



# **KNIGHTDALE MIXED-USE AT SMITHFIELD ROAD PLANNED UNIT DEVELOPMENT**

**A KDM Development  
Knightdale, North Carolina**

**January 25<sup>th</sup>, 2021  
Revised: March 16, 2021**

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## **Part 1 | Vision and Intent**

### **Knightdale Mixed-Use at Smithfield Road**

Knightdale Mixed-Use at Smithfield Road is a mixed-use, walkable development adjacent at the northwest corner of Smithfield Road and Mailman Road. Knightdale Mixed-Use at Smithfield Road will be developed on vacant property located approximately one-half mile north of I-87. The development will be transformed into a place where people can live, shop, work and play in one community. Knightdale Mixed-Use at Smithfield Road will:

#### **Provide exceptional design, character, and quality**

Knightdale Mixed-Use at Smithfield Road Station is a neighborhood mixed-use development adjacent that will provide quality housing options and a mixed-use center in a walkable community. The design of the apartment and mixed-use buildings will be more urban in nature to create the feel of a vibrant town setting. There will be a mix of styles and building types. The single-family and townhome portions of the development will be separated from the more urban mixed-use and apartment areas and will incorporate similar design style to create a cohesive neighborhood.

#### **Provide high quality community amenities**

Knightdale Mixed-Use at Smithfield Road will have a varied assortment of amenities that will benefit the people who work and live in the development. The amenities provided will include several pocket parks, a large dog park, a section of public greenway along the stream, a community pool and clubhouse, and a community garden. The amenities will be spread throughout the development and connected by a public sidewalk network.

## **Incorporate creative design in the layout of the buildings**

The mixed-use buildings will be located along Glen Manor Trail, positioned close to the public street. They will be centered on a public plaza that aligns with the clubhouse building across the street. A pedestrian connection will be provided to connect the two central components of the development. The shape and configuration of the mixed-use buildings create an enclosed public gathering space will become the social anchoring point for the development, providing retail and commercial uses withing the same space as residential apartment units.

## **Ensure compatibility with surrounding land uses and neighborhood character**

Knightdale Mixed-Use at Smithfield Road is located in an area designated for future mixed-use development in the Knightdale Comprehensive Plan. The development is bordered on the north by a single-family subdivision, and as such, the development backing up to the single-family homes will also be limited to single-family, or appropriate landscape separation buffers will be provided.

## **Encourage the creation of mixed density neighborhoods, neighborhood nodes, and mixed-use centers**

Knightdale Mixed-Use at Smithfield Road will contain a mix of single-family homes, townhomes and apartments as well as vertical mixed-use buildings containing commercial/retail space and apartments on the ground floor with apartments above.

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

Knightdale Mixed-Use at Smithfield Road will be located on a vacant parcel situated south of a parcel currently being developed as single-family residential and will continue the progression of development to Smithfield Road

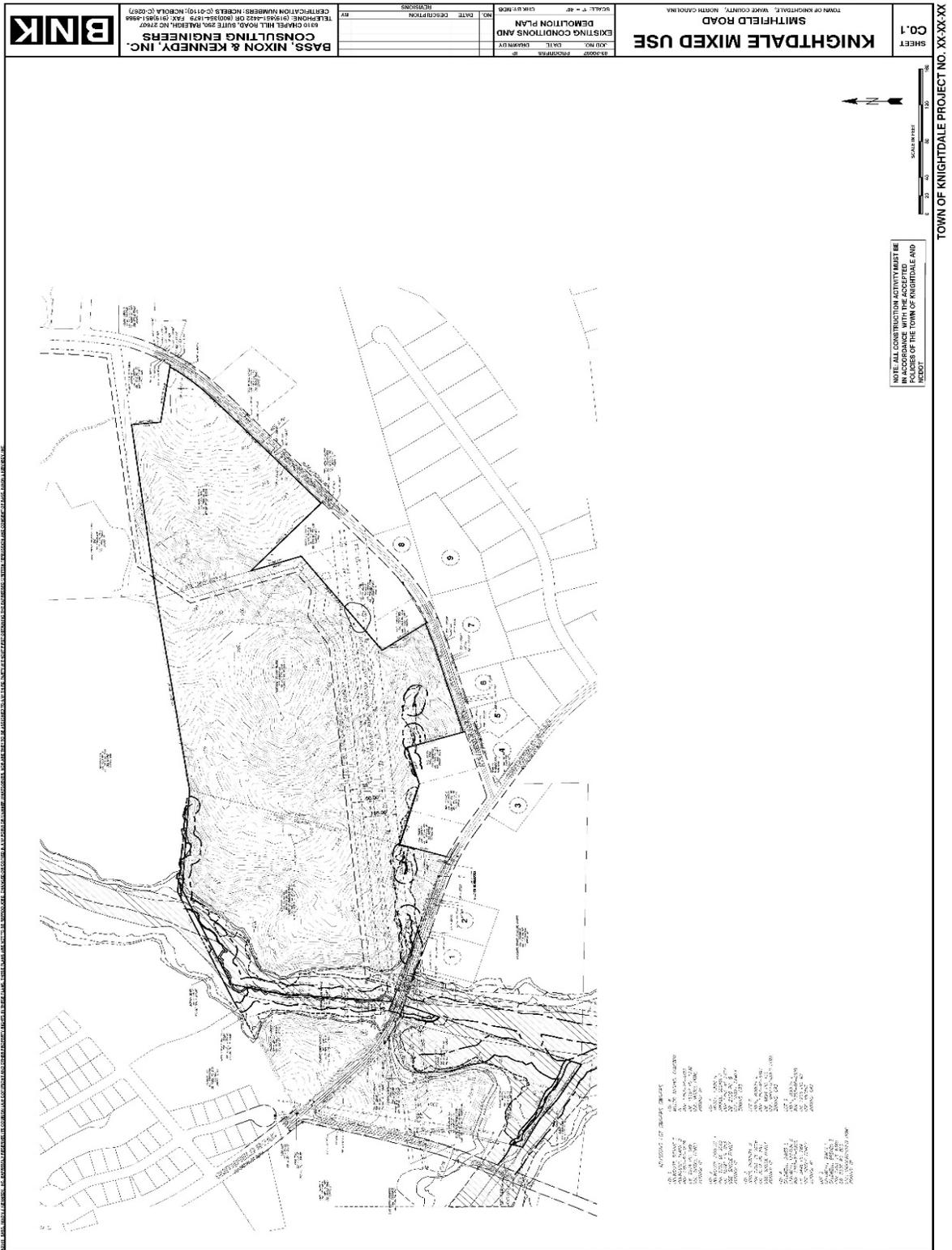
**Provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.**

Knightdale Mixed-Use at Smithfield Road is designed to maximize the use of developable area while leaving environmentally sensitive areas undisturbed for the enjoyment of residents and concentrating development along main roads and the interior of the site.

