



TOWN OF KNIGHTDALE

950 Steeple Square Court
Knightdale, NC 27545
KnightdaleNC.gov

ORDINANCE #20-02-19-003
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF
THE TOWN OF KNIGHTDALE
WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-9-19 Habitat for Humanity Planned Unit Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of property from Urban Residential 12 (UR12) to Urban Residential-12 with a Planned Unit Development (PUD) and;

WHEREAS, the Town Council finds the proposed zoning map amendment is consistent with the 2035 KnightdaleNext Comprehensive Plan as it addresses several of the guiding principles including encouraging compact development patterns, promoting infill and redevelopment, preservation of the natural environment, and creating great neighborhoods and expanded home choices, including affordable housing options. Further, it is consistent with the General Growth Framework and Growth & Conservation Map. The request is reasonable and in the public interest as it aids in developing a vibrant, sustainable, and safe community design in which people desire to live, work and visit

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Knightdale, North Carolina:

SECTION 1: That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to rezone approximately 2.29 ± acres located within the Town of Knightdale's Corporate Limits located east of Kelley Meadows Road and north of Flowers Street, addressed 201 Flowers Street, and identified as Wake County PIN 1754-51-5410 from Urban Residential 12 (UR12) to Urban Residential-12 Planned Unit Development (UR12-PUD) as indicated.

SECTION 2. That the additional conditions contained within the application identified as ZMA-9-19 and PUD Document (Exhibit 1), and listed below apply as additional zoning conditions to the parcel of land identified as PIN 1754-51-5410:

1. All lots will be 30 feet in width, rear loaded on a private alley, and served by driveways that are a minimum length of 20 ft. rather than the UDO requirement of 35 ft.
2. The 20 foot Type B landscape buffer yard required between the proposed subdivision and existing Wil-Ros Meadows subdivision to the north will be reduced accordingly: the buffer will be reduced to a width of 5 ft. along Lot 1 and the alley; and to a width of 10 ft. along the proposed playground area. A 6 ft. wood privacy fence along with vegetation will be provided

for the reduced buffer areas. The applicant will provide the full 20 ft. Type B buffer along the remainder of the shared northern property line.

3. The applicant will provide an uncovered Cluster Mailbox Unit (CBU) instead of a CBU covered by a shelter as required by UDO Ch. 4.7.E.
4. The applicant has provided actual home elevations that will be built in the subdivision (included in PUD document). In addition to the elevations, the applicant agrees to the Single-Family Dwelling Architectural Standards found in UDO Ch. 5.7 and the additional conditions listed below:
 - a. All dwellings will be 2-story single family homes built on 30 ft. wide lots and will have a minimum of 1,150 heated square feet.
 - b. All driveways will be a paved surface accessed from a rear alley with space to accommodate two vehicles. Garages will not be provided for this development. A paved or hard surface walking path will be provided from the driveway to the rear of the home.
 - c. All single-family homes shall be raised from the finished grade a minimum of 18" and shall have crawlspace foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
 - d. All homes shall have a combination of two or more of the following materials on the front façade above the foundation: stone, brick, lap siding, shake, or board and batten. All siding shall be fiber cement. Vinyl may be used for soffits, fascia, and corner boards.
 - e. All single-family homes will have a front porch with a minimum depth of six (6) feet. Front porch posts will be at least 6"x6" and extend at least 50% of the façade.
 - f. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12. Some dwellings may have hip roof design. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building and shall have a pitch of at least 3:12.
 - g. There shall be a 12" overhang on every gable roof end and hip roof end.
 - h. For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation. Any siding break on the side of the home such as a fireplace, porch, wall offset can be used as an alternative to a window or door.
5. The submitted site plan (Exhibit 2) and home elevations will serve as the site-specific development plan. However, the applicant must submit Construction Drawings to the Town for approval that are in conformance with the approved conditions of the UR12PUD zoning district, master plan comments, Unified Development Ordinance, and comments from the January 9, 2020 DRC meeting.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

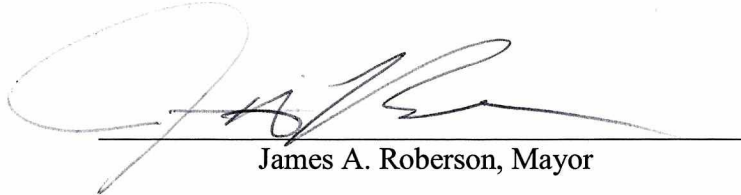
SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 5. That this ordinance has been adopted following a duly advertised public hearing of the Town Council and following review and recommendation by the Land Use Review Board.

SECTION 6. That this ordinance shall be enforced as provided in G.S. 160A-175 or as provided for in the Knightdale Town Code


SECTION 7. That this ordinance shall become effective upon its adoption by Town Council.

Adopted this 19th day of February, 2020



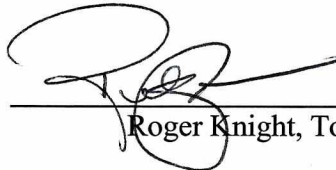
James A. Roberson, Mayor

ATTEST:



Heather M. Smith, Town Clerk

APPROVED AS TO FORM:



Roger Knight, Town Attorney



BASS, NIXON & KENNEDY, INC., CONSULTING ENGINEERS
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
919/851-4422 ■ FAX 919/851-8968 BNK@BNKinc.com

FLOWERS PLACE SUBDIVISION
PLANNED UNIT DEVELOPMENT

A HABITAT FOR HUMANITY DEVELOPMENT
KNIGHTDALE, NORTH CAROLINA
ZMA-9-19

DECEMBER 9, 2019
REVISED: JANUARY 13, 2020
REVISED: FEBRUARY 3, 2020

FLOWERS PLACE SUBDIVISION

Planned Unit Development

Prepared for the Town of Knightdale

Submittal Dates

First Submittal:	December 9, 2019
Second Submittal:	January 13, 2020
Third Submittal:	February 3, 2020

Developer

Habitat for Humanity of Wake County
2420 North Raleigh Blvd.
Raleigh, NC 27604

Bass, Nixon & Kennedy, Inc., Consulting Engineers

6310 Chapel Hill Road, Suite 250
Raleigh, NC 27607

TABLE OF CONTENTS

1. VISION & INTENT

2. EXISTING CONDITIONS

Summary

Existing Conditions Map

Aerial Photo

Current Zoning Map

3. PLANNED UNIT DEVELOPMENT MASTER PLAN

Summary with Rear Loaded Single-Family Dwellings

Proposed Site Layout

4. UNIFIED DEVELOPMENT ORDINANCE & KNIGHTDALENEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

Unified Development Ordinance Consistency

KnightdaleNext 2035 Comprehensive Plan Consistency

5. DESIGN GUIDELINES

Single-Family Home Architectural Standards

6. RECREATIONAL OPEN SPACE & AMENITIES

Summary of Open Space and Amenities

Site Map

7. INFRASTRUCTURE

Streets and Sidewalks

Stormwater

Water & Sewer

8. NEIGHBORHOOD MEETING REPORT

Meeting Summary

Sign-In Sheet

9. ZONING CONDITIONS

Single-Family Architectural Standards

10. WATER ALLOCATION POLICY WORKSHEET

11. DEVELOPER REQUEST LETTER

Request for Road Improvement Allocation Funds and

Request for use of Town Property for Stormwater Control Measure (SCM)

1. VISION AND INTENT

FLOWERS PLACE PLANNED UNIT DEVELOPMENT MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AS FOLLOWS:

The seventeen homes built in Flowers Place will meet the architectural design requirements from Chapter 5 of the Knightdale UDO. The 2-story design provides plenty of front façade for a variety of materials, color and texture to the exterior of the units.

