

# HOPKINS FARM PLANNED UNIT DEVELOPMENT

KNIGHTDALE, NORTH CAROLINA

GR8 PUD  
ZMA-7-24

APRIL, 2025





# TABLE OF CONTENTS

## 01

### VISION + INTENT

PUD Intent / Comprehensive Plan Goals  
Branding

## 02

### EXISTING CONDITIONS

Summary  
Vicinity Map  
Environmental Survey  
Current Zoning Map

## 03

### PLANNED UNIT DEVELOPMENT MASTER PLAN

Development Details  
Front Loaded Single-Family Dwellings  
Rear Loaded Single-Family Dwellings  
Townhomes

## 04

### UNIFIED DEVELOPMENT ORDINANCE + KNIGHTDALE COMPREHENSIVE PLAN CONSISTENCY

Modifications  
Comprehensive Plan Consistency

## 05

### DESIGN GUIDELINES

Single-Family Architectural Standards  
Townhomes - Architectural Standards

## 06

### TRANSPORTATION ANALYSIS

Transportation Impact Assessment (TIA) Summary

## 07

### RECREATIONAL OPEN SPACE + AMENITIES

Open Space Standards

## 08

### PUBLIC FACILITIES INFRASTRUCTURE

Streets + Sidewalks  
Stormwater  
Water + Sewer

## 09

### NEIGHBORHOOD MEETING REPORT

Meeting Summary  
Question Log



# HOPKINS FARM

GR-8 PLANNED UNIT DEVELOPMENT PREPARED FOR THE TOWN OF KNIGHTDALE

**Submittal Dates**

First Submittal: 04/28/25  
Second Submittal: 06/26/25

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# 1. VISION + INTENT



## VISION + INTENT

As stated in §2.4 (C) and 12.2 (F)(3)(g) of the Knightdale Unified Development Ordinance, the Planned Unit Development District is designed to encourage master planning of development so as to coordinate and manage the impacts of the development on the provision of Town Services and infrastructure. The Planned unit Development encourages creativity and innovation in the design of development, but in return for this flexibility the expectation is for communities to:

- » Provide enhanced design, character, and quality.
- » Provide beneficial community amenities with an emphasis on place making.
- » Incorporate a creative and integrated design in the layout of buildings.
- » Ensure compatibility with surrounding land uses and neighborhood character.
- » Further the goals of the Comprehensive Plan to align with Knightdale Next V.2
- » Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

### THE HOPKINS FARM PUD MEETS THE STATED VISION AND INTENT OF THE PLANNED UNIT DEVELOPMENT AND GOALS OF ADOPTED PLANS AS FOLLOWS:

#### Provide enhanced design, character, and quality:

Homes within the proposed PUD will follow a set of prescribed architectural design standards which preserve the spirit and intent of the design requirements previously applicable in Chapter 5 of the Knightdale UDO (archived version). The proposed development provides exceptional site design, character, and quality through the location and design of open spaces, thoughtful pedestrian connections, and diversified housing stock.

#### Provide beneficial community amenities:

Hopkins Farm is anchored by a centralized park and amenity space located along the traffic circle at the intersection of two collector roads to be constructed by the developer. This central amenity site will include a pool and bathhouse and will incorporate bioretention stormwater management for environmental and educational benefits. Linked to this main amenity site is a private greenway which interconnects the site and provides access to a 9-hole disc golf course along the property's eastern border. Closer to Poole Road is a second improved park space with a playground, yard games, and dog park.

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

Hopkins Farm incorporates a mix of front-loaded single family detached, rear-loaded single family detached as well as rear-loaded Townhomes. Over 70 lots of single family detached homes are rear-loaded, creating a strong residential streetscape presence. Improved open spaces are strategically placed to maximize the number of units which face communal open space rather than other dwelling units. Road and lot placement are situated to maximize the amount of existing tree canopy which can be retained and enjoyed by area residents.



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

In addition to providing voluntary 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 site's main frontage road.

## Ensure the creation of mixed density neighborhoods, neighborhood nodes and mixed use centers:

The proposed development provides a diverse range of residential products (SFD detached, Townhomes,) as well as meaningful open spaces (both preserved and amenitized).

## Further the goals of the Comprehensive Plan including the growth framework and Growth & Conservation map:

The proposed development meets the criteria of the conservation neighborhood designation in the Knightdale Next Comprehensive Plan by prioritizing retention of existing tree canopy through its placement of lots and roadways, resulting in over 40% of the site as some form of open space (including common open space).

## Provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure:

The proposed PUD is designed to be compact, efficient, and environmentally responsible. It further supports the Town's infrastructure goals of increased vehicular and pedestrian connectivity and capacity by implementing roadway improvements, while providing new internal roads and pedestrian alternatives.

# THE DESIGN OF HOPKINS FARM ADDRESSES THE FOLLOWING FINDINGS OF FACT REQUIRED FOR PUD APPROVAL:

### Comprehensive Plan Conformity

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.

### Public Welfare

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.

## Impact on Other Property

The proposed planned unit development will not negatively impact other adjacent property. The mix of residential types offered will enable this development to be more financially sustainable and resilient, supporting adjacent property. Location decisions regarding denser lot sizes and perimeter buffers are made thoughtfully to create more natural transitions from existing development.

## Impact on Public Facilities and Resources

The planned unit development has been designed with adequate utilities, road access, drainage, and other necessary facilities. The project includes two new collector roadways interconnecting existing and planned subdivisions to the east and west, as well as supporting future development and connectivity to the north. Furthermore, the site will continue roadway widening and enhanced streetscape improvements along Poole Road.

## Archaeological, Historical, or Cultural Impact:

The planned unit development does not adversely impact any known archaeological, historical, or cultural resources located on or off the parcels proposed for development.

## Parking and Traffic

The proposed PUD provides significant on-street parking in adherence with the Town's adopted cross-sections, as well as off-street and alley parking. Supplemental parking is prioritized in proximity to townhome clusters. The associated TIA identifies required roadway improvements to address roadway impacts generated by the development.

## Adequate Buffering

The planned unit development provides a minimum 20' Type B buffer along its project perimeter, with expanded natural buffers along the majority of its northern and eastern boundaries. Enhanced roadway landscaping is provided along the site's frontage on Poole Road, to soften the view of fronting townhomes and match the landscaping applied by Haven at Griffith Meadows (to the east).

## Performance

McAdams has a proven track-record of recent PUD approvals of large, mixed-use projects and has a high level of familiarity with Knightdale's standards and expectations. Recent Lennar projects within Knightdale include 'Stone River' and 'Retreat at Robertson'(aka Project Hope), McAdams helped prepare plans for 'Brio', Old Milburnie PUD 'Parkside at Westlake', and 'Downtown North'.



