

CAMDEN PARK

Planned Unit Development

Knightdale, North Carolina

Submittal Dates

First Submittal: September 26, 2022

Second Submittal: October 27, 2022

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1. VISION STATEMENT

CAMDEN PARK is a proposed townhome development that aims to provide high-quality housing in a community designed to meet the Town’s Planned Unit Development (“PUD”) standards. Approval of development through a PUD rezoning is considered only in direct response to the accrual of tangible benefits from the PUD to the Town or the neighborhood in which it is located. **CAMDEN PARK** offers tangible benefits by providing a high-quality housing product, enhanced architectural commitments, and thoughtfully designed amenities. The proposed exceptional site design ensures the community seamlessly integrates pedestrian and transportation improvements with surrounding neighborhoods. Further, **CAMDEN PARK** will contribute to the Town’s goal of providing housing diversity to better manage the Town’s growth and increase housing stock for residents in all walks of life.

2. PROJECT DATA

Name of Project:	CAMDEN PARK
Property Owners:	Dos Bros, LLC 7101 Creedmoor Rd, Suite 142 Raleigh, NC 27613 Friendly Capital, LLC 7101 Creedmoor Rd, Suite 142 Raleigh, NC 27613
Developer:	Dos Bros, LLC & Friendly Capital, LLC 7101 Creedmoor Rd, Suite 142 Raleigh, NC 27613
Prepared by:	Parker Poe Adams & Bernstein LLP 301 Fayetteville Street, Suite 1400 Raleigh, NC 27601 Jones & Cossen Engineering, PLLC PO Box 1062 Apex, NC 27502
Site Primary Address:	120 Broadway Street Knightdale, NC 27545
Parcel Identification Numbers:	1753594750, 1753596807, 1753594934
Total Acreage:	9.23 acres
Current Land Use:	Vacant
Proposed Land Use:	Townhomes
Current Zoning:	Urban Residential (UR12)
Proposed Zoning:	Urban Residential - Planned Unit Development (UR12-PUD)
Knightdale Next Growth and Conservation Map Designation:	Mixed Density Neighborhood