Provide high quality community amenities:

Development of Flowers Place will result in improvements to the existing Flowers Street by providing curb and gutter, sidewalks, street storm drainage system and enhanced street lighting. Also, a centrally located play area and a large wooded open space will provide common areas for residents to assemble, children to play and residents to enjoy preservation of trees in the open space.

Incorporate creative design in the layout of buildings:

All buildings in Flowers Place are located within close proximity to each other on adjacent narrow lots; thus allowing for more open space and common area. A Home Owners Association will maintain all grounds, both private and public and private alleys ensuring quality appearance for all units. Rear loaded access to parking will provide for more privacy in the rear and attractive uninterrupted appearance along building frontage on Flowers Street with a somewhat “urban” appearance.

Ensure compatibility with surrounding land uses and neighborhood character:

Flowers Place is a residential detached single family development located in a residential area with a single family residential development adjacent to the north; and a small apartment project across Flowers Street to the south. Knightdale elementary school is located in the neighborhood.

Ensure the creation of mixed density neighborhoods, neighborhood nodes, and mixed use centers.

With the development of Flowers Place, the neighborhood will become a mixed density area as it is located adjacent to existing residential uses that include a medium lot size single family development on one side and a denser apartment development on the opposite side. Existing streets serve all the developments.

Further the goals of the Comprehensive Plan including the growth framework and growth and conservation map:

Flowers Place is located on an existing vacant parcel situated between two developed parcels and a vacant parcel to the east. It will be a natural progression of development in the area as the future development will occur to the east.

Provide greater efficiency in the layout and provisions of roads, utilities, and other infrastructure:

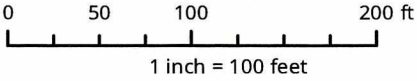
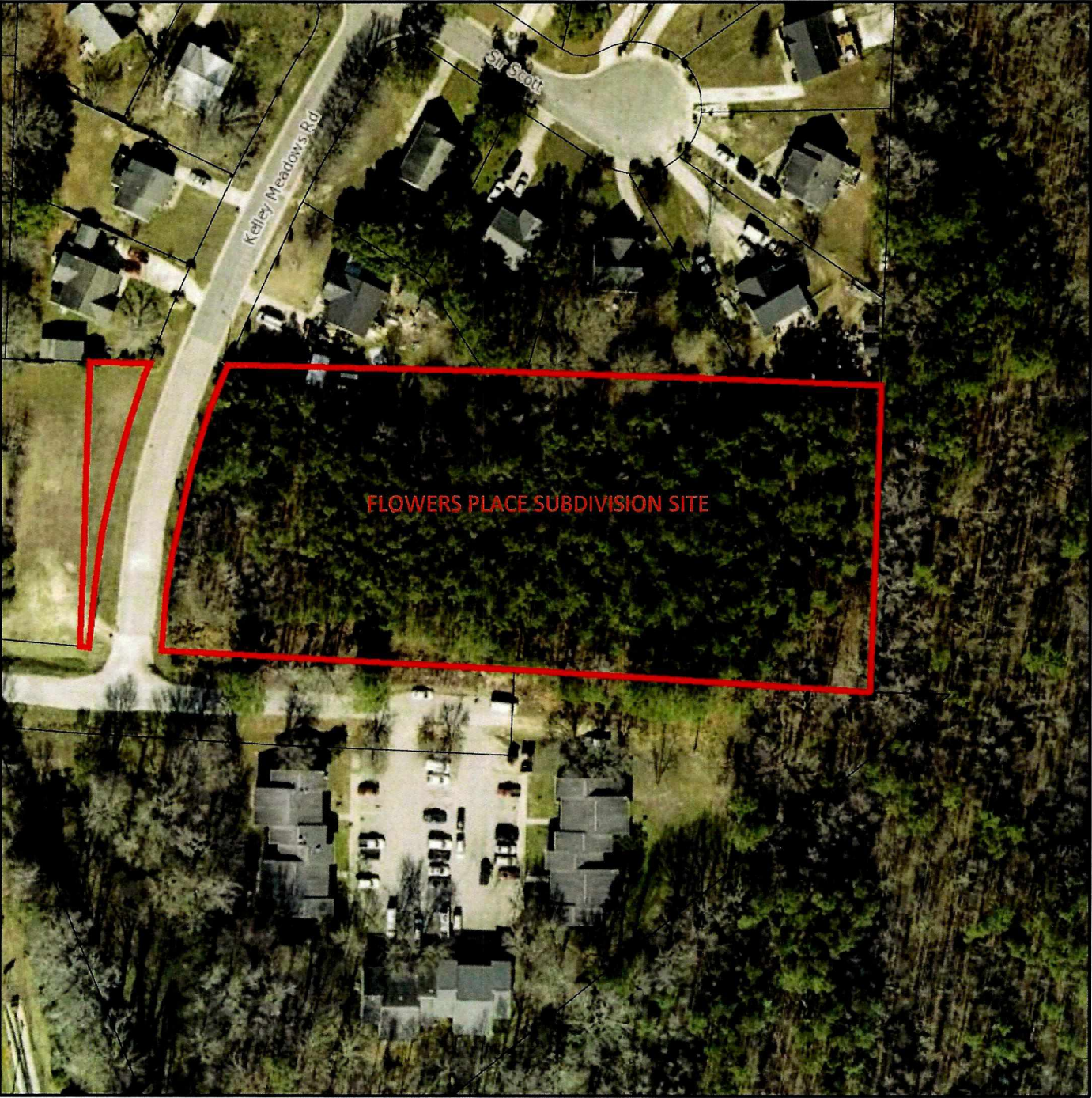
The development of Flowers Place will provide for improvements to existing public street and utilities without the necessity of creating new public streets.