## 2. EXISTING CONDITIONS

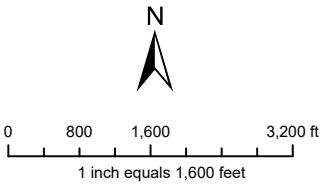
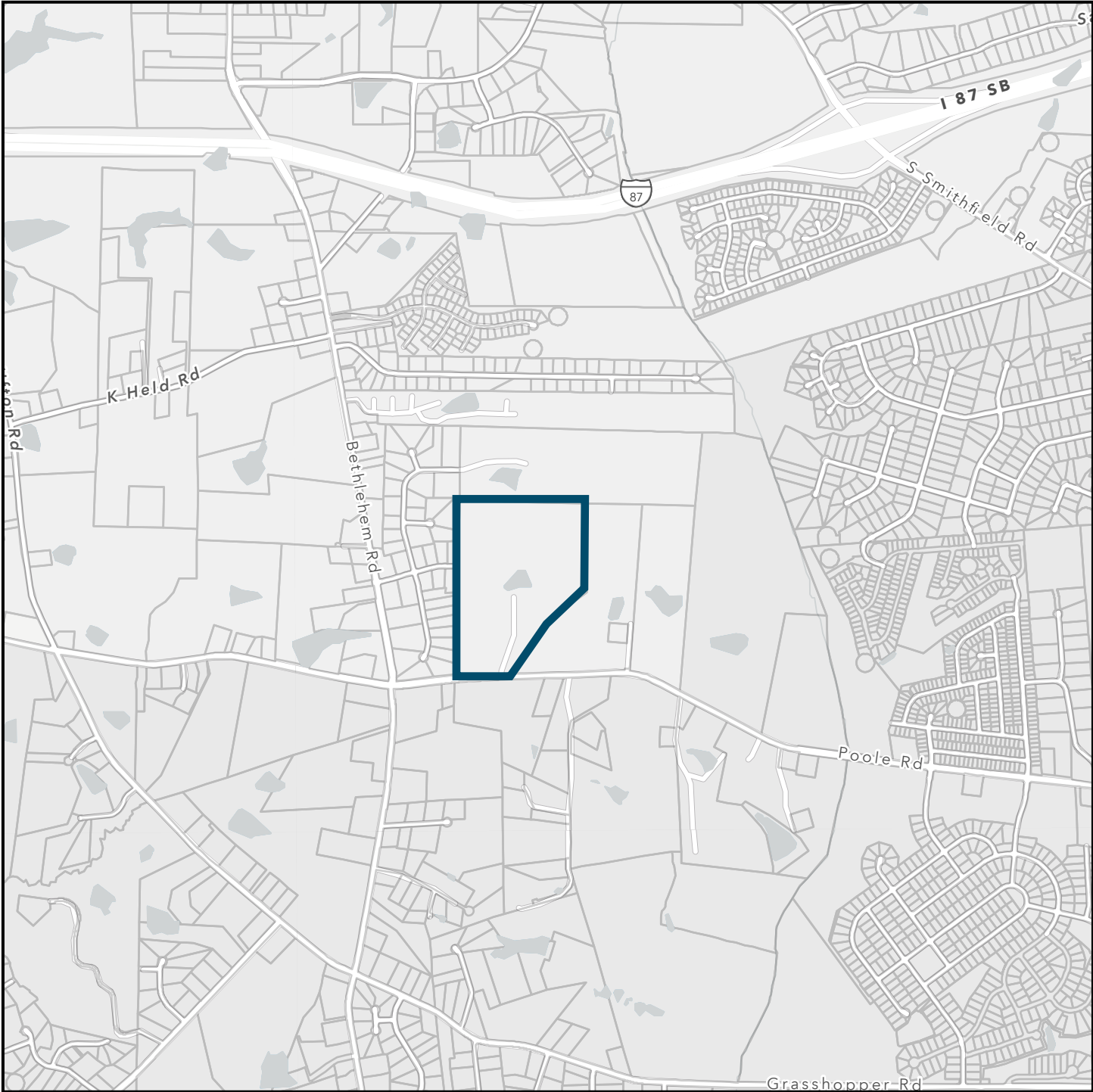
### EXISTING CONDITIONS SUMMARY

Hopkins Farm is located on 1 parcel along the north side of Poole Road, east of the intersection of Poole Road and Bethlehem Road (PIN # 1752496412). The site is currently comprised of a mix of forests, open agricultural land and about 9 existing structures located on either side of Hoppy Hill Drive - a private roadway serving these handful of homes. Two stream features are present on the site. Both streams originate from the same stream feature off site and run north west and south west. The southern stream was not found to be a jurisdictional feature, while the northern stream has protective riparian buffers.

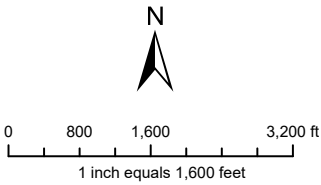
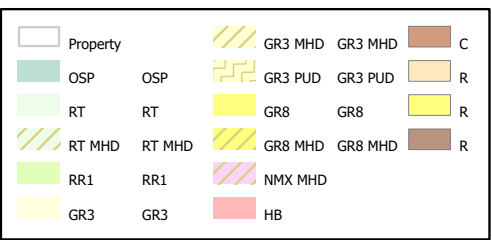
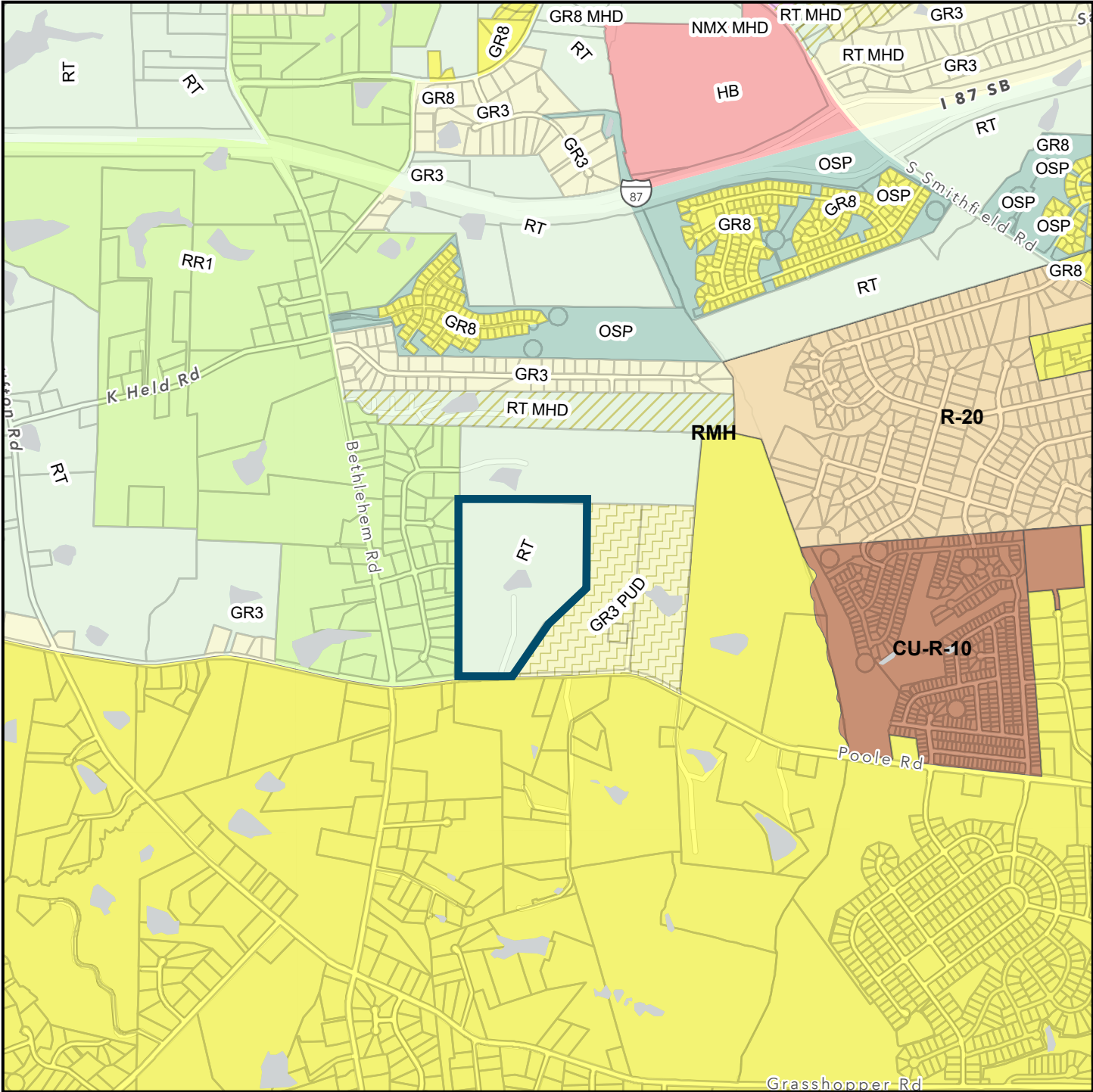




