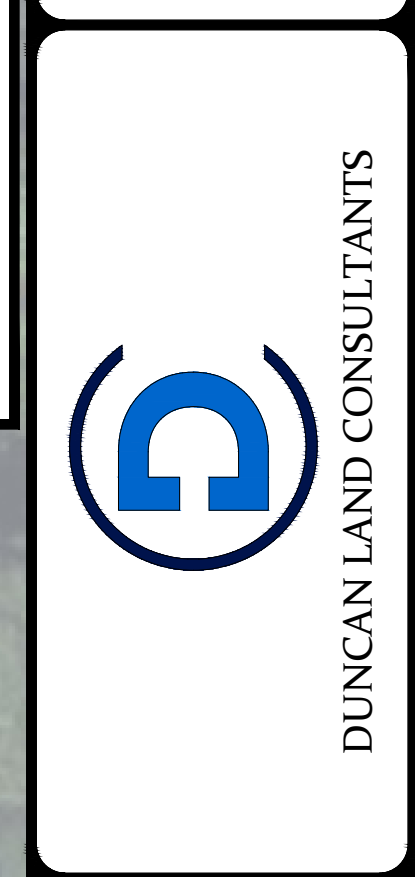


DEVELOPMENT SUMMARY	
	50' TRADITIONAL SINGLE FAMILY ADDITIONAL ANTI-MONOTONY PROVISIONS SEE PUD REPORT
	COTTAGE PRODUCT STYLE A ADDITIONAL ANTI-MONOTONY PROVISIONS SEE PUD REPORT
	COTTAGE PRODUCT STYLE B ADDITIONAL ANTI-MONOTONY PROVISIONS SEE PUD REPORT
	COTTAGE COURTS, PASSIVE OPEN SPACE ADDITIONAL ANTI-MONOTONY PROVISIONS SEE PUD REPORT
	ACTIVE OPEN SPACE ADDITIONAL ANTI-MONOTONY PROVISIONS SEE PUD REPORT

PRELIMINARY DEVELOPMENT SUMMARY	
PROJECT:	CLIFTON RD CONSERVATION SUBDIVISION
OWNER:	DAVID ADAMS 6000 MAL WEATHERS RD RALEIGH, NC 27603
DEVELOPER:	DR HORTON, INC 7208 FALLS OF NEUSE RD, STE 201 RALEIGH, NC 27615
PROJECT DESIGNER:	DUNCAN LAND CONSULTANTS 5204 BLAKENBURN TRAIL FLOUQUAY-VARINA, NC 27526
PIN:	1743-73-8469
SITE ADDRESS:	0 PINE COUNTRY LN NEUSE RIVER C.NSW
TOWNSHIP:	ST MATTHEWS
TRACT AREA:	32.05
EX ZONING:	RR1 (RURAL RESIDENTIAL 1)
PROPOSED ZONING:	GR3 PUD
EX USE:	VACANT
PROPOSED USE:	RESIDENTIAL
EX STRUCTURES:	N/A
RES UNITS PROPOSED:	95
DENSITY:	TRAD SF DETACHED: 27 COTTAGES: 68 95 UNITS/32.05 AC = 2.96 UNITS/AC
RECREATIONAL OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED:	3.97 AC
TOTAL BEDS OUTSIDE 1/2 MILE:	333 BEDS (95 UNITS * 3.5 UNITS/BED)
OPEN SPACE CALC.	333 beds * 520 SF = 173,160 SF OR 3.97 AC
ACTIVE OPEN SPACE REQ'D:	1.98 AC (0.5' * 3.97 AC)
PASSIVE OPEN SPACE REQ'D:	1.98 AC (0.5' * 3.97 AC)
ACTIVE OPEN SPACE PICKLEBALL COURT & PUBLIC GREENWAY:	
PICKLEBALL COURT & PUBLIC GREENWAY:	0.89 AC
PLAYGROUND & EXERCISE ST:	0.42 AC
CENTRAL COURTYARD:	0.62 AC
ACTIVE O.S. PROVIDED:	1.98 AC
PASSIVE OPEN SPACE COTTAGE COURTS A-F:	
COTTAGE COURTS A-F:	5.44 AC
DOG PARK:	0.14 AC
PASSIVE OPEN SPACE PROV:	6.88 AC
UNDISTURBED OPEN SPACE:	-11.0 AC
WETLAND IMPACT: NO IMPACTS PLANNED	
PARKING	
TRADITIONAL SF UNITS (3 UNIT * 27):	84 SPACES
COTTAGE UNITS (1.7 UNIT * 68 UNITS):	116 SPACES
TOTAL PROVIDED:	170 SPACES
CONNECTIVITY INDEX: 2 LINKS/ 2 NODES = 1.0 (DEV ALLOWANCE)	