2. EXISTING CONDITIONS

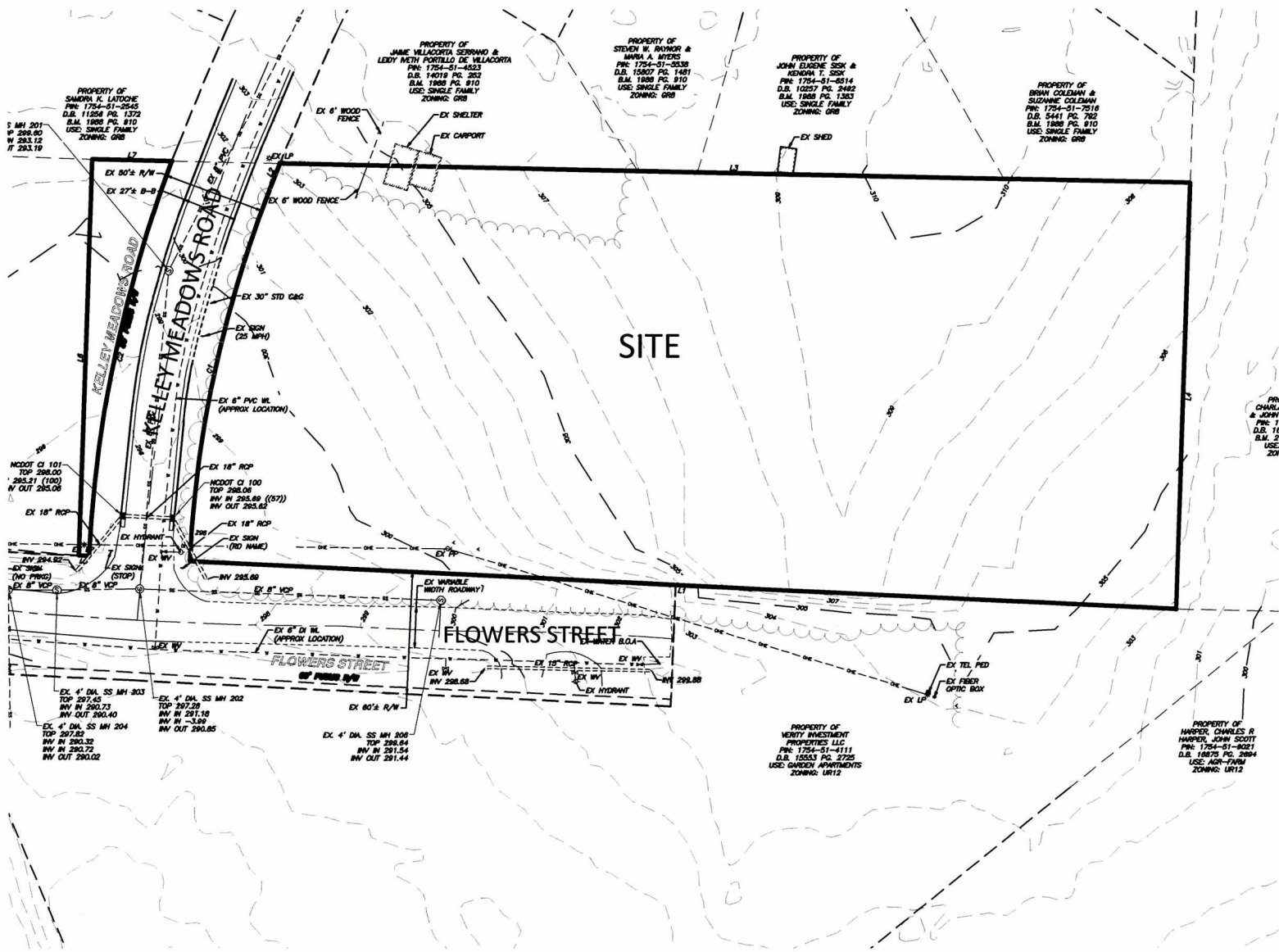
EXISTING CONDITIONS SUMMARY

The Flowers Place subdivision is located on the northeast corner of the intersection of Kelly Meadows Road and Flowers Street. The Wake County Property Identification Number (PIN) is 1754-51-5410. The property area is 2.29 acres. Roughly two-thirds of the property slopes to the west and the remaining portion of the property slopes to the east. There are no streams or wetlands located on the property. The site is wooded with small new growth trees.

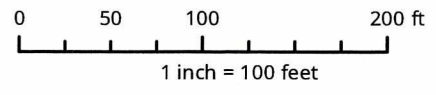
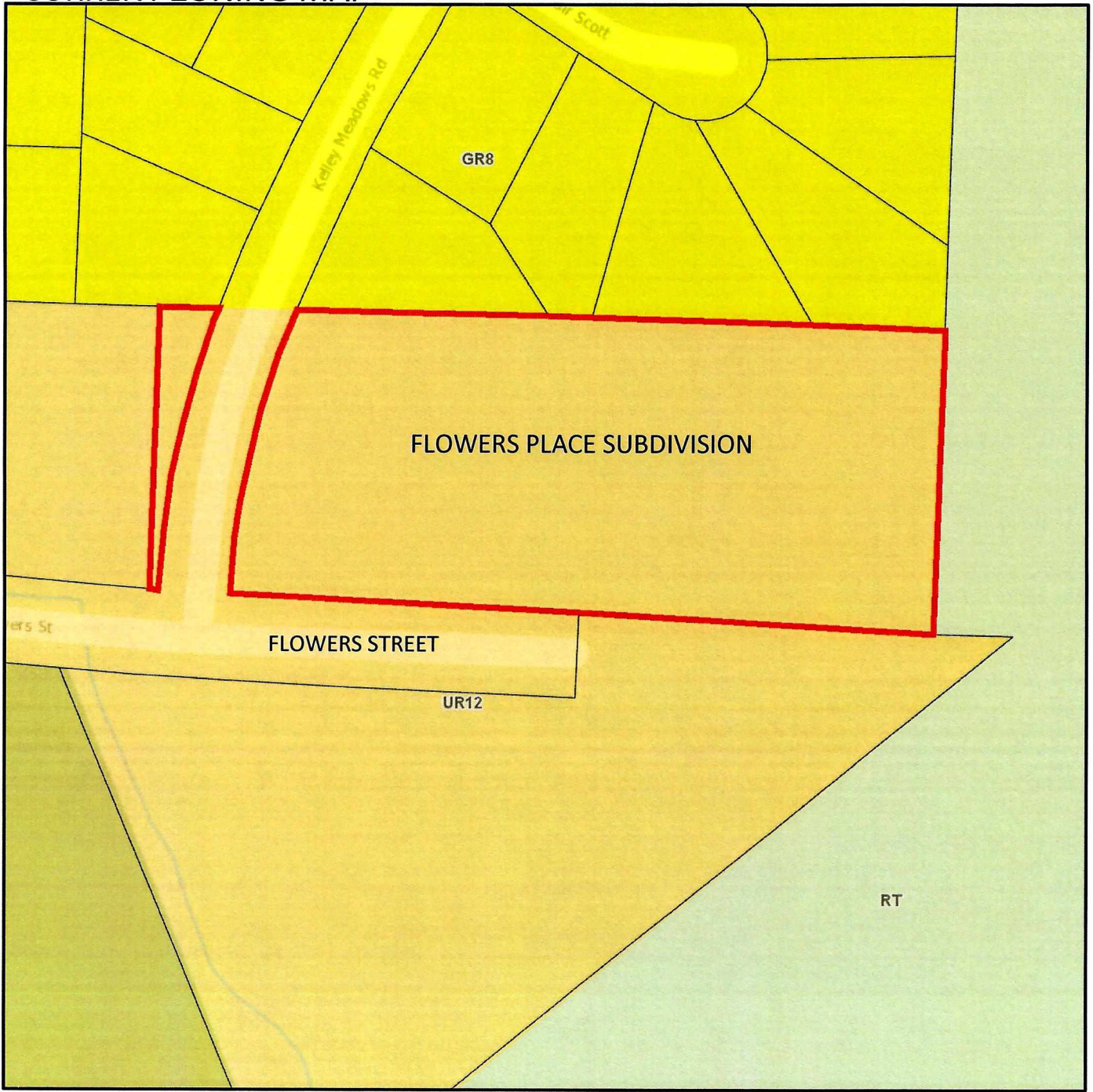
AERIAL VIEW OF FLOWERS PLACE SITE