VICINITY MAP

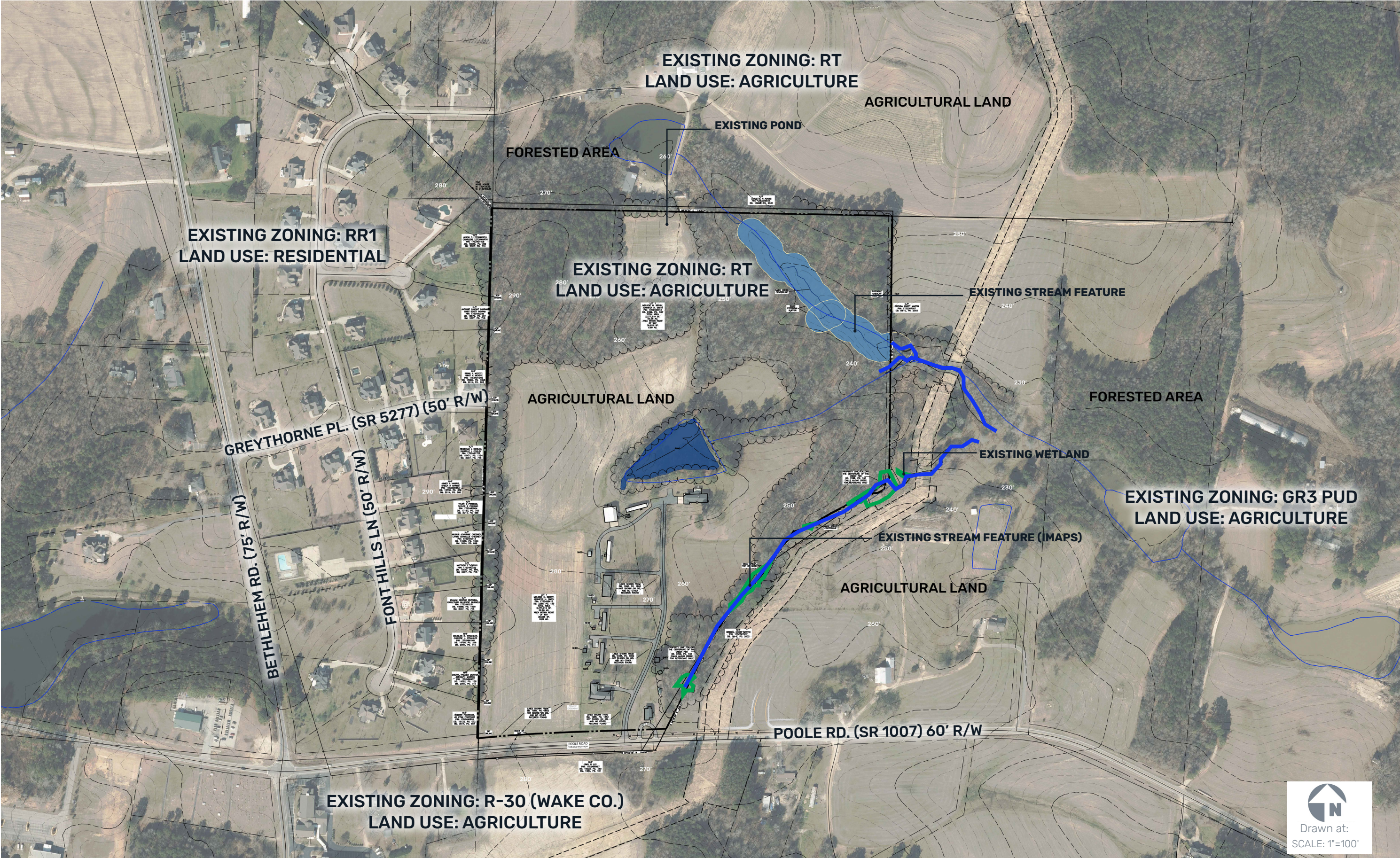


CURRENT ZONING MAP





# ENVIRONMENTAL SURVEY





# 3.PUD MASTER PLAN



## PLANNED UNIT DEVELOPMENT MASTER PLAN

### DEVELOPMENT DETAILS

Hopkins Farm is a master-planned development in southern Knightdale, consisting of approximately 102 detached single family homes (primarily rear-loaded) and 69 Townhomes (all rear-loaded), Hopkins Farm will provide a variety of housing choices for Knightdale citizens, as well as well-designed and multi-functional recreational amenities, including a pool and bathhouse, dog park, playground with yard games, and extensive greenway trail as well as a 9-hole disc golf course.

### RESIDENTIAL DEVELOPMENT MIX

	Number of Units	Percentage of development
• Front loaded Single Family Dwellings	32	18.71%
• Rear loaded Single Family Dwellings	70	40.93%
• Townhome Lots	69	40.35%

### USE DISTRIBUTION SUMMARY

Use Type	Minimum Distribution	Maximum Distribution	Approx. Distribution as Shown on Plan
Dwelling - Duplex/Townhouse	10%	40%	± 8.5 acres
Dwelling - Multifamily	N/A	N/A	N/A
Dwelling - Single Family	15%	85%	± 21 acres







# HOPKINS FARM EXISTING VEGETATION OVERLAY & STREET CONNECTIVITY

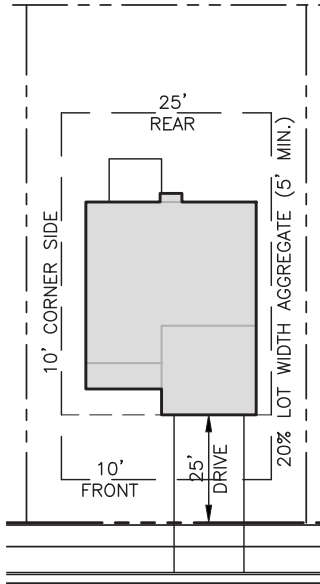




# FRONT LOADED SINGLE-FAMILY DWELLINGS

## FRONT LOADED SFD STANDARDS

- » Minimum lot size 6000 sf
- » Lot width (min.) 60'
- » Front setback (min) 10'(25' for face of garage)
- » Minimum driveway length 25'
- » Side setback (min) 20% lot width aggregate (5' min.)
- » Corner Side setback (min.) 10'
- » Rear setback (min) 25'
- » Maximum building height 3 Stories

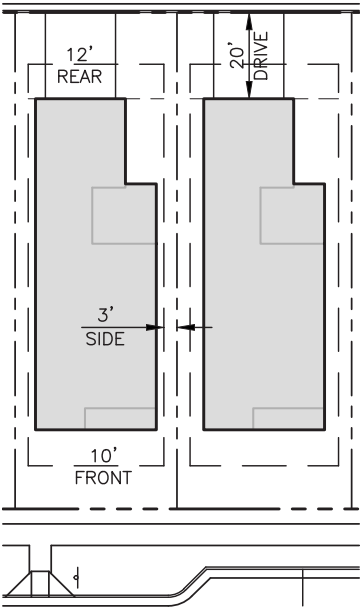


FRONT-LOADED SINGLE FAMILY DWELLING DETAIL

# REAR LOADED SINGLE-FAMILY DWELLINGS

## REAR LOADED SFD STANDARDS

- » Minimum lot size 3500 sf
- » Lot width (min.) 34'
- » Front setback (min) 10'(excluding porch/stoop encroachment)
- » Minimum driveway length 20' (measured to edge of alley pavement)
- » Minimum Side setback 3'
- » Minimum Side Street Setback 10'
- » Minimum Rear Setback 12' (20' to edge of alley pavement)
- » Maximum Height 3 Stories



REAR-LOADED SINGLE DWELLING FAMILY DETAIL



# TOWNHOME DWELLINGS MODIFICATIONS TO UDO STANDARDS

All Townhome units within Hopkins Farm shall be rear-loaded. Dimensional standards vary based on whether the Townhome building fronts on public ROW vs. open space, as shown below.

## STREET FACING TOWNHOME STANDARDS

- » Minimum lot width

» Front setback (min)

» Side setback (min)

» Side street yard (min)

» Rear setback (min)

» Driveway length (min)

» Max building height

» Building separation (min)
- 20'

5'

5' (If partiwall exists - 0' side yard min.)

10'

12' (20' min. to alley pavement)

20' (Measured to alley pavement)

3 Stories

15'

## OPEN SPACE FACING TOWNHOME STANDARDS (ALONG POOLE ROAD)

- » Minimum lot width

» Front setback (min)

» Side setback (min)

» Side street yard (min)

» Rear setback (min)

» Driveway length (min)

» Max building height

» Building separation (min)
- 20'

0'

5' (If partiwall exists - 0' side yard min.)