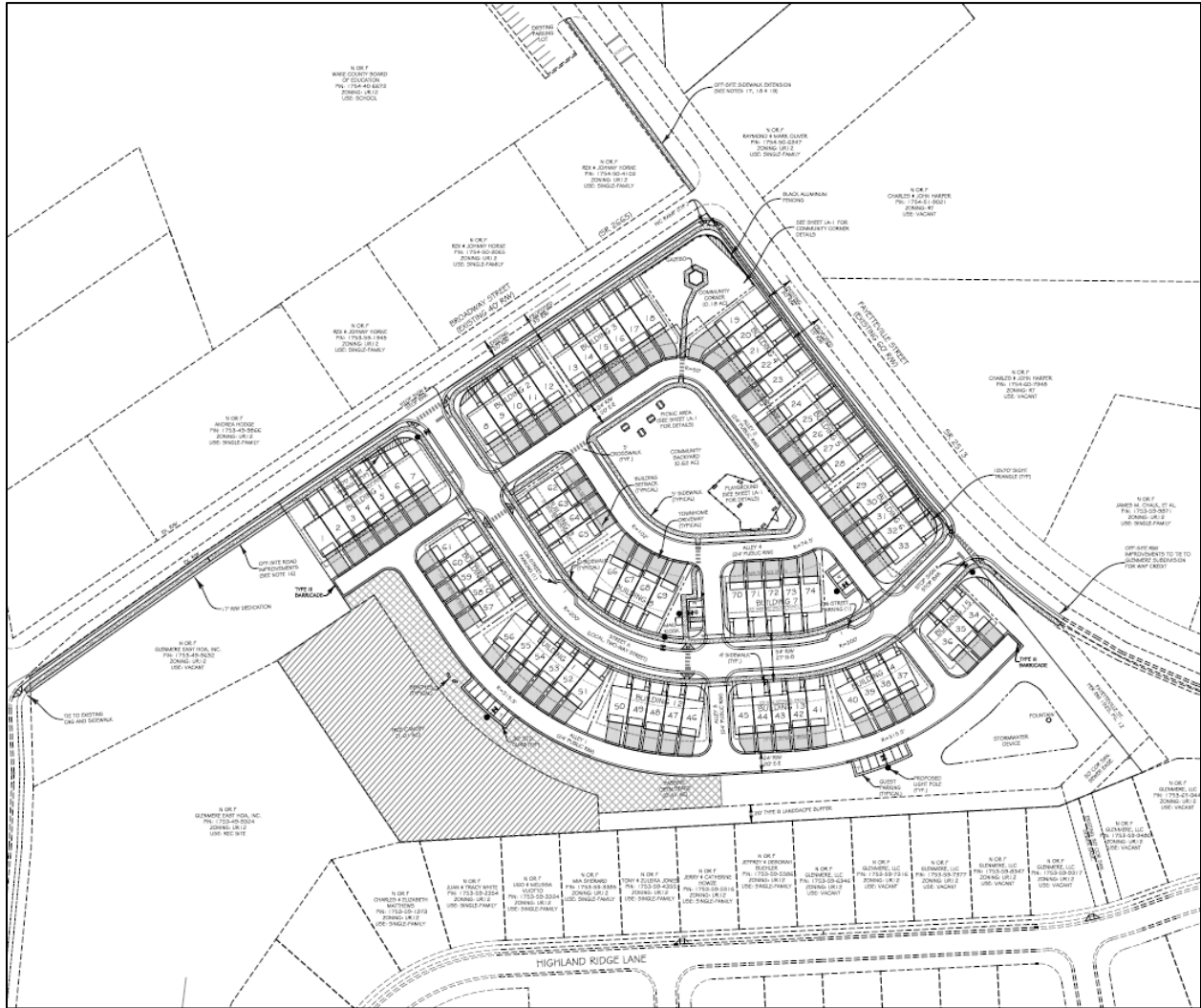
3. VICINITY MAP



4. EXISTING CONDITIONS



5. PLANNED UNIT DEVELOPMENT MASTER PLAN






6. STATEMENT OF CONSISTENCY: COMPREHENSIVE PLAN

The KnightdaleNext Comprehensive Plan establishes a vision and guiding principles, analyzes existing conditions and emerging trends, describes and illustrates a plan for future development and supporting infrastructure, and outlines steps for implementation.

The Comprehensive Plan features the Growth Framework Map, a high-level tool for assisting in the decision making process for development proposals with the intent to prioritize development proposals based on how well each fits within the surrounding area. **CAMDEN PARK** is within the Target Investment Area, which recommends that future growth should be guided into more compact and efficient development patterns that will help manage the timing, location, and magnitude (length and size) of expensive infrastructure investment.

CAMDEN PARK is consistent with the Target Investment Area recommendations of the Growth Framework Map. The proposed townhouse use will facilitate a more compact and efficient development pattern in an area with predominately detached single family homes.

LEGEND

	Corporate Limits		Street Centerlines
	Target Investment Area		Knightdale Next Study Area
	Rural Planning Area		Major Roads
	Extraterritorial Jurisdiction (Expansion Area)		Growth Activity Center
	Floodprone Areas		Priority Investment Area Around Activity Centers
	Old Town		Neighborhood Node











Growth Framework Map

The KnightdaleNext Comprehensive Plan also features the Growth and Conservation Map, which refines the intent and focus of the Growth Framework Map and organizes the community into different place types. The place types are prioritized for varying degrees of land conservation and growth that supports a series of existing and proposed mixed-use, walkable neighborhoods and centers that vary in scale and character. The Map is intended to show, in a general sense, the desired types, locations, patterns, and intensities of future development.

CAMDEN PARK is within the Mixed-Density Neighborhood place type. Mixed-Density Neighborhoods are formed as subdivisions or communities with a mix of housing types and densities designed to support a cohesive, well-connected community with a network of open space and gathering places. **CAMDEN PARK** is consistent with this place type by providing a product type different than what is predominantly existing in the area to create the desired mix of housing types. **CAMDEN PARK** will be connected to the surrounding area by sidewalks, provide community gathering areas in central locations, and create appropriate transitions to surrounding neighborhoods through the use of tree preservation areas and landscaped buffers.