FLOWERS PLACE SUBDIVISION EXISTING SITE



CURRENT ZONING MAP



3. PUD MASTER PLAN

PLANNED UNIT DEVELOPMENT MASTER PLAN

FLOWERS PLACE is a 17 lot single family subdivision designed to the UR-12 and Planned Unit Development standards of the Town of Knightdale Unified Development Ordinance. It is located at the intersection of Kelley Meadows Street and Flowers Street. The 2-story dwelling units will front along existing Flowers Street and Kelley Meadows. Street improvements will be made to Flowers Street. Parking access will be by an alley along the rear of the units. The developed site will include a small fenced playground with active and passive open space. Flowers Place will serve to complement and provide an alternative housing option for the existing neighborhood.

REAR LOADED SINGLE FAMILY DWELLING STANDARDS

Modifications to UDO Standards

In order to reduce the amount of impervious surface on the lots and to increase the developable area, rear loaded single family dwellings will be served by driveways that are a minimum length of 20' rather than the UDO requirement of 35'.

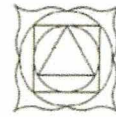
- Minimum lot size 3,210 sq.ft.
- Lot width 30'
- Front setback (min) 10'
- Side set back (min) 3'
- Side setback aggregate (min) 6'
- Rear setback (min) 20' (Measured from centerline of alley)
- Maximum building Height 3 stories
- Minimum driveway length 20'

Proposed exceptions

- Rear loaded driveway minimum length to be 20'.
- Exception for 20-foot Type B Buffer along northern property line. A reduced buffer width of 5-feet along lot 1 and a reduced buffer width of 10-feet along the proposed playground area. A 6-foot height solid wood fence along with vegetation are proposed for the reduced buffer areas.
- Exception for the mail kiosk covered structure. Since this is a small subdivision with only 17 lots the developer feels the size of the required mail kiosk would not warrant the expense of building a covered structure. Therefore, the developer feels this is a reasonable request.



Rick Thompson
Architect



www.thompsonplans.com

© Rick Thompson Architect 2003

P O Box 160
Lake Junaluska, NC
28745

828-734-2553

plan #

1114A

5/6/2003

Size fl 1 600

Size fl 2 567

Size Total 1167

Width 20'-0"

Depth 30'-0"

Porch 6'

Fl 1 ceiling 8'

Fl 2 ceiling 8'

Roof pitch 9/12

Height 25'-6"

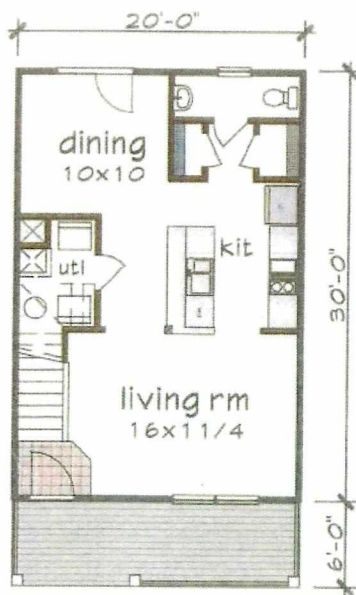
Please see

PDF single use web site for

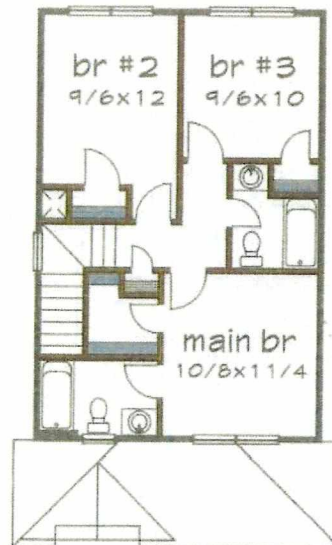
PDF unlimited current

Material list pricing

CAD thank you



Floor 1 plan

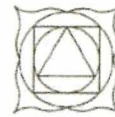


Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement



Rick Thompson
Architect



www.thompsonplans.com

© Rick Thompson Architect 2008

PO Box 160
Lake Junaluska, NC
28745

828-734-2553

plan #

1209A

9/3/2008

Size fl 1 660

Size fl 2 617

Size Total 1277

Width 22'-0"

Depth 30'-0"

Porch 8'-0"

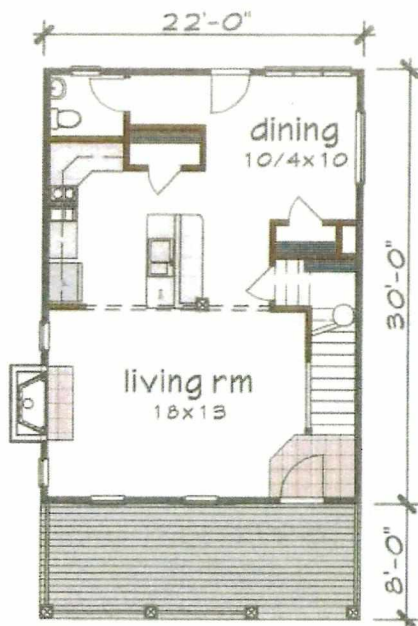
Fl 1 ceiling 9'

Fl 2 ceiling 8'