NO.	REVISION	DATE
1		

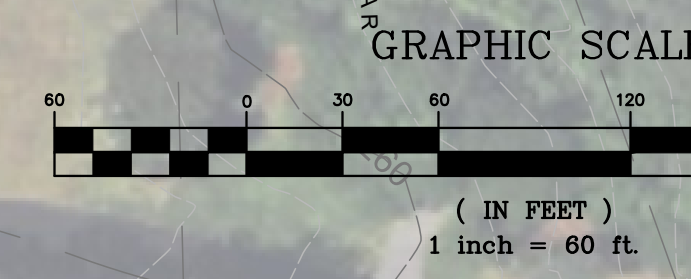
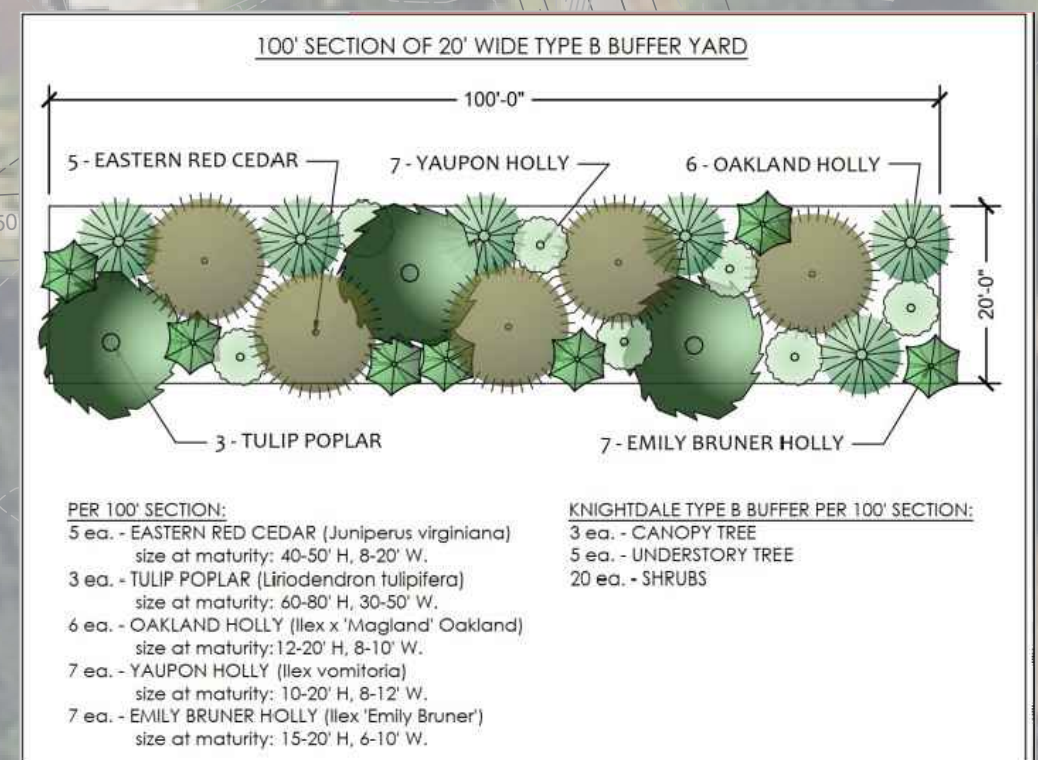
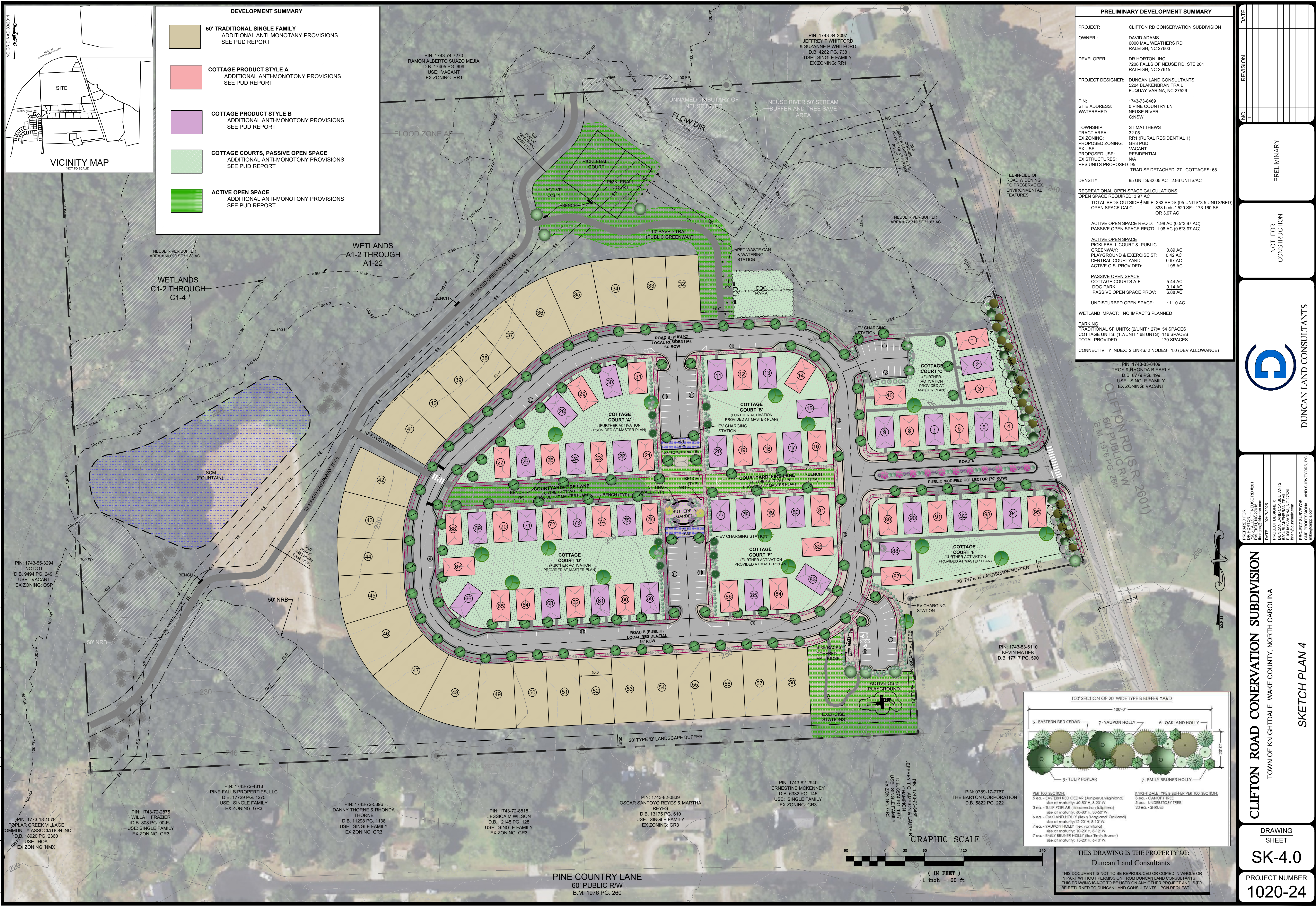
PRELIMINARY
NOT FOR CONSTRUCTION



PREPARED FOR:
DAVID ADAMS
6000 MAL WEATHERS RD #201
RALEIGH, NC 27603
DATE: 02/17/2025
PROJECT DESIGNER:
DUNCAN LAND CONSULTANTS
5204 BLAKENBURN TRAIL
FLOUQUAY-VARINA, NC 27526
PUD SELECT CASE #1505
CMP PROFESSIONAL LAND SURVEYORS, PC
mike@dlcnc.com

CLIFTON ROAD CONSERVATION SUBDIVISION
TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA
SKETCH PLAN 4

DRAWING SHEET
SK-4.0
PROJECT NUMBER
1020-24



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F:\1020-1050 Projects\1020-24 Clifton Road Cottages\Working Concept\1020-24 BM08.dwg Feb 17, 2025 3:07pm Btz:bdan
 PIN: 1743-55-3204 NC DOT D.B. 9494 PG. 2491 USE: VACANT EX ZONING: OSP
 PIN: 1743-72-2875 WILLA H FRAZIER D.B. 809 PG. 00-E USE: SINGLE FAMILY EX ZONING: GR3
 PIN: 1743-72-4818 PINE FALLS PROPERTIES, LLC D.B. 17729 PG. 1275 USE: SINGLE FAMILY EX ZONING: GR3
 PIN: 1743-72-5896 DANNY THORNE & RHONDA THORNE D.B. 11298 PG. 1138 USE: SINGLE FAMILY EX ZONING: GR3
 PIN: 1743-72-8818 JESSICA M WILSON D.B. 12145 PG. 128 USE: SINGLE FAMILY EX ZONING: GR3
 PIN: 1743-82-2940 ERNESTINE MCKENNEY D.B. 6332 PG. 145 USE: SINGLE FAMILY EX ZONING: GR3
 PIN: 1743-82-0839 OSCAR SANTOYO REYES & MARTHA REYES D.B. 10176 PG. 610 USE: SINGLE FAMILY EX ZONING: GR3
 PIN: 1743-83-2997 JEFFREY T WHITFORD & SUZANNE P WHITFORD D.B. 4262 PG. 738 USE: SINGLE FAMILY EX ZONING: RR1
 PIN: 1743-74-7270 RAMON ALBERTO SUAZO MEJIA D.B. 17405 PG. 699 USE: VACANT EX ZONING: RR1
 PIN: 1743-83-8469 TROY & RHONDA B EARLY D.B. 8779 PG. 499 USE: SINGLE FAMILY EX ZONING: VACANT
 PIN: 1743-83-6110 KEVIN MATIER D.B. 17717 PG. 590
 PIN: 0789-17-7767 THE BARTON CORPORATION D.B. 5822 PG. 222



