

STAFF REPORT
Town of Knightdale

To: Mayor and Town Council	Budget Amendment - #BA
From: Jennifer Currin, Senior Planner	Development Services Director Signature -- CAH
Subject: ZMA-1-16, StoneRiver Planned Residential Development	Operational Manager Signature – CAH
Date: May 18, 2016	

REPORT

SEE ATTACHED

REPORT RECOMMENDED ACTION

Motion to approve ZMA-1-16, StoneRiver Planned Residential Development, and adopt ORD# 16-05-18-001.



TOWN OF KNIGHTDALE

www.knightdalenc.gov

DEVELOPMENT SERVICES
DEPARTMENT

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2241
(f) 919.217.2249

PETITION FOR: ZONING MAP AMENDMENT – ZMA-1-16

StoneRiver Planned Residential Development

REPORT TO THE TOWN COUNCIL

Public Hearing: April 4, 2016

LURB Meeting: April 11, 2016

Public Hearing: April 20, 2016

Town Council Meeting: May 2, 2016

Town Council Meeting: May 18, 2016

Prepared by the Knightdale Development Services Department

I. REQUEST

Application requesting a Zoning Map Amendment to rezone approximately 164 ± acres located south of I-495, east of the Neuse River and adjacent to the Cheswick subdivision on Hodge Rd. and identified by the Wake County PIN 1733.04-73-7234 (portion), from General Residential-8 (GR-8) to General Residential-8 Planned Residential Development (GR-8 PRD) for single family residential development. The applicant voluntarily submitted conditions associated with this rezoning request, which are outlined below. The property owner is identified as Bobby Murray Heirs, the applicant is Pablo Reiter and the Developer is Arcaterra Land, LLC.

Voluntary Applicant Conditions:

1. The development will consist of residential lots not to exceed 4 units per acre or 656 lots.
2. Design Guidelines:

It is the intention of Acraterra Land, LLC to continue the architectural character of the successful Cheswick subdivision. As such, the residential development would adhere to the following design guidelines:

Single Family Detached

- Single-family 2 story homes will have a minimum heated square footage of 2200 sq. ft.
- Single-family 1 or 1.5 story homes will have a minimum heated square footage of 1800 sq. ft.
- All single family homes with crawl spaces will be wrapped in brick or natural or cultured stone on all sides
- All single family homes with **raised** stem wall or **raised** slab foundations will have a minimum exposure of **18"** with brick or stone.
- All single family homes will have a combination of 2 or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, cedar shakes or board and batten unless the home is only stone or brick. **When 2 materials are used, the materials shall be different, but complementary colors.**
- **Lap siding, shakes or board and batten on single family homes shall be fiber cement.**
- All single-family homes **built on 60' lots or wider** would have a minimum width of 40' at the front elevation (including porches).

- All single family homes would have a front porch with a minimum depth of 5'. **Front porch posts will be at least 6"x6"**.
- Main roof pitches (excluding porches) fronting the street for 2 story homes will be at least 8:12
- Main roof pitches (excluding porches) fronting the street for 1 and 1.5 story homes will be at least 6:12
- There will be a 12" overhang on every gable end
- All garage doors will have decorative lights
- Garages will not protrude more than 6' from the front porch or stoop
- **At least 50% of the homes shall have a rear porch or deck at least 10'x10'. The remaining homes shall have a patio at least 10'x10'.**
- **Side Façade articulations: For every 20' (or fraction) of continuous side elevations (calculated on a per floor basis), there shall be 1 window or door added to the side elevation. For example, a 55' first floor depth shall have 3 windows on the first floor. If the second floor is 35', there shall be 2 windows on the second floor. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.**

Townhomes

- A. Description: The Townhouse Building is at least a 1,250 square foot building with at least 50% greater than 1,500 square feet, with 2 or more units (up to a max. of 6 units) on individual lots that are located side-by-side and preferably accessed from a rear lane or alley. As a result, the Townhouse typically only has 1 yard in the rear, although variations may include a small front setback to provide for landscaping, while the bulk, scale and architectural design of the building(s) reflects that of the surrounding neighborhood or planned development, as may apply.
- B. Specific Requirements:
 1. Residential Vehicular Access
 - a. Alley/Rear Lane Access: A townhouse should be access by a rear lane or alley to minimize pedestrian and vehicle conflicts, maximize on-street short term guest parking and provide more landscaping along the street scape
 2. Unit Differentiation

A single townhouse unit shall be differentiated from adjacent units along the common wall from foundation to roof ridge so as to be architecturally distinguishable from each other. Specifically, the following standards must be met:

 - a. Roof line breaks must be provided where each unit's roof appears to stand alone;
 - b. Gables may not span between two units;
 - c. Each unit shall have at least two materials (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) on the primary facade, with each material being of different but complimentary color than the material on the adjacent unit.
 - d. Rear yards shall provide at least one of the following:
 - i. Architectural wall/fencing matching the structure.
 - ii. Storage room that divides the units creating a courtyard like setting.

- iii. Shrubs extending out delineating each rear yard.
- 3. Unit Design Details: All Townhouse Buildings shall provide detailed design along all unit facades visible from a public right-of-way. Detailed design shall be provided by using at least one (1) of the architectural features from each of the following three (3) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):
 - a. Entrance (primary facade only):
 - i. Porch Pillars (6" min width)
 - ii. Sidelights)
 - iii. Decorative Door Surround (6" min width) with Pediment or Crown
 - b. Window Treatment:
 - i. Decorative Window Surround (4" min width) with Crown
 - ii. Shutters with Fasteners
 - iii. Window Box Planters
 - c. Roof Line:
 - i. Dormer/Gable
 - ii. Bracketed Eaves
 - iii. Decorative cornice or roof line (flat roofs only)
- 4. Foundations
 - a. Material: The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs' shall be covered with brick or stone. Areas under porches may be enclosed with lattice.
 - b. Landscaping: At least 60% of the length of any foundation wall visible from the right-of-way must be landscaped with foundation plantings.
- 5. Wall Materials: Townhouse Building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. If not entirely masonry, Townhouse Building front facades shall have at least two (2) siding textures with the heavier material (i.e. stone, brick) placed below the lighter material (i.e. siding, shakes) to give the sense of support and grounding, (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) must change between units (applicable to each floor); and
- 6. Roofs
 - a. Materials: Townhouse Building roofs shall be clad in wood shingles, standing seam metal, slate, copper, or asphalt shingles.
 - b. Pitch: Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.
- 7. Administrative Approval of Minor Variances, The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meets the overall intent of these Townhouse Standards and conforms to the Comprehensive Plan and other adopted plans of the Town.
- 3. Ability to grade the site outside of the proposed right-of-way (mass grading). A single phase of the development shall not encompass more than 50 acres of grading unless approved by the Town's Development Services Department.
- 4. Provide a 10' Type A buffer adjacent to the existing homes in Cheswick that would abut the StoneRiver development

5. The StoneRiver entrance monument will be placed near the leg of the roundabout of Hardin Hill Ln. & Panther Rock Blvd. (PINs 1743-03-7192, 1743-03-4436, 174303-9361) and outside of the public right-of-way.
6. The Cheswick entrance monument will be relocated from Panther Rock Blvd. and Hodge Rd. to a parcel on the corner of Ranchester Rd. & Panther Rock Blvd. (PIN 1743-02-9924). The Cheswick entrance monument shall be relocated before the HOA is turned over to the residents.
7. Ability to locate street graphics on light poles on Panther Rock Blvd., Hardin Hill Ln. and new 4th leg of the roundabout

