



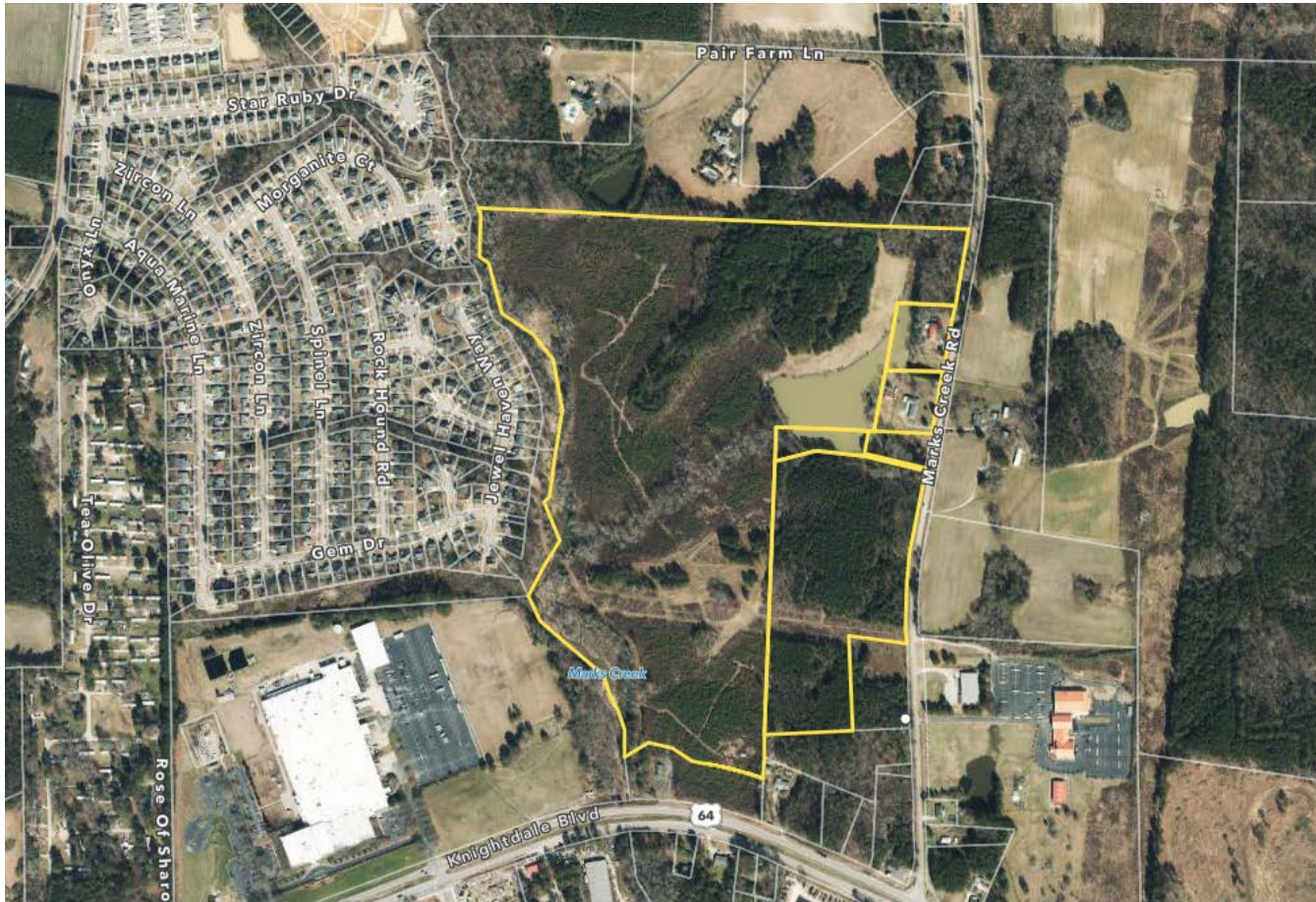
ZMA-11-20 Preserve at Marks Creek

Planned Unit Development

Kevin Lewis
Senior Planner – Current

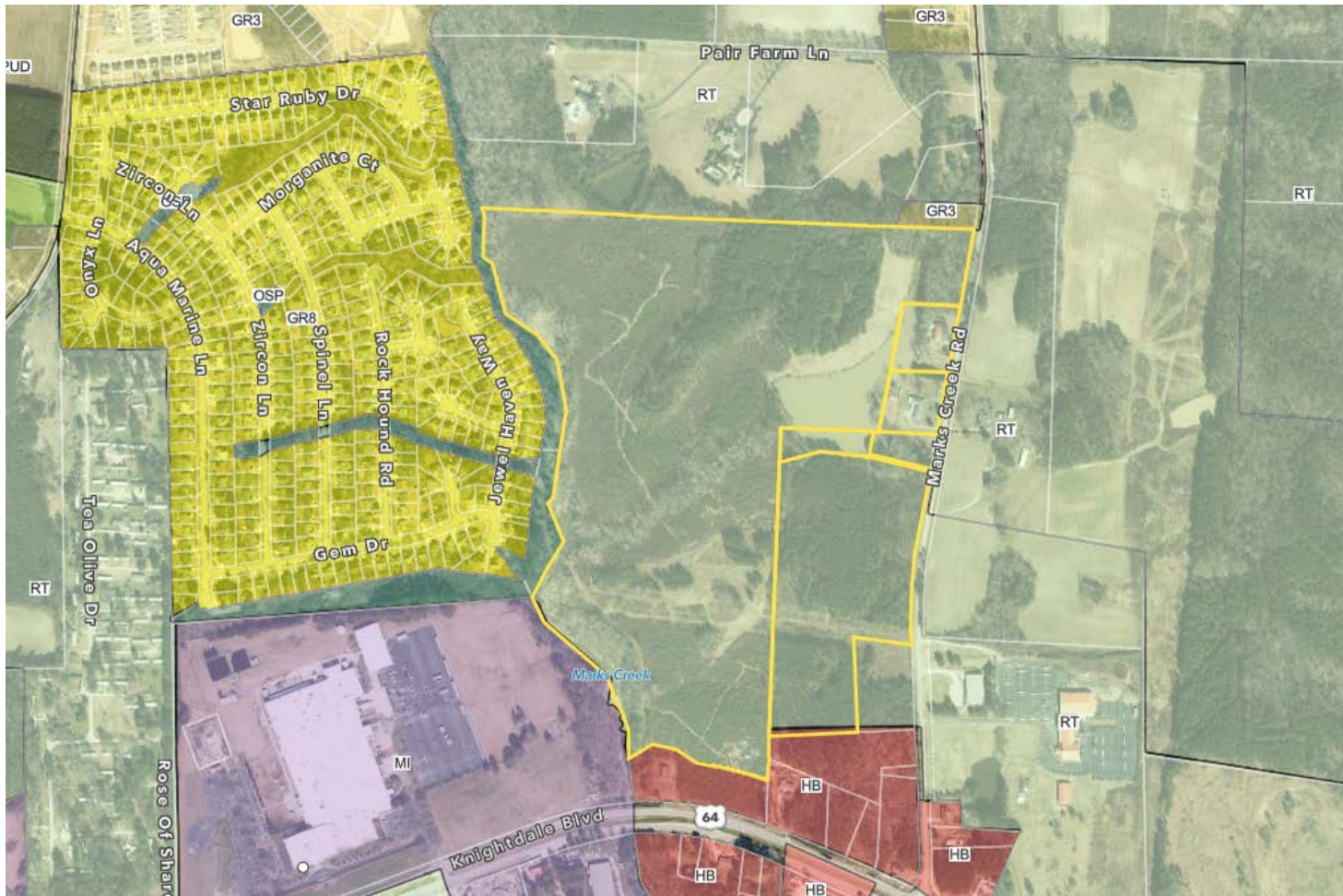


VICINITY MAP & SITE PROFILE



| | |
|--------------------------|--|
| PROPERTY LOCATION: | Marks Creek Road |
| WAKE COUNTY PINS: | 1765-11-8263, 1765-11-2567, 1765-10-9558, 1765-21-2260, 1765-21-2492, and 1765-21-3753 |
| CURRENT ZONING DISTRICT: | Rural Transition (RT) |
| CURRENT DENSITY ALLOWED: | 0.5 units per acre |
| PROPERTY OWNERS: | James & Rhonda Poole, Michael & Jessica Blake |
| PROPERTY SIZE: | 101.59 acres |
| CURRENT LAND USE: | Vacant/Residential |