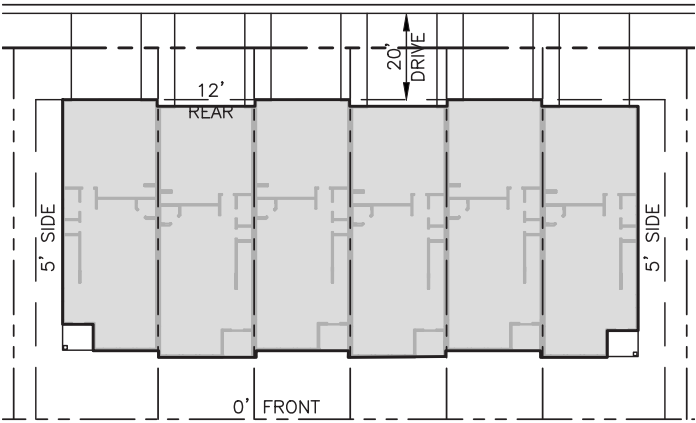
10'

12' (20' min. to alley pavement)

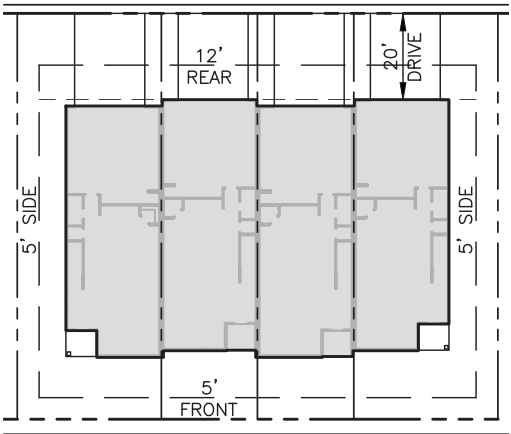
20' (Measured to alley pavement)

3 Stories

15'



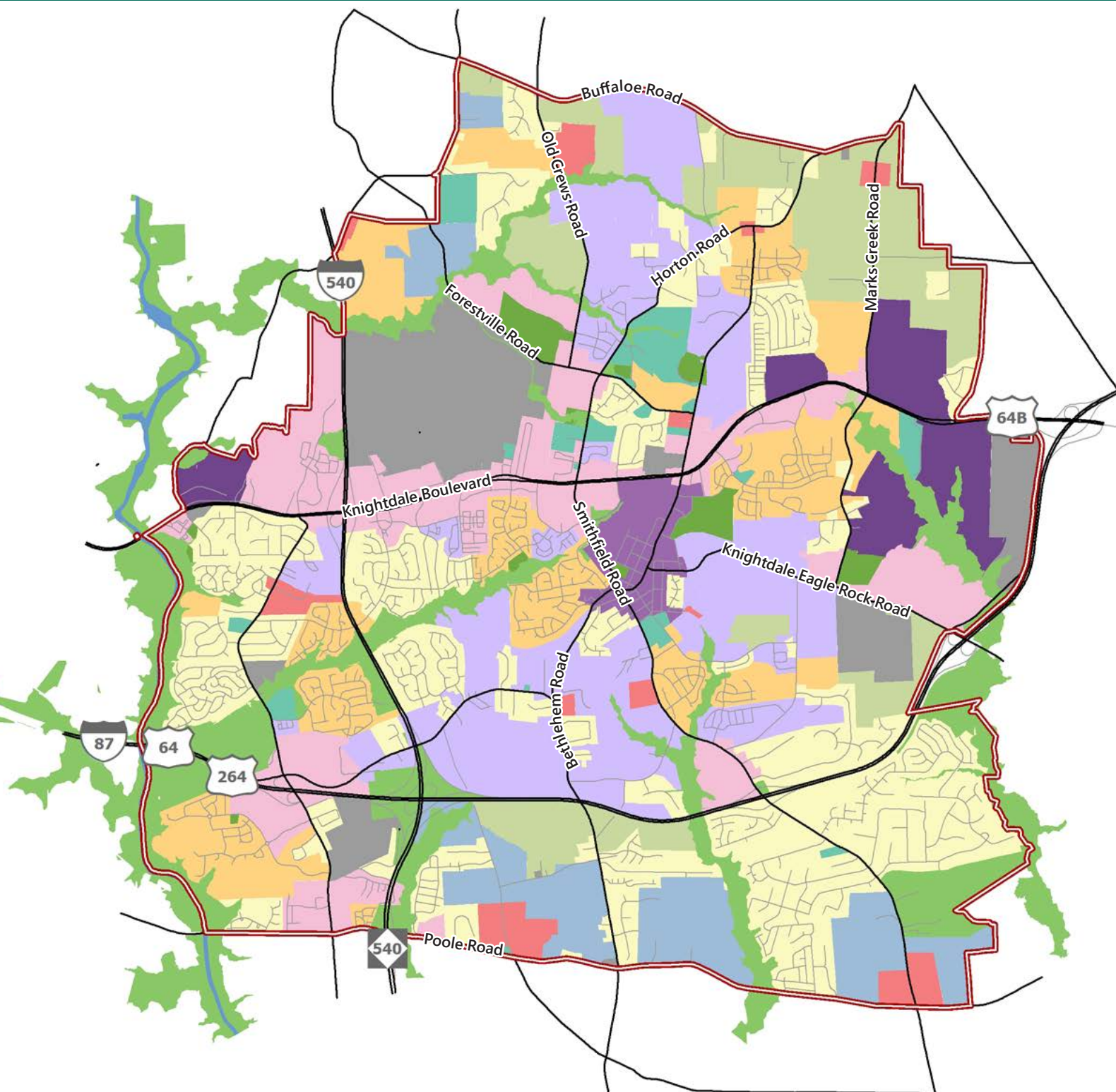
OPEN SPACE FACING  
REAR-LOADED  
TOWNHOME DETAIL



STREET FACING REAR-LOADED  
TOWNHOME DETAIL



## 4. UDO + COMPREHENSIVE PLAN CONSISTENCY



## UNIFIED DEVELOPMENT ORDINANCE CONSISTENCY

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 below.

### 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 minimum side setback of 3' shall apply.

### SITE DEVELOPMENT ALLOWANCE FOR FRONTAGE REQUIREMENTS

Section 3.2.A and 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 DEVELOPMENT 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 Hopkins Farm, 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 STREET B CROSS-SECTION AS STREAM CROSSING

In order to minimize stream and wetland impact, a modified street section for Street B will be permitted to narrow the cross-section, as shown on Page C8.00 of the Master Plan.

### SITE DEVELOPMENT ALLOWANCE TO CENTERLINE RADII

In order to provide an enhanced alternative to a traditional cul-de-sac, the custom turnaround provided at the northern terminus of Street F shall not be bound by the Town's centerline radii contained in Section 10.5.A of the UDO.



## 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 which would typically be subject to mass grading restrictions (60' or more in lot width) are located along the project perimeter (where they back up to a landscaped buffer) or back up to open space.

It is the applicant’s firm belief that a more concentrated development pattern utilizing mass grading is what allows a developer to preserve larger areas of conserved land. Limiting mass grading necessitates larger lots, which in turn reduces conservation by apportioning a greater percentage of the site to developed areas to achieve a comparable yield.

## 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, as detailed below.

Use Type	Minimum Distribution	Maximum Distribution	Approx. Distribution as Shown on Plan
Dwelling - Duplex/Townhouse	10%	40%	~ 16%
Dwelling - Multifamily	N/A	N/A	N/A
Dwelling - Single Family	15%	85%	~40%

## VOLUNTARY ZONING CONDITIONS EXCEEDING CODE REQUIREMENTS

1. Construction traffic will not utilize the existing ‘Greythorne Place’ roadway as a means of access to Hopkins Farm.
2. The site will provide at least one bioretention cell as a method of green stormwater infrastructure. As currently shown on the master plan, this bioretention cell would be provided south of the pool and will include flowering pollinator plants.
3. Enhanced roadside landscaping and hardscaping shall be installed along Poole Road (comparable with the enhanced landscaping applied on the adjacent 'Haven at Griffith Meadows' PUD to the east).
4. A minimum of a 'Type B' buffer will be applied along the project's perimeter. Existing vegetation shall be allowed to be credited towards the plantings required with a "Type B' buffer.
5. Hopkins Farm will provide a minimum of 100 guest parking spaces (including on-street and off-street parking).
6. Site amenities will include a pollinator garden with educational signage highlighting their environmental benefits. The bioretention cell will be planted with pollinator-friendly species to serve as second pollinator garden
7. Hopkins Farm will include architectural standards for single-family detached homes and townhomes, as outlined in the 'Design Guidelines' section of this document.