II. PROJECT PROFILE

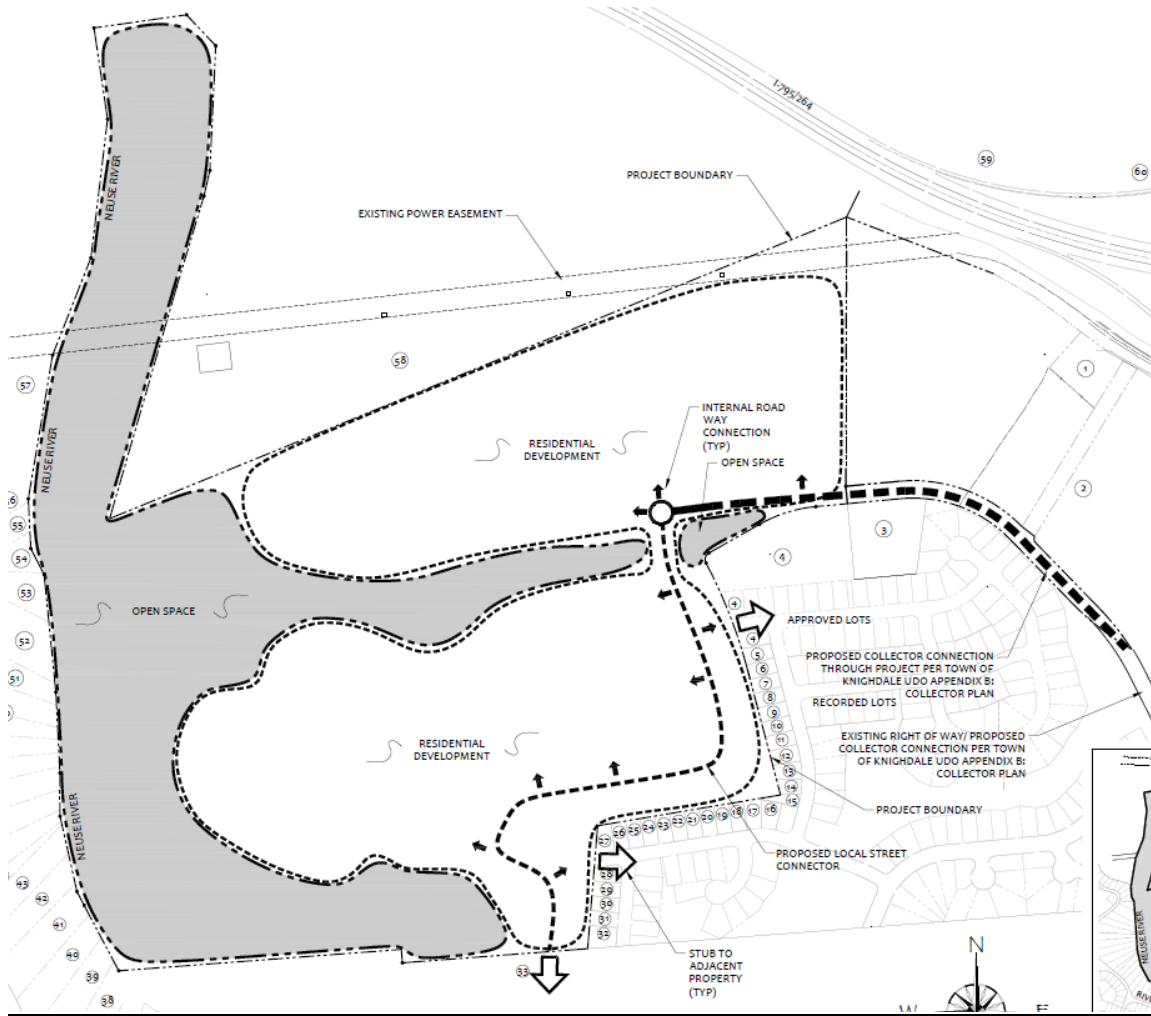
PROPERTY LOCATION:	East of the Neuse River, South of I-495, West of Hodge Rd., Adj. to Cheswick Subdivision
WAKE COUNTY PIN :	1733.04-73-7234 (portion)
ZONING DISTRICT:	General Residential-8 (GR-8), Open Space Preserve (OSP), and Urban Residential-12 (UR-12)
PROPOSED ZONING DISTRICT:	General Residential-8 Planned Residential Development (GR-8 PRD), Open Space Preserve (OSP), and Urban Residential-12 (UR-12)
CROSS REFERENCE FILES:	ZMA-1-16
APPLICANT:	Pablo Reiter 7208 Falls of Neuse Rd., Suite 201 Raleigh, NC 27615
DEVELOPER:	Arcaterra Land, LLC 8540 Colonnade Center Dr., Suite 105 Raleigh, NC 27615
PROPERTY OWNER:	Bobby Murray Heirs P.O. Box 40639 Raleigh, NC 27629
PROPERTY SIZE:	183 ± Acres Total (164 ± Included In Rezoning)
CURRENT LAND USE:	Vacant/Undeveloped

III. PLANNED RESIDENTIAL DEVELOPMENT

Per UDO Section 2.14(C), the Planned Residential Development District is designed to encourage master planning of development and to coordinate such development so as to manage the impacts of the development on the provision of Town Services and infrastructure. The Planned Residential Development encourages creativity and innovation in the design of developments, but in return for this flexibility the expectation is for communities to:

- Provide exceptional design, character, and quality;
- Provide high quality community amenities;
- Incorporate creative design in the layout of buildings;
- Ensure compatibility with surrounding land uses and neighborhood character;
- Further the goals of the Comprehensive Plan including design districts and activity centers;
- Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

IV. REZONING MAP EXHIBIT (see back page for larger view)



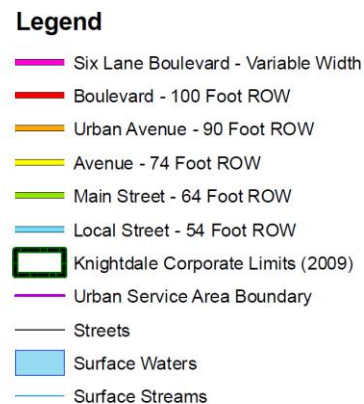
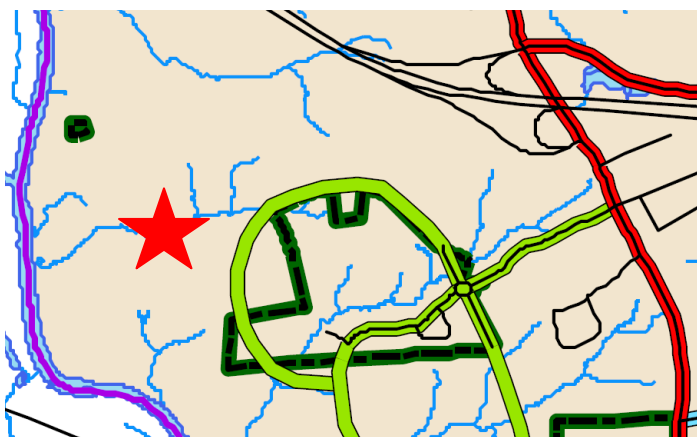
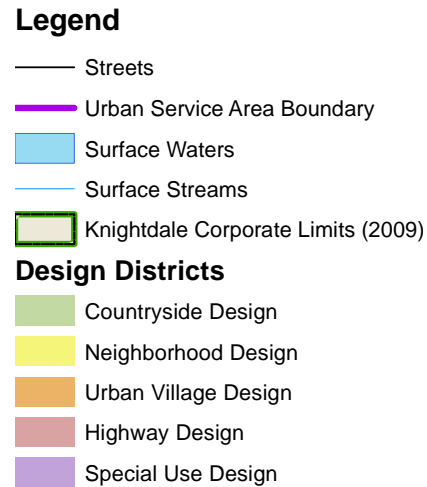
V. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

