ZMA-7-24 Hopkins Farm Planned Unit Development

Gideon Smith
Senior Planner – Current



VICINITY MAP & SITE PROFILE

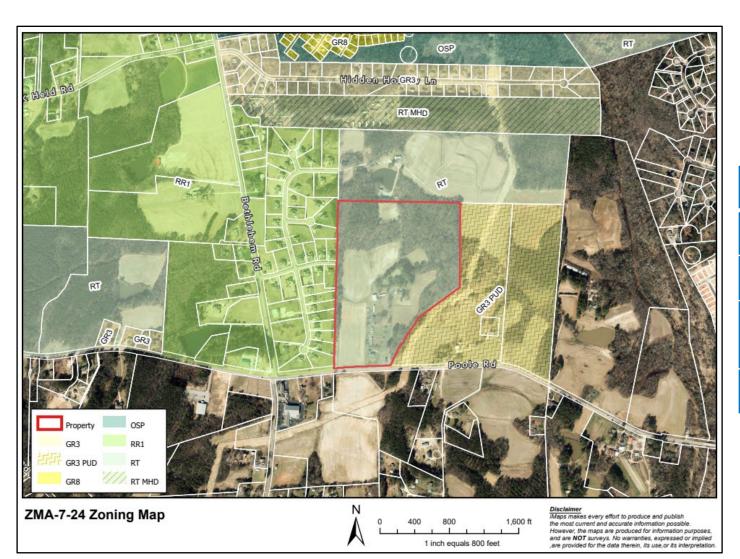


and are NOT surveys. No warranties, expressed or implied

PROPERTY LOCATION:	8501 Poole Road
WAKE COUNTY PINS:	1752-49-6412
CURRENT ZONING DISTRICT:	Rural Transition (RT)
PROPERTY OWNERS:	Melodie H. Smith & Jennifer H. Berry
PROPERTY SIZE:	50.81 acres
CURRENT LAND USE:	Vacant



ZONING & SURROUNDING USES



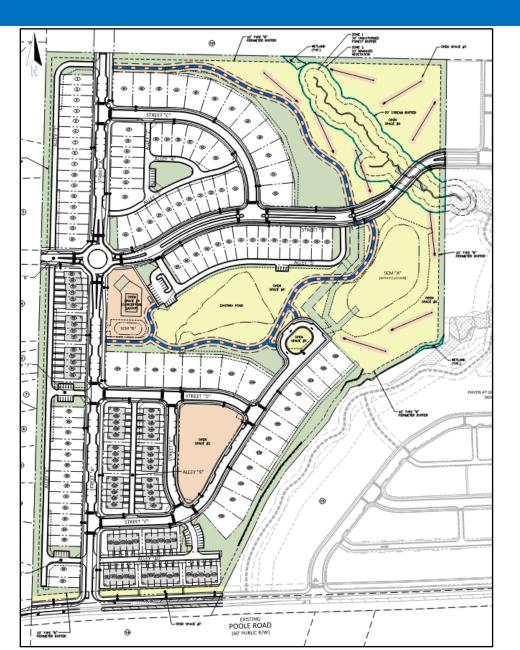
DIRECTION	LAND USE	ZONING		
North	Single-Family Dwellings & Agriculture	RT		
South	Agriculture (Wake County)	R-30		
East	Current: Residential (Single-Family Dwellings) Future: Haven at Griffith Meadows (Residential – Single-Family & Townhomes)	GR3 PUD		
West	Residential (Single-Family Dwellings)	RR1		



PROJECT PROFILE

PROPOSED ZONING DISTRICT:	General Residential – Medium Density Planned Unit Development (GR8 PUD)
NAME OF PROJECT:	Hopkins Farm
APPLICANT/REPRESENTATIVE:	David Bergmark, McAdams
DEVELOPER:	Lennar
PROJECT SIZE:	50.81 acres
PROPOSED LAND USE:	171 Residential Units (102 Single-Family; 69 Townhomes)
PROPOSED DENSITY:	3.37 units/acre









NOTIFICATION





- First Class Letters Mailed:
 - July 2, 2025
- Signs Posted on Property:

July 2, 2025

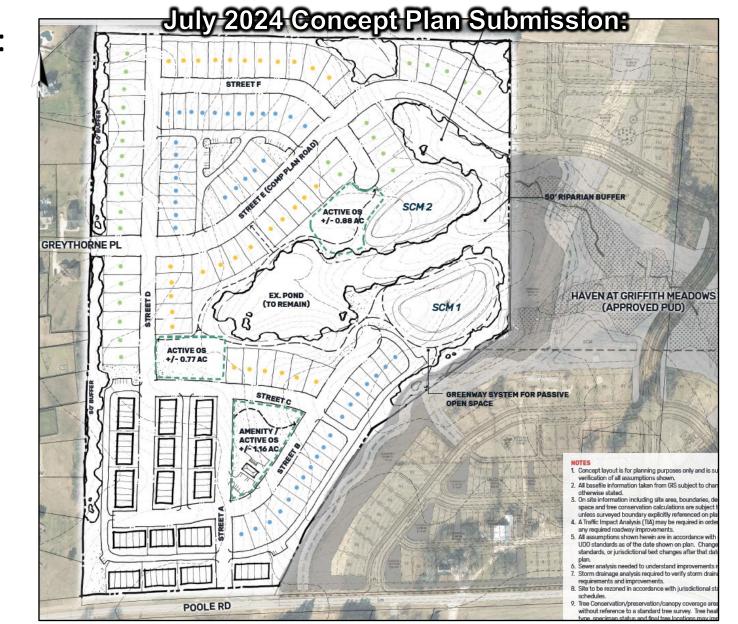
Legal Ad Published (Wake Weekly):

July 4 & 11, 2025

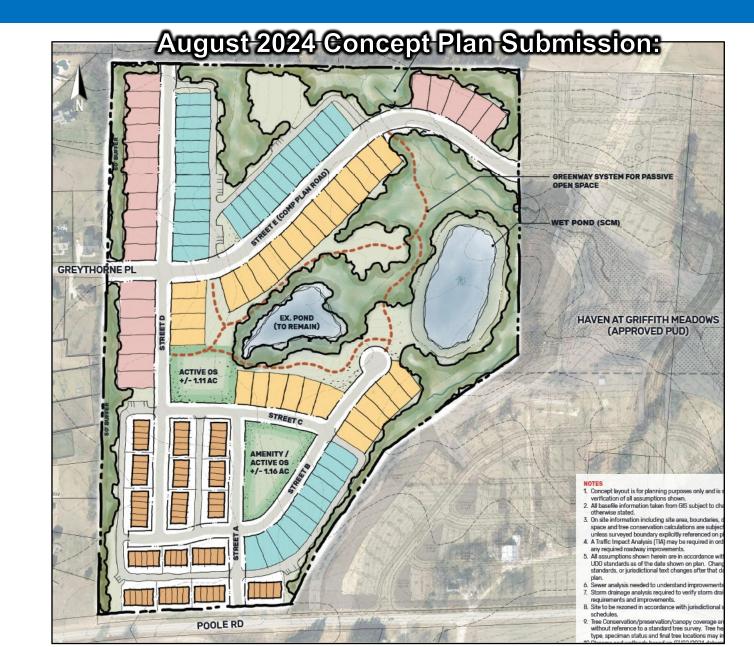


Pre-Application Meeting:

- July 30, 2024
- Consistency w/:
 - o UDO
 - Comprehensive Plan
 - o CTP
 - Other adopted plans