## **PART 2 | EXISTING CONDITIONS**

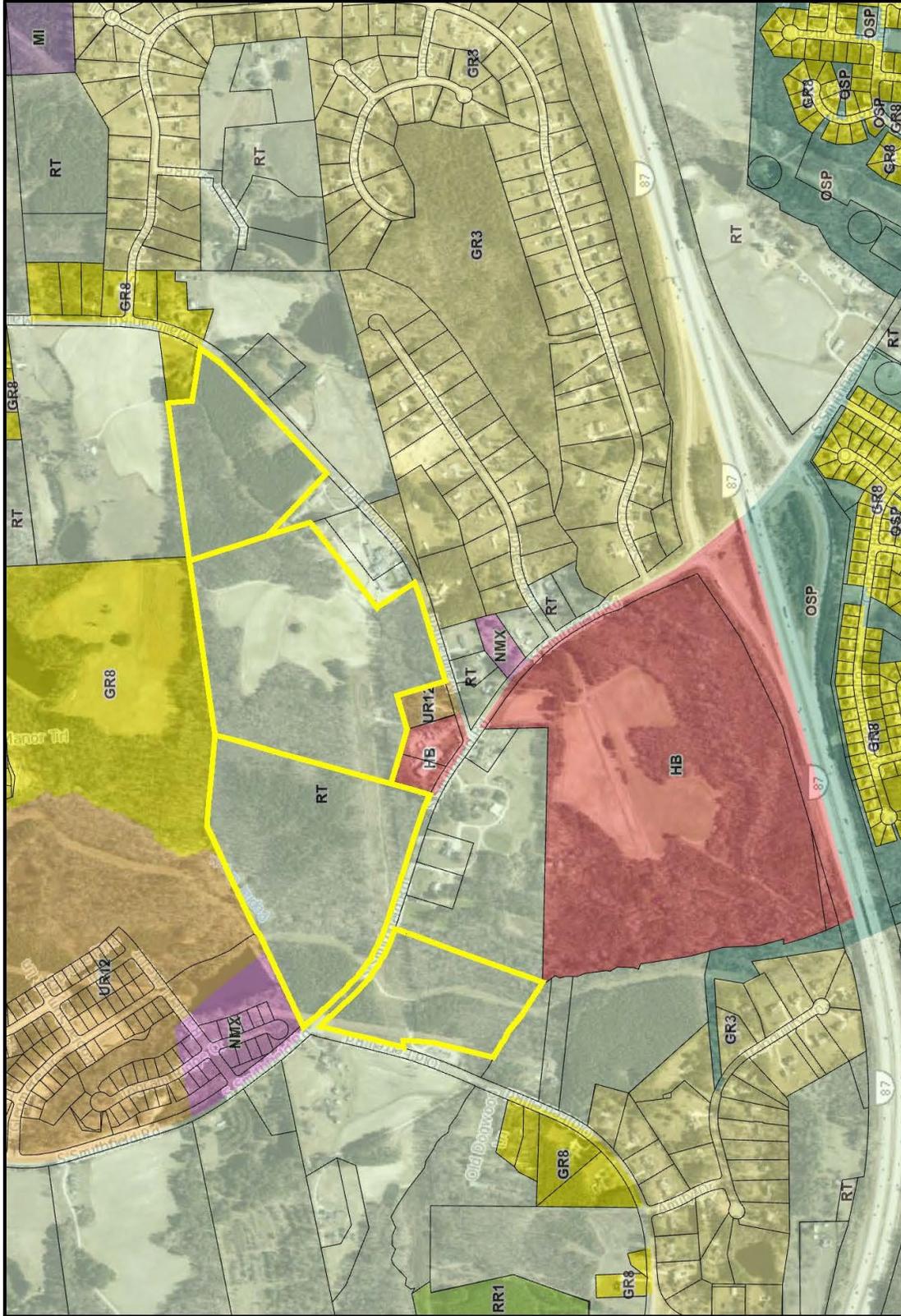
Knightdale Mixed-Use at Smithfield Road is located on parcels fronting on Smithfield Road and Mailman Road approximately one-half mile north of I-87. The properties do not have a current street address as they are undeveloped. The Wake County PIN's are 1753-67-3147 (portion), 1753-77-8199, and 1753-87-9748. The parcel slopes from west to east and drains under Smithfield road. The parcels are bisected by a Duke Energy easement and a proposed Dominion Energy easement running east to west. The site contains a mixture of evergreen and hardwood forestation as well as a cleared pasture area at the center of the site.

# BOUNDARY AND TOPOGRAPHIC SURVEY

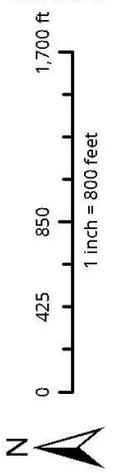


NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

# CURRENT ZONING MAP/VICINITY MAP



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## Development Details

Knightdale Mixed-Use at Smithfield Road is mixed-use development with 348 apartment units, 76 single-family dwellings and 65 townhomes and 15,440 sf of office/retail space designed to the Neighborhood Mixed-Use Planned Unit Development standards of the Knightdale UDO. The development will provide several quality housing choices and workspaces for residents as well as an expansive choice of amenities for residents in the development, including a pool, clubhouse, greenway, dog park and several community parks. The development will also contain community retail shops for residents and visitors.

In order to improve access for residents and visitors, on-street parking will be provided along Glenmanor Trail and along the public streets in front of the townhomes. There are approximately 129 on-street parking spaces proposed for the development.

## Overall Development Mix

### Apartment Data:

The apartments in the development will be a mix of one bedroom, two bedroom and three bedroom units. The current anticipated mix of units is as follows:

Total apartment units:	348 dwelling units
One bedroom units:	168 units
Two bedroom units:	132 units
Three bedroom units:	48 units

### Single-Family Data:

Total single-family units:	141 dwelling units
60' wide lots:	39 dwelling units
80' wide lots:	37 dwelling units
Townhome units:	65 dwelling units

### Commercial/Retail Data:

Total non-residential square footage:	15,440 square feet
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## **PART 4 | UDO AND COMPREHENSIVE PLAN CONSISTENCY**

### **UDO Consistency**

Knightdale Mixed-Use at Smithfield Road is designed to meet the requirements of the UDO where practical and applicable.