ZONING & SURROUNDING USES



| DIRECTION | LAND USE | ZONING |
|-----------|-------------------------|--------|
| North | Low-Density Residential | RT/GR3 |
| South | Vacant | HB |
| East | Low-Density Residential | RT |
| West | Emerald Pointe/Square D | GR8/MI |

MASTER PLAN



PROJECT PROFILE

| | |
|---------------------------|---|
| PROJECT LOCATION: | Marks Creek Road |
| PROPOSED ZONING DISTRICT: | General Residential 3-Planned Unit Development |
| DENSITY PERMITTED: | 3 units per acre |
| NAME OF PROJECT: | Preserve at Marks Creek |
| APPLICANT: | Strong Rock Engineering Group |
| DEVELOPER: | Desco Investment Company, Inc |
| PROJECT SIZE: | 101.59 acres |
| PROPOSED LAND USE: | 82 front-loaded lots, 144 rear-loaded lots, & 143 townhomes |
| PROPOSED DENSITY: | 3.69 units per acre |
| PROPOSED OPEN SPACE: | 15.2 acres |

PROJECT TIMELINE



NOTIFICATION



- First Class Letters Mailed:
May 6, 2022
- Signs Posted on Property:
May 6, 2022
- Legal Ad Published in Wake Weekly:
May 6 & 13, 2022

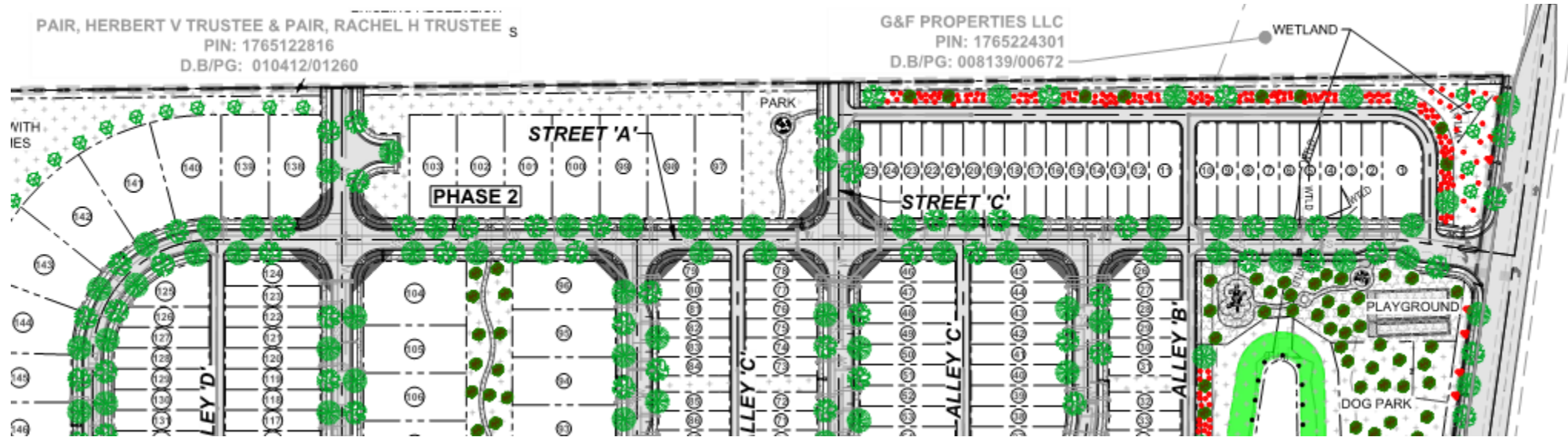
PROJECT TIMELINE

- Neighborhood Meeting Summary:
 - Held March 15, 2022
 - Via Google Meet
 - Approximately 15 neighbors attended
 - Following topics discussed:
 - Connectivity – Streets & Greenways
 - Stormwater Management
 - Buffers, Landscaping, & Environmental Protection
 - Density
 - Transportation Improvements

PROJECT TIMELINE

- Development Review Committee:
 - Reviewed the case on April 14, 2022
 - Voted unanimously to ***continue*** the ZMA and Master Plan pending:
 - Town Council approval of the rezoning
 - Addressing comments regarding
 - Transportation Improvements
 - Open Spaces & Greenway Connectivity
 - Architecture & Housing Product

SITE PLAN ANALYSIS



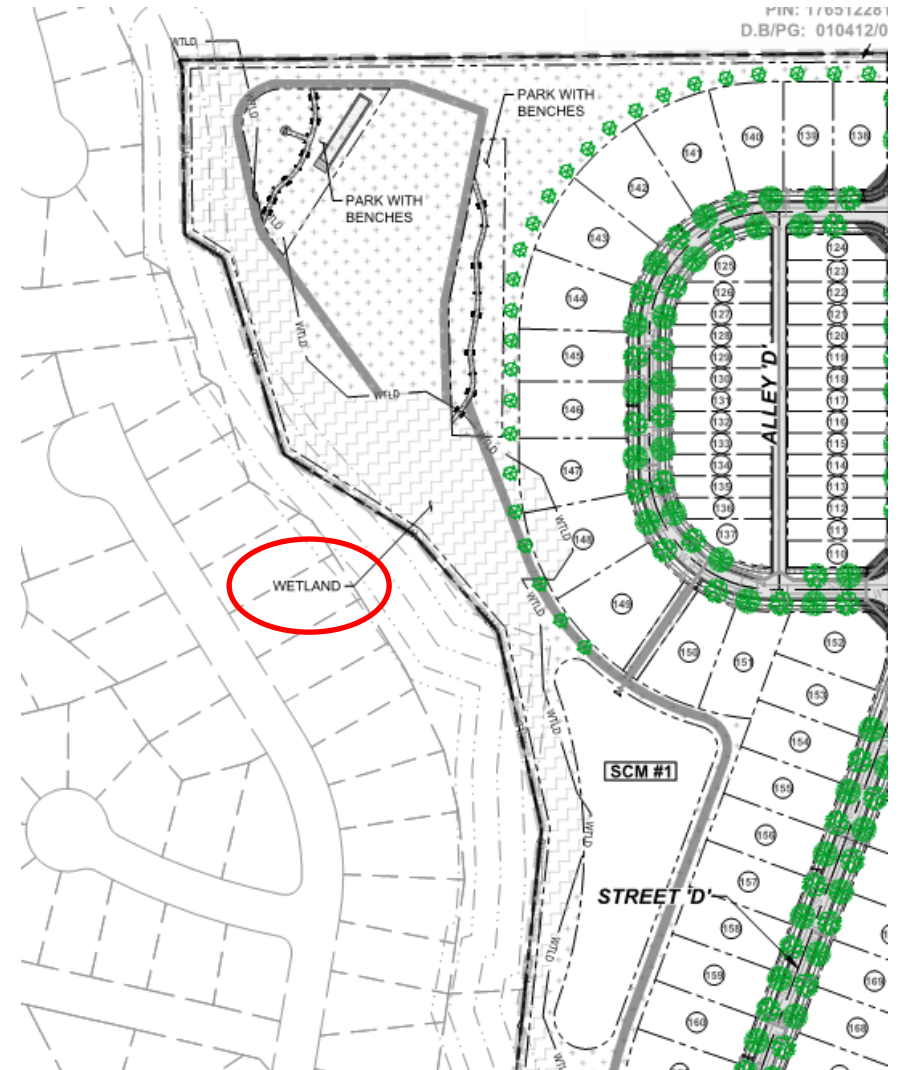
Landscaping:

- No buffers required based on zoning
- Proposed 20' Type B Buffer provided adjacent to existing housing
- Screening provided for alleys consistent with the UDO

SITE PLAN ANALYSIS

Landscaping/Buffers:

- Maintained stream buffers & environmental features will act as natural buffers
- Any disturbance of wetlands or stream buffers requires approved from NCDEQ



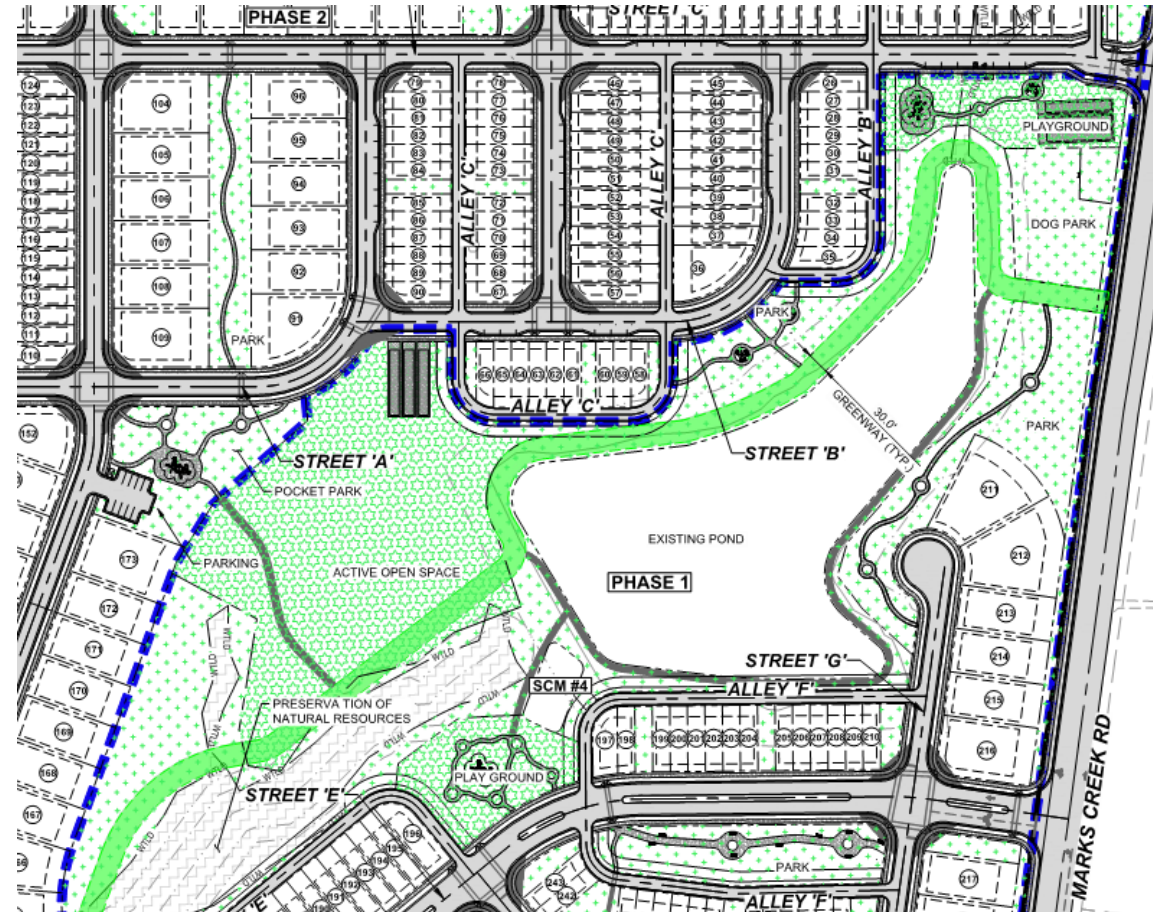
SITE PLAN ANALYSIS

Enhanced Landscaping:

- Enhanced landscaping & hardscaping along Marks Creek Road is proposed
- Will act as screening for the rear of single-family lots
- Integration of recreational open spaces



SITE PLAN ANALYSIS



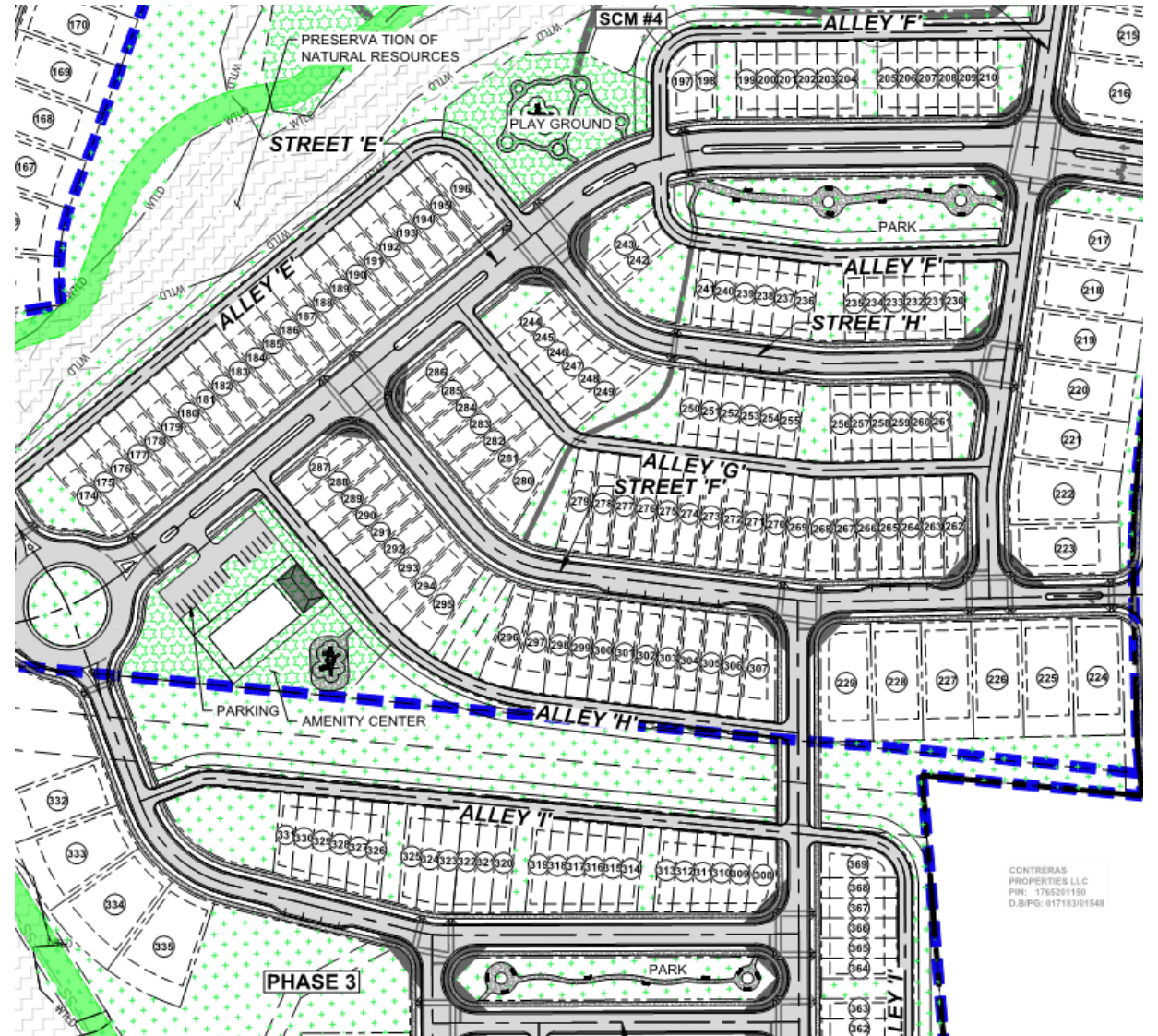
Open Spaces:

- Active open space amenities include a pool and clubhouse, public greenway trails, bocce ball, playgrounds, multi-purpose fields, etc.