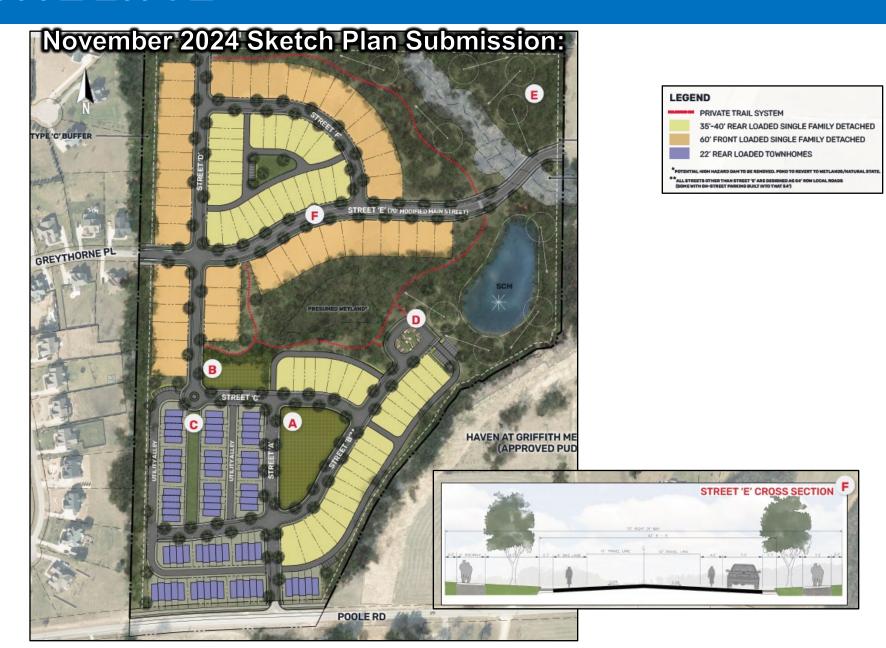






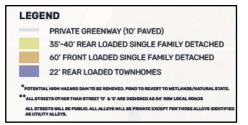
















Virtual Neighborhood Meeting Summary:

- March 27, 2025; ~15 people in attendance
 - Vegetation & buffering
 - Noise & viewshed impacts
 - Greythorne Place roadway improvements
 - Public utilities
 - Construction traffic
 - Construction timeline





Development Review Committee:

- May 15, 2025
- **No Action Taken** on ZMA and Master Plan:
 - Town Council decision of the rezoning
 - Addressing comments regarding:
 - General roadway design
 - On- and off-street parking locations
 - General stormwater design and conveyance
 - Green stormwater infrastructure
 - Existing farm pond
 - Recreational open spaces
 - Tree survey



TOWN OF KNIGHTDALE, NC UNIFIED

DEVELOPMENT ORDINANCE

ADOPTED JULY 21, 2021







- 32 Front-loaded units
 - 60-foot-wide lots (minimum)
 - Three-story maximum
 - ~18.71% of development





- 32 Front-loaded units
 - o 60-foot-wide lots (minimum)
 - Three-story maximum
 - o ~18.71% of development
- 70 Rear-loaded units
 - 34-foot-wide lots (minimum)
 - Three-stories (maximum)
 - o ~40.93% of development





- 32 Front-loaded units
 - 60-foot-wide lots (minimum)
 - Three-story maximum
 - o ~18.71% of development
- 70 Rear-loaded units
 - 34-foot-wide lots (minimum)
 - Three-stories (maximum)
 - o ~40.93% of development
- 69 Rear-loaded townhomes
 - 20-foot-wide lots (minimum)
 - 53 units fronting public roads
 - 16 units fronting public open spaces
 - Three-stories (maximum)
 - ~40.35% of development