CLIFTON ROAD CONSERVATION SUBDIVISION

PLANNED UNIT DEVELOPMENT

2ND SKETCH PLAN SUBMITTAL
02-17-2025

CASE #TBD

DEVELOPER
DR Horton Inc
7208 Falls of Neuse, Ste #201
Raleigh, NC 27615

PROJECT DESIGNER
Duncan Land Consultants
5204 Blakenbran Trail
Fuquay-Varina, NC 27526

LANDSCAPE ARCHITECTURE
TMTLA Associates
5011 Southpark Drive, Ste #200
Durham, NC 27713

SURVEYOR
CMP Professional Land Surveyors
333 S. White Street
Wake Forest, NC 27587

ENVIRONMENTAL
Sage Ecological Services

TRAFFIC ENGINEERS
VHB
940 Main Campus Dr, #500
Raleigh, NC 27606

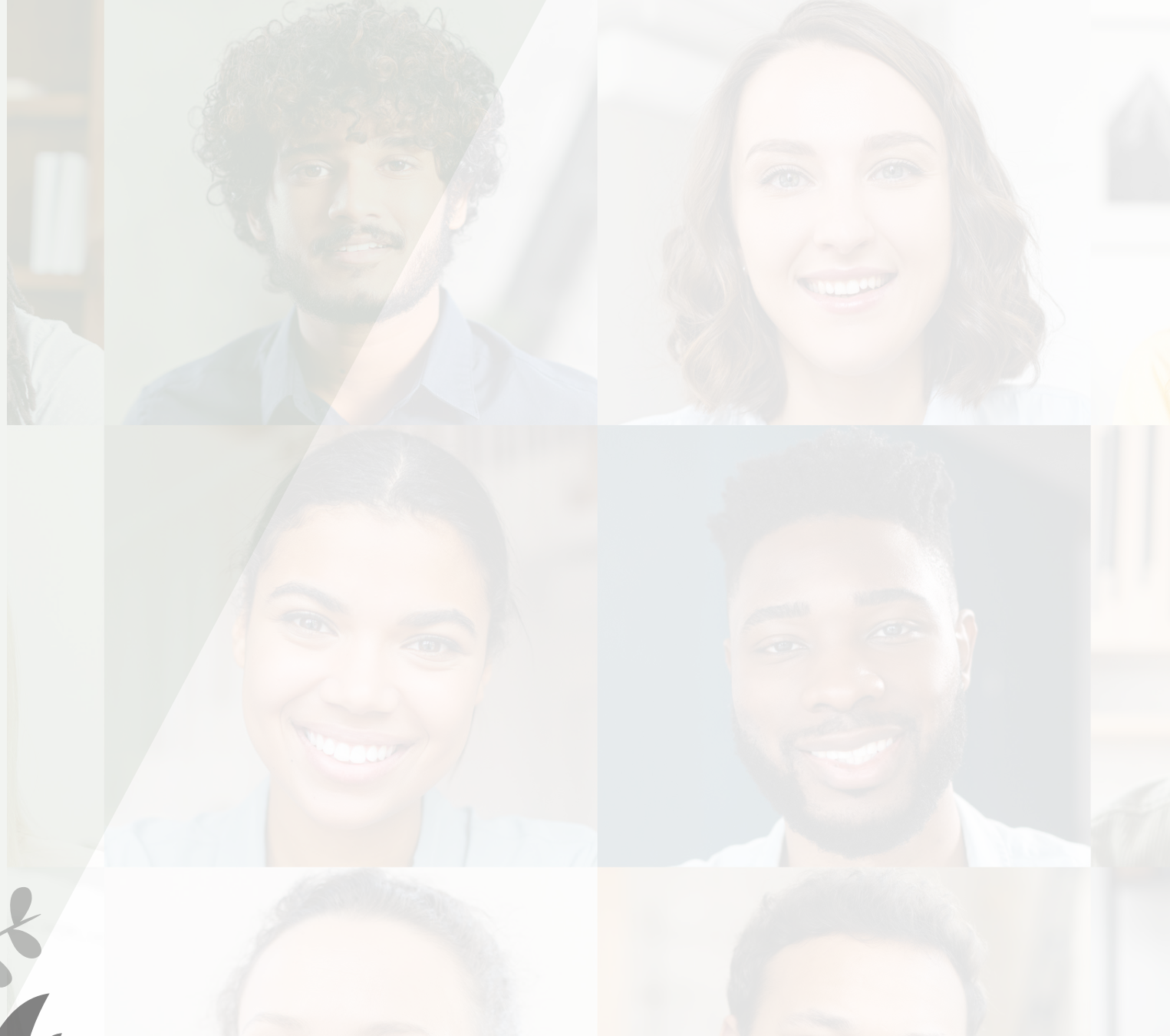
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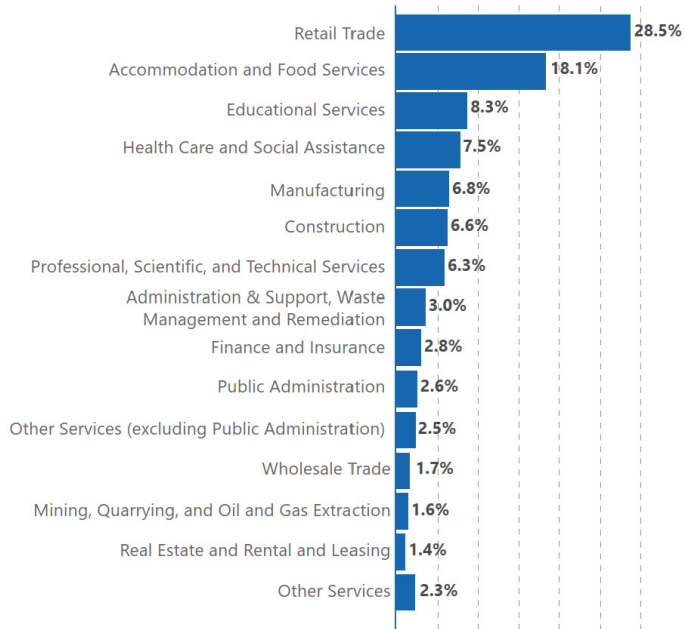
COMMUNITY VISION

The Clifton Road Conservation Subdivision is envisioned as an inclusive space for community and preservation. Through quality placemaking, a mix of uses and a variety of housing options, will arise a place of creativity and diversity that will reveal a vibrant and active community. The neighborhood will be a community that both embraces and engages nature by providing a network of trails and open space that encourages social interactions and physical activity.

M I S I O N
V I S I O N



JOBS BY INDUSTRY IN KNIGHTDALE



Source: US Census Bureau, ON THE MAP 2021

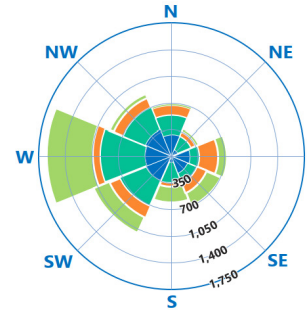
Recent US Census data suggest the retail/food service and healthcare industries make up a vast majority of the employment sector in the Town of Knightdale. The Clifton Road Conservation PUD aims to meet one of the Town's primary goals by broadening neighborhood and home choice options within the Town's limits. Additionally, the development aims to be more inclusive of a variety of income ranges.

Only 5% of Knightdale employees live within the Town's jurisdictional limits. The Clifton Rd Conservation PUD will broaden opportunities to keep more of the workforce in Town by offering a larger variety of home choices and price points to pick from.

