

## Project Overview

#1541490

**Project Title:** Hopkins Farm

**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

David Bergmark  
McAdams  
2905 Meridian Parkway  
Durham, NC 27713  
P:919-449-4005  
[bergmark@mcadamsco.com](mailto:bergmark@mcadamsco.com)

### Contact Info: Property Owner

Melodie and Jennifer Smith  
  
1620 Hoppy Hill Drive  
Knightdale, NC 27545  
P:919-836-6461  
[michael.taylor@lennar.com](mailto:michael.taylor@lennar.com)

### Contact Info: Developer

Nate Walters  
Lennar  
1100 perimeter park drive, 112  
morrisville, NC 27560  
P:919-723-7366  
[nate.walters@lennar.com](mailto:nate.walters@lennar.com)

Please indicate which of the following contacts should be included in this project.: Developer

## Project Location

Applications must include accurate property information. If unsure of the Parcel Identification Number (PIN), please use [Wake County iMAPS](#).

**Project Address:** 8501 POOLE RD

**Parcel Identification Number (PIN):** 1752496412

**Total Acreage:** 51.39

## Project Description

### Brief Description of Project:

171-unit residential subdivision with a mixture of single family detached homes (front and rear loaded) and townhomes (rear loaded). The site is located in the Conservation Neighborhood designation and has over 40% open space, with some townhome units fronting open space. This sketch plan is intended to move forward as a GR-8 PUD.

## Project Location Data

**Inside Corporate Limits:** No

**Current Land Use:** Residential

**Proposed Land Use (General):** Residential

**Current Zoning:** RT - Rural Transition

## Residential Information

Does this project include a residential component?: Yes

Number of Townhome Lots: 69

Total Number of Proposed Residential Lots: 171

Number of alley loaded lots: 139

Proposed Density: 3.25

Number of Detached Single Family Lots: 102

Number of Multi-Family/Apartments Units: 0

Number of front loaded lots: 32

**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):**

Connecting to existing water service along Poole road and from extensions from the property to the east which has already been submitted to Knightdale.

Proposed Wastewater Supply: Public or Municipal

**Description of Public Utility Connection (Wastewater Supply):**

Extensions of gravity sewer from proposed development to the east that is tracking ahead of this site.

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?:** Wetlands, Stream Buffers

## Neighborhood Meeting Information

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

**Date of Mailed Notification:** 03/14/2025

**Date of Neighborhood Meeting:** 03/27/2025

**Number of Property Owners Contacted:** 22

**Number of Residents in Attendance:** 16

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

A copy of the full neighborhood meeting report is included within the PUD document. Neighbor questions focused primarily around buffering along the western property boundary, and traffic utilizing the existing greythorne place street.

## 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:**  
Conservation 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.:**

Hopkins Farm adheres to the newly updated Comprehensive Plan, which identifies the subject property as a 'Growth Reserve Area' immediately adjacent to a Primary Growth area to the east. The proposed layout addresses infrastructure needs by providing 2 new collector roads to serve the area, in addition to frontage improvements along Poole Road. Furthermore, the site adheres to the Place Type Map's 'Conservation Neighborhood' designation by providing over 40% of the site as open space and retaining significant areas of natural vegetation.

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

The planned unit development is designed in adherence with all fire and emergency service requirements. A highly connected road network encourages safe and convenient pedestrian trips. Where proposed roads stub to existing roads, cross-sections are customized to make safe transitions for pedestrians and motorists. In addition to providing expanded perimeter buffers, the proposed layout strategically locates lots away from existing environmental features creating more natural transitions from adjacent subdivisions. Townhome units are prioritized along the site's N-S collector and along improved open spaces, or positioned closer to the sites main frontage road.

## 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:**

The Hopkins Farm PUD has been designed to meet the requirements of the Unified Development Ordinance where practical and achievable. There are some instances where, due to site constraints or special needs associated with this project, it is not possible to meet the specific requirement of the Ordinance. In those instances, the applicant is proposing site development allowances that will meet the intent of the Ordinance while providing necessary flexibility. The requested modifications to the requirements of the UDO, and the proposed alternative methods of compliance, are listed in the section below. Any deviations are offset by voluntary zoning commitments exceeding UDO requirements (outlined in the PUD document), as well as voluntary architectural commitments.

