

Project Overview

#1215031

Project Title: Olde Faison Place**Jurisdiction:** Town of Knightdale**Application Type:** Planned Unit Development (Full)**State:** NC**Workflow:** PUD: Town Council (Step 3)**County:** Wake**Project Contacts****Contact Info: Applicant**

Stephen Ballentine

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Raleigh, NC 27609

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Tom Quackenbush

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Tom Quackenbush

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Stephen Ballentine

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sballentine@riversandassociates.com**Please indicate which of the following contacts should be included in this project.:** Developer,Engineer**Project Location****Applications must include accurate property information. If unsure of the Parcel Identification Number (PIN), please use [Wake County iMAPS](#).****Project Address:** VACANT LAND- NOT ASSIGNED**Parcel Identification Number (PIN):** 1743466606,
1743463116**Total Acreage:** 21.15**Project Description**

Brief Description of Project:

Planned Community on a 21.15 ac tract on the north side of Old Faison Road with a mix of single-family homes and townhomes. The community is served by public streets with sidewalks on both sides, preserved open space, pond with fountain, amenities including recreational field, playground, tennis and pickleball courts, picnic shelter, dog park and walking trails.

Project Location Data

Inside Corporate Limits: No

Current Land Use: Vacant/Undeveloped

Proposed Land Use (General): Residential

Current Zoning: GR8 - General Residential 8, GR8 PUD

Residential Information

Does this project include a residential component?: Yes

Proposed Density: 5.58

Number of Townhome Lots: 106

Number of Detached Single Family Lots: 12

Total Number of Proposed Residential Lots: 118

Number of Multi-Family/Apartments Units: 0

Number of alley loaded lots: 118

Number of front loaded lots: 0

Please Note: Knightdale's Unified Development Ordinance has unique regulations pertaining to mass grading and landscape preservation. Please consult the UDO regulations below to ensure your proposed project meets the requirements.

As outlined in **UDO Chapter 9.3: Residential Clearing & Grading**, mass grading is prohibited except where residential lots are less than 60 feet in width.

As outlined in **UDO Chapter 7.4.H: Tree Protection**, there are requirements for landscape preservation, tree save areas, protection measures, and replacement specifications.

Non-Residential Information

Does this project include a non-residential component?: No **Total Number of Proposed Non-Residential Lots:**

Total Number of Non-Residential Buildings:

If your project contains more than three buildings, please upload total proposed square footage information as part of your project documents.

Building #1 Square Footage:

Building #2 Square Footage:

Building #3 Square Footage:

Please Note: Knightdale's Unified Development Ordinance has unique regulations pertaining to landscape preservation. Please consult the UDO regulations below to ensure your proposed project meets the requirements.

As outlined in **UDO Chapter 7.4.H: Tree Protection**, there are requirements for landscape preservation, tree save areas, protection measures, and replacement specifications.

Utility & Stormwater Information

Proposed Water Supply: Public or Municipal

Description of Public Utility Connection (Water Supply):

Will connect to City of Raleigh 16" DIP in Old Faison Road

Proposed Wastewater Supply: Public or Municipal

Description of Public Utility Connection (Wastewater Supply):

Connection to City of Raleigh sewer system at existing manhole north east of the property via a proposed sewer easement on adjacent property. See Sketch Plan Sheet S2.

How will stormwater management be addressed?: New System or Device

New Device Type: Wet Pond

Does the proposed development anticipate the addition or extension of public streets?: Yes

Does the parcel(s) contain any of the following environmental/natural features?: Stream Buffers, Body of Water

Neighborhood Meeting Information

Please Note: A full Neighborhood Meeting Report is a required element of this application. The questions below must be answered and are not a substitution for providing a full report, as outlined in the application checklist.

Date of Mailed Notification: 10/02/2024

Date of Neighborhood Meeting: 10/15/2024

Number of Property Owners Contacted: 82

Number of Residents in Attendance: 9

Provide a brief summary of the meeting, including any issues or concerns that were discussed.:

Please refer to the meeting notes document, which describes what was discussed at the meeting.

Comprehensive Plan Consistency

Please Note: A standalone PUD document is a required application element. The questions below must be answered and are not a substitution for providing a PUD document, as outlined in the application checklist.

Current 2035 Comprehensive Plan Placetype Designation:
Mixed-Use Neighborhood

Provide brief statements regarding whether the rezoning request is consistent with the Growth Framework designation, Growth & Conservation Placetype, and any applicable policies contained within the 2035 Comprehensive Plan.:

This project does not include retail nor commercial components, and is therefore not a mixed use project. This is a residential developer. We do not believe there is demand for a commercial nor retail development at this location, and any investment in those uses would likely not succeed at this location. This project qualifies as a "mixed density neighborhood" per the UDO. Please refer to the PUD document for additional information.

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.:

This rezoning request is compatible with the existing GR8 zoning of the property, and with the adjacent townhouse and single family developments surrounding the property. As indicated in the Comprehensive Plan, there is a shortage of townhouse developments in the Town of Knightdale. Only 6% of all residences in Knightdale are townhouses. This project will help the Town to achieve a more balanced mix of townhouses. This project includes multiple amenities and open spaces, which will benefit the community.

UDO Consistency

Please Note: A standalone PUD document is a required application element. The questions below must be answered and are not a substitution for providing a PUD document, as outlined in the application checklist.

Proposed Base Zoning District: GR8 - General Residential 8

Explain how the project is consistent with the Unified Development Ordinance:

This project has been designed to comply with the Town of Knightdale Unified Development Ordinance, including but not limited to the zoning standards, allowable uses, buffers, landscaping, stormwater, utilities, lighting, roadway, parking, and open space requirements.

Provide any proposed modifications to UDO standards:

This project is not proposing any modification to the UDO. However, this project is proposing the following, which can be approved under the PUD classification. The Town has indicated that they are in the process of changing their road cross section standards. The proposed road cross sections differ slightly from the current UDO, in the following ways: The shoulders contain narrower sidewalk pavement than the "urban street" section in the UDO and more grass. The roads contain more parallel parking spaces instead of bike lanes, and less median islands due to the proximity of intersections and driveways. The reduced shoulder impervious is a benefit to the environment and stormwater runoff.

Water Allocation Policy Compliance

Please Note: Connection to municipal water requires compliance with the [Water Allocation Policy](#). Projects must be awarded 50 points or more to merit water allocation. Specific information regarding policy compliance must be included in the Master Plan submittal.

Land Use Category: 50 pts - Change of Use

Base Points: 50

Bonus Points: 0

Total Points Proposed: 50

**TOWN OF KNIGHTDALE
OWNER & AGENT AUTHORIZATION FORM**

Application or

Project #: _____

Submittal Date: _____

I, _____ am the owner of the following property/properties,
located within in the Town of Knightdale:

_____.

I do hereby give permission to _____ to submit the
following type of application to the Town of Knightdale on my behalf for the above
referenced property/properties.

Master Plan (By Right)
General Rezoning or Conditional District
Special Use Permit
Planned Unit Development
Construction Drawings
Variance/Appeal
Other:

I am the owner of the property and will be acting as my own agent.

Signature(s) of Owner(s):



Print or type name(s):

Attach additional sheets if there are additional owners.

***If ownership has been recently transferred, a copy of the deed must accompany this authorization.**