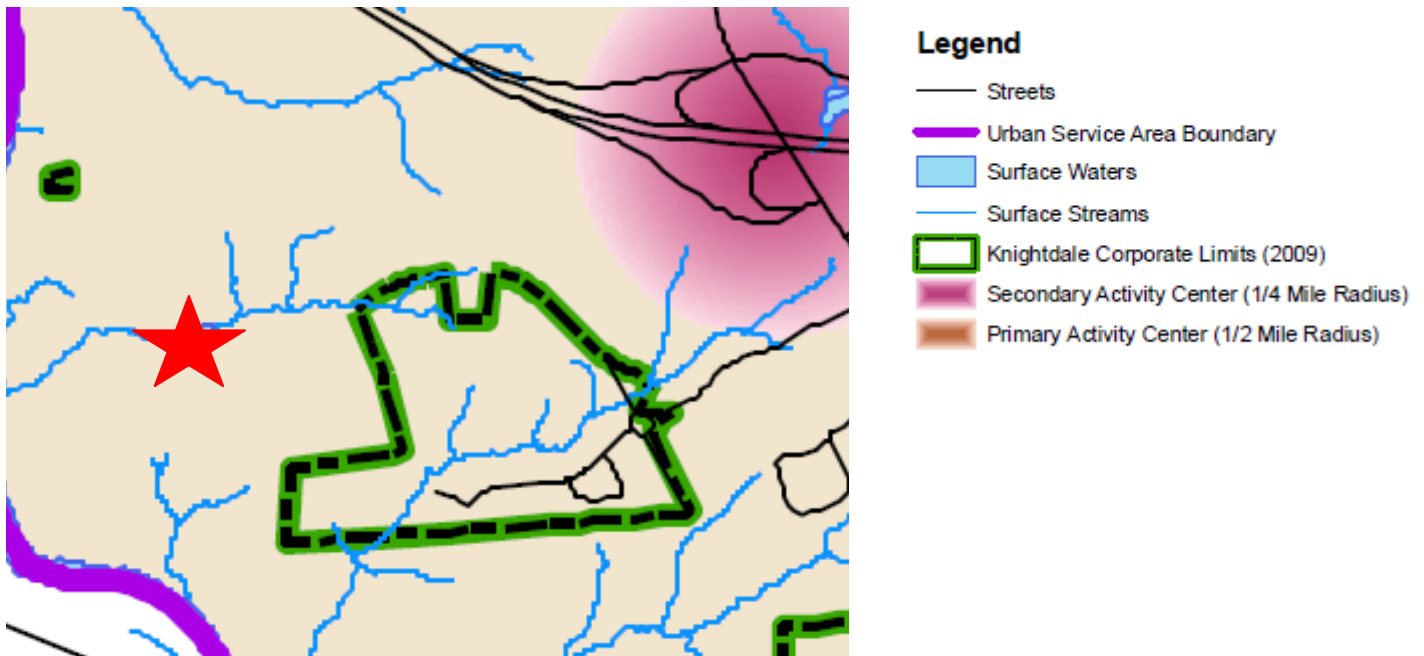


DIRECTION	LAND USE	ZONING
North	Vacant (DOT)	OSP
South	Vacant	GR-8
East	Residential & Vacant	UR-12
West	Neuse River	N/A

VI. COMPREHENSIVE PLAN

During the drafting of the 2027 Comprehensive Plan, it was determined that a different type of map would be more useful and user friendly. This led to the concept of “Design Districts” in which land uses are determined by the zoning map while the design districts define how the structures and site should be arranged and projected through a series of design guidelines.





The Comprehensive Plan identifies the subject area as being within the Neighborhood Design District. Within the Neighborhood Design District, “a wide array of housing types is encouraged”. This would be generally supported by a mix of GR8 and UR12 zoning that allows for a density anywhere from 0-12 units per acre and includes house and townhouse building types. The site is not located within any primary or secondary activity center; however, it is situated in close proximity to a secondary activity center.

The comprehensive plan may find that this rezoning has the opportunity to further some of the plan’s design objectives, including:

- OA-4. Significant open and rural spaces should be protected and preserved wherever possible; and
- NH-1. Pedestrian scale of design should be utilized throughout any development with sidewalks generally on both sides of the street, particularly within walking distance of greenways, activity centers and other pedestrian destinations; and
- NH-2. Streets should be safe, comfortable and interesting to pedestrians through the use of approved landscaping, street tree buffers, street furniture and traffic calming devices; and
- NH-4. Riparian corridors (stream buffers) are to be preserved and utilized as community open space features; and
- NH-12. Streets should be designed as interconnected networks that have the effect of promoting alternate means of transportation such as walking and cycling, as well as reducing the length of automobile trips; except when significant natural features or historic resources preclude interconnectivity.

VII. APRIL 4 TOWN COUNCIL PUBLIC HEARING SUMMARY

Mr. Pablo Reiter, applicant, and Mr. Mark MacDonald, Arcaterra representative, spoke in favor of the rezoning request and emphasized their request for mass grading. Mr. Spencer Terry and Mr. Jim Chandler, of Timmons Group, addressed the topography on-site and provided examples of final grades if mass grading was not permitted outside of public infrastructure. No one else spoke during the public hearing.

VIII. LAND USE REVIEW BOARD SUMMARY

The Land Use Review Board (LURB) heard this case at its April 11, 2016 meeting.

Mr. Pablo Reiter, applicant, and Mr. Mark MacDonald, Arcaterra representative, spoke in favor of the rezoning request and emphasized their request for mass grading. Mr. Spencer Terry and Mr. Jim Chandler, of Timmons Group, addressed the topography on-site and provided examples of final grades if mass grading was not permitted outside of public infrastructure.

Mr. Mark Ide and Mrs. Sunny Myers spoke against the rezoning focusing on several concerns, which included traffic through Cheswick and onto Panther Rock Blvd., drainage in Cheswick, allowing mass grading, Panther Rock road maintenance, signage, the future public park and the status of the apartments on the UR-12 zoned land. They requested that the rezoning be tabled until an environmental impact study is performed.

The LURB discussed traffic, mass grading and Cheswick drainage and staff answered questions related to the Comprehensive plan and ordinance requirements. LURB inquired if the developer was willing to relocate the Cheswick sign as requested by Mr. Ide and Mrs. Myers and Mr. Reiter indicated that he would be willing to add it as a condition to this rezoning request.

The LURB voted 8-0 to recommend approval of this Zoning Map Amendment, ZMA-1-16, to Town Council with the additional condition that the Cheswick sign be relocated outside of the public right-of-way to the Panther Rock Blvd. and Hardin Hill Ln. intersection at the developer's expense. Furthermore, LURB recommended the following advisory statement:

WRITTEN ADVISORY STATEMENT FROM LURB

The proposed zoning map amendment advances the stated objectives of ensuring that significant open spaces are preserved and utilized as integral components of neighborhoods, which assists in promoting a vibrant, sustainable and safe community design in which people desire to live, work and visit. It is furthermore consistent with the Comprehensive Plan's stated goals of providing interconnected street networks, with sidewalks, to create walkable neighborhoods.

IX. APRIL 20 TOWN COUNCIL PUBLIC HEARING SUMMARY

Ms. Christine Bailey spoke against the zoning map amendment citing the following concerns: mass grading, drainage, blasting, removal of vegetation, traffic, environmental impacts, signage, access to the future public park and the status of the apartments.

Mr. Pablo Reiter, applicant, and Mr. Spencer Terry, Timmons Group, addressed drainage within Cheswick, blasting, mass grading due to the topography on-site and stated that no apartments are proposed at this time.

Mrs. Sybil Ide spoke against the zoning map amendment because of Cheswick drainage and traffic concerns. Mrs. Sunny Myers stated that she was opposed to the rezoning because of Cheswick drainage, retaining wall heights, blasting and traffic. She requested that neutral street graphics be used. Ms. Nicole Brown noted that she had concerns with drainage in Cheswick and was against the mass grading proposed in StoneRiver. Sharon Hollman noted that blasting in Cheswick left a white film in her house and she, too, is concerned with traffic impacts. Mr. John Spinks reiterated that his concerns with the proposed rezoning were with drainage, blasting and traffic. Ms. Kelly Barnes, Ms. Janice Zofrea and Ms. Susan Fazaekas also noted concerns with drainage.

Mr. Michael Blake indicated that he was a member of the Land Use Review Board, but was speaking as a citizen. He indicated that based upon the topography of the site and voluntary conditions proposed, the rezoning seems appropriate to him.

X. CONSISTENCY WITH THE COMPREHENSIVE PLAN

North Carolina General Statute 160A-383 requires the planning board to provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board.

PROPOSED STATEMENT REGARDING PLAN CONSISTENCY & REASONABLENESS OF ACTION

The proposed zoning map amendment advances the stated objectives of ensuring that significant open spaces are preserved and utilized as integral components of neighborhoods, which assists in promoting a vibrant, sustainable and safe community design in which people desire to live, work and visit. It is furthermore consistent with the Comprehensive Plan's stated goals of providing interconnected street networks, with sidewalks, to create walkable neighborhoods.

XI. DEVELOPMENT SERVICES DEPARTMENT RECOMMENDATION

Based upon the above statement regarding Comprehensive Plan Consistency & Reasonableness of Action, the Development Services Department recommends that Town Council approve ZMA-1-16, StoneRiver Planned Residential Development, and adopt ORD# 16-05-18-001.