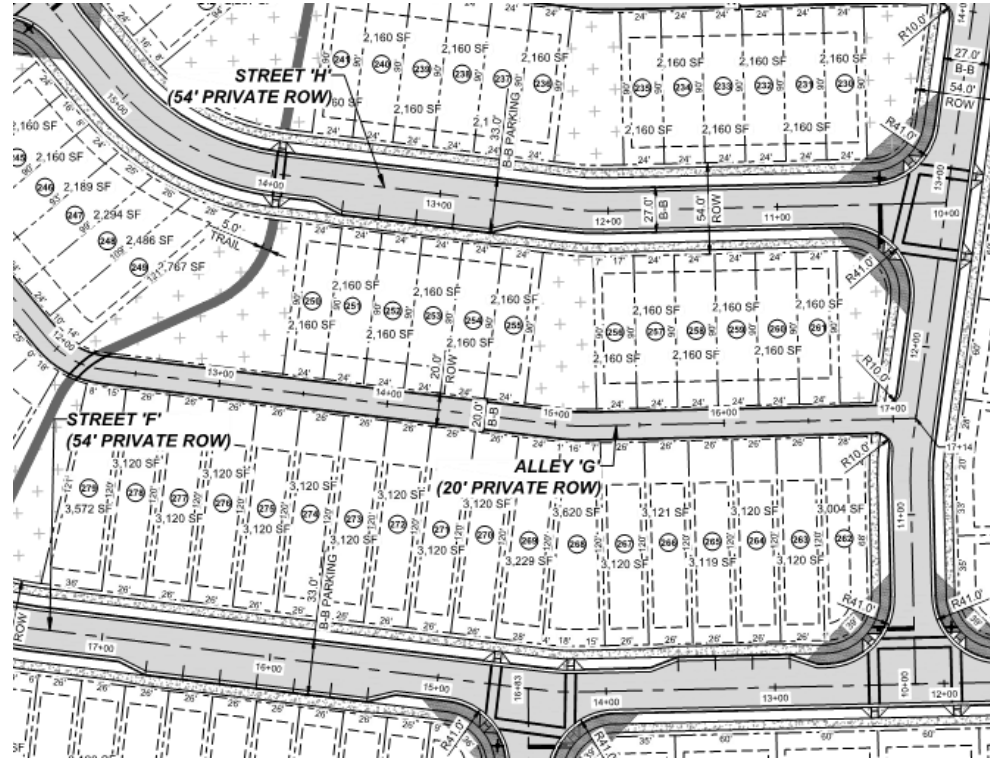
SITE PLAN ANALYSIS

Open Spaces:

- Passive open spaces include pocket parks, private greenway trails, a dog park, and areas of preserved natural resources



SITE PLAN ANALYSIS



Parking:

- Approximately 70 dedicated parking spaces provided
- Staff recommends 0.5 spaces per lot, 186 spaces recommended
- On-street & off-street spaces

TRANSPORTATION ANALYSIS

Table E-1: Site Trip Generation

| Land Use (ITE Code) | Intensity | Daily Traffic (vpd) | Weekday AM Peak Hour Trips (vph) | | Weekday PM Peak Hour Trips (vph) | |
|---|-----------|---------------------------|---|------|---|------|
| | | | Enter | Exit | Enter | Exit |
| Single-Family Detached Housing (210) | 246 units | 2,380 | 45 | 134 | 152 | 89 |
| Multifamily Low-Rise Housing (220) | 121 units | 880 | 13 | 44 | 44 | 26 |
| Total Trips | | 3,260 | 58 | 178 | 196 | 115 |

- TIA was conducted in accordance with UDO Sec 9.4
- Analysis included previously approved developments as background traffic for future growth
- NCDOT has reviewed the TIA

TRANSPORTATION ANALYSIS

TIA study intersections:

- Marks Creek Road and Horton Road
- Marks Creek Road and Knightdale Blvd
- Knightdale Blvd and Western U-Turn Bulb



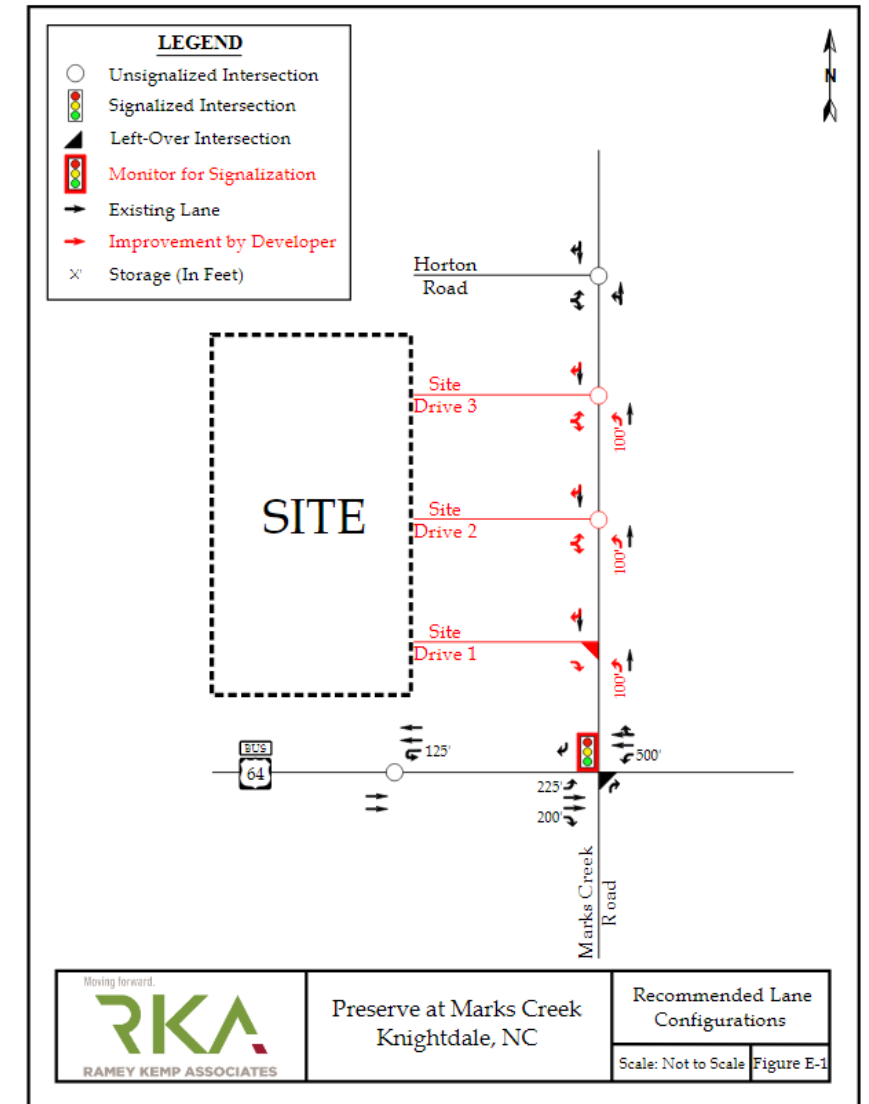
- LEGEND**
- Proposed Site Location
 - Existing Study Intersection
 - Study Area