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# KNIGHTDALE NEXT 2035 COMPREHENSIVE PLAN CONSISTENCY

The Hopkins Road PUD is consistent with the Knightdale Next V.2 Comprehensive Plan, as detailed below.

The adopted Growth Areas Map 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.

The adopted Future Place Type map within the Comprehensive Plan designates the site as a Conservation Neighborhood, which calls for 30-60% of the site to be reserved as open space and seeks enhanced pedestrian infrastructure. As shown on the associated Master Plan, Hopkins Farm offers a substantial degree of both on-street and off-street pedestrian facilities, including privately maintained greenways built to the Town's public greenway standards. Furthermore, it maintains over 40% of the site as open space and prioritizes retention of existing vegetation in proximity to environmental features, resulting in significant habitat preservation.

## 1. Town-wide Place Making

This principle seeks to foster a distinct brand and sense of place for the Town that is uniquely Knightdale through high-level design, walkable environments, thoughtful open spaces, and active living. Hopkins Farm places connections to natural and designed open spaces at the forefront of its layout - incorporating an abundance of pedestrian greenways, paths, infrastructure and centrally located improved spaces to maximize access and exposure from adjacent residential lots. Hopkins Farm embraces the idea of prioritizing natural preservation, communal open space, and tight-knit mixes of uses over individual yard space and segregated land uses.

## 2. Home and Neighborhood Choices

This principle promotes exceptional quality of life, diverse housing options, and connections to neighborhood uses. As shown in the associated Master Plan, Hopkins Farm prominently provides a connected system of open spaces serving single family homes and townhomes. The proposed development provides a balanced mix of larger front-loaded SFD homes and smaller rear-loaded SFD homes. Rear loaded townhomes are also included to provide an additional housing choice to suit residents of all ages, needs, and lifestyles.

## 3. Environmental Stewardship and Sustainability

This principle seeks to create a comprehensive and coordinated open space network while reducing environmental impact of development through natural preservation and sustainable design. Hopkins Farm reserves over 40% of the total site as open space. The proposed development layout was designed maximize impact on already disturbed and cleared areas and thus minimize development impact on existing areas of tree canopy. Preservation of tree coverage along the eastern portion of the site creates an ideal location for recreational disc golf, while providing habitat and additional protection for the jurisdictional stream which crosses the site near its eastern boundary.

Anticipated environmental benefits of removing the existing farm pond and allowing this area to re-establish as a natural wetland include:

- » Improved water quality by removing a stagnant reservoir. Dammed water bodies typically have lower oxygen levels, higher temperatures, and are prone to algae blooms.

- » Biodiversity enhancement by restoring natural aquatic processes and habitats.
- » Enhanced climate resilience by lowering water temperature and reducing methane emissions from stagnant reservoirs.
- » Reduced public safety risk by eliminating the possibility of an unplanned dam failure.

## 4. Multi-Modal Transportation Systems

Through its provision of private greenways, compact form, on-street parking, and bicycle lanes along its east-west collector road, Hopkins Farm supports pedestrian and bicycle trips as a viable option for neighborhood amenities and local destinations.

## 5. Economic Vitality

Hopkins Farm aims to build on Knightdale's growing economic vitality by providing a high-quality residential development which companies would view as a valuable resource to serve the needs of their employees.

# KNIGHTDALE 2023 STRATEGIC PLAN CONSISTENCY

Through its diverse housing, amenity options, and sustainable design, Hopkins Farm aligns with the following Focus Areas and Objectives outlined in the Town's Strategic Plan.

## 1. Connected and Inclusive

Supported Objectives:

- » Remain committed to "Diverse Neighborhoods are Made of Diverse Housing" to ensure access to all.
- » Embrace opportunities for physical connectivity through the transportation network.
- » Ensure multi-modal transportation choices to connect to the region.

## 2. Sustainable

Supported Objectives:

- » Endeavor to preserve and protect our environmental resources.

## 3. Active and Healthy

Supported Objectives:

- » Offer a variety of health, fitness, and cultural opportunities to meet the needs of a diverse population.
- » Encourage non-vehicular transportation.
- » Recognize cultural, social, and economic value of public art.



## 5. DESIGN GUIDELINES



# SFD DETACHED ARCHITECTURAL STANDARDS

## Foundations:

- All Single family detached homes shall be raised from the finished grade a minimum of 18" on front facades. Exposed foundation along the front or corner facade (on a corner lot) will be covered with brick or stone. Any single family homes with crawl spaces will be wrapped in brick or stone on all sides.

## Facades:

- 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 trim elements, soffits, fascia, and corner boards.
- For every linear 30 feet (or fraction) of continuous side elevation, there shall be one window, door, or "closed shutter assembly" added to the side elevation on the first and second floor. Any siding break on the side of the home such as a fireplace, porch or wall offset can be used as an alternative to a window or door.

## Roofing:

- Main roof pitches (excluding porches) for 2-story homes shall be at least 6:12.
- Main roof pitches for 1-story and 1.5-story homes will be at least 5:12.
- There shall be a 12" overhang on every gable roof end.

## Garages:

- Garage doors will not exceed 45% of the front facade width.
- Single-family homes built on lots less than 60 feet wide will have a minimum of 1,450 square feet and have alley-loaded two-car garages.
- 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.
- No more than 40% of SFD lots may have garages which extend beyond the front porch or stoop (towards the ROW).
- On lots 60' wide or greater, garages will not extend more than 6 feet from the front porch or stoop.

## Entrances:

- All single-family homes will have a front porch with a minimum depth of five (5) feet. At least 30% of detached homes will have front porches 6' deep or greater. Front porch posts will be at least 6" x 6". Decorative items such as masonry bases, brackets, or tapered/raised panel may be used.
- All front entrance doors shall have a 12"(min.) transom above.
- All detached homes will include patios within the side or rear yard (or screened porches in lieu of patios as an optional upgrade).

**Note: All building elevation renderings provided in this document are conceptual only. They are intended to provide a visual representations of elevations which would meet the binding architectural commitments provided via text within this document.**



SFD EXAMPLE ELEVATIONS



*Note: All building elevation renderings provided in this document are conceptual only. They are intended to provide a visual representations of elevations which would meet the binding architectural commitments provided via text within this document.*



# TOWNHOME ARCHITECTURAL STANDARDS

## Foundations

- All townhouse units shall be raised from the finished grade a minimum of 12" at the front facade. Exposed foundation along the front facade will be covered with brick or stone. Areas under porches may be enclosed with lattice.

## Facades:

- 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. Vinyl may be used for trim elements, soffits, fascias, and corner boards.
- Townhouse building walls shall be wood clapboard, cement fiber board or shingle, wood board and batten, brick, or stone.
- All townhomes shall provide at least two (2) of the following elements: Bay window, Balcony, Porch, Shutters, Window trim with 4" minimum width, decorative cornice of roof line (flat roof line only).
- For every 30-feet (or fraction) of continuous side elevation (calculated on a per floor basis), there shall be a window, door, or "closed shutter assembly" added to the side elevations. Any siding break on the side of the home such as a fireplace, side porch, wall offsets may be used as an alternate to windows.
- The second and third stories (if applicable) of the rear elevation shall have either a balcony and door(s) or windows making up a minimum of 25% of the length of the rear elevation. The percentage is measured as the horizontal plane (lineal feet) containing a balcony and door(s) or windows divided by the total horizontal plane length.
- No two townhouse units in a building shall have the same exterior paint color scheme.

## Building Sizes:

- All townhomes shall be a minimum of 2-stories in height, with a minimum of 1700 sf.
- All townhouses shall provide at least one (1) offset: Facade offset, Roofline Offset.