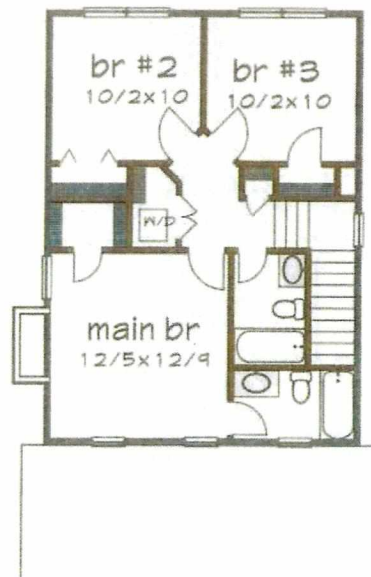
Roof pitch 9/12

Height 27'-0"

Please see
PDF single use web site for
PDF unlimited current
Material list pricing
CAD thank you



Floor 1 plan



Floor 2 plan

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

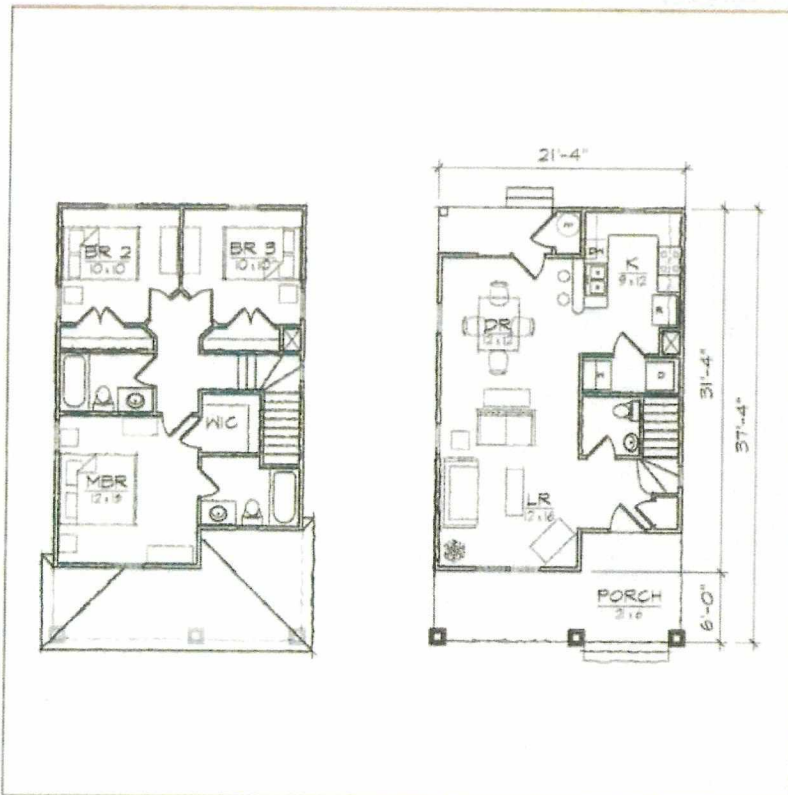
TightLines Designs

creating great places to live



Monique I

square footage.	1190 sq ft
bedrooms.	3
bathrooms.	2.5
stories.	2
width.	21' 4"
depth.	37' 4"
1st floor ceiling height.	9' 0"
2nd floor ceiling height.	8' 0"
roof pitch.	8/12



This two story Queen Anne style house of 1190 square feet features a spacious living and dining room area and a private master bedroom suite with a walk-in closet. This open floor plan includes a total of three bedrooms, two full bathrooms and a powder room, a laundry room and U-shaped kitchen with a breakfast bar and opens to the dining room. The historically inspired exterior offers a main hip roof with a shingle accented front gable, a covered front and rear porch, and exterior storage room. At 21'-4" in width it is ideally suited for a narrow lot.

*Contact us for more information on handicap, basement, garage, foundation, or framing modifications.

4. UDO AND COMPREHENSIVE PLAN CONSISTENCY

UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

The Flowers Place subdivision will consist of 17 single family homes of exceptional design and quality. A community playground will be provided along with an undisturbed open space area of 0.52 acres. The open space area is 22.7% of the development land area. The development is located within an area bordered by existing single-family homes and an apartment complex. The development will be compatible with the surrounding land uses. Each home will be rear loaded single-family dwellings with driveways to accommodate 2 cars for each dwelling. An existing public street will be extended along the length of the development along with a public water main to serve the new development. Parallel street parking will be added along the length of the development to provide additional parking for residence of the Habitat development.

COMPREHENSIVE PLAN CONSISTENCY

The Flowers Place subdivision is consistent with the Town's Growth Framework, Growth and Conservation Map and the Guiding Principles in the 2035 Comprehensive Plan.

1. The Flowers Place subdivision will provide affordable housing in an existing residential area of the Town. Meadowview will be walking distance to the Old Town district of Knightdale.
2. The Flowers Place subdivision will provide a stormwater management facility for the additional stormwater runoff. This will help this area of Town that has had previous issues with stormwater runoff.
3. The Flowers Place subdivision is an infill development on a previously undeveloped property. The development is within walking distance to an existing elementary school and recreation facilities.
4. The Flowers Place subdivision is a compact development with consistent architectural designs to be visually attractive. All site maintenance for each home will be cared for by the Homeowners Association.
5. The Growth and Conservation Map calls for the area to be "Mixed Density Neighborhood". Because of the limited size of the property a mixed density development is not the most effective use of the property. The proposed Flowers Place subdivision site is located between existing single family residential and an existing apartment complex. The proposed Flowers Place subdivision homes will be oriented to the interior of the site with rear loaded driveways. An open space area will be provided. Some of the existing trees within the open space will be preserved. Stormwater detention will be provided for this new development. These are the Guiding Principles that are applicable to this development.

5. DESIGN GUIDELINES

SINGLE FAMILY DWELLING ARCHITECTURAL STANDARDS

1. All dwellings are 2-story homes built on lots 30 feet wide with a minimum house size containing 1,150 sq ft.
2. All driveways will be paved surface accessed from rear alley with space for 2 vehicles.
3. All homes shall be raised a minimum of 18" from the finished grade and shall have stem wall and foundations with crawl space. All foundations shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
4. All homes shall have a combination of two or more of the following material on the front façade above the foundation: stone, brick, lap siding, shake or board and batten. All siding shall be fiber cement. Vinyl may be used for soffits, fascia, and corner boards.
5. All homes will have usable porches and stoops that are at least six (6) feet deep and extend more than 50% of the façade. Front porch posts will be a least 6"x6".
6. Main roof pitches (excluding porches) shall be at least 7:12. Some dwelling may have hip roof design. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building and shall have a pitch of at least 3:12.
7. There shall be 12" overhang on every gable roof end and hip roof end.
8. For every 30 linear feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation.