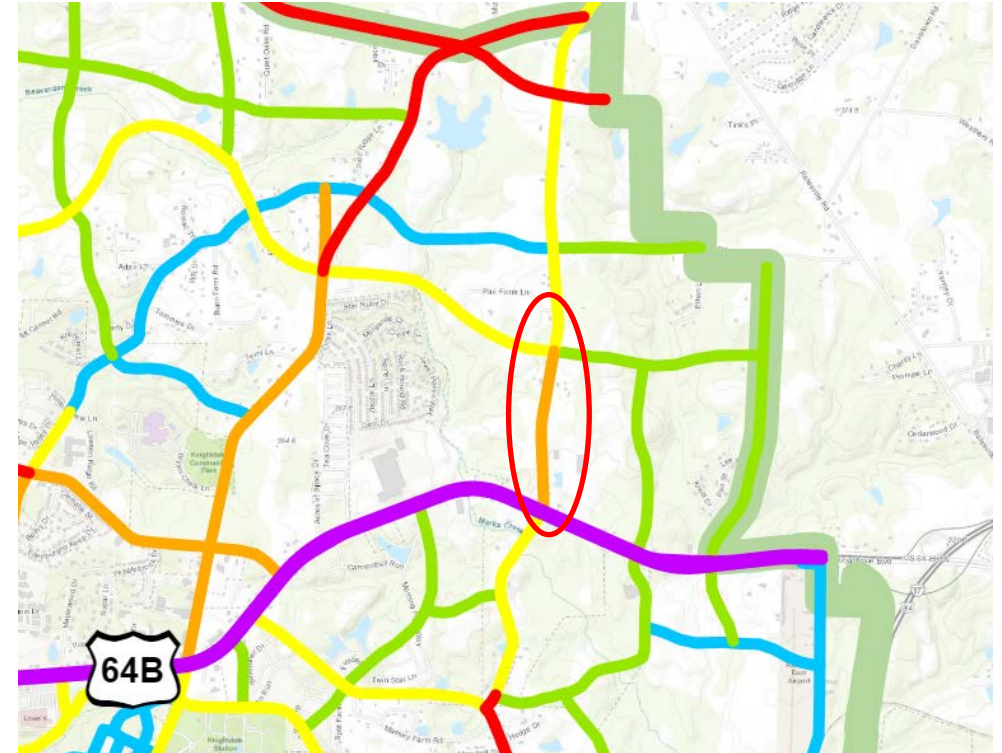
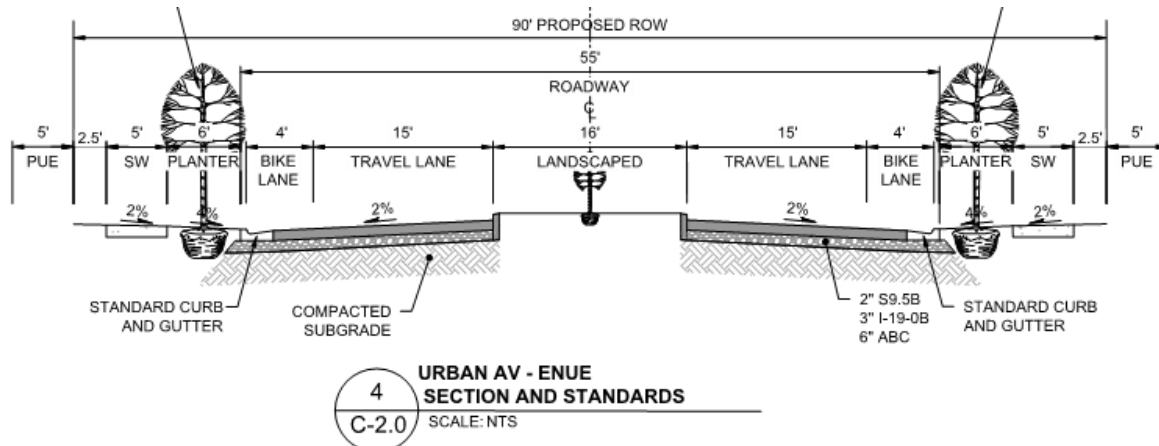
TRANSPORTATION ANALYSIS

TIA recommendations:

- Marks Creek Road and Knightdale Blvd:** Monitor the northern portion of this intersection for signalization, and install traffic signal if warranted and approved by NCDOT.
- Marks Creek Road and Site Drive 1:** Provide 100-foot northbound left-turn lane, restrict egress to southbound right-turn only.
- Marks Creek Road and Site Drive 2 & 3:** Provide 100-foot northbound left-turn lane at both site driveways.



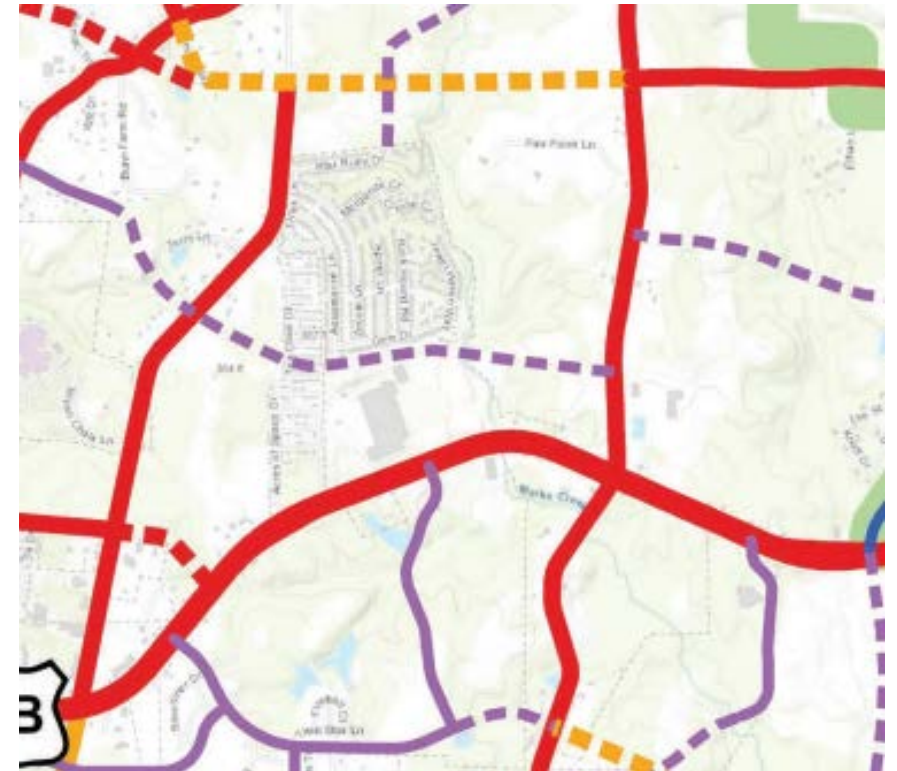
TRANSPORTATION ANALYSIS



- Marks Creek Road is identified as an Urban Avenue cross section
- Proposed improvements would construct half the ultimate cross section, consistent with the UDO

TRANSPORTATION ANALYSIS

- Proposed street layout is generally consistent with Street Network Map alignment
- Proposed layout would allow for future connectivity to Old Knight Road



WATER ALLOCATION POLICY

- Proposed connections to public water & sewer
- Additional investment above & beyond UDO
- Minimum of 50 points needed
- Applicant meets the requirements of the policy

| | Point Total |
|---|-------------|
| Major Subdivision | 15 |
| Bonus Point Item | |
| Residential Architectural Standards for Single-Family and Townhouse | 15 |
| On-Street Public Parking | 4 |
| Stormwater Pond with Fountain | 5 |
| Resort Style Pool | 2 |
| Enhanced Roadside Landscaping | 2 |
| IPEMA Certified Playground Equipment | 4 |
| Deck/Patio – More than 2,000 SF | 2 |
| Private Greenway – More than 2,000 LF | 2 |
| Total Water Allocation Policy Points | 51 |

PLANNED UNIT DEVELOPMENT REZONING

- Proposed base zoning district of General Residential-3
- GR-3 district standards must be met unless alternative provisions are proposed
- Council can request, but not require, additional conditions