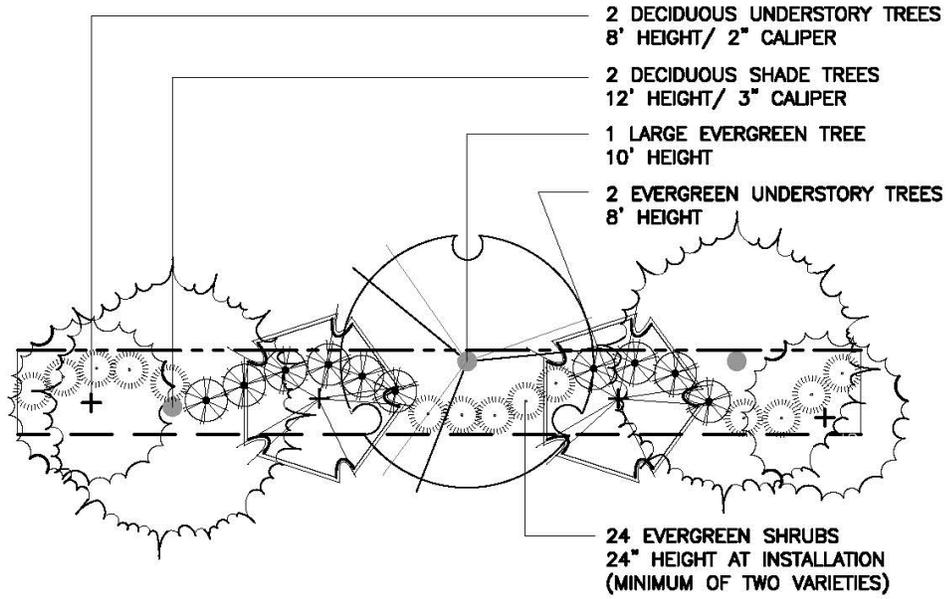
Consistent with 10.3(G)(2) and (3) of the UDO, the project will utilize combined/shared parking to satisfy parking requirements.

The applicant is seeking 2 modifications to provisions of the UDO as part of this PUD. The requested modifications are listed below.

### **Modification to Type C Buffer Yard Requirement**

The buffer table in Section 8.6(A) of the UDO requires a Type C buffer yard between NMX base zoned properties and adjacent GR8 zoned properties. A Type C buffer has a width of 50'. Typically, no buffer is required between adjacent parcels developed as single-family residential.

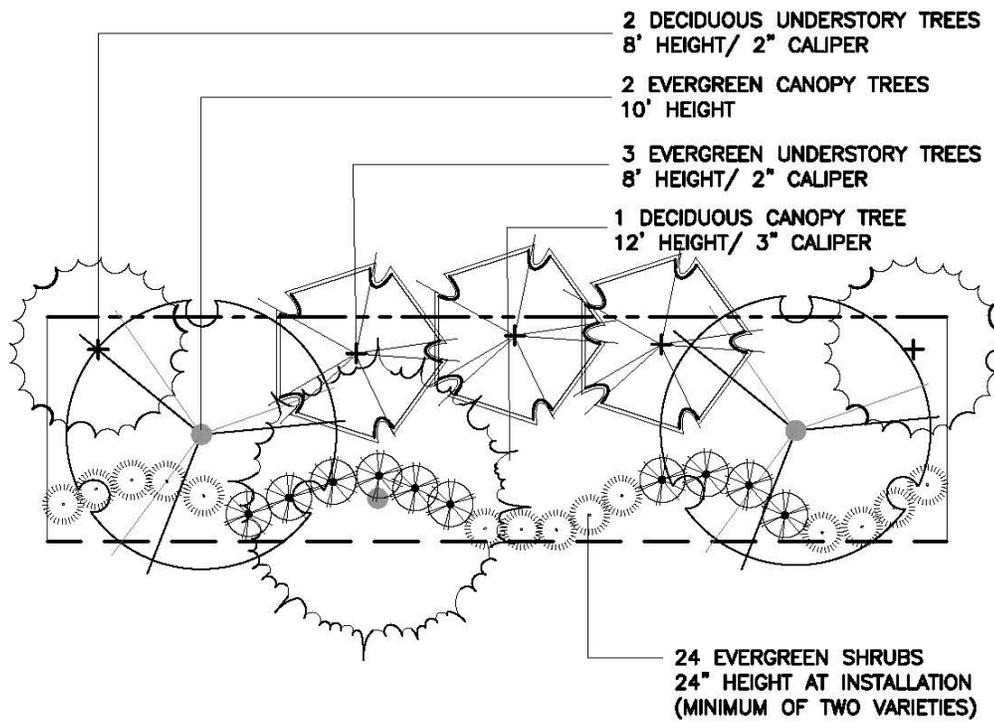
A modified 10' Type A buffer which exceeds the standard of UDO Section 8.6(B)(1) is proposed for the perimeter of the development where single-family lots are located along the development boundary adjacent to single-family lots. This includes PIN: 1753-78-0603 (portion east of Glenmanor Trail), 1753-98-0579, 1753-98-5009, 1753-87-6285, 1753-86-1961. Both the quantity and size of trees and shrubs will be increased as indicated in the graphic below for a typical 100' section of the buffer.



## **MODIFIED 10' TYPE A BUFFER**

SCALE: 1" = 20'

The buffer modification is consistent with the UDO in that it exceeds the typical standard of no buffer between single-family residential development.



## **MODIFIED 25' TYPE B BUFFER**

SCALE: 1" = 20'

A modified 25' Type B Buffer is proposed along the north side of the gas line easement south of the townhome portion of the development. This buffer will be relocated from the south project boundary in order to more effectively screen the development from adjacent property owners. The width of the gas and power easements would make it difficult to create a visual screen between uses.

## **Modification to Driveway Locations**

Note (a) attached to the Lot and Building Dimensional Requirements in Section 2.9(B)(2) of the Town of Knightdale UDO states for lots less than 80 feet wide, alley/rear lane access to all off-street parking areas is required except when such lots front onto an approved cul-de-sac, in which case shared driveways shall be required. For in-fill lots less than 80 feet wide where no alley/rear lane access exists, shared driveways will be required. For lots 80 feet wide or greater, access to off-street parking is permitted from the fronting street or rear lane/alley.

To promote a more uniform development where a mix of 60 foot wide and 80 foot wide lots are proposed, all lots will provide off-street parking accessed from the fronting street and front loaded garages. This will provide a more uniform streetscape and eliminate the need for parallel alleys that would significantly increase the impervious area and footprint of the development.

## **Knightdale Next 2035 Comprehensive Plan Consistency**

Knightdale Mixed-Use at Smithfield Road is consistent with the Growth Framework Map, Growth and Conservation Map, and the following guiding Principles in the Knightdale Next 2035 Comprehensive Plan (“KCP”)

1. Unique Activity Areas:

This principle encourages the development of unique activity centers that include a mix of uses and activities close together, providing people with new options for places to live, work, shop and participate in civic life. Knightdale Mixed-Use at Smithfield Road provides a mix of residential and office/retail uses, providing Knightdale with a new place to live, work and shop at the eastern gateway into town..