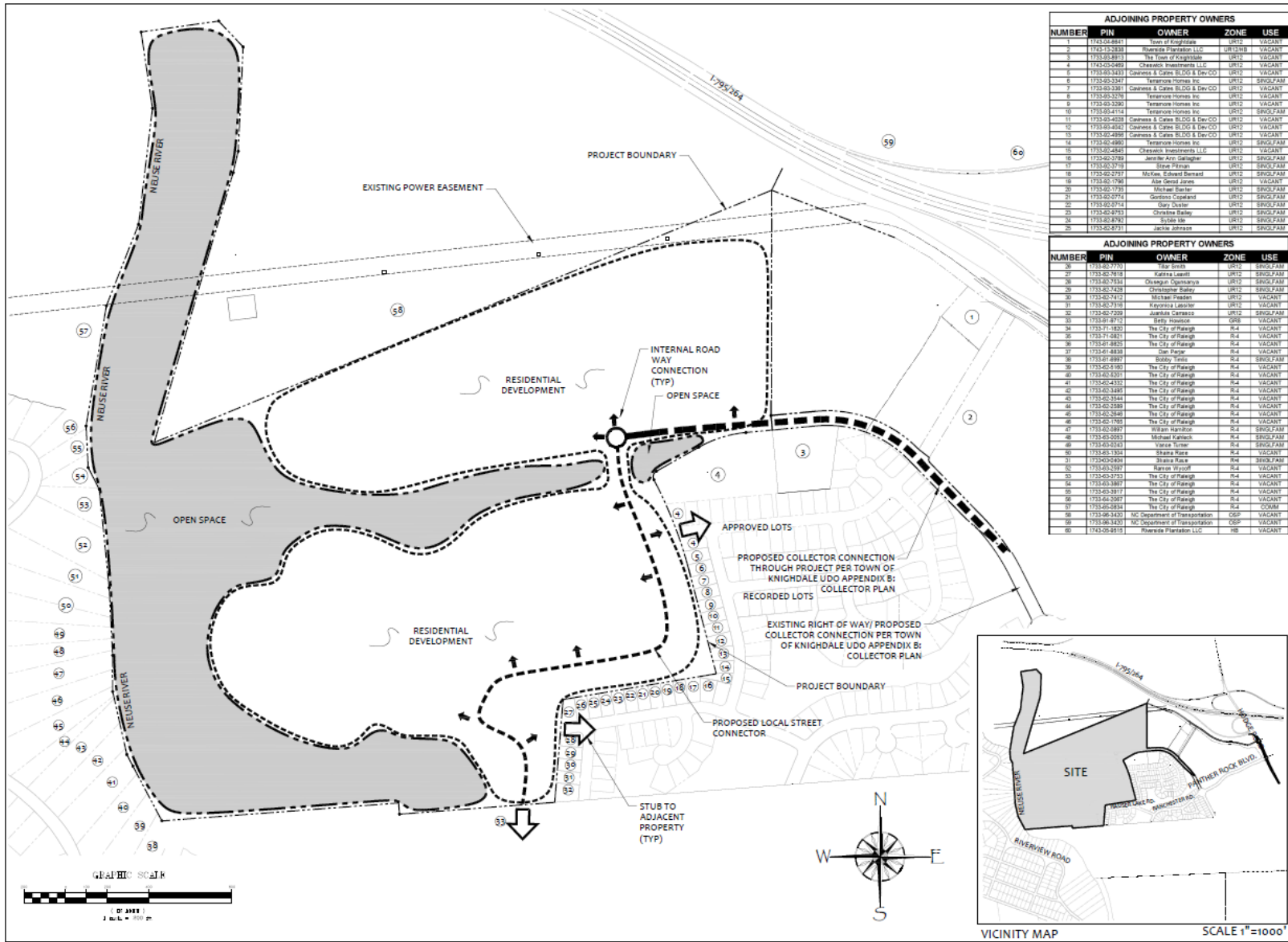
XI. EXHIBITS

Exhibit A: Application

Exhibit B: Letter Ms. Christine Bailey Provided To Town Council At 4/20 Meeting

Exhibit C: Letter Mr. Pablo Reiter Provided In Response To Ms. Bailey's Letter

Exhibit A: Application



ADJOINING PROPERTY OWNERS				
NUMBER	PIN	OWNER	ZONE	USE
1	1743-04-0481	Town of Knightdale	UR12	VACANT
2	1743-12-2333	Riverside Plantation LLC	UR12/18	VACANT
3	1743-02-2713	The Town of Knightdale	UR12	VACANT
4	1743-03-0493	Chatham Investments LLC	UR12	VACANT
5	1743-03-2433	Carolina & Cates BL200 & Dev CO	UR12	VACANT
6	1743-03-2347	Tennessee Homes Inc	UR12	BRG/FAM
7	1743-03-3381	Carolina & Cates BL200 & Dev CO	UR12	VACANT
8	1743-03-2728	Tennessee Homes Inc	UR12	VACANT
9	1743-03-3393	Tennessee Homes Inc	UR12	VACANT
10	1743-03-4174	Tennessee Homes Inc	UR12	BRG/FAM
11	1743-03-4033	Carolina & Cates BL200 & Dev CO	UR12	VACANT
12	1743-03-4043	Carolina & Cates BL200 & Dev CO	UR12	VACANT
13	1743-02-4998	Carolina & Cates BL200 & Dev CO	UR12	VACANT
14	1743-02-4893	Tennessee Homes Inc	UR12	BRG/FAM
15	1743-02-4843	Chatham Investments LLC	UR12	VACANT
16	1743-02-7198	Shelby Ann Sellsinger	UR12	BRG/FAM
17	1743-02-3718	Steve Pinner	UR12	BRG/FAM
18	1743-02-2747	Michael Edward Bernard	UR12	BRG/FAM
19	1743-02-1768	Alan Gerald Jones	UR12	VACANT
20	1743-02-1729	Michael Searle	UR12	BRG/FAM
21	1743-02-0744	Jonathan Cleveland	UR12	BRG/FAM
22	1743-02-2744	Gary Duster	UR12	BRG/FAM
23	1743-02-0743	Charles Remy	UR12	BRG/FAM
24	1743-02-2762	Sylvia Van	UR12	BRG/FAM
25	1743-02-0731	Janice Johnson	UR12	BRG/FAM

ADJOINING PROPERTY OWNERS				
NUMBER	PIN	OWNER	ZONE	USE
26	1743-02-2710	Jay Smith	UR12	BRG/FAM
27	1743-02-7818	Patricia Lewis	UR12	BRG/FAM
28	1743-02-7834	Chicago Corporation	UR12	BRG/FAM
29	1743-02-7428	Chivalrous Park	UR12	VACANT
30	1743-02-7412	Michael Pridgen	UR12	VACANT
31	1743-02-2718	Kayanna Lattor	UR12	VACANT
32	1743-02-2729	Jamika Carney	UR12	BRG/FAM
33	1743-01-8712	Billy Houston	UR5	VACANT
34	1743-01-1821	The City of Raleigh	RC4	VACANT
35	1743-01-4821	The City of Raleigh	RC4	VACANT
36	1743-01-4822	The City of Raleigh	RC4	VACANT
37	1743-01-4828	Sam Payne	RC4	VACANT
38	1743-01-4897	Bobby Smith	RC4	BRG/FAM
39	1743-02-1703	The City of Raleigh	RC4	VACANT
40	1743-02-5331	The City of Raleigh	RC4	VACANT
41	1743-02-4332	The City of Raleigh	RC4	VACANT
42	1743-02-1486	The City of Raleigh	RC4	VACANT
43	1743-02-3344	The City of Raleigh	RC4	VACANT
44	1743-02-3369	The City of Raleigh	RC4	VACANT
45	1743-02-3348	The City of Raleigh	RC4	VACANT
46	1743-02-1705	The City of Raleigh	RC4	VACANT
47	1743-02-2897	William Haralson	RC4	BRG/FAM
48	1743-03-2033	Michael Karpus	RC4	BRG/FAM
49	1743-02-3323	Vance Turner	RC4	BRG/FAM
50	1743-03-1304	Shaina Ware	RC4	VACANT
51	1743-02-0448	Shaina Ware	RC4	BRG/FAM
52	1743-02-3397	Rapheyn Karpus	RC4	VACANT
53	1743-03-3793	The City of Raleigh	RC4	VACANT
54	1743-03-3887	The City of Raleigh	RC4	VACANT
55	1743-03-3917	The City of Raleigh	RC4	VACANT
56	1743-04-2087	The City of Raleigh	RC4	VACANT
57	1743-02-3414	The City of Raleigh	COUSE	VACANT
58	1743-04-3420	NC Department of Transportation	OSP	VACANT
59	1743-04-3420	NC Department of Transportation	OSP	VACANT
60	1743-02-8513	Riverside Plantation LLC	UR	VACANT

TONY M. TATE LANDSCAPE ARCHITECTURE PA
 10000 W. Hargett Street, Suite 100
 Raleigh, NC 27617
 P: 919.444.8800 F: 919.444.8801
 tony@tmtdesign.com

TIMMONS GROUP
 3410 Trinity Road
 Raleigh, NC 27607

REVISIONS:

REZONING EXHIBIT
StoneRiver
 KNIGHTDALE, NC
 ARCHITECTURAL LAYOUT LLC, RALEIGH, NC

SCALE: 1"=200'
DRAWN BY: PMP
PROJECT #: 14073
DATE: 3/14/2016
SHEET
R-1
 OF 1



1. Boundary information and geographic information provided by the owner.
2. Boundary information and geographic information provided by the owner.
3. Boundary information and geographic information provided by the owner.
4. Boundary information and geographic information provided by the owner.
5. Boundary information and geographic information provided by the owner.
6. Boundary information and geographic information provided by the owner.