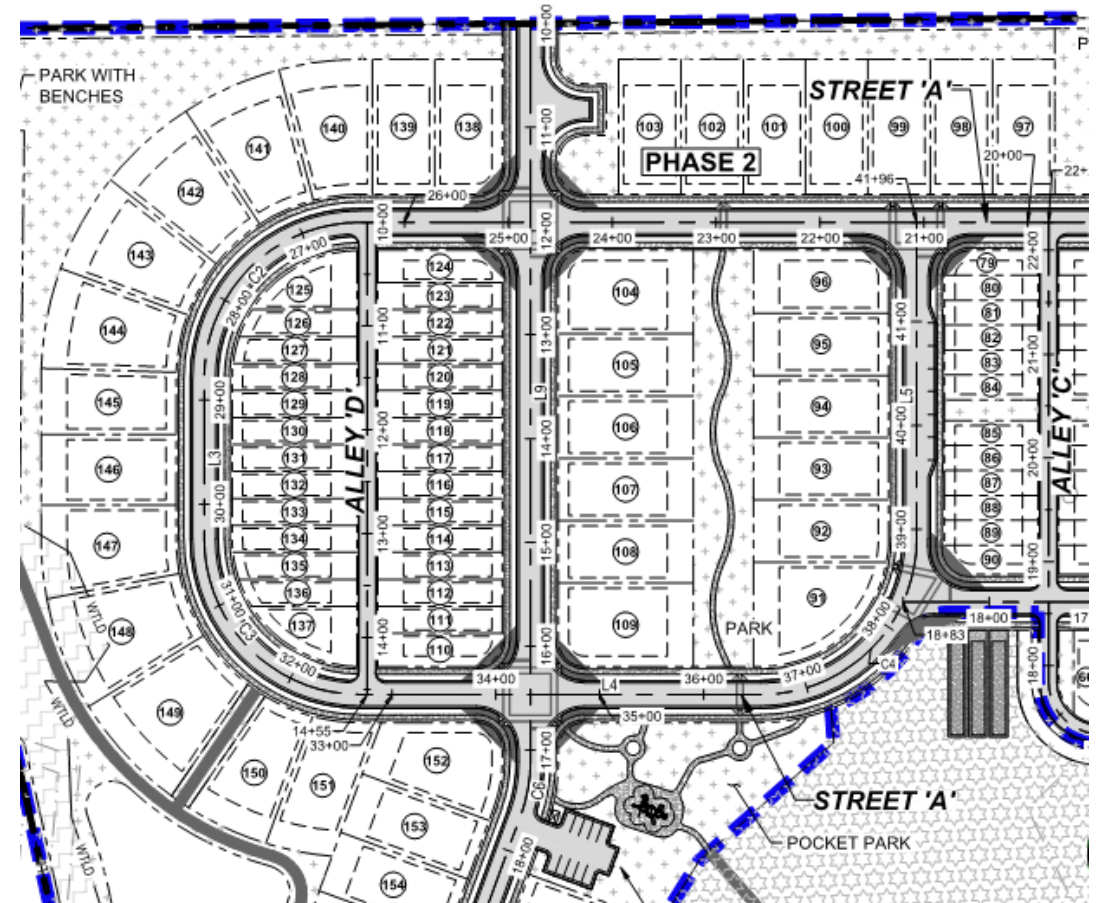


SITE DEVELOPMENT ALLOWANCES

Dimensional Standards (Sec 2.7.B):

Required: 80-foot-wide front-loaded lots, 30-foot-wide rear-loaded lots, 35-foot-long driveways.

Requested: Proposed 60-foot wide front-loaded, 26-foot-wide rear-loaded lots, and 25-foot long driveways.



SITE DEVELOPMENT ALLOWANCES

Maximum Development Density (Sec 2.7.B):

Required: A maximum of 3-units per acre is permitted.

Requested: Proposed 3.62 units per acre for the 375-lot development

2.7 General Residential (GR3 and GR8)

- A. **Purpose and Intent:** The General Residential District is intended for Town's existing predominately-residential neighborhoods as well as provide for new primarily-residential development in accordance with a suburban pattern. These Districts are differentiated only by the density of the overall development relative to the planning goals of the Town as set forth in the *2027 Comprehensive Plan*.
- B. **Specific District Provisions:**
 - 1. **Maximum Development Density:**
 - GR3: 3 Units/Acre (*Gross Acreage*)
 - GR8: 8 Units/Acre (*Gross Acreage*)

ARCHITECTURAL CONDITIONS

Single-Family Architectural Conditions:

1. Townhomes shall be two-story homes with a minimum width of 22' wide and have a minimum heated area of 1,500 square feet, 2 car garages will be provided.
2. Neo traditional single family detached homes shall be rear loaded two-story homes built on lots less than 60 feet wide with a minimum heated area of 1,600 square feet.
3. Single family ranch detached homes shall be built on lots at least 60 feet wide with a minimum heated area of 1,480 square feet, and no more than 25% of the ranch homes may be less than 1,500 square feet.
4. Traditional single family detached homes shall be two-story homes built on lots at least 60 feet wide with a minimum heated area of 2,100 square feet.
5. All homes will either consist of a single material of brick or stone or will have a combination of 2 or more of the following materials on the front façade (not including foundations): stone, brick, lap siding, fiber cement siding, shakes, or board and batten siding, with side and rear facades of fiber cement siding. When 2 materials are used, the materials shall be different but complimentary colors. Vinyl may only be used of soffits, fascia, and corner bounds.

ARCHITECTURAL CONDITIONS

Single-Family Architectural Conditions:

6. All single family detached homes will have front porches with a minimum depth of 5 feet. Townhomes will have recessed front porches with a minimum depth of 3 feet.
7. All traditional single family detached homes will have a rear patio or decks a minimum of 10' x 10'. All single family ranch detached homes will have a minimum 6' x 10' covered patio.
8. Main roof pitches (excluding porches) fronting the street will be at least 7:12, with the exception of ranch homes in which 6:12 shall be allowed.
9. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home, such as a fireplace, side porch, or wall offsets may be used as an alternate to windows.
10. There shall be a minimum 12 inch overhang on every gable end for every home.
11. All dwelling units will have a 2 car garage.
12. Garages on all neo traditional single family detached homes and townhomes shall be alley fed.
13. All front loaded garage doors shall have glass windows and hardware.

ARCHITECTURAL CONDITIONS

Single-Family Architectural Conditions:

14. All single family detached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
15. All single family attached homes shall be raised from the finished grade a minimum of 18" and shall have stem wall or raised slab foundations that shall be covered on all sides with brick or stone. Areas under porches may be enclosed with lattice.
16. Any single family homes with a crawl space shall be wrapped in brick, or stone on all sides.
17. For front load single family detached homes, no more than 10% can have garage doors that exceed 45% of the overall width of the house, and in no cases can the garage door exceed 48% of the overall width of the house, garage doors greater than 12' in width shall be split bay.
18. All homes shall have front door glass inserts.
19. Garages for lots that are at least 60 feet wide will not protrude more than six (6) feet from the front porch or stoop and all garage doors shall be carriage style with window inserts and hardware.