**Provide any proposed modifications to UDO standards:**

**SITE DEVELOPMENT ALLOWANCE FOR FRONT LOADED SINGLE-FAMILY DWELLINGS**

Section 3.4 of the Knightdale Unified Development Ordinance requires that any lot less than 80 in width be accessed via an alley or rear lane access. In order to create a more diverse range of residential lot types, Hopkins Farm will include up to 35% of its single family detached units as front-loaded lots less than 80 in width. The applicant has offered tailored architectural standards for these units as a condition of the zoning approval.

**SITE DEVELOPMENT ALLOWANCE FOR REAR LOADED SINGLE-FAMILY DWELLINGS**

In an effort to reduce the amount of impervious surface on lots and create space for utilities to be provided within alleys serving lots fronting on open space, rear-loaded single-family dwellings will be served by driveways that are a minimum length of 20 rather than the UDO requirement of 35. Furthermore, rear setbacks of 12 shall be applied rather than 25 (Min. 20 measured to the edge of alley pavement). A min. side setback of 5' will apply, with a minimum building separation of 15'.

**SITE DEVELOPMENT ALLOWANCE FOR FRONTAGE REQUIREMENTS**

Section 6.4B of the UDO requires that all buildings shall share a frontage line (primary facade) with a street or square. For clarity, Hopkins Farm shall be permitted to have single family dwellings which front on an open space along Poole Road to provide privately maintained enhanced roadside landscaping.

**SITE DEVIATION ALLOWANCE TO SFD FOUNDATION PLANTING**

## REQUIREMENTS

Section 7.4K4 of the Knightdale UDO requires foundation plantings to be installed along the entire foundation wall of the building, making no allowances for decks, equipment, etc.. Within Parkside at Westlake, single family dwelling foundation plantings (evergreen shrubs) will be installed along the entire front elevation, as well as any elevation directly facing public ROW or improved open space and the first 12' of the side elevations closest to the front elevation.

## SITE DEVELOPMENT ALLOWANCE TO ALLOW MASS GRADING

Section 9.3.B of the UDO prohibits mass grading on lots 60 or greater in width. The applicant hereby requests the ability to mass grade said lots within Hopkins Farm with the exception that no residential lots shall be mass graded within 100' of any riparian stream buffer. All SFD lots greater than or equal to 60 in width are located along the project perimeter (where they back up to a landscaped buffer) or back up to open space.

## SITE DEVELOPMENT ALLOWANCE FOR DISTRIBUTION OF USES

Section 11.1B of the Knightdale UDO establishes a minimum and maximum required distribution of uses, calculated as the net development area which excludes street ROW and dedicated open space. As proposed, the Hopkins Farm PUD requests a site development allowance to the required distribution of uses to permit the exclusion of multifamily uses, as well as an increase in the maximum distribution of single family uses. Hopkins Farm shall be required to have a minimum of 15% and maximum of 85% distribution of SFD detached lots, and a minimum of 10% and maximum of 40% distribution of townhomes.

## 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:** 15 pts - Major Subdivision

**Bonus Points:** 35

**Base Points:** 15

**Total Points Proposed:** 50

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

Application or  
Project #: Hopkins Farm

Submittal Date: 04/28/25

I, Jerry & Melodie Smith and Greg & Jennifer Berry am the owner of the following property/properties, located within in the Town of Knightdale:

PIN #'s : 1752496412

I do hereby give permission to McAdams / Lennar 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: Annexation

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

Signature(s) of Owner(s):

Signed by: Greg Berry  
0A0B050504050443...  
 Signed by: Jennifer Berry  
0A0B050504050443...  
 Signed by: Jerry Smith  
0A4C09F2701D44F...  
 Signed by: Melodie Smith  
0A4C09F2701D44F...

Print or type name(s):

Greg Berry

Jennifer Berry

Jerry Smith

Melodie Smith

Attach additional sheets if there are additional owners.

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