2. Infill development and redevelopment:

This guiding principle aims to promote infill development for vacant areas within the Town of Knightdale. The Growth Framework Map designates this site as within a Target Investment Area, in which infill development, including increased residential density are encouraged. Knightdale Mixed-Use at Smithfield Road is consistent with this guideline developing a mixed-use project with apartments, single-family residential and neighborhood scale office/commercial development on property that is currently vacant.

3. Park and recreation:

This principle aims to promote and expand opportunities where people can be more involved in an active lifestyle represented by the presence of high quality parks located near where people live.

4. Compact Development patterns:

The principal aims to guide future growth into more compact and efficient development patterns, encouraging infill development and identified activity

center. The Principal acknowledges that increased densities with a mix of residential and nonresidential uses are needed to accommodate town growth.

5. Community Investment:

Knightdale Mixed-Use at Smithfield Road will include street improvements, walkable sidewalks, landscaping, and other investments in the public realm that will create active public spaces with a prominent place for pedestrians.

6. Economic Vitality:

This guideline seeks to promote a healthy and sustainable business environment. Knightdale Mixed-Use at Smithfield Road is a mixed-use development that will include office/retail space and apartments as well as single-family residential dwellings and townhomes, creating a vibrant place and building an attractive community that will improve the tax base and increase access to employment opportunities in the Town of Knightdale.

7. Great neighborhoods and expanded home choices:

This principle aims to promote vibrant neighborhoods that provide greater access to a range of housing choices that people need at various stages of life. Knightdale Mixed-Use at Smithfield Road will provide apartments, townhomes, and single-family detached homes within a mixed-use development that will make the Town a more livable community.

**PART 5 | DESIGN GUIDELINES  
60' LOT SINGLE-FAMILY RESIDENTIAL**

**DRAYTON**



\*\*SAMPLES. SUBJECT TO CHANGE

# DEVON



\*\*SAMPLES. SUBJECT TO CHANGE

# ELMHURST



\*SAMPLES, SUBJECT TO CHANGE

# MIDDLETON



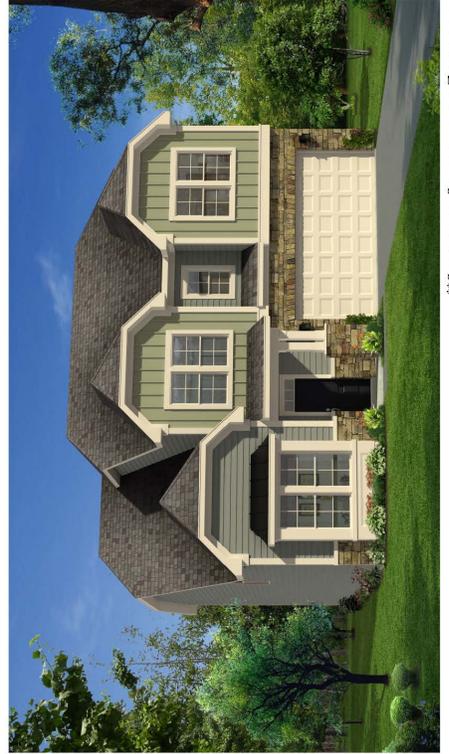
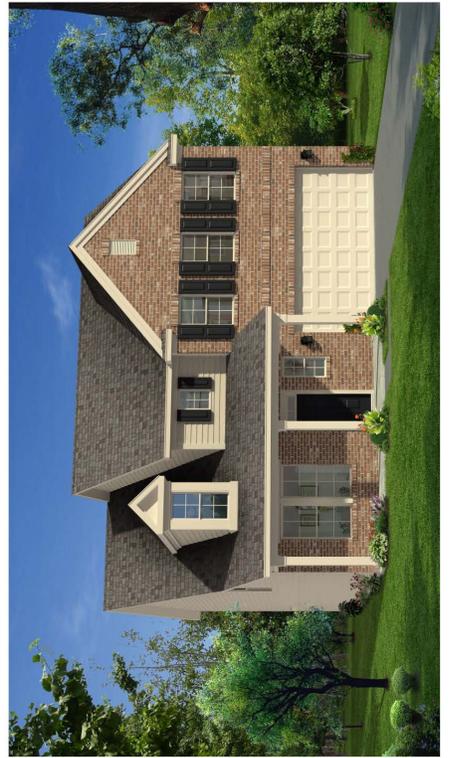
\*\*SAMPLES. SUBJECT TO CHANGE

# CAMERON



\*SAMPLES. SUBJECT TO CHANGE

# HAWTHORNE



\*\*SAMPLES. SUBJECT TO CHANGE

# 80' LOT SINGLE-FAMILY RESIDENTIAL LOTS

## STONEFIELD



\*SAMPLES. SUBJECT TO CHANGE

# STONEHAVEN



\*\*SAMPLES. SUBJECT TO CHANGE

# ARLINGTON



\*SAMPLES. SUBJECT TO CHANGE

# LONDON

## TOWNHOMES



\*\*SAMPLES. SUBJECT TO CHANGE.





BUILDING #9 (TYPE 1) - FRONT & REAR ELEVATIONS 1



**Knightdale Mixed Use**  
 at S. Smithfield Rd. - Millman Rd.  
 Knightdale, NC

**Apartment Bldg - Type 1 - Exterior Elevations A2.21**  
 1/8" = 1'-0"  
 02/01/21  
 02/18/2021  
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BUILDINGS #1-3, 7 & 10 (TYPE 2) - FRONT & REAR ELEVATIONS | 1  
1/8" = 1'-0"



**Knightdale Mixed Use**  
 417 S. Sikes Rd. - Mailman Rd.  
 Knightdale, NC

**Apartment Bldg - Type 2 - Exterior Elevations A2.31**  
 1/8" = 1'-0"  
 © 2022 Cline Design Associates, P.A. This graphic is for illustrative purposes only and is subject to change.



BUILDINGS #4 & 8 (TYPE 5) - FRONT & REAR ELEVATIONS 1  
 1/8" = 1'-0"



**Knightdale Mixed Use**  
 at S. Smithfield Rd. + Mainman Rd.  
 Knightdale, NC

**Apartment Bldg - Type 5 - Exterior Elevations A2.41**  
 02/15/21 | 02.15.2021  
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CLUBHOUSE - REAR ELEVATION  
18'0" x 10'0"



CLUBHOUSE - FRONT ELEVATION  
18'0" x 10'0"



CLUBHOUSE - RIGHT SIDE ELEVATION  
18'0" x 10'0"



CLUBHOUSE - LEFT SIDE ELEVATION  
18'0" x 10'0"

**Clubhouse - Exterior Elevations A2.61**  
 18'0" x 10'0" 02/15/21 11.25.2020  
 © 2021 Cline Design Associates, P.A. This graphic is for informational purposes only and subject to change.