Town Vision

Knightdale is, and will continue to be, an inclusive and connected urban small town with unique gathering places that foster a sense of community.

WHERE KNIGHTDALE EMPLOYEES LIVE



- Less than 10 miles
- 10-24 miles
- 25-49 miles
- 50 or more miles

	Count	Share
Raleigh	1,334	20%
Knightdale*	335	5%
Cary	210	3%
Wake Forest	162	2%
Durham	137	2%
Apex	106	2%
Garner	103	2%
Clayton	95	1%
Wendell	91	1%
Charlotte	76	1%
Other Wake County	1,315	20%
Other	2,692	40%
All Places (Total)	6,656	100%

GUIDING PRINCIPLES

Town Vision

Knightsdale is, and will continue to be, an inclusive and connected urban small town with unique gathering places that foster a sense of community.

Growth Framework

The proposed Clifton Rd Conservation Subdivision PUD property is located directly south of I-87 near the southern termination of Clifton Rd. The property is directly adjacent to Pine Country Estates and Poplar Creek to the south. The development group is proposing a rezoning from RT to GR3 PUD in an effort to align with several of the desired guiding principles laid out in the KnightsdaleNext2035 Comprehensive Plan. The plan aligns with the Town's overall guiding vision of creating an inclusive and connected urban small town with unique gathering places that foster a sense of community.



Home and Neighborhood Choices

The Clifton Rd Conservation Subdivision PUD aims to create an exceptional quality of life for future residents by providing new affordable and diverse housing options. The cottage product proposed in this development is not currently available within the Town's jurisdiction. Multiple cottage products are proposed with a variety of available architectural treatments for each product. Furthermore, traditional single family homes will be offered along the perimeter of the development to further expand housing choice. Aging grandparents who want to downsize will have the ability to live in the same neighborhood as their children with expanding families.



Inclusive, Livable Town

The rising cost of living in Knightsdale and surrounding communities has made the dream of home ownership less attainable for a vast majority of the population. The Clifton Rd Conservation Subdivision PUD aims to be a welcoming and inclusive neighborhood by offering new products and pricepoints seldom seen within the Town's jurisdiction. Everyone doesn't start from the same place, and intentional and unintentional barriers exist everyone's daily life. The development will work to bridge gaps in home choice and affordability. Numerous voluntary site and architectural conditions offered by the developer will ensure quality is not sacrificed to achieve this goal.



Environmental Stewardship and Sustainability

The Clifton Rd Conservation PUD will create a vast network of interconnected active and passive open spaces for residents and visitors to enjoy. Greenways will meander along established tree canopies with a focus on permanently preserving environmental features along with vast areas of undisturbed open spaces. Mass grading is primarily proposed in areas that are already cleared.

The overall impervious area will be substantially reduced through the utilization of smaller cottage footprints surrounded by pervious courts and green spaces. The central courtyard will be a grand focal point for the community and highly visible as you enter the neighborhood. The courtyard will be adorned with shade trees, decorative lighting, sitting areas, a pollinator garden and pavilion for residents to enjoy. Smaller regional stormwater control devices will be placed at the ends of the 2 internal parking lots with educational signage for residents.

COMMUNITY INTENT

Section 2.4.C. of the Town of Knightdale Unified Development Ordinance states that, “the Planned Unit Development Overlay District process encourages creativity and innovation in the design of developments through a master planning process that allows for flexibility from underlying zoning as approved by the Town Council.” These developments bring tangible benefits to the Town, including “exceptional amenities, outstanding environmental, landscape, architectural, or site design, or conservation of special man-made or natural features of the site.” The Clifton Rd Subdivision meets the intent of the Planned Unit Development Overlay District requirements per Town of Knightdale UDO through the following findings:

» **Comprehensive Plan**

The Clifton Rd Conservation Subdivision conforms to the planning policies of the Town as laid out in the KnightdaleNext2035 Comprehensive Plan. The site is designated as a Secondary Growth Area with a Conservation Neighborhood place type. The planned variety of residential products with reduced impervious footprints and varying densities meet several of the Town’s objectives. Furthermore, vast areas of preservation are proposed along with numerous pervious courtyards and densities. The Clifton Rd Conservation PUD is a neighborhood that exemplifies many of the Guiding Principles for growth and development in Knightdale.

» **Public Welfare and Impact to Surrounding Property**

• The Clifton Rd Subdivision is maintaining riparian buffers and sensitive environmental areas that adorn the site primarily to the north and west. These natural features will not only be preserved, but amenitized through greenways for the permanent enjoyment of residents and visitors alike. The supply of light and air to adjacent properties will not be negatively impacted due to the tree preservation, preserved open space, and buffer plantings around the perimeter of the developed portion of the site. All units will be accessible via a public roadway or fire-rated subsurface for quicker emergency vehicle response times. As a result, there will be no increased danger of fire to current or future residents in the area. The public health, safety, and welfare will be protected through new pedestrian and vehicular connectivity and numerous interconnected paths situated in a manner that aims to keep cyclists and pedestrians separated from the vehicular travel way. A fountain in the primary SCM will help keep the water aerated for safety and attractiveness. Furthermore, new public infrastructure will be extended to and through the project.

» **Impact on Public Facilities & Resources**

• The Clifton Rd Subdivision will provide adequate public utilities, road access, drainage, and other necessary facilities to properly serve residents of the site along with future residents upstream of the development. Public greenway facilities will be extended through the site with private paved connections to it.

» **Archaeological, Historical, or Cultural Impact**

• No archaeological, historical or cultural resources will be adversely impacted as a result of the proposed development. The Clifton Rd Subdivision will preserve and enhance large amounts of existing natural resources on site for the benefit of the residents and surrounding community that utilize the public greenway.

» **Parking & Traffic**

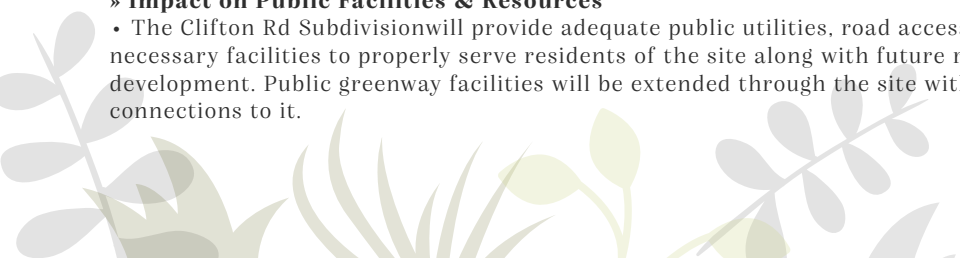
• The Clifton Rd Subdivision is a pedestrian-friendly community. The mix of housing types paired with a highly interconnected pedestrian layout alongside courtyards minimizes conflicts between pedestrians and vehicles. The loop street is designed to be traffic calming through the integration of numerous turns that force drivers to reduce speeds and increase awareness. Proper sight distance is utilized throughout the development to prevent conflicts when performing turning movements. All street radii are adequate for emergency traffic. On-street parking options along the loop provide an additional traffic calming feature while supplying the development with ample visitor and cottage parking in closer to proximity to units.