ARCHITECTURAL ELEVATIONS



- By selecting the Architectural Standards bonus point item for WAP compliance, applicant agrees to provide specific elevations & conditions
- Proposed conditions are generally consistent with recently approved plans
- Proposed elevations will be considered the basis for building permit approval
- Garmin Homes is the potential townhome builder, no builder has been identified for remaining lots



ARCHITECTURAL ELEVATIONS



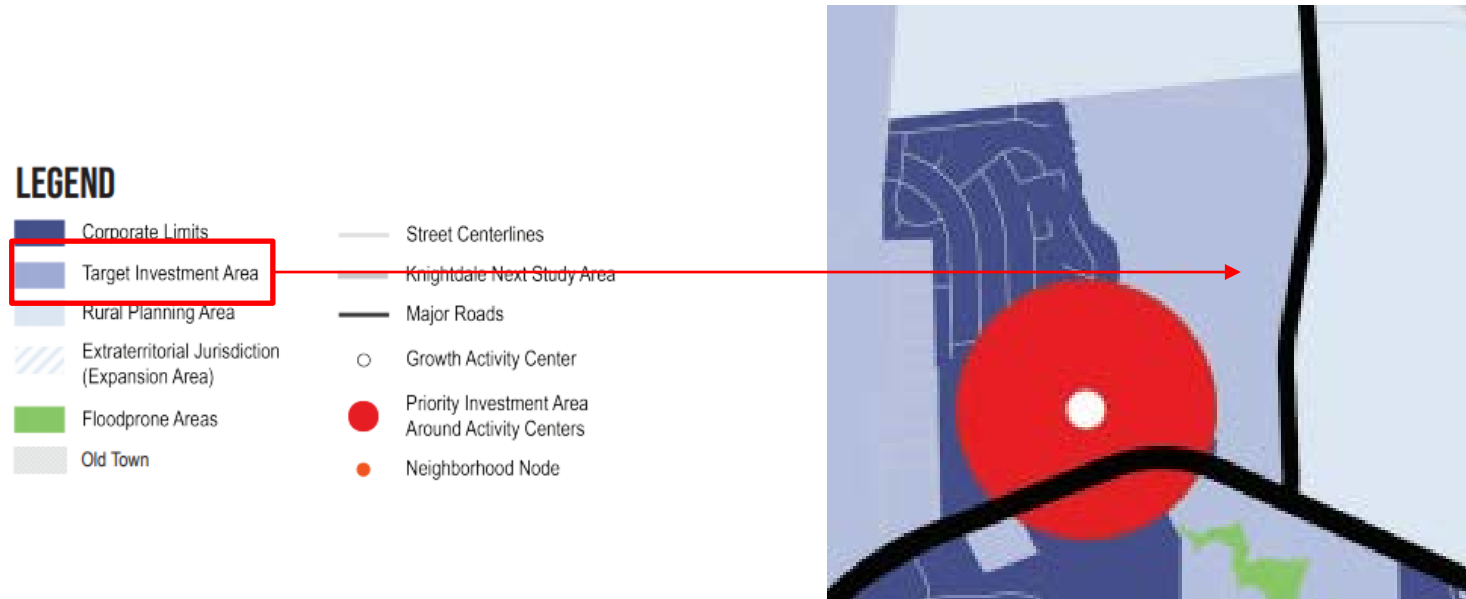
COMPREHENSIVE PLAN

North Carolina General Statute 160D-605 requires that **prior to** adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.

COMPREHENSIVE PLAN

Growth Framework Map

The proposal is located within the “Target Investment Area”



COMPREHENSIVE PLAN

Growth & Conservation Map

The proposed request is located within the “Mixed-Density Neighborhood” Place Type Category

PLACETYPE CATEGORIES

| | |
|--|--|
|  Preserved Open Space |  Business Office |
|  Rural Living |  Light Industrial |
|  Recreation Open Space |  Heavy Industrial |
|  Single Family Neighborhood |  Civic & Institutional |
|  Mixed-Density Neighborhood |  Old Town |
|  Multifamily Community |  Mixed-Use Center |
|  Neighborhood Node |  Mixed-Use Center (Suburba |
|  Retail |  Transit-Oriented Developme |
| |  Regional Mixed-Use Center |



COMPREHENSIVE PLAN

“Mixed-Density Neighborhood” Place Type Category

Mixed-density neighborhoods are formed as subdivisions or communities with a mix of housing types and densities. Homes are oriented to the interior of the site and are typically buffered from surrounding development by transitional uses, preserved open space, or landscaped areas. Lots along the perimeter of a new neighborhood should be sensitive to the density observed along the perimeter of an adjacent neighborhood in terms of size and scale (by providing a transition). Small blocks and a modified grid of streets support a cohesive, well-connected community. All new mixed-density neighborhoods incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

COMPREHENSIVE PLAN

Growth & Conservation Map

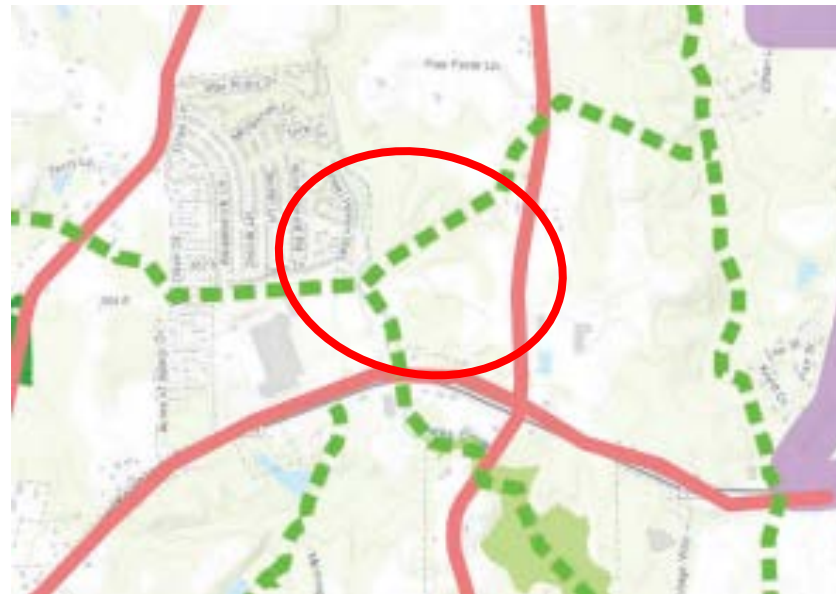
The proposed request is located within the “Neighborhoods” Place Type Transect



COMPREHENSIVE PLAN

Trails & Greenway Map

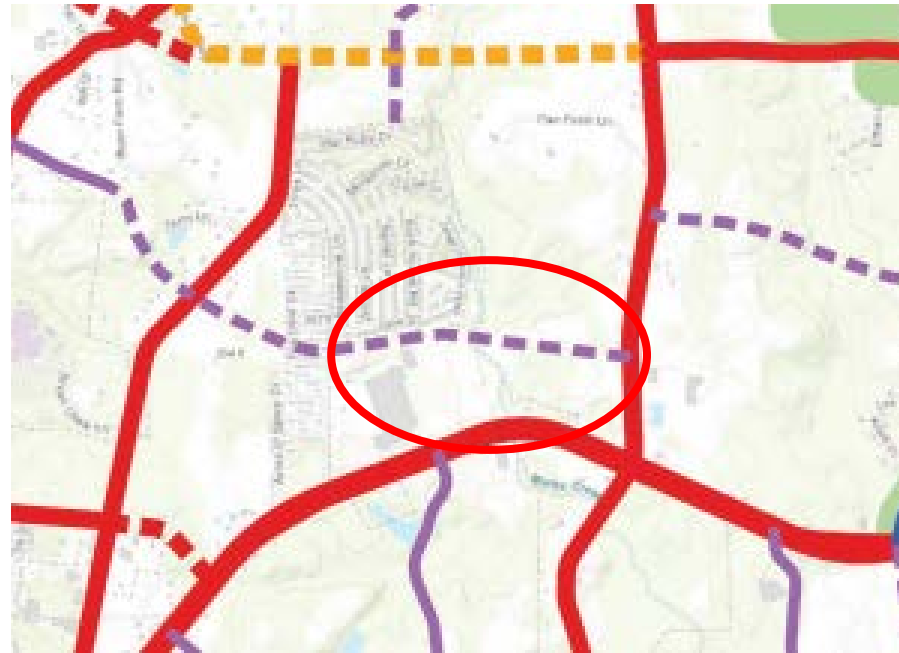
The proposal provides a 10-foot wide greenway trail through segments of the site