**Knightdale Mixed Use**  
 at S. Smithfield Rd. + Mailman Rd.  
 Knightdale, NC





## RECREATIONAL OPEN SPACE PROGRAMMING:

### OPEN SPACE #1

- A 150' X 300' graded multi-purpose play field with benches, water fountains and a shade structure
- The mail kiosk for the western portion of the development
- A community garden with varying sized plots for residents to grow flowers and vegetables for personal use.

### OPEN SPACE #2

- An outdoor plaza and community gathering area approximately (80) eighty feet by (300) feet in size consisting of outdoor dining areas adjacent to the building
- A public fountain in the plaza area between the buildings and the street
- Masonry seatwalls to separate the outdoor dining area from the lawn
- Specialty paving and bands to create the feel of an urban plaza
- Raised planters between the buildings and in the sidewalk area to the rear of the pedestrian connection from the parking lot.
- Mixed-use street sections on Glenmanor Drive, including wider public sidewalks and tree grates

### OPEN SPACE #3

- A community-based pool and clubhouse amenity that will serve all residents of the development
- Resort style swimming pool with a sun shelf, shade structure, outdoor fireplace and large sunbathing area
- Decorative planters and walls
- Leasing office
- Mail center
- Public art installation
- Workout center
- Office
- Meeting space

### OPEN SPACE #4

- Neighborhood park
- A minimum of two play areas for differing age groups
- Benches, trash cans and identifying signage.

### OPEN SPACE #5

- Pocket park
- A minimum of two play areas for differing age groups
- Benches, trash cans and identifying signage.

- Sand play structure

#### OPEN SPACE #6

- Community dog park with benches, and waste collection stations
- Paved access from the community pedestrian sidewalk system

## **PART 7 | PUBLIC FACILITIES**

### **New public street**

Knightdale Mixed-Use at Smithfield Road will feature a new, pedestrian-friendly public street running north to south along the middle section side of the Property. The new street will meet the standards of the Town of Knightdale. Among other things, the street will be designed as a mixed-use street and includes on-street parallel parking, a brick-paved portion, and benches. There will be a mid-block at grade pedestrian crosswalk connecting the east and west sides of the development.

### **Stormwater**

Knightdale Mixed-Use at Smithfield Road is located within the Neuse River basin. The proposed development shall have two Wet Detention ponds. The proposed development shall be subject to stormwater management requirements found in Chapter 6 of the UDO.

### **Water and Sewer**

Water and sewer within Knightdale Mixed-Use at Smithfield Road are designed to meet the standards required by the UDO.

## **Water Allocation Policy Compliance**

This project is a Mixed Use Development (Greenfield)  
Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously undeveloped parcel.

**Mixed Use Development = 50 base points**

### **Single Family and Townhomes Development**

**Base Points = 15**

#### **Bonus Points**

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

Category 2A - Open Space >2 acres – 2 points

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

Category 2C – Architectural Stds. House & Townhouse (respectively) – 15 Points

Category 3A – Outdoor Enhancement (Public Art) – 4 Points

Section 4C – Outdoor Deck/Patio > 1,000 sf – 1 Point

Section 4D – Pool Amenities (Jacuzzi/Hot Tub/Whirlpool) – 2 Points

Section 4E – Clubhouse (Full Kitchen & less than 4,000 sf meeting space) – 9 Pts.

#### **WATER ALLOCATION POINTS**

Base Points = 15

Bonus Points = 37

**TOTAL WATER ALLOCATION POINTS = 52**

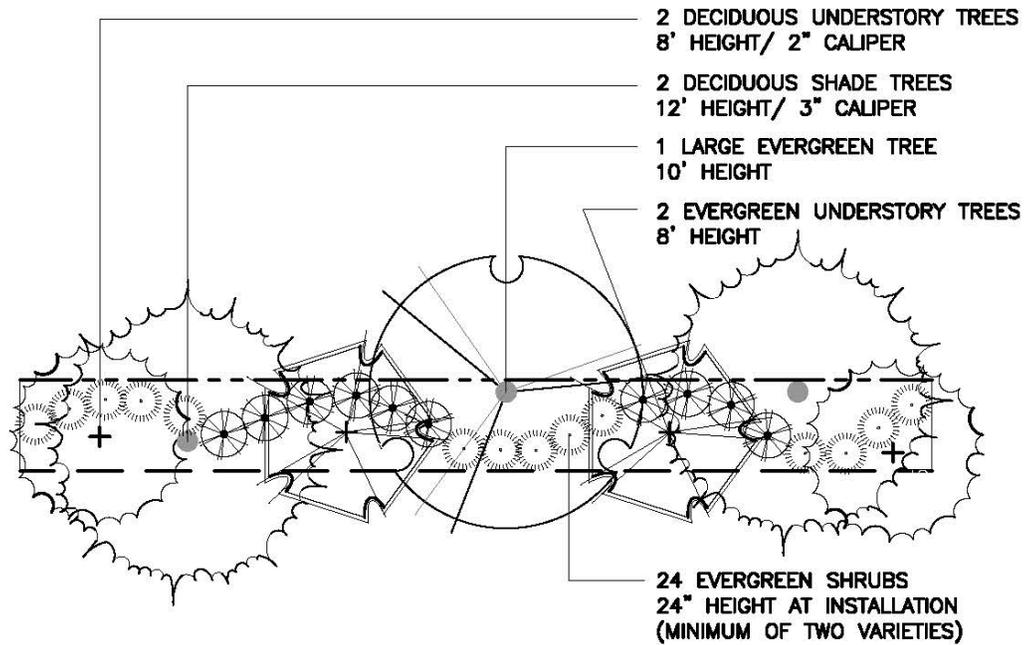
### **Annexation**

An Annexation Petition will be submitted for the property prior to development.