• Phase 1

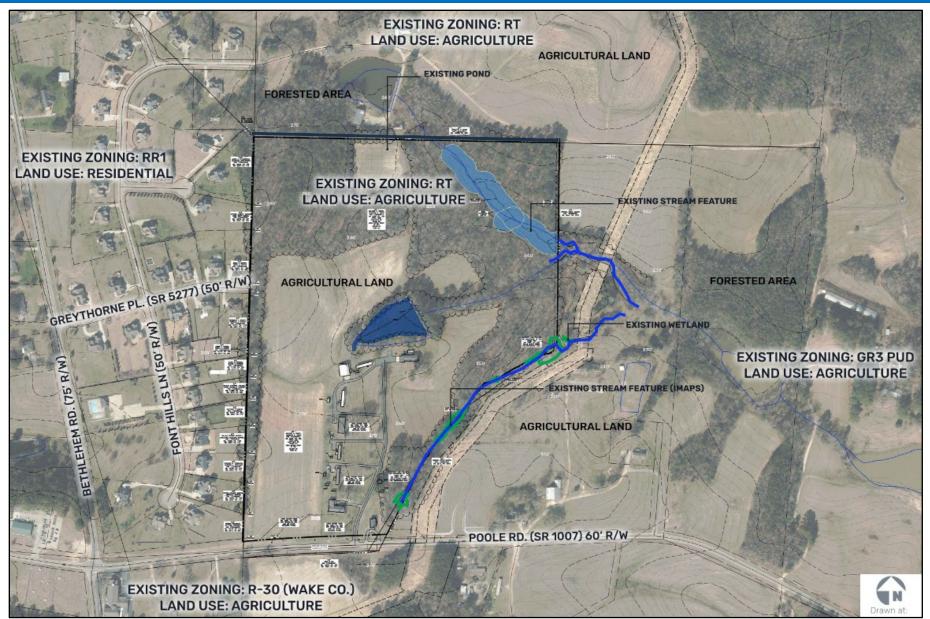




- Phase 1
- Phase 2

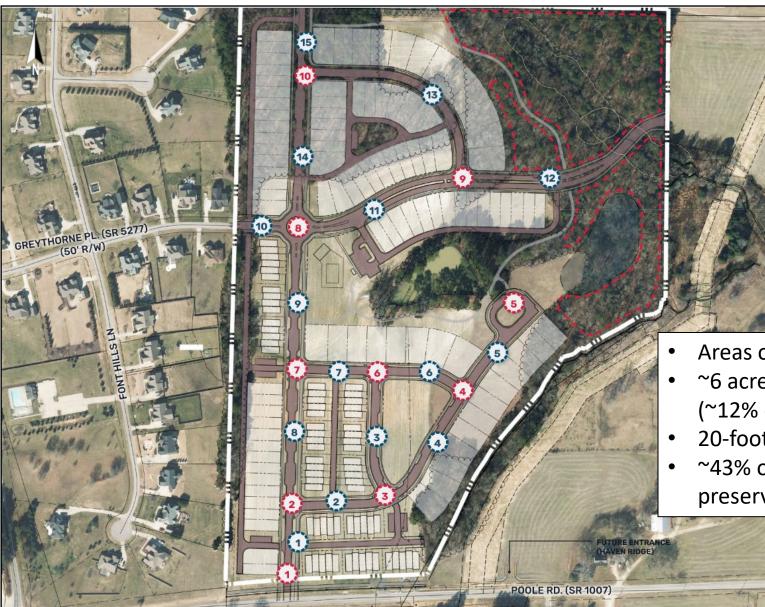


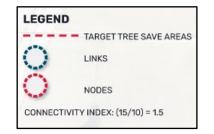
EXISTING ENVIRONMENTAL FEATURES





EXISTING VEGETATION

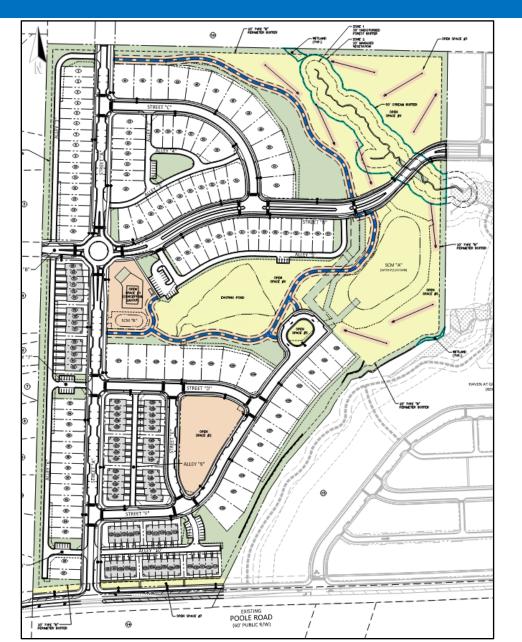




- Areas of concentrated development
- ~6 acres of preserved tree canopy (~12% of site)
- 20-foot perimeter buffer
 - ~43% of land area = open spaces and preserved tree canopy



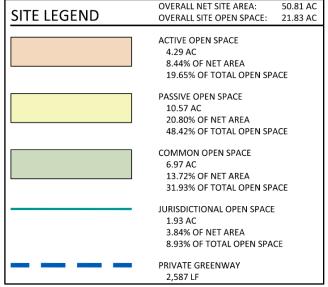
PROPOSED OPEN SPACES



Total Recreational OS

Required: 6.32 acres

Provided: 14.86 (+8.54 acres)



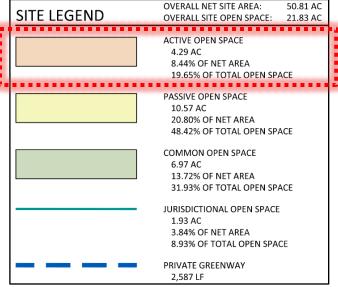


PROPOSED OPEN SPACES

ACTIVE & PASSIVE OPEN SPACE SUMMARY

ACTIVE OPEN SPACE *				
OPEN SPACE 1	OPEN SPACE 1 AMENITY CENTER (BATHHOUSE & POOL)			
OPEN SPACE 2	PLAYGROUND AND YARD GAMES	1.13 AC		
OPEN SPACE 3	9-HOLE DISC GOLF COURSE (20'x 1800 LF)	0.72 AC		
OPEN SPACE 4	PUBLIC GREENWAY (30' EASEMENT)	1.72 AC		
	TOTAL	4.29 AC		