PLACETYPE CATEGORIES

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



Growth and Conservation Map

In addition, **CAMDEN PARK** supports and advances the following guiding principles of the Comprehensive Plan.



INFILL DEVELOPMENT AND REDEVELOPMENT

As the area surrounding **CAMDEN PARK** continues to be developed with residential communities, this project will facilitate the development of an underutilized site. This project will allow a vacant parcel to be developed with a residential use that is compatible and complimentary to the surrounding land use pattern.



COMPACT DEVELOPMENT PATTERNS

As a townhome development, **CAMDEN PARK** will help guide future growth into a more compact and efficient development pattern, and help manage the timing, location, and magnitude of infrastructure improvements. **CAMDEN PARK** will also contribute to a diversity of housing products and residential densities in order to accommodate growth.
















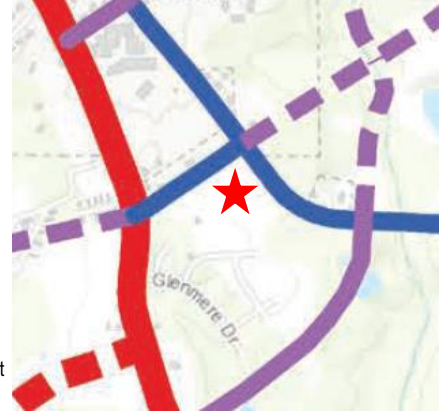
GREAT NEIGHBORHOODS AND EXPANDED HOME CHOICES

CAMDEN PARK will provide greater access to a range of housing choices by providing townhomes in an area predominately developed with detached single family dwellings.

The KnightdaleNext Street Network Map identifies Fayetteville Street and Broad Street as existing state-maintained Collectors along the Property’s frontage. The **CAMDEN PARK** master plan is consistent with the Street Network Map by incorporating the appropriate street widening and streetscape improvements such as curb and gutter, sidewalks, and street trees.

LEGEND

- | | | | |
|---|--|---|--|
|  | Knightdale Next Study Area |  | Existing State-Maintained Collector |
|  | Existing Limited Access Facility |  | Proposed State-Maintained Collector |
|  | Proposed Limited Access Facility |  | Future Local Street Connection |
|  | Existing State-Maintained Arterial |  | Existing Town-Maintained Collector (Complete Street Concept Retrofit) |
|  | Proposed State-Maintained Arterial |  | Proposed Town-Maintained Collector (Complete Street Concept) |
|  | Existing Town-Maintained Arterial (Complete Street Retrofit Concept) |  | Proposed Walkable Spine Street, Serving Nearby Mixed-Use Development (Complete Street Concept) |
|  | Proposed Town-Maintained Arterial (Complete Street Concept) | | |



Street Network Map

7. STATEMENT OF CONSISTENCY: UNIFIED DEVELOPMENT ORDINANCE

CAMDEN PARK is designed to be consistent with the Urban Residential District (UR-12), which is intended to accommodate mixed density neighborhoods within a walkable distance to existing and planned commercial centers. In addition, Section 12.2.F(3)(g) of the Knightdale Unified Development Ordinance provides that approval of a Planned Unit Development rezoning is a privilege and shall be considered by the Town in direct response to the accrual of tangible benefits from the Planned Unit Development to the Town or the neighborhood in which it would be located. **CAMDEN PARK** is consistent with the following required findings:

a) COMPREHENSIVE PLAN

As described in Section 6, **CAMDEN PARK** is consistent with the general planning policies of the Town as set forth in the Comprehensive Plan. Specifically, **CAMDEN PARK** is consistent with the recommendations of the Growth Framework Map and Growth and Conversation Map. **CAMDEN PARK** also supports and advances the Infill Development and Redevelopment, Compact Development Patterns, and Great Neighborhoods and Expanded Home Choices guiding principles.