6. RECREATIONAL OPEN SPACE AND AMENITIES

Flowers Place subdivision will provide both active and passive recreation areas within the development. Approximately 20% of the property area will remain undeveloped and set aside as open space.

Recreational Open Space Calculations:

(Entire site is within ¼ mile of a public park)

Density: 17 units/2.24 acres = 7.5 units/acre

Bedroom Estimate: Total bedrooms = 17 x 3.5 = 59.5
bedrooms

Open Space Required: 59.5 bedrooms x 275 square feet = 16,363
s.f. (16.9%)

50% Active: 16,363 x 0.50 = 8,182 s.f.

50% Passive: 16,363 x 0.50 = 8,181 s.f.

The active open space area will include a 2,500 SF ground space with play equipment. The remaining active open space will have amenities that meet the criteria for active open space. Such as an area for cornhole game setup as show on the plan. The developer to have concrete cornhole boards.

The passive open space will have amenities that meet the criteria for passive open space. Such as picnic tables and benches for relaxing.

Playground Equipment for Knightdale

Swing Set*



Classic Standard- 6 seats, ages 2-12
Space required: 32' 2" x 48' 8"

Seesaw



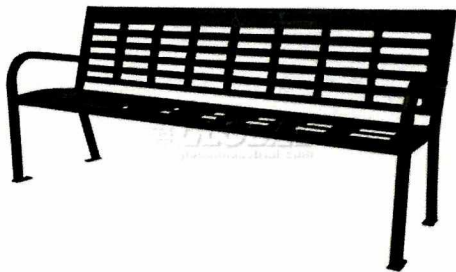
Slide



Free Standing Glide Slide (48-in deck)
Space Required: 15'2" x 24'6"

These images are for illustrative purposes only. Staff will work with the applicant through the Construction Drawing approval process to determine particular specifications of the open space, including playground equipment.

Bench



48-inch Steel Bench- Manufacturer: Global Industrial

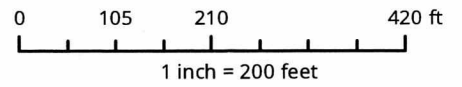
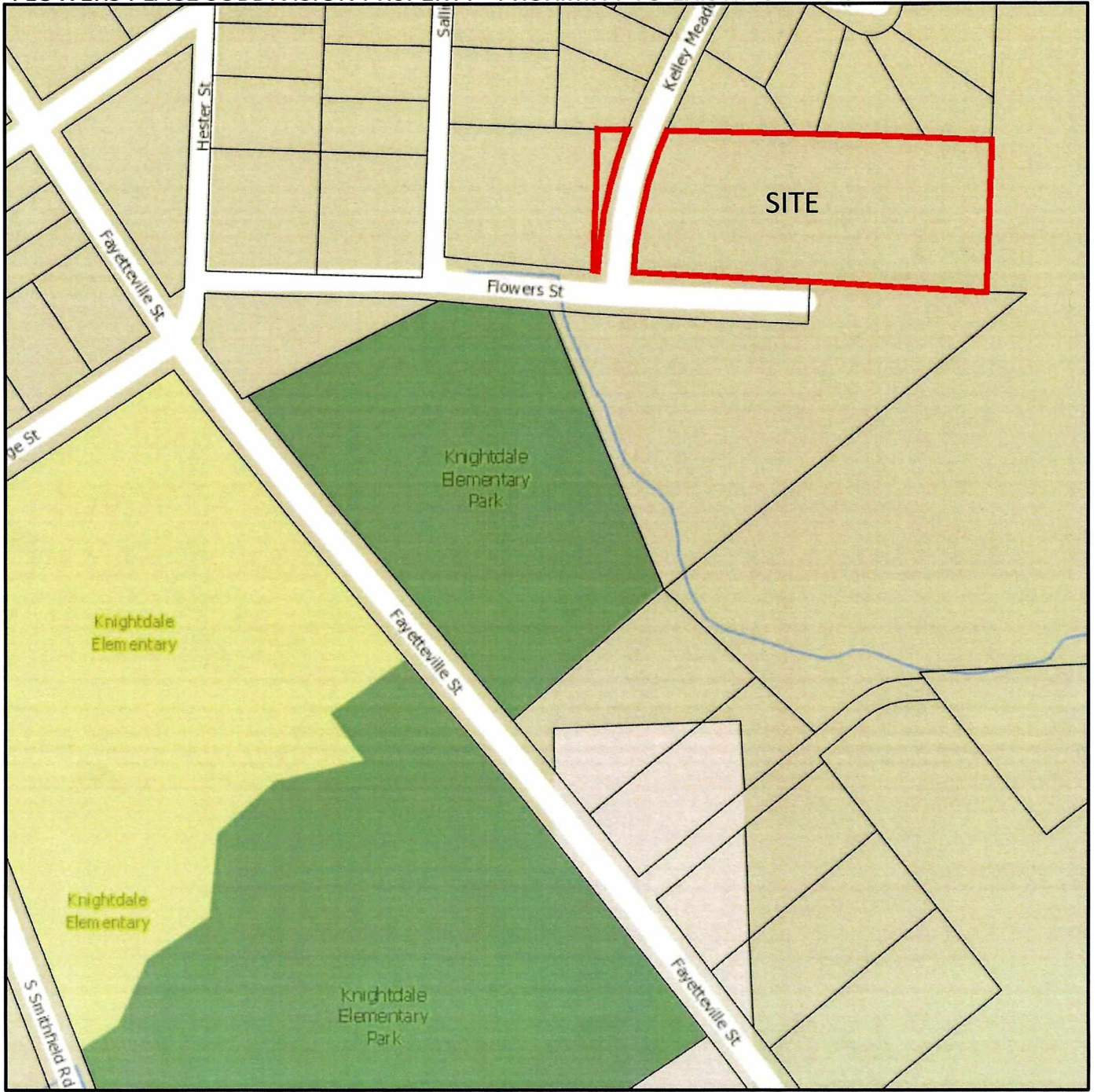


Park Grills



*All playground equipment manufactured by Playworld.

FLOWERS PLACE SUBDIVISION PROPERTY - PROXIMITY TO EXISTING PARKS



7. INFRASTRUCTURE

STREETS & SIDEWALKS

Streets and alleys within the Flowers Place subdivision are designed to meet the standards of the Town of Knightdale.

- Flowers Street will be extended along the entire frontage of the Flowers Place development along with a 5' wide sidewalk. Flowers Street will be widened to provide parallel parking along the frontage of the Flowers Place Property.
- Flowers Place development will provide a 5' sidewalk on both sides of Kelley Meadows Road along the frontage of the Flowers Place development.