» **Buffering**

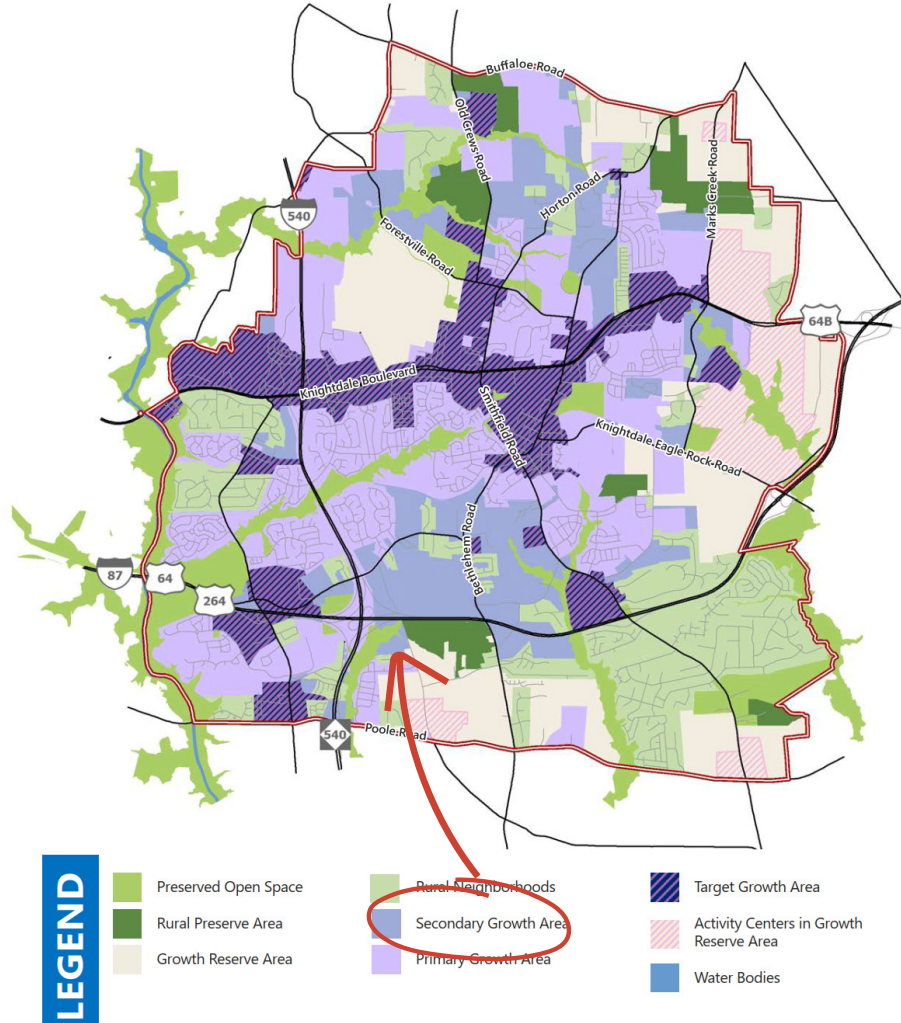
• A 20’ Type B Buffer is proposed along the southern perimeter of the development adjacent to Pine Country Estates. The remainder of the site will be naturally buffered through preservation of existing stands of trees and environmental features along the northern and western property lines. Appropriate landscaping will be provided within all off-street parking lots to shield adjacent residents from headlight pollution. .
• A minimum 20’ enhanced buffer with dense plantings and a 4’ average height berm will be provided along Clifton Road to provide visual privacy for residents and commuters.

» **Performance**

• D.R. Horton is America’s largest homebuilder, and the local team who is proposing this project has a proven track record of building successful residential neighborhoods in surrounding communities, as well as in Knightdale, most recently with the Haywood Glen and Lyndon Oaks communities. The D.R. Horton team is excited to bring a new neighborhood to the Town that reflects the Town’s plans and aligns with the Town’s and D.R. Horton’s shared vision for great neighborhoods.



INTENTIONAL GROWTH AREAS

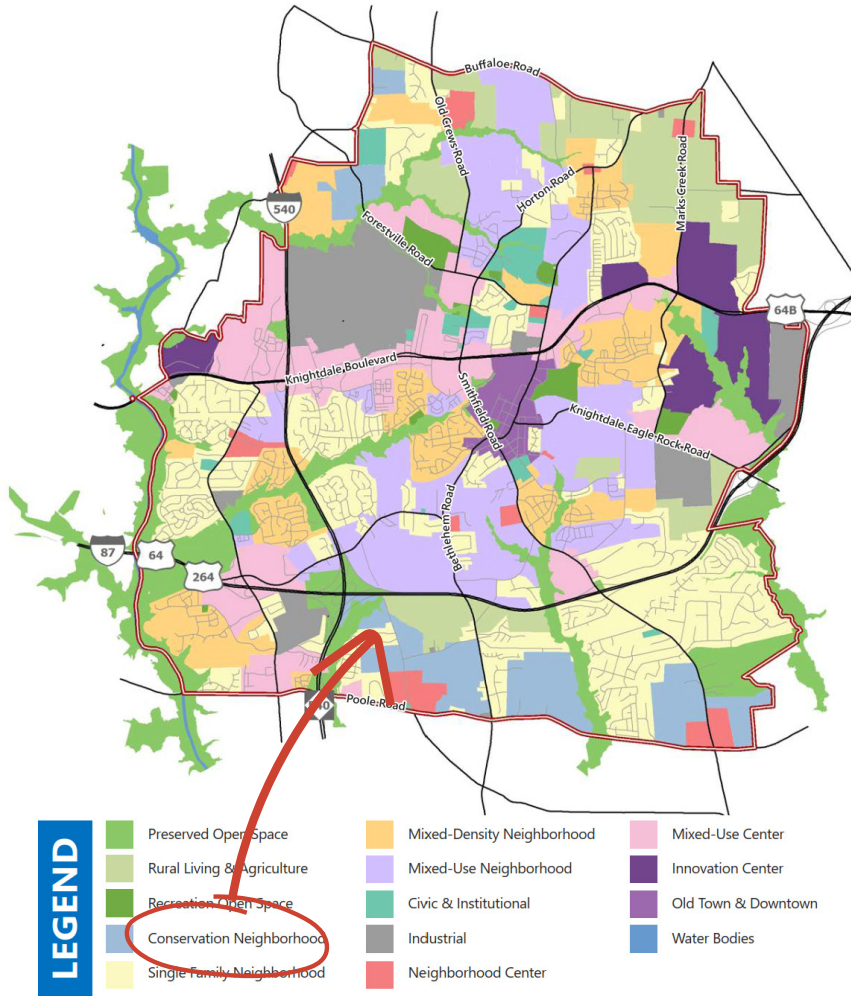


The Clifton Rd Conservation PUD is located in a Secondary Growth Area within the newly adopted Intentional Growth Areas Map. The project presents an opportunity to be forward-thinking about the creation of areas for permanent conservation by preserving large areas of open space and exploring new approaches to housing to reduce impervious area. The project will provide a diverse mix of unit choices while keeping the overall density under 3 units per acre .

This project will expand the Town's infrastructure by filling in missing segments of public greenways, public water and sanitary sewer systems, a primary goal of secondary growth areas.

FUTURE PLACE TYPE

COMPREHENSIVE PLAN CONSISTENCY



Conservation Neighborhood

The Clifton Road Conservation PUD is designated as a Conservation Neighborhood place type on the Town's Future Place Type Map. The neighborhood aims to meet the intent of a conservation neighborhood while simultaneously meeting other town goals as outlined in this document. The development will protect vast stands of trees and environmental features by clustering development together with varying product offerings paired with smaller impervious footprints. Large and meaningful continuous areas of open space are provided.