## **PART 8 | LANDSCAPING**

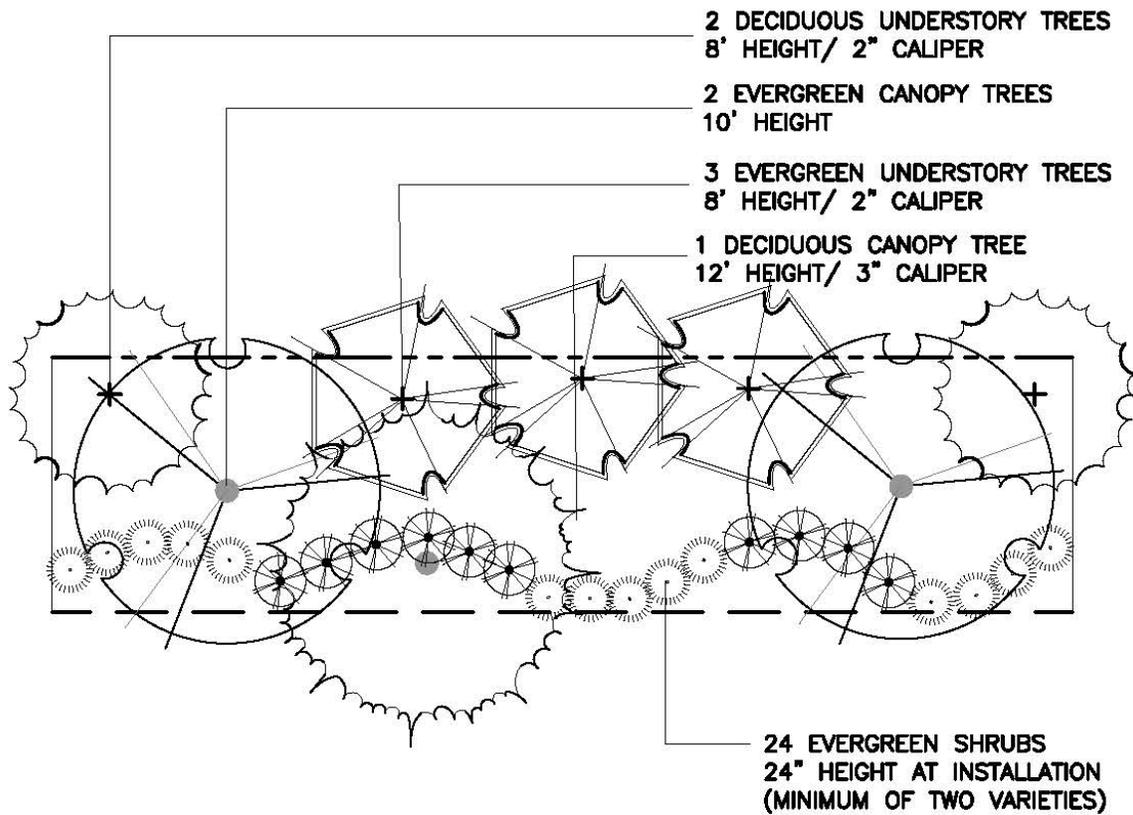
A Modified 10' Type A Buffer Yard is proposed in all locations where single-family residential lots abut adjacent property developed or proposed as single-family residential.

All other buffers will be installed per Town of Knightdale UDO standards.



## **MODIFIED 10' TYPE A BUFFER**

SCALE: 1" = 20'



## **MODIFIED 25' TYPE B BUFFER**

SCALE: 1" = 20'

A modified 25' Type B Buffer is proposed along the north side of the gas line easement south of the townhome portion of the development. This buffer will be relocated from the south project boundary in order to more effectively screen the development from adjacent property owners. The width of the gas and power easements would make it difficult to create a visual screen between uses.

# PART 9 | NEIGHBORHOOD MEETING REPORT

A digital copy of the virtual neighborhood meeting has been provided to the Town of Knightdale along with the PUD Plan submittal.

## Adjacent Property Owner List

Owner	Mail Address 1	Mail Address 2	Mail Address 3
POPE, RICHARD N	PO BOX 923	KNIGHTDALE NC 27545-0923	
FLOWERS, LINDA E	804 OLD FERRELL RD	KNIGHTDALE NC 27545-8098	
HOUSE, SHERILL GLENN HOUSE, REBECCA BASS	817 OLD FERRELL RD	KNIGHTDALE NC 27545-9379	
HOUSE, ELIZABETH J. HOUSE, SHERILL GLENN	805 OLD FERRELL RD	KNIGHTDALE NC 27545-9379	
DUKE ENERGY PROGRESS INC	TAX DEPT - DEC41B	550 S TRYON ST	CHARLOTTE NC 28202-4200
GLENNERE LLC	5956 SHERRY LN STE 1000	DALLAS TX 75225-8021	
CAVINNESS & CATES BUILDING AND DEVELOPMENT CO	639 EXECUTIVE PL STE 400	FAYETTEVILLE NC 28305-5489	
GLENNERE EAST HOMEOWNERS ASSOCIATION INC	C/O JOE LASSITER	8311 BANDFORD WAY STE 1	RALEIGH NC 27615-2761
CRAIG WEST RENTALS LLC	PO BOX 6365	RALEIGH NC 27628-6365	
HOLMQUIST, DONNIE E HOLMQUIST, ELAINE D	PO BOX 142	KNIGHTDALE NC 27545-0142	
HOLMQUIST, DONNIE HOLMQUIST, ANNETTE	PO BOX 142	KNIGHTDALE NC 27545-0142	
HOLMQUIST, ANNETTE I	2822 S SMITHFIELD RD	KNIGHTDALE NC 27545-8396	
G&F PROPERTIES LLC	EDWARD J GEHRKE II MANAGER	PO BOX 767	WENDELL NC 27591-0767
WALL, FREDDY V	2849 S SMITHFIELD RD	KNIGHTDALE NC 27545-8397	
MORTARINO, GIOVANNI TRUSTEE	2830 CHARLEMAGNE DR	VIRGINIA BEACH VA 23451-1358	
WALL, FREDDY WALL, DIANE	2849 S SMITHFIELD RD	KNIGHTDALE NC 27545-8397	
CALDWELL, JAMES L CALDWELL, BRENDA S	PO BOX 475	KNIGHTDALE NC 27545-0475	
MILLER, MICHAEL CAMERON II	745 MAILMAN RD	KNIGHTDALE NC 27545-8437	
COLE, HEATHER LEE	704 MAILMAN RD	KNIGHTDALE NC 27545-8436	
JARRELL, ERVIN B JARRELL, GLORIA P	707 MAILMAN RD	KNIGHTDALE NC 27545-8437	
MILLER, MICHAEL CAMERON II	684 MAILMAN RD	KNIGHTDALE NC 27545-8434	
POPE, ROBERT L	649 MAILMAN RD	KNIGHTDALE NC 27545-8435	
OLIVER, R LINWOOD OLIVER, MARY K	652 MAILMAN RD	KNIGHTDALE NC 27545-8434	
ROBERSON, BILLY B	1213 INDIAN TRAIL DR	RALEIGH NC 27609-5439	KNIGHTDALE NC 27545-0142
POPE, ROBERT HOLMQUIST, DONNIE ERIC	DONNIE HOLMQUIST	PO BOX 142	
ROBERSON, BILLY B	567 MAILMAN RD	RALEIGH NC 27609-5439	
POPE, RICHARD NELSON	528 MAILMAN RD	KNIGHTDALE NC 27545-8433	
PLEDGER, DREW TRENT OWEN, VIRGINIA DEE	527 MAILMAN RD	KNIGHTDALE NC 27545-8432	
ASKINS, AARON D ASKINS, SHAWNTA L		KNIGHTDALE NC 27545-8433	