b) PUBLIC WELFARE

The design of **CAMDEN PARK** will not impair an adequate supply of light and air to adjacent properties, and will allow for the safe and efficient access of emergency services to the community.

c) IMPACT ON OTHER PROPERTY

CAMDEN PARK will ensure a consistent and compatible land use pattern when compared to adjacent properties, supporting the normal and orderly development and improvement of surrounding properties. The proposed development's advancement of the Comprehensive Plan's guiding principles supports the community character of the surrounding neighborhoods.

d) IMPACT ON PUBLIC FACILITIES AND RESOURCES

In order to appropriately mitigate any anticipated impacts from the development of the site, **CAMDEN PARK** is designed to conform to all Town requirements and standards related to utilities, road access, drainage, and other necessary facilities. In addition, off-site road improvements will improve both vehicular and pedestrian connectivity on both Fayetteville St and Broadway St.

e) ARCHAEOLOGICAL, HISTORICAL, OR CULTURAL IMPACT

No known archaeological, historical, or cultural resources are located on the site, although any impacts will be appropriately mitigated if necessary.

f) PARKING AND TRAFFIC

CAMDEN PARK is designed to minimize traffic congestion that is anticipated from the proposed use. Public and private streets are designed according to Town standards and will ensure safe and efficient ingress and egress is provided to both residents and emergency services. Additional parking is also provided to ensure residents and visitors are not blocking streets or sidewalks.

g) ADEQUATE BUFFERING

Required tree canopy area is provided along a portion of the site's perimeter to provide a natural transition to the adjacent properties. The remainder of the site's shared property boundary with adjacent uses is buffered with a 20 ft landscaped area, and additional passive open space to create more separation between buildings.

h) PERFORMANCE

The applicant is partnering with an established home builder who has completed various projects in the area.

8. DEVELOPMENT STANDARDS

CAMDEN PARK is a 74 lot townhome development designed to the UR12 standards of the Knightdale Unified Development Ordinance (“UDO”). **CAMDEN PARK** will provide quality housing choices for future residents as well as thoughtfully placed and designed open space.

8.1 PERMITTED USES

The **CAMDEN PARK** property may be used for, and only for, the Townhouse use. The permitted use is subject to the development standards provided in the UDO and any additional regulations or modifications stated herein. For convenience, some relevant sections of the UDO are referenced in this document, although such references do not imply that other sections of the UDO do not apply.

8.2 OPEN SPACE AND TREE SAVE AREAS

CAMDEN PARK will comply with UDO requirements for recreational open space and tree canopy standards.

Based on the Required Open Space Dedication Matrix in UDO Section 11.2.C, **CAMDEN PARK** is required to provide 50,875 sf of recreational open space, or 1.17 acres. A total of 1.22 acres of recreational open space is provided, as described below.

RECREATIONAL OPEN SPACE CALCULATIONS	
Lots	74
Bedrooms (assume 2.5 as max)	185
Dedication rate (sf)	275
Total required recreation space (sf)	50,875
Total required active (sf)	25,438
Total required passive (sf)	25,438
Total recreation space provided (sf)	53,143
Total active provided (sf)	27,443
❖ Community backyard (includes playground, picnic area, and/or benches)	
Total passive provided (sf)	25,700
❖ Community corner (including gazebo, public art, and/or benches) and open space	

In accordance with UDO Section 7.4(M), **CAMDEN PARK** provides the following Tree Cover Area:

Perimeter Length:	2,686 ft
Required Tree Cover Area:	10% of Total Site Area = 40,075 sf
Provided Tree Cover Area:	43,560 sf

8.3 PERIMETER BUFFERS AND ENHANCED LANDSCAPING

In accordance with UDO Section 7.4.I, **CAMDEN PARK** is designed with a 20 ft Type B buffer yard along the southern property line. Enhanced landscaping is also provided within the pocket park (“Community Corner”) located adjacent to the intersection of Fayetteville Street and Broadway Street.