Sustainability

- Developed areas will take advantage of tree cover, both existing and proposed to promote natural cooling.
- Single family residences will provide pre-configured internal infrastructure to promote solar panel installation.
- Electric vehicle charging stations will be provided throughout the neighborhood.



Open Spaces and Natural Areas

- Permanent open space is substantial in size, interconnected and functional in nature to residents and visitors.
- Natural resources will remain more informal and accessible via greenways.
- A large focal courtyard and pollinator garden is provided.



Building Types and Massing

- Density is clustered in areas current or recently cleared areas to promote additional conservation.



Transportation

- Streets are designed with curb and gutter drainage.
- Residential and open space areas are highly walkable and bikable throughout developed areas.
- Internal parking lots will provide green stormwater infrastructure. .

TRAILS AND GREENWAYS

COMPREHENSIVE PLAN CONSISTENCY

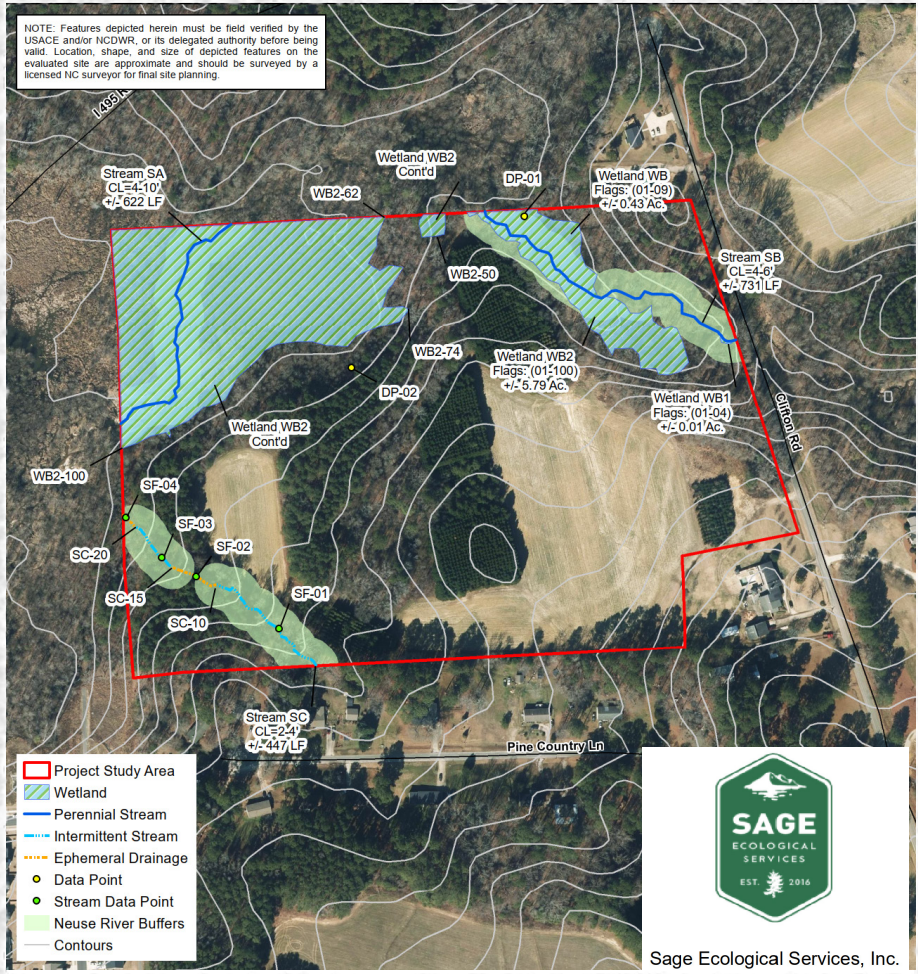


The Clifton Road conservation subdivision will provide a network of public greenways and private trails throughout the community. Public and private greenways will be paved and a minimum of 10' in width. Environmental features will be avoided as much as possible during construction for permanent preservation.

The proposed public greenway will bridge a ~1,600 LF gap of proposed infrastructure in accordance with the adopted Town of Knightdale Sidepaths and Greenways Plan. Signage will be provided where the 2 private greenways intersect the public greenway. At least 2 benches will be provided along the public portion of the trail. All designs will meet applicable Town of Knightdale Standards and Specifications.



EXISTING CONDITIONS



Current Use

The project site is currently vacant. A portion of the property is cleared and occasionally leased for agriculture.

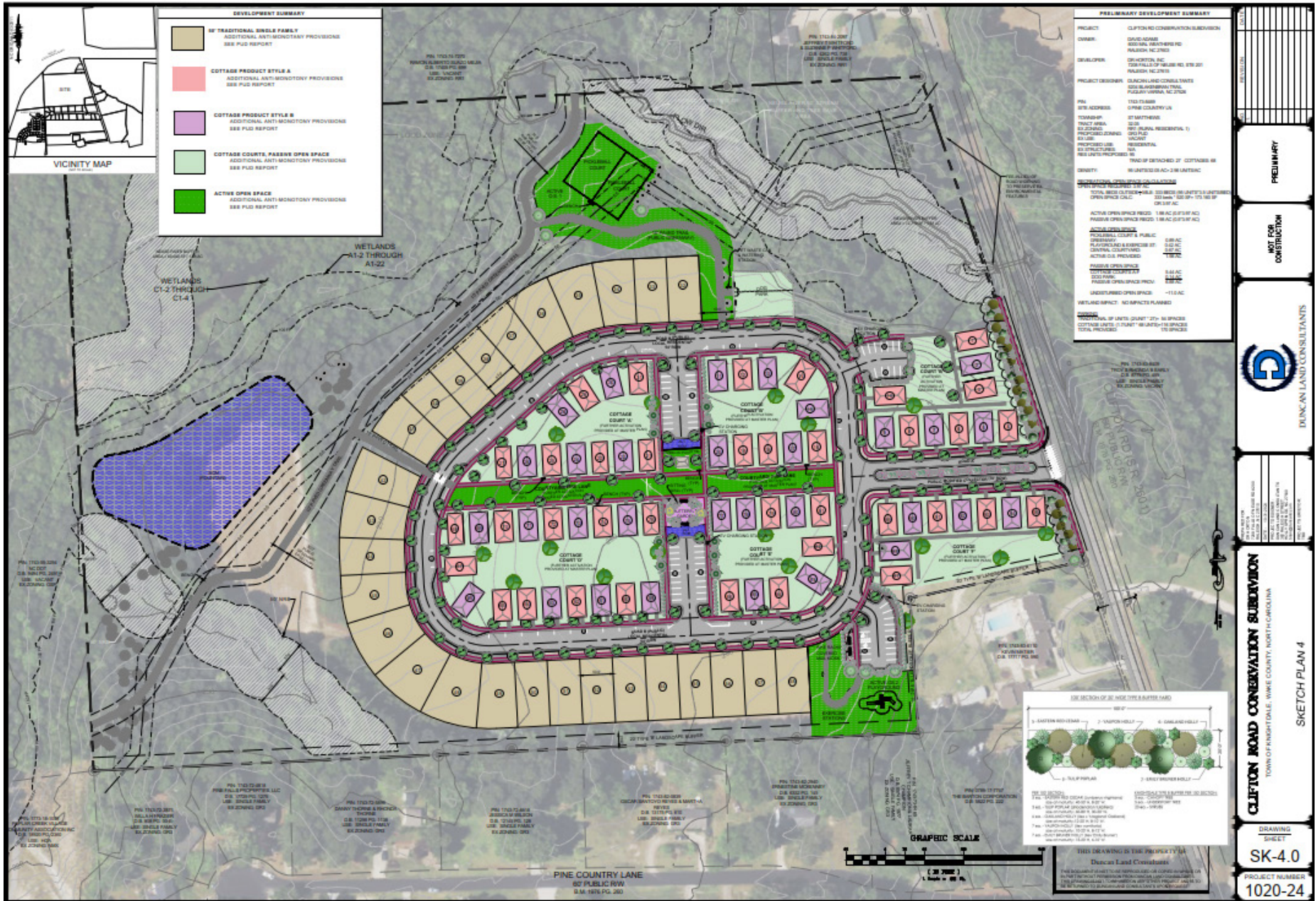
Topography

The project has very mild to moderate slopes generally flowing from the southeastern boundary to the north and southwest.