LEGEND

- NEUSE RIPARIAN BUFFER
- 100 YEAR FLOOD ZONE
- 500 YEAR FLOOD ZONE
- WETLANDS

ADJOINING PROPERTY OWNERS				
NUMBER	PIN	OWNER	ZONE	USE
1	1735244861	Loon of Knightdale	UR12	VACANT
2	1735244813	Rowena Flanagan LLC	UR12/RB	VACANT
3	1735244813	The Loon of Knightdale	UR12	VACANT
4	1735244809	Cherokee Investments LLC	UR12	VACANT
5	1735244833	Cammons & Gates SLDG & Dev CO	UR12	VACANT
6	1735244834	Terrence Homes Inc	UR12	SRG2,FAM
7	1735244801	Cammons & Gates SLDG & Dev CO	UR12	VACANT
8	1735244836	Terrence Homes Inc	UR12	VACANT
9	1735244836	Terrence Homes Inc	UR12	VACANT
10	1735244836	Terrence Homes Inc	UR12	VACANT
11	1735244838	Cammons & Gates SLDG & Dev CO	UR12	VACANT
12	1735244838	Cammons & Gates SLDG & Dev CO	UR12	VACANT
13	1735244838	Cammons & Gates SLDG & Dev CO	UR12	VACANT
14	1735244860	Terrence Homes Inc	UR12	SRG2,FAM
15	1735244841	Cherokee Investments LLC	UR12	VACANT
16	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
17	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
18	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
19	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
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41	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
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43	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
44	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
45	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
46	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
47	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
48	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
49	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
50	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
51	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
52	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
53	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
54	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
55	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
56	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
57	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
58	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
59	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM
60	1735243789	Jennifer Ayn Gallagher	UR12	SRG2,FAM

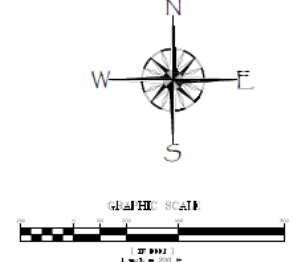


TONY M. TATE LANDSCAPE ARCHITECTURE PA
 5011 SCOFFERS DRIVE, STE. 300 - DURHAM, NC 27713
 P: (919) 488-6661 F: (919) 488-6662



TIMMONS GROUP
 5410 Trinity Road
 Raleigh, NC 27607

REVISIONS:



EXISTING CONDITIONS
StoneRiver
 KINGS DALE NC
 ARCHITECTURAL L.L.C. RALEIGH NC

SCALE:
 1"=200'

DRAWN BY:
 T.M.T.

PROJECT #
 14073

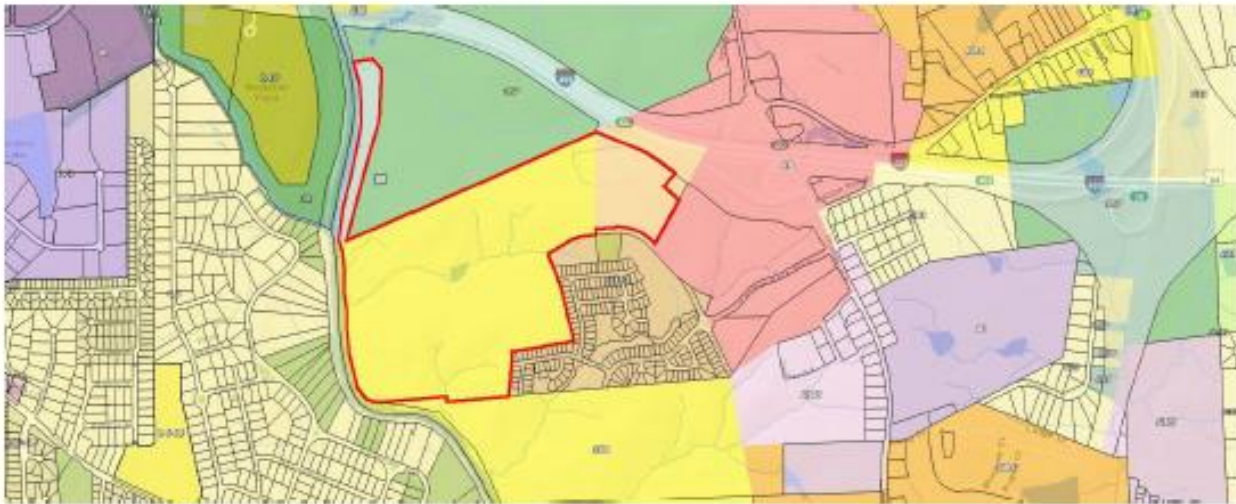
DATE:
 3/14/2016

SHEET
L-1
 OF 1

Attachment A – StoneRiver

A. Location:

The project is located on Hodge Rd behind and around the existing Cheswick Subdivision and adjacent to the future Panther Rock Park. The following map shows the location of the proposed neighborhood.



B. Project Data:

The project consists of approximately 164 acres currently zoned GR8. It does not include the approximately 19.1 acres zoned GR12 that are part of the same PIN.

The development will consist of residential lots not to exceed 4 units per acre or 656 Lots.

C. Design Guidelines:

It is the intention of Arcaterra Land, LLC to continue the architectural character of the successful Cheswick subdivision. As such, the residential development would adhere to the following design guidelines:

1. Single Family 2 Story homes built on 60ft. lots or wider will have a minimum heated square footage of 2200 sq. ft.
2. Single Family 1 or 1.5 story homes built on 60ft. lots or wider will have a minimum heated square footage of 1800 sq. ft.

3. Single Family homes built on lots narrower than 60ft will have a minimum heated square footage of 1600 sq. ft.
4. All single family homes with crawl spaces will be wrapped in brick or natural or cultured stone on all sides
5. All single family homes with stem wall or slab foundations will have a minimum exposure of 18" with brick or stone.
6. All single family detached homes built on 60' lots or wider would have a minimum width of 40ft at the front elevation (including porches).
7. All single family homes will have a combination of two or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, shakes or board and batten unless the home is only stone or brick. When two materials are used, the materials shall be different but complementary colors.
8. All lap siding, shakes or board and batten on single family homes shall be fiber-cement.
9. All single family homes would have a front porch with a minimum depth of 5ft. Front porch posts will be at least 6"x6".
10. Main Roof Pitches (excluding porches) fronting the street for 2 story homes will be at least 8:12.
11. Main Roof Pitches (excluding porches) fronting the street for 1 and 1.5 story homes will be at least 6:12.
12. There will be a 12" overhang on every gable end.
13. All garage doors will have decorative lights.
14. Garages will not protrude more than 6 feet from the front porch or stoop.
15. At least 50% of the homes shall have a rear porch or deck at least 10'x10'. The remaining homes shall have a patio at least 10'x10'.
16. Side Façade articulations: For every 20 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevation. For example, a 55 foot first floor depth shall have 3 windows on the first floor. If the second floor is 35 feet, there shall be 2 windows on the second floor. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternated to windows.

17. Grading:

Because of the extreme topographical conditions with hills and valleys of over 50ft in elevation change, the development cannot be constructed according to the grading requirements in the UDO Section 6.2.B. The developer is respectfully requesting an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed Right of Way. This exception would allow us to build safer roads and more marketable lots. A single phase of development shall not encompass more than 50 acres of grading unless approved by the Town's planning department.