9. INFRASTRUCTURE

9.1 STREETS AND SIDEWALKS

Streets and sidewalks within **CAMDEN PARK** are designed to meet the standards of the Town of Knightdale. A primary public street is provided through the community, connecting Fayetteville Street to Broadway Street. Public alleys provide access to the garages of the rear loaded townhouses and the central amenity space.

Consistent with the KnightdaleNext Street Network Map, both Fayetteville and Broadway Streets are to be widened and improved to their ultimate cross sections along the site's frontage, including a sidewalk and required landscaping. The applicant is also proposing off-site transportation improvements, although all off-site improvements are subject to acquiring necessary agreements with adjacent property owners, the Town of Knightdale, and the North Carolina Department of Transportation. These improvements include extending the road improvements along Fayetteville Street to tie into the improvements constructed by the Glenmere subdivision in order to avoid a gap in improvements, extending the improvements along the southern half of Broadway Street to the intersection with Forestville Road, and constructing a sidewalk along the west side of Fayetteville Street to provide pedestrian connectivity between the site and Knightdale Elementary School Park.

9.2 PARKING

CAMDEN PARK is designed to meet the parking and loading standards as described in UDO Section 7.1.

Required No. of Parking Spaces:	74 units x 2 spaces per unit = 148 spaces
Proposed No. of Parking Spaces:	171 spaces (includes guest and mail kiosk parking)

9.3 STORMWATER MANAGEMENT

CAMDEN PARK will meet all applicable requirements and standards as described in UDO Chapter 9. The proposed Stormwater Control Measures are designed to meet the stormwater reduction requirements, including limiting the post-development stormwater flows to not exceed the pre-development stormwater runoff for the 1-year, 2-year, and 10-year storm events.

10. ARCHITECTURAL STANDARDS

1. Townhomes shall include a minimum of 1,400 heated square footage.
2. Townhomes may vary in width from 20'-26' wide.
3. All townhomes shall be three (3) stories.
4. Townhomes shall be constructed on monoslab foundations.
5. All townhouse units shall have a combination of two or more of the following materials on the front façade: stone, brick, lap siding, fiber cement siding, shake or board and batten.
6. All front entries shall be covered (either recessed or with a roof overhead).
7. The front façade on all building units will have roofline offsets.
8. All front windows shall either be set in masonry (brick or stone), or include 4" of window trim surround.
9. All siding shall be fiber cement. Vinyl may be used for soffits, fascias, and corner boards.
10. Roof Materials may be comprised of the following: standing seam metal, asphalt shingles, copper or wood shingles.
11. Principle roofs shall have a pitch between 6:12 and 12:12.
12. Eaves shall project 8-12".
13. All side elevations shall have a window at least every 30' on all levels (first, second, third floor).
14. The second and third stories of each unit's rear elevation shall have one of the following features, spanning a minimum of 25% of the length of that unit's rear elevation: (1) deck, (2) terrace and door(s), or (3) windows. The percentage is measured as the horizontal plane (lineal feet) containing a deck, terrace and door(s), or windows divided by the total horizontal plane length of the unit.
15. All townhomes shall provide detailed design along all facades visible from a public right-of-way. A minimum of one (1) architectural feature from three (3) of the four (4) categories shall be utilized on each applicable façade per unit.
 - a. Entrance
 - i. Recessed Entry with 6" min. width door trim
 - ii. Covered stoop (4'x4' min)

- iii. Usable porch a minimum of 5' deep
- b. Building Off-Set (Min. of 2 per building cluster)
 - i. Façade Off-set (12" min.)
 - ii. Roof Line off-set (12" min.)
- c. Façade
 - i. Bay Window
 - ii. Balcony
 - iii. Window Trim (4" min. width)
- d. Roof
 - i. Dormer
 - ii. Gable