Vegetation and Environmental Features

The project site presently consists of vacant farmland, wooded areas and environmentally sensitive features such as streams and wetlands primarily along the northern and western project boundaries. The neighborhood aims to permanently preserve as much of the aforementioned areas as possible.

MASTER PLAN



DEVELOPMENT SUMMARY

- SF TRADITIONAL SINGLE FAMILY
 ADDITIONAL ANTI-MONOTONY PROVISIONS
 SEE PUD REPORT
- COTTAGE PRODUCT STYLE A
 ADDITIONAL ANTI-MONOTONY PROVISIONS
 SEE PUD REPORT
- COTTAGE PRODUCT STYLE B
 ADDITIONAL ANTI-MONOTONY PROVISIONS
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- COTTAGE COURTS, PASSIVE OPEN SPACE
 ADDITIONAL ANTI-MONOTONY PROVISIONS
 SEE PUD REPORT
- ACTIVE OPEN SPACE
 ADDITIONAL ANTI-MONOTONY PROVISIONS
 SEE PUD REPORT

PRELIMINARY DEVELOPMENT SUMMARY

PROJECT: CLIFTON ROAD CONSERVATION SUBDIVISION

OWNER: DUNCAN LAND
 4005 RAYBURN ROAD
 HAZLETON, NC 27842

DEVELOPER: DE HORTON, INC.
 208 FALLS OF WELLS RD. STB 201
 HAZLETON, NC 27842

PROJECT DESIGNER: DUNCAN LAND CONSULTANTS
 4005 RAYBURN ROAD
 HAZLETON, NC 27842

PERMITS: 102-0537-05-0-000

STATUS: PRELIMINARY

CLIFTON ROAD CONSERVATION SUBDIVISION
 TOWN OF NIGHTDALE, WAKE COUNTY, NORTH CAROLINA
 SKETCH PLAN 4

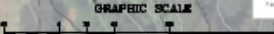
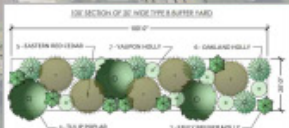
PRELIMINARY

NOT FOR CONSTRUCTION

DUNCAN LAND CONSULTANTS

DATE: 10/20/24

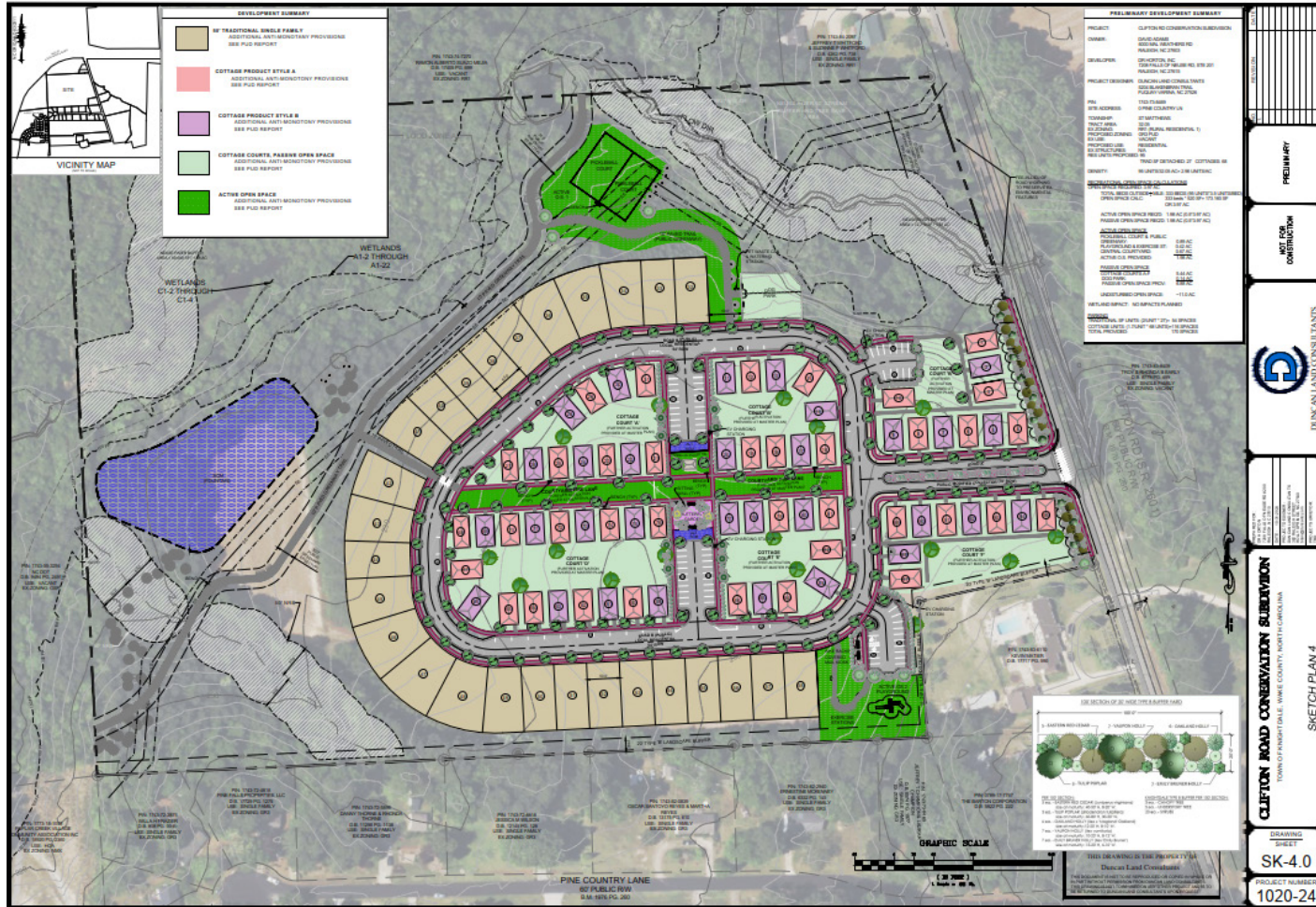
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 SK-4.0
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 1020-24



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PLAN CONCEPTS

MASTER PLAN



Distribution of Uses

Use distribution shall meet the intent of the Town of Knightdale's UDO.