TOWNHOMES – See Attached

D. Landscaping:

Tree protection and landscaping shall meet the criteria of Chapter 8. Additionally there will be a 10' Type A buffer behind existing homes in Cheswick that abut to StoneRiver

E. Signs:

Signs shall meet the provisions of Chapter 12, except in the following cases:

1. The Cheswick entrance monument will be moved from Panther Rock Blvd to a parcel on the corner of Ranchester Road and Panther Rock Boulevard (PIN 1743-02-9924). The Cheswick entrance monument shall be moved before the Homeowners Association (HOA) is turned over to the residents.
2. Entrance Monument will be placed near the leg of roundabout of Hardin Ln and Panther Rock (PIN 1743037192 and PIN 1743034436 and PIN 1743039361) outside of the public right of way.
3. Street Graphics on light poles on Panther Rock Blvd and Hardin Ln and new 4th leg of roundabout

F. Public Facilities:

The Development will provide adequate transportation, water, sewer and all other infrastructure improvements required by Chapter 17.

G. Recreational Open Space:

Recreational Open Space shall be provided as required in Chapter 7.

H. Phasing:

A phasing plan shall be required and shall be consistent with the installation of public infrastructure improvements

I. Comprehensive plan consistency

The development is consistent with the Comprehensive Plan.

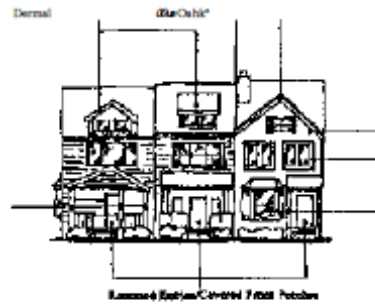
5.8 Building Type: TOWNHOUSE

- A. **Description:** The Townhouse Building is at least a 1250 square foot building, with at least 50% greater than 1500 square feet, with two (2) or more units (up to a maximum of six (6) units) on individual lots that are located side-by-side and preferably accessed from a rear lane or alley. As a result, the Townhouse typically only has one (1) yard in the rear, although variations may include a small front setback to provide for landscaping, while the bulk, scale and architectural design of the building(s) reflects that of the surrounding neighborhood or planned development, as may apply.
- B. **Specific Requirements:**
1. **Residential Vehicular Access**
 - a. **Alley/Rear Lane Access:** A townhouse should be accessed by a rear lane or alley to minimize pedestrian and vehicle conflicts, maximize on-street short-term guest parking and provide more landscaping along the streetscape
 2. **Unit Differentiation**

A single townhouse unit shall be differentiated from adjacent units along the common wall from foundation to roof ridge so as to be architecturally distinguishable from each other. Specifically, the following standards must be met:

 - a. Roof line breaks must be provided where each unit's roof appears to stand alone;
 - b. Gables may not span between two units;
 - c. Each unit shall have at least two materials (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) on the primary facade, with each material being of different but complimentary color than the material on the adjacent unit.
 - d. Rear yards shall provide at least one of the following:
 1. Architectural wall/fencing matching the structure.
 2. Storage room that divides the units creating a courtyard like setting.
 3. Shrubs extending out delineating each rear yard.

3. Unit Design Details: All Townhouse Buildings shall provide detailed design along all unit facades visible from a public right-of-way. Detailed design shall be provided by using at least one (1) of the architectural features from each of the following three (3) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):



<p>a. Entrance (primary facade only):</p> <ul style="list-style-type: none"> * Porch Pillars (6" min width) * Sidelights) * Decorative Door Surround (6" min width) with Pediment or Crown 	<p>b. Window Treatment:</p> <ul style="list-style-type: none"> • Decorative Window Surround (4" min width) with Crown ■ Shutters with Fasteners ■ Window Box Planters
<p>c. Roof Line:</p> <ul style="list-style-type: none"> ■ Dormer/Gable . ■ Bracketed Eaves ■ Decorative cornice or roof line (flat roofs only) 	

5. Foundations

- a. Material: The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs' shall be covered with brick or stone. Areas under porches may be enclosed with lattice.
- b. Landscaping: At least 60% of the length of any foundation wall visible from the right-of-way must be landscaped with foundation plantings.

6. Wall Materials: Townhouse Building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. If not entirely masonry, Townhouse Building front facades shall have at least two (2) siding textures with the heavier material (i.e. stone, brick) placed below the lighter material (i.e. siding, shakes) to give the sense of support and grounding, (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) must change between units (applicable to each floor); and

7. Roofs

- a. Materials: Townhouse Building roofs shall be clad in wood shingles, standing seam metal, slate, copper, or asphalt shingles.
- b. Pitch: Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.

Administrative Approval of Minor Variances. The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meets the overall intent of these Townhouse Standards and conforms to the Comprehensive Plan and other adopted plans of the Town.

April 20, 2016

Town of Knightdale
950 Steeple Square
Knightdale, NC 27545

RE: ZMA-16 StoneRiver Subdivision Rezoning

Mayor Roberson and Town Council Members,

We, Homeowners of Cheswick, are writing to document our concerns regarding the proposed adjacent StoneRiver development project and its direct impact on our community. Unfortunately, there simply was not enough time given to us prior to the previous zoning meeting on April 4, 2016 so that we, as a group, could review the changes and prepare an outline of our concerns regarding the proposed development.

We have now had a chance to reflect on the proposed changes and our concerns are as follows:

1. **Mass Grading / Drainage /Blasting** - Drainage issues from the proposed "mass grading" project are serious cause for concern. More than 75% of Cheswick residents have had drainage issues due to the mass grading of Cheswick. These issues have been previously brought to the developer's attention and discussed in great detail. Many of these issues have yet to be 100% resolved. Some owners have had to pay out of pocket to have these issues resolved by third parties. The Town has blamed the builder/developer and the builder/developer has blamed the Town. It's become a game of pointing fingers in which no one wants to take responsibility. In the end, the issues remain unresolved and the Knightdale residents are the ones who lose.

While it is true that mass grading may make building/land development easier and may achieve more marketable properties, there is a downside that often isn't seen until sometimes years down the road. Many Cheswick residents didn't start seeing the effects of drainage issues until after their one year warranty had passed. Our concern is the mass grading of StoneRiver will only add to these existing ongoing drainage issues. There is currently no resolution in place to remedy these issues and therefore, the burden is on the homeowners. It appears that nothing has been learned by the developer, Pablo Reiter, as every single phase of Cheswick has had drainage issues. And now the same developer as Cheswick is proposing to follow the same engineering but on a much larger scale in StoneRiver.

Why would the LURB & Town Planner recommend the approval of mass grading when they have witnessed the negative impacts this has had on Knightdale residents?

What other alternatives could they be looking at?

We would request that Mayor Roberson & Council take a walk through our Cheswick community during a heavy rainfall so that they may see for themselves.

It was stated in the last LURB meeting that blasting would be required to develop StoneRiver. This raises many red flags for Cheswick residents as some have been directly impacted by the blasting done in Cheswick. Residents in Cheswick Phase 2B were never notified of prior blasting surrounding their homes and some have noticed damage caused by the blasting. Blasting is a disturbance to those homeowners who work from home, work nightshifts, and/or have younger children who take naps during the day. Many existing homeowners are concerned about the unknown structural effects on their homes from the recent blasting. We are also concerned about the possibility of not knowing about the damage until much later down the road.

What can be done to prevent potential damage to existing homes?

If there is damage to homes caused by blasting, how will this be resolved?

REQUEST: If the Town Council approves the variance for mass grading, how will the Town Council assist citizens to remedy any negative effects that are a result of this decision (drainage, blasting, etc.)? We propose that the developer be subject to providing assurances/warrantees to existing Cheswick homeowners. We also ask that the developer hire an independent (not the developer's engineer on staff) engineer to monitor the homes during the blasting to determine if there is or will be any structural or cosmetic damage.

2. **Clearcutting /Woodland Buffer** - to preserve our quiet, tree lined community. The destruction of our current mature tree canopy, which offers significant noise reduction from the adjacent highway, is another major concern for us. In addition, the removal of such a large number of existing mature trees in conjunction with the proposed mass grading efforts only further compounds our drainage concerns. The developer proposes a 10' Type A tree buffer between the two communities, "in the spirit of UDO" and Chapter 8. This seems quite minimalistic.

During the April 4, 2016 Council Meeting, and Arbor Day presentation, Mayor Roberson emphasized the importance of our trees. Knightdale has been a Tree City USA status for coming on 15 years. We hope that the Council will make all efforts to protect this title.

The marketing material for Cheswick states that Cheswick is a "private retreat." We feel that the tree buffer around Cheswick is vital to keeping Cheswick what it is today & help noise reduction.