## Roofing:

- Main roofs on townhouse buildings shall have a pitch between 4:12 and 12:12. Mono-pitch (shed) roofs are allowed only if they are attached to the wall of the main building. Mono-pitch roofs shall have a pitch of at least 3:12.
- There shall be a 12" overhang on every gable roof end
- All townhomes shall provide at least one (1) of the following elements: Dormer, Gable, Cupola/tower/chimney, decorative cornice of roof line (flat roof line only)

## Entrances:

- Front porches shall be a minimum of 5 feet deep and 6 feet wide.
- All townhomes shall provide at least one (1) of the following: Recessed entry with 6" minimum width door trim; covered porch with 6" minimum width pillars/posts/columns.

## Garages:

- All townhouse units will have alley-loaded, 2-car garages.
- Garage doors will be carriage style with decorative hardware.

# TOWNHOME EXAMPLE ELEVATIONS



**Note:** All building elevation renderings provided in this document are conceptual only. They are intended to provide a visual representations of elevations which would meet the binding architectural commitments provided via text within this document.



# 6. TRANSPORTATION ANALYSIS

## TRANSPORTATION IMPACT ANALYSIS SUMMARY

A Traffic Impact Analysis (TIA) was conducted by McAdams for the proposed development.

To determine the traffic impacts of the proposed development, the following analysis scenarios are included in this study:

- Existing (2024) Traffic Conditions
- No-Build (2030) Traffic Conditions
- Build (2030) Traffic Conditions
- No-Build (2039) Traffic Conditions
- Build (2039) Traffic Conditions

Peak hour traffic counts were conducted at the existing study intersections in December 2024 and January 2025, while Wake County public schools were in session, and balanced between study intersections, as appropriate to determine Existing (2024) traffic volumes. The base year of the study was shown to be 2024 to be conservative. To account for background development growth, a 3% annual growth rate was applied to the existing traffic volumes to determine Projected (2030) and Projected (2039) traffic volumes. Adjacent development traffic from three (3) approved nearby developments were also applied to determine the No-Build (2030) and No-Build (2039) traffic volumes. These adjacent developments were:

- Haven at Griffith Meadows
- Lyndon Oaks
- Hodge Road Planned Development / Banks 20

### STUDY AREA

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Poole Road and Hodge Road
- Poole Road and Bethlehem Road
- Poole Road and Smithfield Road
- Bethlehem Road and Grasshopper Road
- Bethlehem Road and Greythorne Place
- Bethlehem Road and Cross Cut Place / Widewaters Parkway
- Poole Road and Future NC 540 Southbound Ramps
- Poole Road and Future NC 540 Northbound Ramps
- Poole Road and Site Access #1 (Proposed)



# RECOMMENDED IMPROVEMENTS BY DEVELOPER (Subject to Change)

Based on the findings in the TIA, the improvements (Subject to final NCDOT review and approval) below have been recommended to be constructed by the developer to mitigate traffic impacts by the proposed development:

## Poole Road and Site Access #1

- Construct Site Access #1 as the southbound approach with one (1) ingress lane and one (1) egress lane.
- Provide stop control on the southbound approach of the proposed site driveway.
- Construct an exclusive eastbound left-turn lane on Poole Road with a minimum of 100 feet of full width storage and appropriate deceleration and taper.

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# 7. RECREATIONAL OPEN SPACE + AMENITIES



## RECREATIONAL OPEN SPACE AND AMENITIES

Hopkins farm will provide a diverse offering of active and passive recreation areas within the development detailed on the following pages. The provided open space areas will be linked by a comprehensive network of sidewalks and greenways. In alignment with Knightdale's 'Conservation Neighborhood' FLU designation, Hopkins Farm will have over 40% of the site as some form of open space (including common open space).

### Open Space Standards

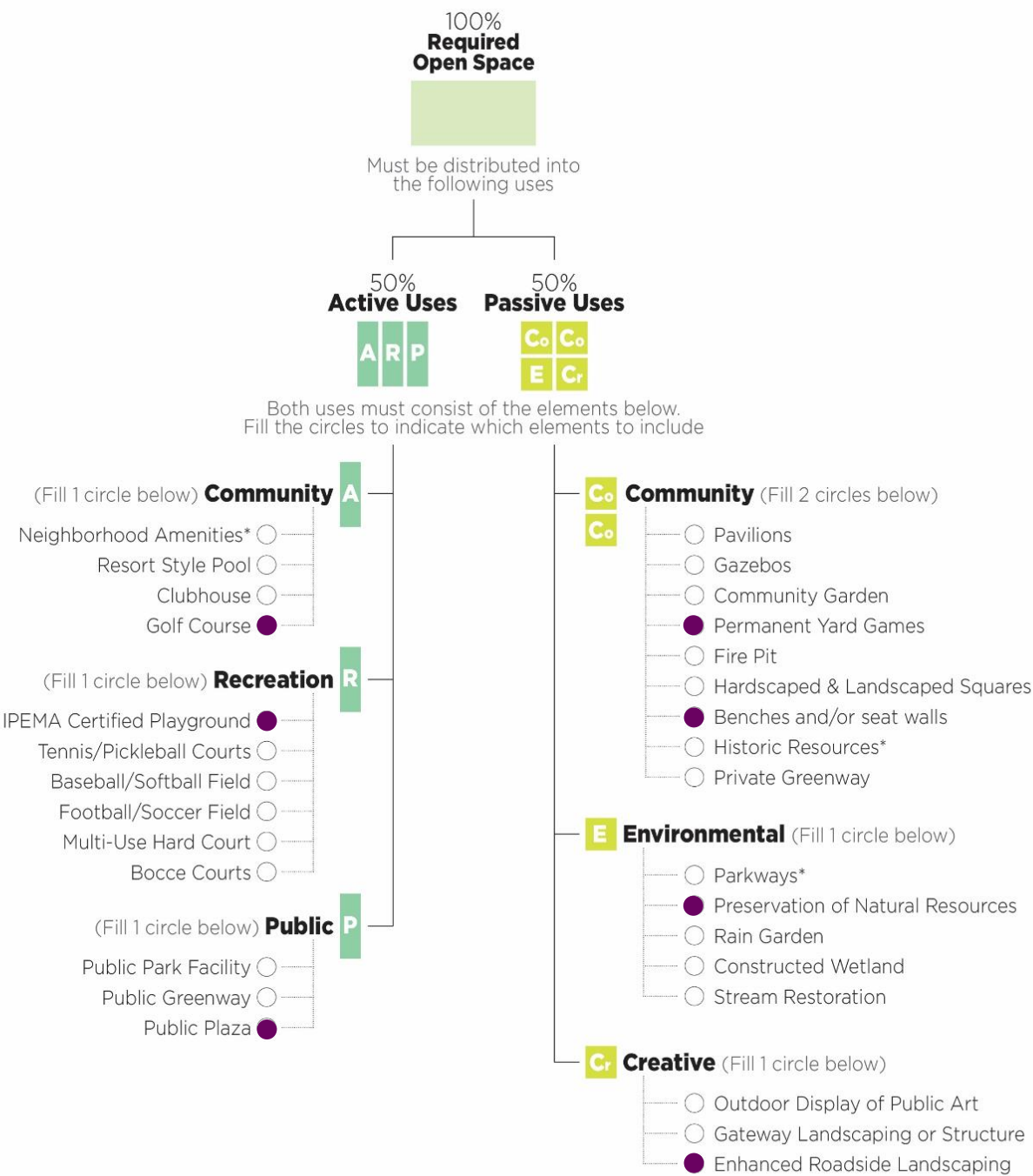
• Total recreation open space required:	6.32	Acres
• Active recreation space required:	3.16	Acres
• Active recreation space provided:	4.29	Acres
• Passive open space required:	3.16	Acres
• Passive open space provided:	10.57	Acres

Hopkins farm provides several open space areas that offer residents and community members several options for recreational opportunities. The largest active open space area is located relatively central to the development and has access and frontage on all sides. This open space will have a combination of a playground, yard games and open lawn space for resident focused programming. The pool and bathhouse is located just north of the centralized open space and will be anchored along the traffic circle linking the site's two collector roads. Each open space area will be linked by either a public sidewalk or greenway trail. At the northeastern corner of the site will be a 9-hole disc golf course arranged along the banks of the existing stream and primarily within existing forested area.