Street Plan

The entrance to the Clifton Rd Conservation PUD shall greet residents with an attractive landscaped median-divided collector roadway. Ingress traffic will have a stunning view of the central tree-lined green courtyard upon entering which will act as a central focal point for the community. A local road with on-street parking will loop the outer perimeter of the neighborhood thus creating no cul-de-sacs. Maneuverable turns are proposed throughout the loop for traffic calming.

Pedestrian Circulation

Clifton Rd subdivision is proposing a vast network of interconnected courtyards along with active and passive open spaces. 5' concrete sidewalks are proposed on both sides of all streets, along courtyards and throughout open space areas. Approximately 1,600 LF of 10' wide paved public and private greenway trails are proposed.

Preliminary Stormwater Plan

The project is proposing 1 primary stormwater device with fountain and 2 smaller alternate stormwater devices at the north and south ends of the central parking areas for additional stormwater retention and treatment. The neighborhood will be designed to meet and exceed the Town's stormwater regulations.

Public Utilities

The project site will be supplied with public water along Clifton Rd and sanitary sewer from a previously acquired utility easement from the homeowner to the South. All water and sewer will be designed and installed to meet Raleigh Water's standards and specifications.

Water Allocation Policy

Water allocation points will be met for the major subdivision through the utilization of site programming with points as described in the Town's Water Allocation policy. A minimum of 50 points will be achieved.

Major Subdivision	
Major Subdivision (Base Points)	15
Conservation of Natural Habitat (Public Greenway)	10
Construct a fountain within the SCM	4
Outdoor Display of Public Art	4
Pickleball Courts	5
IPEMA Certified Playground Equipment	4
Stormwater- Underground Capture System	5
Greenway - >1000 LF of 10 FT wide paved path	1
Enhanced Roadside Landscaping and Hardscaping	2
Total Required	50
Total Provided	50

AMENITIES



Playground

IPEMA certified playground equipment will be provided in an active open space area for families.



Public Greenway Trail

The project will construct ~1,300 linear feet of public greenway along mostly undeveloped areas.



Covered Mail Kiosk

The mail kiosk will be covered for rainy days.



Bicycle Racks

Bicycle racks will be provided at various points of interest.



Central Courtyard

The tree-lined central courtyard will be a vibrant focal point for community with full visibility as you enter the neighborhood. The courtyard will be adorned with amenities such as benches, seating areas and decorative lighting. It will double as a large open space green which can be used for a variety of activities. Additionally, the courtyard will have a fire-rated substructure for emergency service access to the front of cottages.



Pickleball Courts

Two pickleball courts will be situated away from mass clearing areas to allow for private active recreation.



Dog Park

The dog park will provide a place for large and small pets to run and play. This will be located in an area with distance from residential units with paired with partial shade.



Workout Stations

Workout stations will be provided in an active open space area adjacent to the playground. The placement will give parents the opportunity to be active alongside their children.

AMENITIES CONTINUED



Pollinator Garden

A proposed pollinator garden situated adjacent to main courtyard will create a habitat for pollinators in the community.



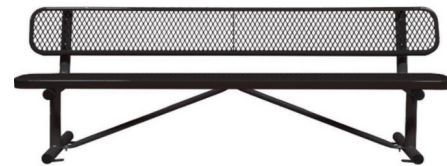
EV Charging Stations

Standalone EV charging stations are proposed in every parking lot throughout the community.



Masonry Sitting Walls

Half moon masonry sitting walls are proposed north and south of the pollinator garden for observation and additional seating adjacent to the central courtyard.



Benches

Numerous benches are proposed throughout the community and along the public greenway.



Covered Pavilion

A covered pavilion is proposed adjacent to the central courtyard to provide shade and a place of gathering.



Cottage Courtyards

Six Cottage Courtyards are proposed throughout the community to provide additional local areas for resident gatherings and play. The shared green spaces replace the traditional backyard for cottages and promote a more intimate sense of community.

SAMPLE ARCHITECTURAL ELEVATIONS

ARCHITECTURAL DESIGN STANDARDS



SAMPLE COTTAGE PRODUCT 'A'
2 BEDROOMS, 2 BATHS, 1,045 SQUARE FEET



SAMPLE COTTAGE PRODUCT 'B'
3 BEDROOMS, 2 BATHS, 1,245 SQUARE FEET

SAMPLE SINGLE FAMILY PRODUCT
***ELEVATIONS FORTHCOMING**

Standards for All Homes

1. All homes will have a combination of two or more of the following materials on the front facade (not including foundation) unless the home is only stone or brick:

- a. stone
- b. brick
- c. lap siding
- d. shakes
- e. board and batten
- f. window pediments
- g. recessed windows
- h. side and/or front window box bays
- i. roof gables
- j. roof dormers
- k. roofline cornices
- l. metal roofing as accent
- m. column
- n. shutters
- o. fiber cement siding

2. The exterior siding material on the side and rear facades will be fiber cement. When two materials are used, the materials shall be different but complimentary colors.

3. Vinyl is prohibited except for window trim, soffits, fascia, and/or corner boards.

4. Main roof pitches (excluding porches) will be at least 6:12.

5. For every 30 feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be one window or door added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets could be used as an alternative to windows.

6. Each front entrance shall contain a covered stoop or porch.

7. Foundation shall be raised to a minimum height of 18 inches above finished yard grade in the front and shall contain a minimum of 2 stair risers up to the front porch. Foundations will be wrapped in brick or stone on all sides. Areas under front porches may be enclosed with lattice or other decorative form of screening to match architectural style.

Standards for Single-Family Detached Front-Loaded Homes

8. All homes shall have a minimum 100 square foot patio, deck, terrace, or courtyard.

9. A minimum of 33% of homes shall include stone or brick as a front façade material.

Standards for Cottage Court Housing

10. Note: We welcome feedback from staff and council on this point

DEVELOPMENT ALLOWANCES

The proposed zoning of GR3 meets all standards set forth in the Town of Knightdale's Unified Development Ordinance with the exception of a few conditions.

Note: Contents of this section will be expanded with further communication and review with Staff.

Due to primarily environmental and other site constraints, and in order to provide more landscape conservation and beneficial common open space for an overall better-integrated design, the applicant is requesting the following site development allowances: Bulk and Dimensional Standards (UDO Sec. 3.4)

Lot width

- In order to create a variety of housing types and price-points, and a more walkable community, we are proposing single family detached front-loaded homes with lot widths of less than 80'. 50' lot widths are proposed for a minority of the development.

Driveway length

- In the GR3 base district, the minimum required driveway length is 35' for a residential lot.
- For front-loaded residential types, we are proposing a 25' minimum driveway length. This is mitigated by ample on-street guest parking, and the proposed driveway lengths allow for homeowners or guests to park a car in the driveways without blocking pedestrian facilities.

Setbacks

- For front-loaded single family lots, we are proposing a 20' front and rear minimum setback and 5' minimum side setback. For cottages, we are proposing a minimum of 10' separation between units to meet fire code.

Residential Clearing & Grading (UDO Sec. 9.3.B)

- The project will require a site development allowance pertaining to Residential Clearing and Grading as specified in Section 9.3.B of the UDO in order to provide more efficient utility infrastructure and effective stormwater design. Front load single family lot widths shall be a minimum of 50' in width and can be mass graded.

Connectivity Index

- The connectivity index shall be permitted to be 1.0 due to a lack of existing street connections to the neighborhood and the presence of existing environmental conditions (that we would like to retain) to the north and west of the developed area. The fire-rated central courtyard was not included in this calculation, but will provide an extra link for emergency vehicles.