Town of Knightdale | 950 Steeple Square Ct. | Knightdale, NC 27545  
 KnightdaleNC.gov | 919-217-2241

**ELECTRONIC NEIGHBORHOOD MEETING ATTENDANCE SHEET**

Please list Electronic Neighborhood Meeting Attendees who provided their name and/or contact information either during the meeting or via phone/email before or after the meeting. Use duplicate sheets if needed.

	Name/Organization	Address	Phone Number	Email Address	Follow Up Requested?
1.	Brandon Holmquist	P.O. Box 142 Knightdale, NC		bholmqui@gmail.com	
2.	Elaine Holmquist	P.O. Box 142 Knightdale, NC		Elaine.Holmquist@unchealth.unc.edu	
3.	Ricky Pope	567 Mailman Rd., Knightdale, NC		rp1301@nc.rr.com	
4.	Michael and Cathy Miller	684 Mailman Rd., Knightdale, NC		clmiller684@ymail.com	
5.	Michael Miller II	745 Mailman Rd., Knightdale, NC		michael.miller1994@yahoo.com	
6.	Marty Bizzell	6310 Chapel Hill Rd., Raleigh, NC	919-851-4422	marty.bizzell@bnkinc.com	
7.	Kenyon Burnham	8480 Honeycutt Rd., Raleigh, NC	585-465-0099	kburnha2@u.rochester.edu	
8.	Charles Hassinger	8480 Honeycutt Rd. Raleigh NC	919-621-1852	charles@crhassingercounseling.com	
9.	Laura Kordulewski	6310 Chapel Hill Rd., Raleigh, NC	919-851-4422	laura.kordulewski@bnkinc.com	
10.	Chris Hills	950 Steeple Square Ct. Knightdale,	NC 919-217-2240	chris.hills@knightdalenc.gov	
11.	Kevin Lewis	950 Steeple Square Ct. Knightdale,	NC 919-217-2240	kevin.lewis@knightdalenc.gov	
12.					
13.					
14.					
15.					



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## **Summary of Electronic Neighborhood Meeting Discussion**

**Question #1:** Have you addressed the traffic on Smithfield Road?

**Response:** Kevin Lewis, Planner, said that a TIA is being reviewed by TOK. Both roads are suggested to be widened.

**Question #2:** The entrance off of Smithfield Road doesn't seem safe due to high traffic and speed.

**Response:** We will take that into consideration while designing.

**Question #3:** How many vehicles are you looking to add to Smithfield and Mailmain Rd?

**Response:** Marty Bizzell, BNK Consulting Engineers, mentioned morning trips in morning and afternoon from the TIA.

**Question #4:** Is the roundabout an option?

**Response:** Yes, a roundabout has been mentioned. NCDOT is considering it - they're preliminary comments are that a signal is preferred.

**Question #5:** On Mailman Rd single-family, are you adding a landscape buffer and a sidewalk?

**Response:** There will be sidewalk and a grass strip as well as street trees.

**Question #6:** What's the price range for single-family dwellings?

**Response:** May be sold to Mungo Homes or Dan Ryan Homes. Middle-income house.

No min or max square footage yet, that is decided by the builder.

**Question #7:** I'm concerned about the difference in square footage, a 1,000 sf house next to a 2,000 sf house.

**Response:** Kenyon Burnham, KDM Development, will get him more information

**Question #8:** Elaine is parcel 1 on Smithfield Rd. Her concern is the number of apartments that it will create. Has there been any consideration for removing some of the apartments and adding more single-family. She's concerned about car accidents and they widening of the road.

**Response:** Marty Bizzell, BNK Consulting Engineers, showed where widening would be. There are turn lanes that would extend beyond the frontage.

**Question #9:** Don't you think this is a lot of apartments? Is there going to be a street cut or roundabout? Is it connected to Glen Manor?

**Response:** Marty Bizzell, BNK Consulting Engineers, - doesn't extend to Old Ferrell Rd. Kenyon - TIA is based on 388 townhomes. Townhomes and apartments have about the same amount of impact on traffic to the site. He mentioned that it could be a multi-phased development.

**Question #10:** Would the developer propose a HOA?

**Response:** Kenyon Burnham, KDM Development, said yes.

**Question #11:** Kathy Miller, lives on Mailman. Will there be blasting to tap into water? She has well water and doesn't want it to impact her water.

**Response:** Kenyon Burnham, KDM Development, said these are slab built and there wouldn't be blasting.

**Question #12:** Are there public utilities on Mailman Road?

**Response:** Marty Bizzell, BNK Consulting Engineers, said conversations are being had w/ City of Raleigh Public Utilities Department to extend the water line.

**Question #13:** Ricky Pope mentioned that he has agricultural lots on both sides of the lot. He's concerned about being annexed.

**Response:** Kenyon Burnham, KDM Development, mentioned that he didn't think that it would not be an impact to his operations. Chris Hills, Town of Knightdale Development Services Director mentioned that being annexed is not possible without the owner's consent, due to the state statute.

**Question #14:** Will there be landscaping to screen the townhomes?

**Response:** Chris Hills, Development Services Director, mentioned that all alleys must be buffered/ screened.

**Question #15:** Mr. Miller asked if a natural gas line would be run down Mailman?

**Response:** Marty Bizzell, BNK Consulting Engineers, mentioned that we've been working with Dominion Energy, but is not sure how much they will come off of that. Marty said he has a contact and would make a call to them if he would like.

**Question #16:** Will the SCM be maintained? Most of the times they get messy.

**Response:** Marty Bizzell, BNK Consulting Engineers, said it will be fenced and screen. Kevin said they have someone from the town to inspect it as well.

**Question #17:** Michael Miller asked if the sidewalk would come down Mailman and connect to Smithfield.

**Response:** Marty Bizzell, BNK Consulting Engineers, said no.

**Question #18:** Where's the sidewalk/ C&G proposed?

**Response:** Marty Bizzell, BNK Consulting Engineers, showed where on the site plan along Mailman Road.

**Question #19:** Elaine asked if they will receive a mail notification for the public hearing.

**Response:** Chris Hills, Town of Knightdale Development Services Director, said there will be yard signs, mailings and a newspaper ad to advertise the public hearing meeting date.