RECREATIONAL OPEN SPACE + AMENITIES

Hopkins Farm will provide a diverse offering of active and passive recreation areas within the development as detailed below. Each active and passive area will be linked by a comprehensive network of sidewalks and greenways. In addition to more traditional active park spaces, Hopkins Farm will offer resident a unique amenity by providing a 9-hole disc golf course which weaves through existing forested areas.



Elite: Nancy - Lennar Option 3 2D Site Plan

36'-0"

32'-0"

32'-0"

ADA Wheelchair Ramp

Trash

6' Bench

230406-CH-1-CR001

Playground Equipment

Part Number: 128-01  
Rev: 1.02-01

Design Request: 123-03002

Created On: August 3, 2021

The information provided on this sheet is subject to change without notice.



# 8. INFRASTRUCTURE

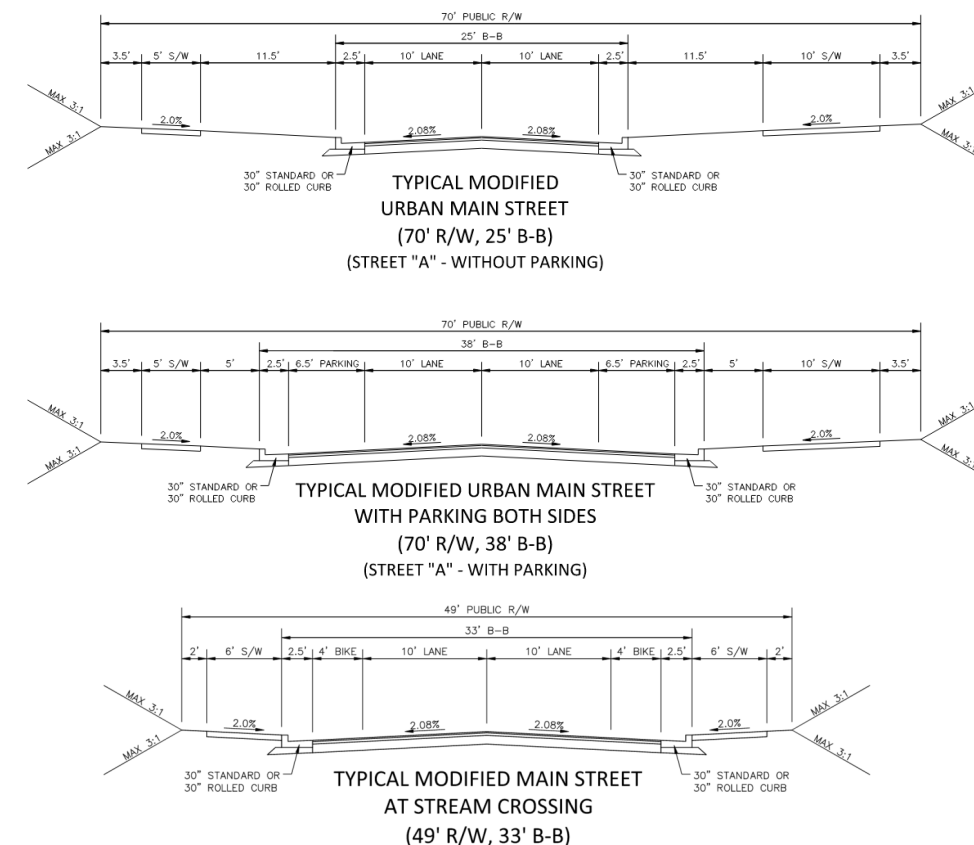


## STREETS + SIDEWALKS

Streets and alleys within Hopkins Farm are designed to meet the construction standards of the Town of Knightdale, though modifications to the Street 'A' & 'B' cross-section are proposed as part of the PUD.

Street 'A' & 'B' will generally follow the Town's preferred Main Street cross section with variations to allow for a wider sidepath and on-street parking (for Street A) and a narrowed cross-section to reduce stream impact (along Street B). Please refer to detail below and the master plan sheet for an illustrative cross section.

### MAIN STREET CROSS SECTIONS



## STORMWATER

Hopkins Farm is located within the Neuse River basin. The proposed development shall be subject to stormwater management requirements found in Chapter 9: Environmental Protection Standards of the Town of Knightdale's Unified Development Ordinance (UDO). Per regulations established in Chapter 9 of the Town of Knightdale's UDO, stormwater runoff provisions shall address peak flow mitigation and water quality management.

Hopkins farm will be served by one (1) primary Stormwater control measure (SCM) which will be designed to meet regulations established Chapter 9 of the Town of Knightdale's UDO by providing peak flow mitigation and water quality management for the site. This SCM will be designed to have a minimum of 85% avg. annual removal for Total Suspended Solids (TSS). The primary SCM will be accessible via the public greenway, with pedestrian seating and a stormwater fountain.

In alignment with the goals and objectives of a Conservation Neighborhood, Hopkins Farm will also include stormwater bioretention (with flowering plant species supporting pollinators) south of the pool on its main amenity site. The bioretention cell will be accessed by the proposed public greenway, with a seating area and informational signage.

## WATER + SEWER

Water and sewer within Hopkins Farm are designed to meet the standards of the City of Raleigh.



# 9. NEIGHBORHOOD MEETING REPORT

## NEIGHBORHOOD MEETING

March 27, 2025 6:00pm

### Online Zoom Meeting

#### TOTAL ATTENDEES:

+/- 16 people including presenters.

#### PRESENTERS:

McAdams: David Bergmark

#### PRESENTATION:

With the aid of a PowerPoint presentation, David Bergmark provided a summary of the development proposal covering the following areas:

- Purpose of neighborhood meetings
- Introduction of the development team
- Project development timeline
- Project location and existing zoning
- Proposed uses and densities
- Open space and amenities
- Explanation of the master plan layout
- Perimeter buffers
- Tree Preservation
- Traffic management
- Next Steps overview





CITIZEN QUESTIONS AND RESPONSES:

1. QUESTION/COMMENT - **Lennar is one of the cheapest housing choices being built in the area. What are you all doing to make sure our property values do not fall?**

- » **RESPONSE:** There are many ways. The overall design is meant to create a very attractive neighborhood. The amenity areas, open spaces, etc. add value to this community and this neighborhood. This ensures that housing prices will stay healthy.
- » **RESPONSE:** This development is on municipal water and sewer, the neighborhood next door is on well and septic and follows County standards, so it can have larger lots. This neighborhood is in Town limits and has smaller lots, which allows us to provide special amenities.
- » **RESPONSE:** A Type B perimeter buffer will provide separation between neighborhoods.
- » **RESPONSE:** This request being a PUD allows us to make architectural commitments that we will be held to during development.

2. QUESTION/COMMENT - **Is the existing tree line staying along the western edge of the development?**

- » **RESPONSE:** Yes, we will maintain as many existing trees as possible for the Type B buffer. Anything that is not maintained will be re-planted to meet minimum buffer requirements.

3. QUESTION/COMMENT - **Why do some trees nearby have red spray paint on them? Are they being marked to be removed?**

- » **RESPONSE:** Not sure, there is survey work going on for the property. The trees may be marked for survey purposes but should not be being marked for removal at this time.

4. QUESTION/COMMENT - **What is the exact buffer along the western property boundary?**

- » **RESPONSE:** It is a minimum 20-ft wide Type B buffer. There will be a little extra space in some areas, but 20-ft is the required minimum along the full boundary.

5. QUESTION/COMMENT - **Will additional trees be added to the buffer?**

- » **RESPONSE:** If there are any gaps in the minimum planting standard, we will have to go in and plant to meet the minimum standard. Knightdale staff will review our plans and make sure we are meeting the buffer and screening requirements.

6. QUESTION/COMMENT - **Is Greythorne PI being widened?**

- » **RESPONSE:** No. Our improvements will just be within our project boundary. The internal street that ties into Greythorne PI will taper down to match the existing cross section at the site boundary. Within the adjacent neighborhood, the street cross section will stay the same.

7. QUESTION/COMMENT - **There are not any trees in this resident's back yard. What will be done about the buffer in that area?**

- » **RESPONSE:** Along that portion, Lennar will have to do new planting to meet the minimum buffer requirements. David showed the Type B buffer detail from the town's standards.