COMPREHENSIVE PLAN

Street Network Map

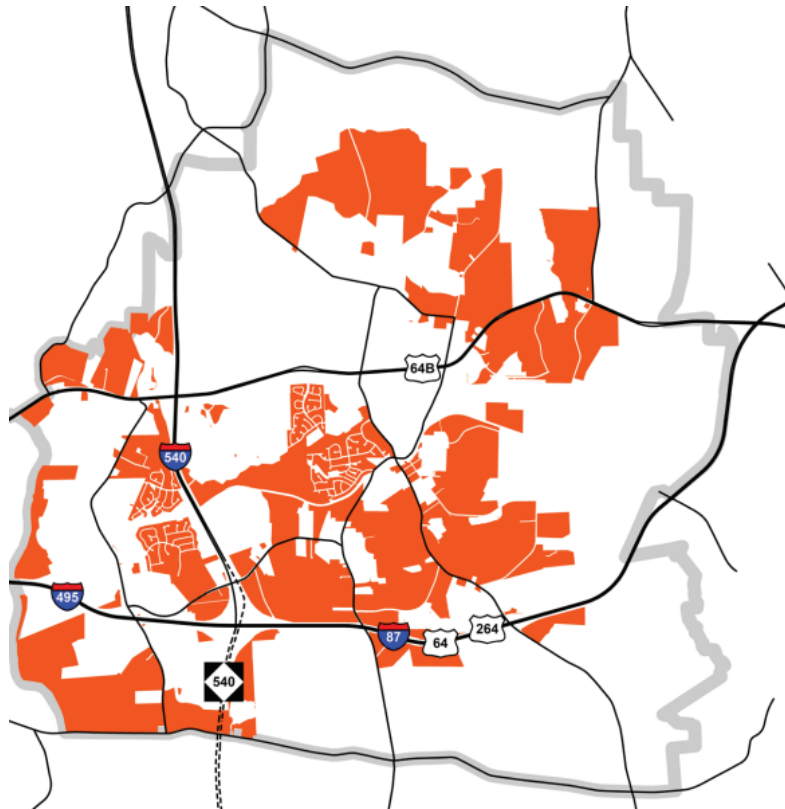
A future collector is shown bisecting the site, to serve as a connection between Marks Creek Road and Old Knight Road



COMPREHENSIVE PLAN

Mixed Density Neighborhood Focus Area

The proposal is located within the Mixed Density Neighborhood Focus Area



Supported Guiding Principles:

- Community Facilities and Services
- Unique Activity Centers
- Parks & Recreation
- Great Neighborhoods
- Expanded Home Choices
- Economic Vitality

COMPREHENSIVE PLAN GUIDING PRINCIPLES



NATURAL ENVIRONMENT

Promote and expand opportunities for people to experience natural settings in Knightdale and surrounding Wake County, increase their proximity to multiple recreational opportunities, and enjoy a safe and healthy lifestyle. Safeguard the Town's natural resources including lakes, streams, wetlands, woodlands, trails, agricultural lands, tree canopy, and the services they provide. Strive to create interconnected green spaces that conserve these areas, provide recreational linkages, protect water quality and quantity, and celebrate nature as a centerpiece of the Town's identity and sense of place.

COMPREHENSIVE PLAN GUIDING PRINCIPLES



TRANSPORTATION

Provide a safe, reliable, and integrated transportation system that balances all modes of transportation, including walking, biking, public transit, and cars. Consider land use and infrastructure investments together, promoting a network of complete streets that emphasizes the quality and character of both the street and its surrounding development pattern (whether rural, suburban or urban in nature). Emphasize a safe and efficient transportation system for both destination- and recreation-focused trips, with special attention given to the mobility needs of children, seniors, runners, bikers and families.

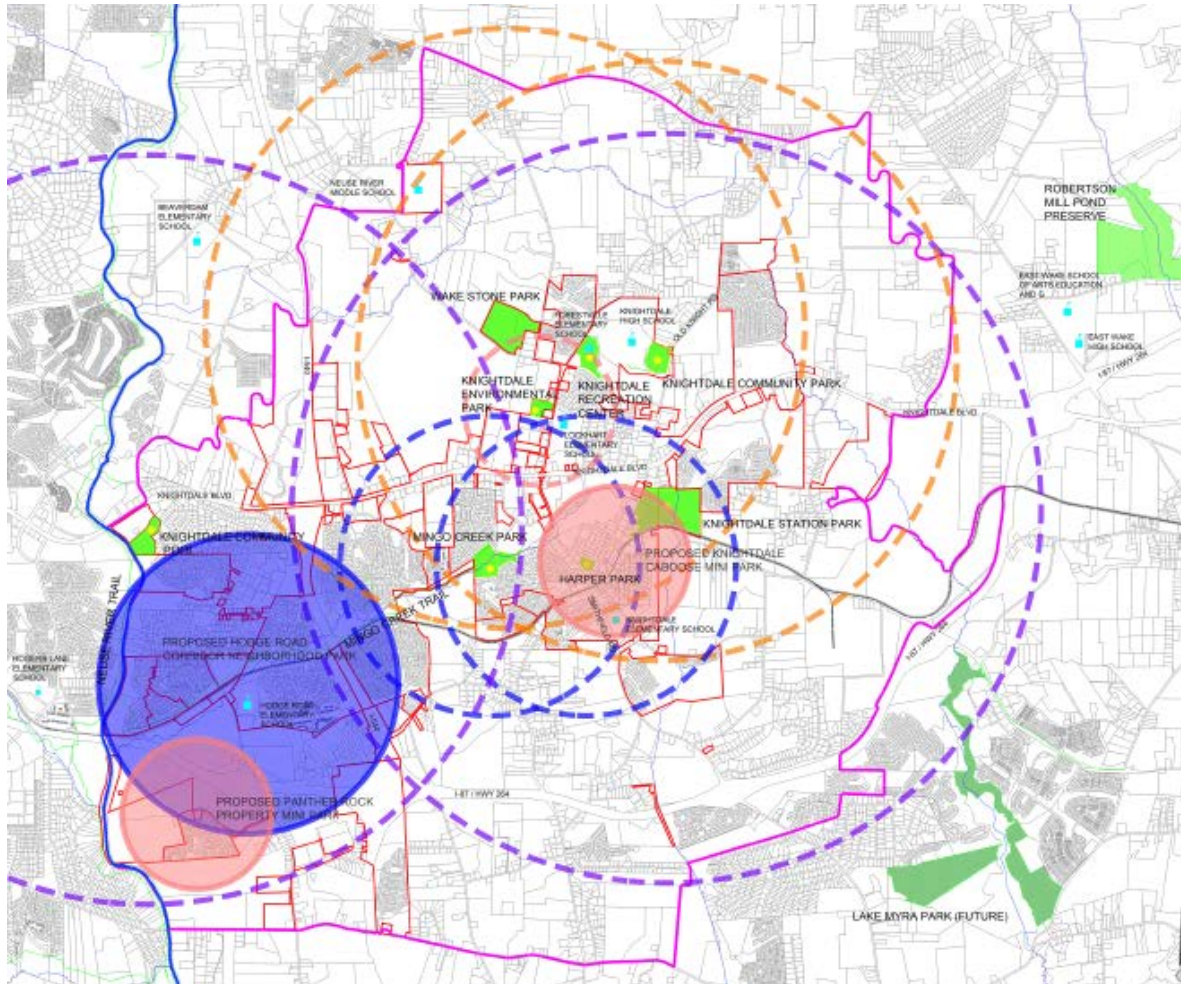
STRATEGIC PLAN CONSISTENCY



**Connected &
Inclusive**

Ensure a diversity of housing

COMPREHENSIVE PARKS & REC MASTER PLAN



- Within the two-mile service area of the Knightdale Community Park
- Within two-and-a-half-mile service area of Knightdale Station Park
- Future parks not identified in this general location

RECOMMENDATION

Motion to:

1. Close Joint Public Hearing
2. Refer ZMA-11-20 to the June 13, 2022 Land Use Review Board for recommendation and advisory statement