STORMWATER

The Flowers Place subdivision is located within the Neuse River basin with the site's stormwater runoff draining to Poplar Creek. The proposed development shall be subject to stormwater management requirements found in Chapter 6: Environmental Protection of the Town of Knightdale's Unified Development Ordinance (UDO). Per the regulations of Chapter 6 of the Town of Knightdale's UDO, stormwater runoff provision shall address peak flow mitigation and water quality management. The Developer to make a formal request to the Town of Knightdale to use the Town property for the proposed SCM device.

One above ground stormwater control measure (SCM) is proposed to meet the regulations established in Chapter 6 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site.

WATER & SEWER

- Water and sanitary sewer within the Flowers Place development are designed to meet the standards of the City of Raleigh.
- All sanitary sewer mains within the Flowers Place development will be 8" diameter minimum.
- A water system analysis will be submitted at the time of construction drawing submittal to determine watermain sizes within the development.

8. NEIGHBORHOOD MEETING REPORT

FLOWERS PLACE (HABITAT FOR HUMANITY) NEIGHBORHOOD MEETING

November 19, 2019, 6:30PM

Knightdale Recreation Center, 102 Lawson Ridge Road, Knightdale, NC 27545

A neighborhood meeting was held on November 19, 2019 at 6:30PM at the Knight Recreation Center at 102 Lawson Ridge Road, Knightdale, NC 27545. There were three neighbors in attendance: A neighbor that lives at 102 Sir Scott and a couple that lives at 106 Sir Scott. The neighbors liked the idea of this project being a buffer between them and the existing apartments and asked the following questions about the development:

- **Buffer or Fence:** The neighbors asked if a privacy fence could be installed along the common property line. The applicant indicated they would be willing to install a wooden privacy fence along the developed portion of the property but would prefer to add plants along the portion of the property not being disturbed.
- **Stormwater:** The neighbors asked if their property would be impacted by the development. The applicant indicated the stormwater would be collected and routed to a stormwater pond on the property across Kelly Meadows Drive. The stormwater would not affect their property.
- **Yard Maintenance:** The neighbors asked if each individual owner would be responsible to maintain their yards. The applicant indicated the Homeowners Association would be responsible for all maintenance of the grounds including the private lots

FLOWERS PLACE
KNIGHTDALE HABITAT FOR HUMANITY SUBDIVISION
NEIGHBORHOOD INFORMATIONAL MEETING

Tuesday, November 19, 2019
6:30 P.M.

Sign-In Sheet

	<u>Name</u>	<u>Address</u>
1.	JIM MIDDLETON	Habitat
2.	David Dunn	BANK
3.	Tom Harrell	BANK
4.	STEVEN RUPP	102 SN SCOTT
5.	SCOTT & SUZANNE COLEMAN	106 BIR SCOTT
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

9. ZONING CONDITIONS

SINGLE FAMILY DWELLING ARCHITECTURAL STANDARDS

1. All dwellings are 2-story homes built on lots 30 feet wide with a minimum house size containing 1,150 sq ft.
2. All driveways will be paved surface accessed from rear alley with space for 2 vehicles.
3. All homes shall be raised a minimum of 18" from the finished grade and shall have stem wall and foundations with crawl space. All foundations shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
4. All homes shall have a combination of two or more of the following material on the front façade above the foundation: stone, brick, lap siding, shake or board and batten. All siding shall be fiber cement. Vinyl may be used for soffits, fascia, and corner boards.
5. All homes will have a front porch with a minimum depth of six (6) feet. Front porch posts will be a least 6"x6".
6. Main roof pitches (excluding porches) shall be at least 7:12. Some dwelling may have hip roof design. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building and shall have a pitch of at least 3:12.
7. There shall be 12" overhang on every gable roof end and hip roof end.
8. For every 30 linear feet (or fraction) of continuous side elevation, there shall be one window or door added to the side elevation.

10.

FLOWERS PLACE SUBDIVISION – KNIGHTDALE, NC

WATER ALLOCATION POLICY WORKSHEET 02-03-2020

This project is a land use of Major Subdivision
Any subdivision of land of five (5) or more lots.
This is worth 15 base points.

Bonus Points

Bonus Point Categories for items over and above the UDO or Standard Specification Requirements.

Category 2B – Stormwater Wet Pond with Fountain – 4 Points

Category 2B – Provision of on-street public parking – 4 Points

Category 2C – Building/Site Design – House – 15 Points

Category 2C – Development or Redevelopment within Old Town District – 4 Points

Category 3A – Outdoor Display of Public Art (Hardscape at entrance) – 4 Points

Category 4F – IPEMA Certified Playground Equipment – 4 Points

WATER ALLOCATION POINTS

Base Points = 15

Bonus Points = 35

TOTAL WATER ALLOCATION POINTS = 50



Habitat for Humanity[®]

of Wake County

Serving Wake and Johnston Counties

December 9, 2019

Honorable James Roberson, Mayor
Mr. Bill Summers, Town Manager
Town of Knightdale

RE: ~~Kelley Meadows Subdivision~~ **Flowers Place Subdivision**

Dear Sirs,

Habitat for Humanity of Wake County has applied to develop a seventeen-lot single-family subdivision in Knightdale. The location is at the northeast corner of the intersection of Kelley Meadows Drive and Flowers Street.

The proposed engineering for the project provides for a stormwater management pond to be located on a small vacant parcel of land owned by the Town adjacent to the subdivision. Due to the topography and current drainage in the area, this location on Town property is the most favorable area for the stormwater device. The pond will be owned and managed by the Home Owners Association created for the subdivision.

In addition, engineering plans require major improvements to existing Flowers Street that provides access and frontage for most of the homes to be built. There are no public streets to be constructed within the subdivision.

In our efforts to provide new affordable houses for homeowners in Knightdale, Habitat is requesting the following financial support from the Town of Knightdale.

1. Town of Knightdale transfers the small parcel of land for the stormwater device to the Home Owners Association to be created to own and manage the common areas of the subdivision.
2. Town of Knightdale provide funding for the improvement to Flowers Street in the amount of \$124,306.00 per the attached estimate provided and reviewed by the Town Engineering staff.

Habitat greatly appreciates the support the Town of Knightdale has provided in the past and hopes you will favorably consider our requests for the current project.