8. QUESTION/COMMENT - **Will townhomes and smaller homes be facing Font Hills Lane? How much noise will this cause?**

- » **RESPONSE:** No. The townhomes will be facing away from the adjacent neighborhood – they will be rear loaded on an alley. The alley is the closest feature to the adjacent neighborhood, besides the Type B buffer. The Town of Knightdale encourages a mix of townhomes and single family in residential projects, and it is more of a “norm than an exception.” We have not seen a negative impact from including townhomes in neighborhoods. We do not believe that the townhomes being rear loaded will cause negative impact to the adjacent neighborhood. In fact, kids that live in this neighborhood are more likely to go play at the recreation areas throughout the site than in the back of these townhome units, which will also help with noise.

9. QUESTION/COMMENT - **Define collector road.**

- » **RESPONSE:** Each jurisdiction has their own definition, but they all follow a similar theme.
  - i. Local – smaller streets that serve immediate area, think of these as neighborhood streets.
  - ii. Collector – slightly larger street cross sections, which make direct connections between arterial roads, rather than serving individual neighborhoods.
  - iii. Arterial – main thoroughfares which serve broader regional traffic. An example in this area would be Poole Rd. These arterial roads are meant to serve a broader connection and accommodate more traffic.

10. QUESTION/COMMENT - **What about the pool as far as noise? Will that be far enough away from our neighborhood?**

- » **RESPONSE:** The pool is approximately 100-ft from Greythorne PI. We would not anticipate the noise from the pool being a problem. If it's a problem for you all, it would be problem for the new residents too, which will not be a good marketing strategy for selling houses.

11. QUESTION/COMMENT - **Will construction traffic go through Greythorne PI?**

- » **RESPONSE:** Our initial construction would be to create Street D as our means of access into the site.

12. QUESTION/COMMENT - **What price point will these home start at?**

- » **RESPONSE:** There will be several different products within the neighborhood. These prices are in today's dollars, if the economy continues to do well, these may increase.
  - i. Townhomes: 350,000 – 360,000 range
  - ii. Smaller Single Family: 410,000 – 460,000 range
  - iii. Larger Single Family: 475,000 – mid 500,000 range

13. QUESTION/COMMENT - **So you are building starter homes/low income home next to us?**

- » **RESPONSE:** I suppose it all depends on your reference point, but not everyone would consider house prices around and over 450,000 as affordable to low-income families.

14. QUESTION/COMMENT - **What is the anticipated completion timeline?**

- » **RESPONSE:** It's a long process to get everything approved. Lennar is looking at getting Construction Drawings approved in Q1 of 2027. Construction is projected to start in late Q1 of 2027. Finish construction in Q3 of 2028. First homes start in Q3 of 2028, and the last home sold would be Q2 of 2030.

15. QUESTION/COMMENT - **Where can we find this presentation?**

- » **RESPONSE:** If you drop your email in the chat, we can share these slides with you. (Staff) The town posts project related materials to the Town's. If the applicant shares these slides, they could be posted there as well.

16. QUESTION/COMMENT - **Are these homes single story or what?**

- » **RESPONSE:** Single family homes are all two stories. The townhomes are also two stories. In general, the market requires at least two story homes right now.

17. QUESTION/COMMENT - **That means when I get up and look out my back door, I'm going to see homes and townhomes?**

- » **RESPONSE:** Comment received



18. QUESTION/COMMENT - **What do you mean when you say there will be an alley coming behind these houses? How do I know that kids aren’t going to be in my backyard? I really don’t want that.**

- » RESPONSE: The alley is 20’ easement, 16’ of pavement. It’s essentially a private drive maintained by the HOA. It’s a shared driveway to allow these lots to access their driveways from the rear. Vehicles will be moving through this space, but that is why the Type B buffer is there for screening.

19. QUESTION/COMMENT - **Why isn’t my neighborhood getting water and sewer?**

- » RESPONSE: To get municipal water and sewer service, you must petition for annexation and pay town taxes. Through this development, we are just annexing this site. We’ll bring water and sewer facilities closer to your neighborhood, but in order to actually make that connection, you have to petition the town for annexation and pay taxes. You would need to talk to town about this.

20. QUESTION/COMMENT - **Does that mean that we can block the road to this neighborhood?**

- » RESPONSE: No – it’s an NCDOT maintained roadway and the connection is required by the town for connectivity. You wouldn’t be allowed to just block it. Residents in the new neighborhood trying to get west to Raleigh or RDU will likely stay internal to the site and turn right on Poole Rd.

21. QUESTION/COMMENT - **Does the rest of Smith’s Estates Agree with this?**

- » RESPONSE: There will be additional opportunities to voice concerns throughout the process. (David shared his contact information.) You can also contact Gideon (Town Staff) with any questions. This is early in the process, and we’ll have to go through staff review and joint public hearing, which is another opportunity for residents to come out and voice concerns or ask questions. The Town will send out notice to adjacent residents of the public hearing.

Closing Remarks:

David Bergmark and Gideon Smith thanked participants for their time and feedback and both shared that this isn’t the last time that this will be discussed. Gideon shared about notice for the joint public hearing and invited people to reach out with questions.

MAILING LIST:

Owner	Mailing Address 1	Mailing Address 2
MARTIN, ELIZABETH ANN	8420 POOLE RD	KNIGHTDALE NC 27545-9154
BOUFEDJI, ABDERREZAK BOUFEDJI, NADIA	8429 GREYTHORNE PL	KNIGHTDALE NC 27545-8179
PERRIGO, TYLER G PERRIGO, TAYLOR R	4505 BARBARO DR	KNIGHTDALE NC 27545-6132
FONTENOT, ROBERT JR FONTENOT, JO LYNN	1733 FONT HILLS LN	KNIGHTDALE NC 27545-8185
BETHLEHEM BAPTIST CHURCH	8400 POOLE RD	KNIGHTDALE NC 27545-9154
ADAMS, CARLETTE N	8709 POOLE RD	KNIGHTDALE NC 27545-9161
GUETTERMAN, JOHN C GUETTERMAN, JANET L	1505 FONT HILLS LN	KNIGHTDALE NC 27545-8181
LEWICKI, MATTHEW E	1717 FONT HILLS LN	KNIGHTDALE NC 27545-8185
HARRIS, JAMES A JR HARRIS, SHEILA H	1705 FONT HILLS LN	KNIGHTDALE NC 27545-8185
BURWELL, WILLIAM GEORGE BURWELL, CARLETHA GILLESPIE	1721 FONT HILLS LN	KNIGHTDALE NC 27545-8185
STRAHLER, DOUGLAS R STRAHLER, CHRISTIE L	1725 FONT HILLS LN	KNIGHTDALE NC 27545-8185
COOLEY, REGINALD L SR COOLEY, DANIELLE L	8432 GREYTHORNE PL	KNIGHTDALE NC 27545-8178
BRADY, TOMAS BRADY, TINA	8405 TADMORE LN	KNIGHTDALE NC 27545-8177
CHESNEY, WILBUR JOVONNIE CHESNEY, LYNNE DARSSELLE	1713 FONT HILLS LN	KNIGHTDALE NC 27545-8185
SMITH, MELODIE H BERRY, JENNIFER H	1620 HOPPY HILL DR	KNIGHTDALE NC 27545-8104
TPG AG EHC III (MTH) MULTI STATE 4 LLC	8585 E HARTFORD DR STE 118	SCOTTSDALE AZ 85255-5473
INGRAM, ANTOINE LAMONT SR INGRAM, CINDI SCOTT	8408 TADMORE LN	KNIGHTDALE NC 27545-8176
BWH III LLC	1728 BETHLEHEM RD	KNIGHTDALE NC 27545-9334
LETCHWORTH, JASON D LETCHWORTH, CHARLENE	8409 TADMORE LN	KNIGHTDALE NC 27545-8177
MORTON, SHERYL PALMER TRUSTEE MORTON, RUDOLPH JR TRUSTEE	1729 FONT HILLS LN	KNIGHTDALE NC 27545-8185
LACNEY, SUSAN TRUSTEE FRICKE, TOBIAS TRUSTEE	8428 GREYTHORNE PL	KNIGHTDALE NC 27545-8178
		KNIGHTDALE NC 27545-8179