REQUEST: We propose that Condition #4 be removed and a new condition be made such that a 100'-0" wide existing woodland buffer remain on all StoneRiver property that abuts Cheswick.

3. **Environmental Impacts** – It is public knowledge that a couple of local communities (Planters Walk & Mingo Creek) are having major issues due to disturbance of the existing wetlands. Wetlands preservation is of utmost concern.

REQUEST: Due to the proximity of the proposed development to the Neuse River and associated wetlands, we request an Environmental Impact Study be completed, approved, & reviewed as a condition of the rezoning request.

4. **Traffic** – Once the final Phase is completed, there will be 204 homes in Cheswick. With only one way in and out, Panther Rock Road, the traffic flow onto Hodge Road is a major concern for us, especially given the fact that there is no traffic light. Given the close proximity of the lights at the 264 intersections even the addition of another traffic light as a possible solution simply would not work. We understand that a traffic study will be completed, but please keep in mind that this will not forecast the additional traffic brought about in conjunction with the Industrial Park that has also recently been approved just up the road off Hodge. These additional traffic implications must also be anticipated.

The Developer & Town Planner mentioned another access road from Hodge Road. However, there is not another entrance/exit indicated on the Rezoning Exhibit.

The proposed plan for StoneRiver shows that access to/from some of the lots will be via the existing Cheswick roads (Colton Creek & Hauser Lake). This will result in increased traffic in Cheswick and only negatively affect existing Cheswick residents.

Where does the proposed submittal indicate that the existing dirt Water Tower road will be upgraded and connect to the StoneRiver development as stated by the Town Planner at the LURB meeting?

How does the Knightdale Town Council plan to address future traffic issues for this area?

How does the Council & Town Planners plan to improve the infrastructure to support the added growth if this rezoning request is approved?

What conversations have taken place with the NCDOT to be proactive about these issues and not reactive?

REQUEST: *We propose that as a condition that the TWO new roads that will serve as entrance/exits from Hodge/Panther Rock for StoneRiver be completed prior to any site preparation associated with StoneRiver. We ask that the StoneRiver layout be revised so that StoneRiver residents have easier/shorter access to the main entrance of their subdivision. The layout should be designed such that it's more feasible for StoneRiver residents to use the new access road(s) and not existing Cheswick streets.*

5. **Signage** – StoneRiver subdivision signs are proposed to be placed at the shared roundabout at the end of Panther Rock. The developer is also requesting that light pole graphics be allowed along Panther Rock.

REQUEST: *We ask that as a condition that any shared right ways contain no signage & that the StoneRiver monument be placed at the beginning of the StoneRiver development. In addition, we ask that all entrances to StoneRiver via Cheswick have demarcation signage to distinguish neighborhoods.*

We request that Terramor/Pablo Reiter relocate the existing Cheswick sign to the front of Cheswick. Cheswick HOA funds should NOT be used to relocate this sign.

We request that the allowance of street graphics be removed from the rezoning request so that Panther Rock can remain a neutral shared road by all.

6. **Future Public Park** – There is a future Town park planned for this area of discussion.

What is the master plan for this area?

Are there any increased traffic concerns for this area once this new park is complete?

How will the public access this park?

Where will the public park?

7. **Apartments** – Per the Council meeting on April 4, 2016, Pablo Reiter stated that they have removed the apartments from the scope of StoneRiver. However, as of April 19, 2016, marketing material via the Town's website show this isn't the case. The land to the east of the proposed development is zoned for multi-family housing. In addition, the marketing material has the Cheswick logo.

Link to marking material on the Town's website:

<http://www.knightdalenc.gov/Modules/ShowDocument.aspx?documentid=6929>

Please clarify the intention with this property.

If developed, what additional implications will this have on the traffic in this area?

We understand that the continued development in our great community of Knightdale will happen, and we welcome the positive impacts of such development. However, we believe that based on our review of the current plans that the proposed adjacent development only provides a negative impact on our Cheswick community. We request that serious consideration be given to our concerns and in determining the feasible projected outcome of each bullet point above. This development is the first case subject to the new process brought forth by legislative changes. This will set the precedent for all future PRD rezoning requests.

As a community we must fight to preserve the vision that we bought into for our families and to understand the immediate impact of the proposed changes that surround us, both positive and negative. As the Town Council it is your responsibility to determine the overall impact of such development projects, not just individually but also by taking into account each project and their significant connections to each other.

Your time and consideration in this matter are greatly appreciated.

Sincerely,

Cheswick Homeowners

Exhibit C: Letter Mr. Pablo Reiter Provided In Response To Ms. Bailey's Letter

May 2, 2016

Town of Knightdale
950 Steeple Square
Knightdale, NC 27545

Re: ZMA-16 StoneRiver Subdivision Rezoning

Mayor Roberson and Town Council Members,

We are thankful for your time and consideration of our ZMA-16 StoneRiver Subdivision Rezoning request. We have now had a chance to thoroughly review the letter and comments presented by several of the residents of the adjacent Cheswick neighborhood and wanted to take this opportunity to follow up with an additional response. We want to assure you that our goal as land developers is to be a good steward of the land entrusted to us and to leave behind a product, of which, we are truly proud and would enjoy living in ourselves. Cheswick is a wonderful, vibrant community and we look forward to making StoneRiver just as good or better. We are truly thankful for all of the comments made by residents and the time that they have spent in helping us enhance the plans for our communities in the future. We have outlined several steps below as to how we can take actions today to help alleviate some of their ongoing concerns. Some of their concerns are more related to builder warranty issues (for which there are better forums to address than a rezoning case) but regardless they are of great concern to us and some are more relevant to the rezoning at hand. Regardless of their nature, we want to be responsive to all of the comments so we can build a community that everyone will love and enjoy.

1. Mass Grading/Drainage/Blasting

With respect to Mass Grading, Cheswick Investments, LLC, the Developer of Cheswick (unrelated party to the StoneRiver Developer (Arcaterra Land LLC), has agreed to monitor the yards of the residents of Cheswick for the foreseeable future to monitor erosion. The monitoring will be performed by a third party company that specializes in Erosion Monitoring for the State of North Carolina. Pollution Monitoring Services Inc. will go to Cheswick within 24 hours of any rain event greater than 0.25" and document any erosion or drainage issues on the lots of the citizens that signed the Town of Knightdale Letter dated on April 20, 2016 or spoke at the Town Council Meeting. If any erosion occurs caused by design flaws of the Erosion Control Plan of Cheswick, they will be fixed free of charge to the homeowner.

In addition, StoneRiver sits downhill from Cheswick, so any water flowing from StoneRiver would flow towards the Neuse River and not towards Cheswick. Opposite from what the letter says, StoneRiver would have to deal with the water coming from Cheswick. Mass Grading activities at StoneRiver would have no effect on Cheswick residents.

As it relates to blasting, Cheswick Investments has used East Coast Blasting, the largest rock blasting company in the state. They carry Liability Insurance that would cover any damage caused by blasting to any home. If blasting occurs within a predetermined proximity to a home, they notify the residents and take pre and post blasting pictures. East Coast has kept all logs of the blasting in Cheswick. The last blasting done was last October and nobody from East Coast,

Cheswick Investments, LLC, Terramor Homes or Caveness and Cates received any complaints from Cheswick residents. No other blasting has occurred since.

If any homeowner has any damage from Cheswick's blasting activities, we would put them in touch with East Coast Blasting right away.

East Coast would follow these thorough procedures during any blasting in StoneRiver and in the unlikely event of damage, their Liability Insurance would cover any repairs. Rock Blasting is a science that has been around for centuries, its effects are very well understood and most developments in Knightdale need blasting as Knightdale has underground granite in most sites.

2. Clearcutting/Woodland Buffer

Unfortunately a 100" buffer is not feasible for several reasons:

1. Town of Knightdale does not require buffers between residential uses
2. The topographical conditions would exacerbate the difference in grades between the two sites and would make street connectivity and storm water design nearly impossible.

3. Environmental Impacts

As the residents of Cheswick have requested, all environmental impacts (Neuse River Buffers, wetlands, jurisdictional waters etc) have already been identified by S&EC, a top environmental company in the state.

4. Traffic

All of the traffic concerns that are under the control of the Developer will be addressed during the Site Plan Submission phase of the project. A Traffic Impact Analysis (TIA) is required to submit a site plan in Knightdale. This TIA MUST take into account current traffic (including all currently approved development sites like the Industrial Park) and future traffic through the life of the project with Wake County growth projections.