Sincerely

Bill Ahern
President/CEO



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
 6310 CHASE HILL ROAD, SUITE 250, RALEIGH, NC 27607
 CERTIFICATION NUMBERS: NCBSLS (C-110); NCBOLA (C-087)

NO.	DATE	DESCRIPTION	BY
1	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
2	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
3	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
4	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
5	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
6	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
7	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
8	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
9	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
10	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
11	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
12	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
13	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
14	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
15	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
16	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS
17	03-13-2020	TOWN OF KNIGHTDALE COMMENTS	MS

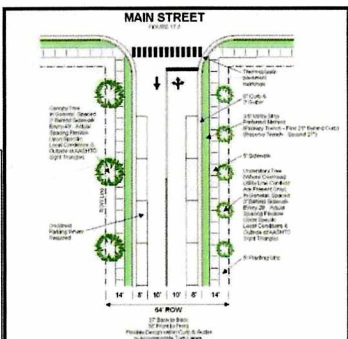
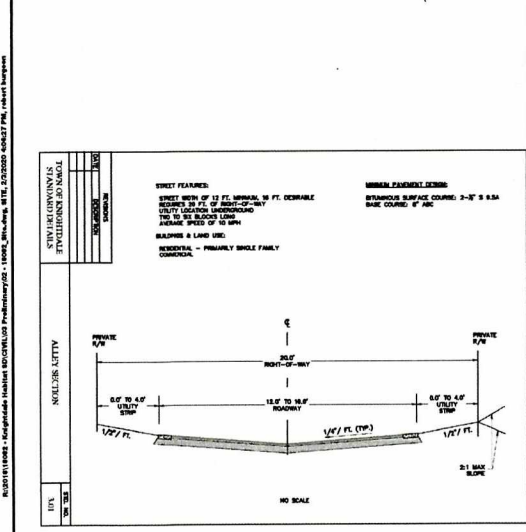
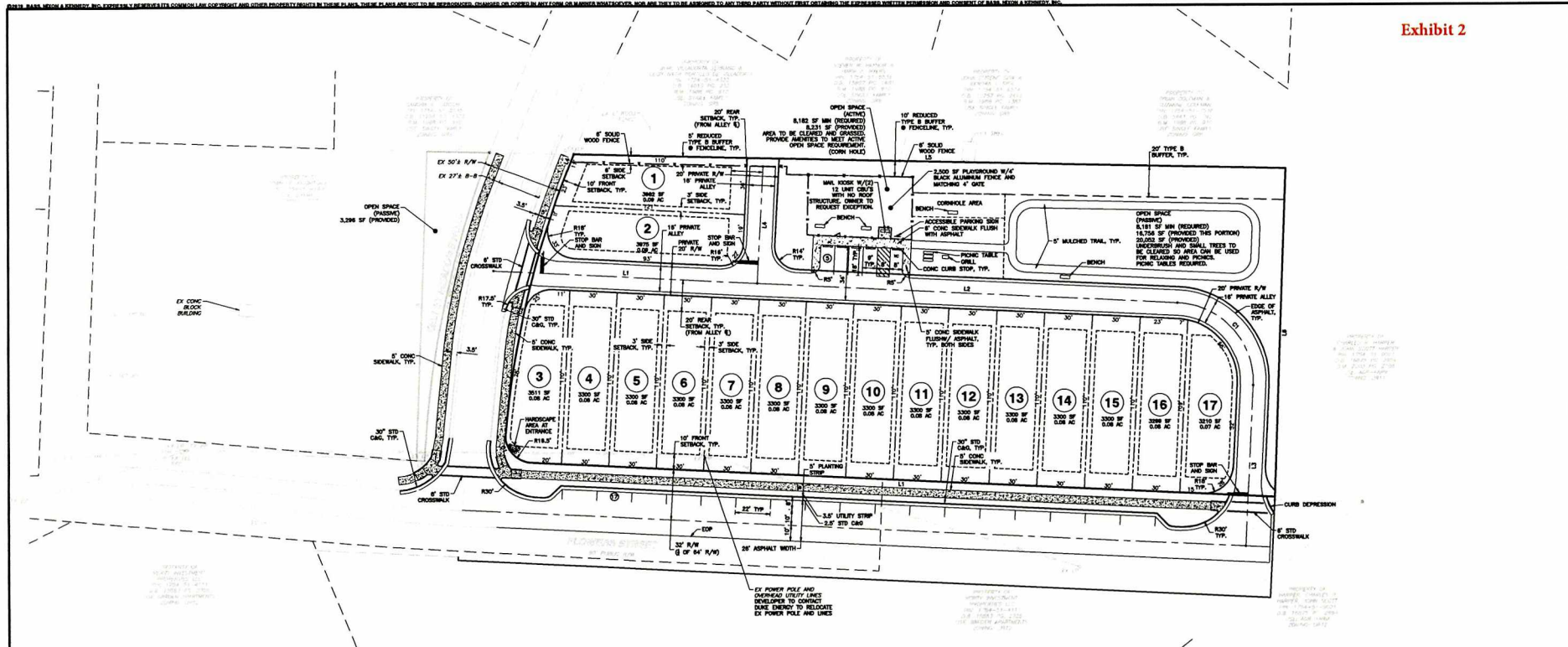
DATE: 03-10-2022
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 30'

SITE PLAN
 TOWN OF KNIGHTDALE COMMENTS

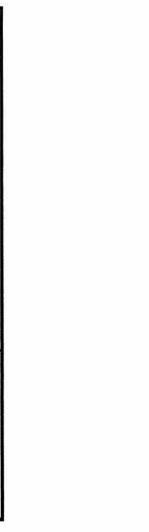
FLOWERS PLACE SUBDIVISION
 0 KELLEY MEADOWS ROAD
 TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA

SHEET C1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



- Common Street Features (Section 2.2)**
- Curb & gutter with striped parking in mixed use and commercial areas
 - Street Tree Planting strips - 5 ft minimum on each side (per recommendation of Article 17.3.4 for further rules about NCDOT maintained streets)
 - Sidewalks - 5 to 15.5 ft, on each side (5 ft min sidewalk, utility and planting strips combined in commercial or civic, approved tree strip, tree and tree planting according to standard development practices)
 - Bicycle Markings: (If no on-street parking is required and the section is identified for use with a designated bike lane, a minimum 4-foot striped bicycle lane excluding gutter shall be provided - see Appendix C.)
- Buildings & Land Use:**
- Commercial and mixed use street or a major roadway in neighborhoods
 - Commercial building use recommended with buildings next to sidewalk
 - Public use, storage and service recommended except in Mid-Districts



Proposed Boundary Line Table

Line #	Length	Orientation
L1	488.70'	N87°12'13.41"W
L2	11.30'	N07°05'06.84"E
L3	448.88'	N88°47'22.02"E
L4	307.87'	S79°56'11"W

Proposed Boundary Curve Table

Curve #	Length	Radius
C1	28.48'	18.50'
C2	171.77'	876.17'

Road CL Line Table

Line #	Length	Orientation
L1	487.33'	N87°15.817"E
L2	264.48'	N87°12'13.41"W
L3	102.02'	E2°47'48.58"W
L4	74.02'	S2°47'48.58"W

Road CL Curve Table

Curve #	Length	Radius
C1	78.84'	50.00'

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE TOWN OF KNIGHTDALE AND NCDOT

PRELIMINARY

DAVID L. DUNN

SCALE IN FEET

0 15 30 45 60 75 90 105