11. ELEVATIONS

FRONT ELEVATIONS



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CAMDEN PARK

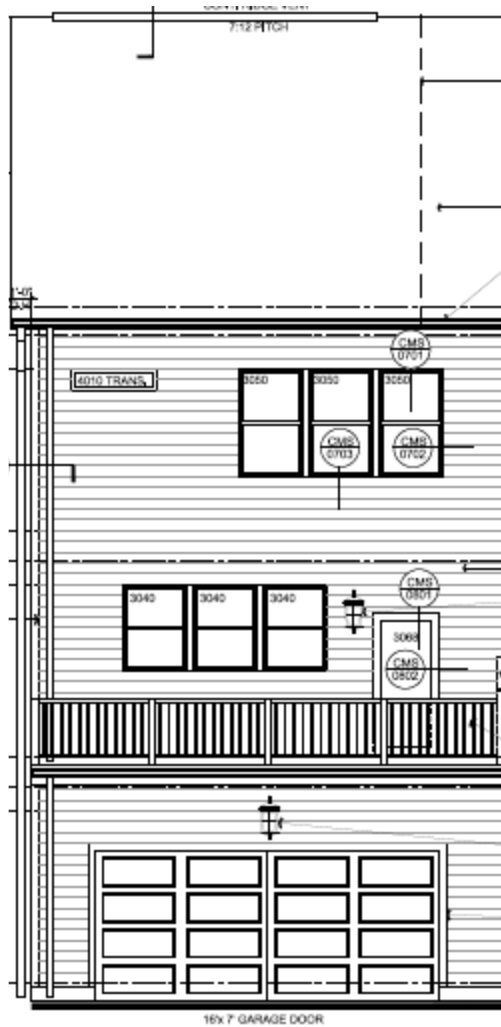
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STRIP ELEVATIONS - 20X50 TH
JULY 11, 2022



FRONT ELEVATION
SUNNY BUILDINGS

REAR ELEVATIONS



FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

SIDE ELEVATIONS



**FOR REFERENCE ONLY
NOT FOR CONSTRUCTION**

12. SITE DESIGN MODIFICATIONS

CAMDEN PARK has been designed to be consistent with the UDO to the extent practical. Requested modifications to the UDO are included in the Master Plan, and are more particularly described below. The proposed modifications are intended to follow the spirit and intent of the UDO.

BULK AND DIMENSIONAL STANDARDS

Section 3.4 of the UDO describes bulk and dimensional standards for lots in the UR12 district, including a minimum lot width of 30 ft for alley-loaded dwelling units and a minimum residential driveway length of 35 ft. The following modifications are proposed for this community:

- a. Minimum lot width for alley loaded dwelling units: 20 ft
- b. Minimum residential driveway length: 22 ft

TOWNHOUSE BUILDING TYPE STANDARDS

Section 6.6 of the UDO defines yard setbacks for the townhouse building type. These standards include a 10 ft side yard minimum (0 ft side yard minimum where partiwall exists) and a maximum of 6 units per cluster of townhouses. The following modifications are proposed:

- a. Side Yard Setback (minimum): 3 ft with a 10 ft building to building minimum (0 ft side yard minimum where partiwall exists)
- b. Units/cluster (maximum): 7

REQUIRED DISTRIBUTION OF USES

Section 11.1.B of the UDO requires new subdivisions to provide a variety of uses as detailed in Table 11.1.B in order to encourage more mixed density and mixed use neighborhoods in accordance with the recommendations found in the Comprehensive Plan. This development proposes a modification to these standards in order to allow 100% townhouse dwellings, which is consistent with the permitted uses in the UR12 zoning district.

13. NEIGHBORHOOD MEETING REPORT

A virtual neighborhood meeting was held at 6:00 PM on August 9th, 2022, according to the requirements described in UDO Section 12.2(C)(3) and the Town's Electronic Neighborhood Meeting Guidelines. First-class mail notice was provided to property owners within 200 feet of the property proposed to be rezoned on July 29th, 2022. Three neighbors attended the meeting. Following a presentation by the development team, the following issues were discussed:

- Discussion of the perimeter buffer and the screening along the southern property line adjacent to the Glenmere subdivision.
- Discussion of roadway improvements, traffic, and vehicular access to the site.
- Discussion of how stormwater runoff will be managed.
- Discussion of pedestrian connectivity within the development and to the surrounding area.

Neighborhood Meeting Attendance Roster:

- Mia Sherard
- Jeff Buehler
- Zuleika Jones