5. Signage

The Developer has already agreed to move the Cheswick entrance monument from Hodge Road to an Open Space area inside of Cheswick at its own cost.

In addition, the entrance monument on the 4th leg of the roundabout will be placed on an easement outside of the Right of Way.

6. Future Public Park

This is a Town issue that we cannot address.

7. Apartments

We cannot address this topic as we are not under contract to purchase this property any longer and we have withdrawn all plans for it.



TOWN OF KNIGHTDALE

DEVELOPMENT SERVICES
DEPARTMENT

www.knightdalenc.gov

950 Steeple Square Court
Knightdale, NC 27545
(v) 919.217.2241
(f) 919.217.2249

ORD #16-05-18-001

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE OF THE TOWN OF KNIGHTDALE, WHICH INCLUDES THE ZONING DISTRICT MAP

ZMA-1-16 StoneRiver Planned Residential Development

WHEREAS, the Town of Knightdale has received a petition to amend the zoning of property from General Residential-8 to General Residential-8 Planned Residential Development; and

WHEREAS, the Town Council finds that the proposed zoning map advances the stated objectives of ensuring that significant open spaces are preserved and utilized as integral components of neighborhoods, which assists in promoting a vibrant, sustainable and safe community design in which people desire to live, work and visit. It is furthermore consistent with the Comprehensive Plan's stated goals of providing interconnected street networks, with sidewalks, to create walkable neighborhoods; and

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

Section 1. That the Unified Development Ordinance of the Town of Knightdale Code, which includes the Zoning District Map, be amended to include the parcels of land identified by the PIN 1733.04-73-7234 (portion) from General Residential-8 to General Residential-8 Planned Residential Development as indicated.

Section 2. That the additional conditions contained within the application identified as ZMA-1-16 and listed below apply as additional zoning conditions to the parcels of land identified as PIN 1733.04-73-7234 (portion):

1. The development will consist of residential lots not to exceed 4 units per acre or 656 lots.
2. Design Guidelines:

It is the intention of Acraterra Land, LLC to continue the architectural character of the successful Cheswick subdivision. As such, the residential development would adhere to the following design guidelines:

Single Family Detached

- Single-family 2 story homes will have a minimum heated square footage of 2200 sq. ft.
- Single-family 1 or 1.5 story homes will have a minimum heated square footage of 1800 sq. ft.
- All single family homes with crawl spaces will be wrapped in brick or natural or cultured stone on all sides

- All single family homes with raised stem wall or raised slab foundations will have a minimum exposure of 18” with brick or stone.
- All single family homes will have a combination of 2 or more of the following materials on the front façade (not counting foundation): stone, brick, lap siding, cedar shakes or board and batten unless the home is only stone or brick. When 2 materials are used, the materials shall be different, but complementary colors.
- Lap siding, shakes or board and batten on single family homes shall be fiber cement.
- All single-family homes built on 60’ lots or wider would have a minimum width of 40’ at the front elevation (including porches).
- All single family homes would have a front porch with a minimum depth of 5’. Front porch posts will be at least 6”x6”.
- Main roof pitches (excluding porches) fronting the street for 2 story homes will be at least 8:12
- Main roof pitches (excluding porches) fronting the street for 1 and 1.5 story homes will be at least 6:12
- There will be a 12” overhang on every gable end
- All garage doors will have decorative lights
- Garages will not protrude more than 6’ from the front porch or stoop
- At least 50% of the homes shall have a rear porch or deck at least 10’x10’. The remaining homes shall have a patio at least 10’x10’.
- Side Façade articulations: For every 20’ (or fraction) of continuous side elevations (calculated on a per floor basis), there shall be 1 window or door added to the side elevation. For example, a 55’ first floor depth shall have 3 windows on the first floor. If the second floor is 35’, there shall be 2 windows on the second floor. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternate to windows.

Townhomes

- A. Description: The Townhouse Building is at least a 1,250 square foot building with at least 50% greater than 1,500 square feet, with 2 or more units (up to a max. of 6 units) on individual lots that are located side-by-side and preferably accessed from a rear lane or alley. As a result, the Townhouse typically only has 1 yard in the rear, although variations may include a small front setback to provide for landscaping, while the bulk, scale and architectural design of the building(s) reflects that of the surrounding neighborhood or planned development, as may apply.
- B. Specific Requirements:
 1. Residential Vehicular Access
 - a. Alley/Rear Lane Access: A townhouse should be access by a rear lane or alley to minimize pedestrian and vehicle conflicts, maximize on-street short term guest parking and provide more landscaping along the street scape
 2. Unit Differentiation

A single townhouse unit shall be differentiated from adjacent units along the common wall from foundation to roof ridge so as to be architecturally distinguishable from each other. Specifically, the following standards must be met:

 - a. Roof line breaks must be provided where each unit's roof appears to stand alone;

- b. Gables may not span between two units;
 - c. Each unit shall have at least two materials (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) on the primary facade, with each material being of different but complimentary color than the material on the adjacent unit.
 - d. Rear yards shall provide at least one of the following:
 - i. Architectural wall/fencing matching the structure.
 - ii. Storage room that divides the units creating a courtyard like setting.
 - iii. Shrubs extending out delineating each rear yard.
3. Unit Design Details: All Townhouse Buildings shall provide detailed design along all unit facades visible from a public right-of-way. Detailed design shall be provided by using at least one (1) of the architectural features from each of the following three (3) feature categories on all facades as appropriate for the proposed architectural style (may vary features on rear/side/front elevations):
- a. Entrance (primary facade only):
 - i. Porch Pillars (6" min width)
 - ii. Sidelights)
 - iii. Decorative Door Surround (6" min width) with Pediment or Crown
 - b. Window Treatment:
 - i. Decorative Window Surround (4" min width) with Crown
 - ii. Shutters with Fasteners
 - iii. Window Box Planters
 - c. Roof Line:
 - i. Dormer/Gable
 - ii. Bracketed Eaves
 - iii. Decorative cornice or roof line (flat roofs only)
4. Foundations
- a. Material: The crawlspace of buildings shall be enclosed with brick, stone, or stucco. Slabs' shall be covered with brick or stone. Areas under porches may be enclosed with lattice.
 - b. Landscaping: At least 60% of the length of any foundation wall visible from the right-of-way must be landscaped with foundation plantings.
5. Wall Materials: Townhouse Building walls shall be wood clapboard, cementious fiber board, wood shingle, wood drop siding, wood board and batten, brick, stone or stucco. If not entirely masonry, Townhouse Building front facades shall have at least two (2) siding textures with the heavier material (i.e. stone, brick) placed below the lighter material (i.e. siding, shakes) to give the sense of support and grounding, (brick, stone, stucco, clapboard, scales, shingles, board and batten, etc.) must change between units (applicable to each floor); and
6. Roofs
- a. Materials: Townhouse Building roofs shall be clad in wood shingles, standing seam metal, slate, copper, or asphalt shingles.
 - b. Pitch: Main roofs on residential buildings shall be symmetrical gables or hips with a pitch between 6:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall be less than 3:12.

7. Administrative Approval of Minor Variances, The Staff may approve minor variances to the Specific Requirements listed above provided that such minor variance meets the overall intent of these Townhouse Standards and conforms to the Comprehensive Plan and other adopted plans of the Town.
3. Ability to grade the site outside of the proposed right-of-way (mass grading). A single phase of the development shall not encompass more than 50 acres of grading unless approved by the Town's Development Services Department.
4. Provide a 10' Type A buffer adjacent to the existing homes in Cheswick that would abut the StoneRiver development
5. The StoneRiver entrance monument will be placed near the leg of the roundabout of Hardin Hill Ln. & Panther Rock Blvd. (PINs 1743-03-7192, 1743-03-4436, 174303-9361) and outside of the public right-of-way.
6. The Cheswick entrance monument will be relocated from Panther Rock Blvd. and Hodge Rd. to a parcel on the corner of Ranchester Rd. & Panther Rock Blvd. (PIN 1743-02-9924). The Cheswick entrance monument shall be relocated before the HOA is turned over to the residents.
7. Ability to locate street graphics on light poles on Panther Rock Blvd., Hardin Hill Ln. and new 4th leg of the roundabout

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 NCGS §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 18th day of May, 2016.

James A. Robeson, Mayor

ATTEST:

Whitney A. Ledford, Town Clerk

APPROVED AS TO FORM:

Clyde Holt, III; Town Attorney