Chris Hills, Development Services Director, mentioned that public hearing will take place in March if the application is submitted in January.

Town of Knightdale shared the project webpage link:

<https://www.knightdalenc.gov/projects/smithfield-mailman-rd-mixed-use-planned-unit-development>

## **PART 10 | ZONING CONDITIONS**

### **General Development Conditions**

1. The following principal uses, if otherwise allowed in the NMX district, shall be prohibited uses on the property: Cremation facilities, Drive-Thru service, vehicle services (maintenance, body work, repair), outdoor amusements, outdoor recreation facilities and neighborhood manufacturing. Public safety facility establishments that serve primarily as jails, prisons, or other types of incarceration facilities are prohibited. All other public safety facility uses otherwise allowed in the NMX district are permitted.
2. Administrator Approval of Minor Variances. The Staff may approve minor variances to the Specific Requirements listed below provided that such minor variances meet the overall intent of these Architectural Standards and conform to the Comprehensive Plan and other adopted plans of the Town of Knightdale.
3. The developer is granted an exception from the UDO Section 6.2.B with the ability to grade the site outside of the proposed right-of-way for the 60' and 80' wide single-family residential lots.

### **Mixed-Use and Apartment Dwelling Architectural Standards**

#### **Architectural Standards for Mixed Use Buildings**

1. All mixed-use buildings shall be three (3) stories.
2. All mixed-use buildings shall have an elevator for vertical circulation.
3. All mixed-use buildings shall have low-pitch roofs with parapets.
4. Roof-mounted equipment shall be screened by the building parapets.
5. The finished floor of all ground floor residential units shall be set above finished grade.
6. Architectural features of the mixed-use buildings are as follows:
  - a. Exterior materials shall consist of manufactured stone masonry veneer, EIFS, fiber cement lap siding, and board and batten siding. Fascias, window trim, and corner boards shall also consist of fiber cement.

- b. Non-masonry exterior claddings shall change in materiality and/or color at projections or step-backs. Cladding materials and colors shall return to the perpendicular façade.
- c. Rooflines shall offset in correspondence to the massing of the building and utilize decorative cornices with varied profiles to provide interest.
- d. Architectural features such as balconies and canopies shall be utilized to articulate the building facades.
- e. Vinyl windows with transparent glazing in a variety of sizes shall be used at all residential areas. Individual windows shall have vertical proportions.
- f. Transparent storefront glazing shall be utilized at ground floor commercial spaces, except where opaque glazing is required for interior service/mechanical areas.

## **Architectural Standards for Apartment Buildings**

1. All apartment buildings shall be four (4) stories.
2. All apartment buildings shall have an elevator for vertical circulation.
3. All apartment buildings shall have low-pitch roofs with parapets.
4. Roof-mounted equipment shall be screened by the building parapets.
5. The finished floor of all ground floor residential units shall be set above finished grade.
6. Architectural features of the apartment buildings are as follows:
  - a. Exterior materials shall consist of manufactured stone masonry veneer, fiber cement lap siding, and board and batten siding. Fascias, window trim, and corner boards shall also consist of fiber cement.
  - b. Non-masonry exterior claddings shall change in materiality and/or color at projections or step-backs. Cladding materials and colors shall return to the perpendicular façade.
  - c. Rooflines shall offset in correspondence to the massing of the building and utilize decorative cornices with varied profiles to provide interest.

- d. Architectural features such as balconies and bays shall be utilized to articulate the building facades.
- e. Vinyl windows with transparent glazing shall be used at all residential areas. Individual windows shall have vertical proportions.

## **Single-Family Dwelling Architectural Standards**

1. Apartment or Mixed-Use buildings constructed on the property will have a roof with the following slope: no more than one (1) inch of vertical rise for every one (1) foot of horizontal run. Each building's roof will have raised parapets around the perimeter.
2. Single-family 2-story homes built on lots at least 60-feet wide will have a minimum of 2,000 square feet and 1-story homes on such lots will be a minimum of 1,600 square feet. Lots that are at least 60-feet wide will have front-loaded two car garages.
3. Single-family homes built on lots less than 60-feet wide will have a minimum of 1,600 square feet and have front-loaded two car garages.
4. All single-family homes shall be raised from the finished grade a minimum of 12" and shall have stem wall or raised slab foundations that shall have the choice to be covered on all sides with a combination of brick, stone, or stucco or to utilize landscaping (shrubs, understory trees, decorative plantings, etc.) as foundation view screening. Areas under porches may be enclosed with lattice.
5. All single-family homes with a crawl space shall utilize the same foundation treatments of stem wall or slab foundation homes.
6. All single-family homes will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may only be used for soffits, fascia, and corner boards.

7. All single-family homes will have a front porch with a minimum depth of five (5) feet. Front porch posts will be at least 6"x6". Front porches may extend into the front setback a maximum of 10'.
8. Main roof pitches (excluding porches) for 2-story homes shall be at least 7:12.
9. There shall be a 12" overhang on every gable roof end.
10. Main roof pitches for 1-story and 1.5-story homes will be at least 6:12.
11. 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 offer window inserts.
12. There shall be at least one window or door on every 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.
13. Garages will not exceed 50% of the front facade width or will be split into two bays.

## **Townhouse Architectural Standards**

1. All townhouse units will have alley-loaded garage.
2. All townhouse units shall be raised from the finished grade a minimum of 12" and have stem wall or raised slab foundations that shall be covered on all sides with brick, stone, or stucco. Areas under porches may be enclosed with lattice.
3. All townhouse units will have a combination of two or more of the following materials on the front facade (not counting the foundation): stone, brick, lap siding, fiber cement siding, shake or board and batten. All siding will be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
4. Usable front porches shall be at least forty (40) square feet in size, and shall either be recessed into the building envelope, or extend up to ten (10) feet into the front setback. If porches extend into the front setback, porches shall extend no less than 30% of the length of the primary facade.

5. To enhance aesthetic appeal, and avoid continuous “mass” roofs, every townhome unit shall be articulated at least 1’ from the adjoining unit. Articulation can be achieved through either horizontal or vertical plane adjustments. No two adjacent units shall utilize the same elevation.
6. There shall be a 12" overhang on every gable roof end.
7. Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
8. Main roofs on townhouse buildings shall have a pitch between 6:12 and 12:12.
9. A Minimum of four (4) windows shall be used on all exterior-unit townhomes’ side elevations. With a minimum of one window on each floor.
10. Three Story townhomes rear elevation shall have a balcony extending the full width of the unit.
11. No two townhome units in a building shall have the same exterior paint color scheme.