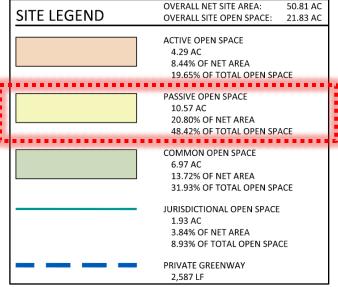


PROPOSED OPEN SPACES

ACTIVE & PASSIVE OPEN SPACE SUMMARY

PASSIVE OPEN SPACE *				
OPEN SPACE 5	POLLINATOR GARDEN	0.12 AC		
OPEN SPACE 6	PRESERVATION OF NATURAL RESOURCES (INCLUDES SEATING AREAS AS SHOWN ON MASTER PLAN)	10.12 AC		
OPEN SPACE 7	ENHANCED ROADSIDE LANDSCAPING & HARDSCAPING	0.33 AC		
	TOTAL	10.57 AC		







Single-Family Detached

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 comer 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 I-story and 1.5-story homes will be at least 5:12.
- There shall be a 12" overhang on every gable roof end.









Single-Family Detached

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 have shall 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).









Single-Family Detached











Townhomes

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.





Townhomes

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.







PEDESTRIAN CONNECTIVITY

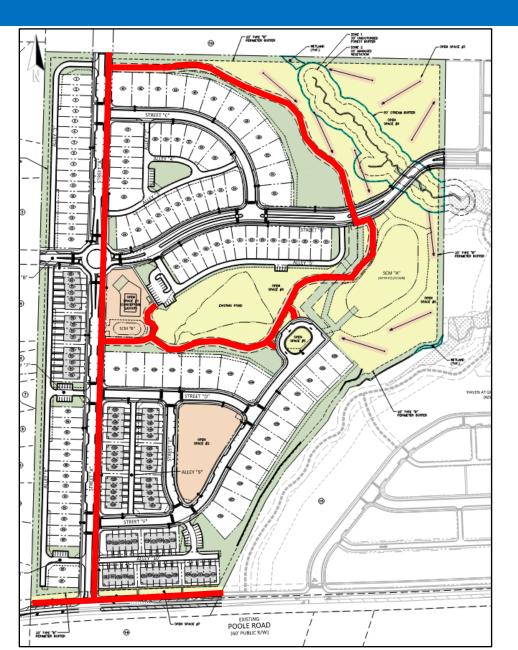
- 5- & 6-foot sidewalks (Local & Main Streets)
- 10-foot sidepath (Urban Main Street & Boulevard)





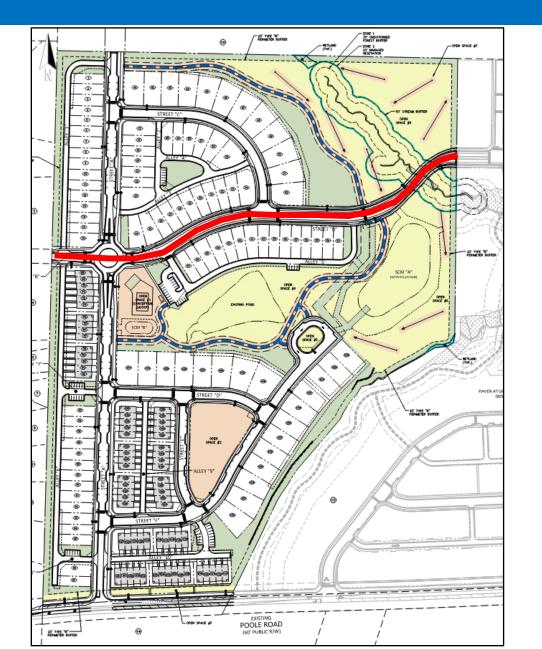
PEDESTRIAN CONNECTIVITY

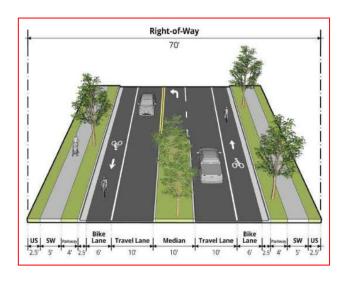
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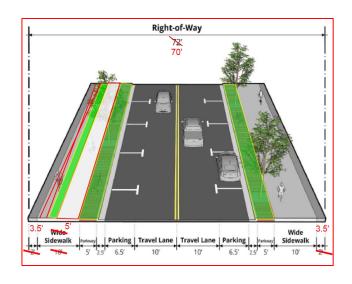
ROADWAY CONNECTIVITY

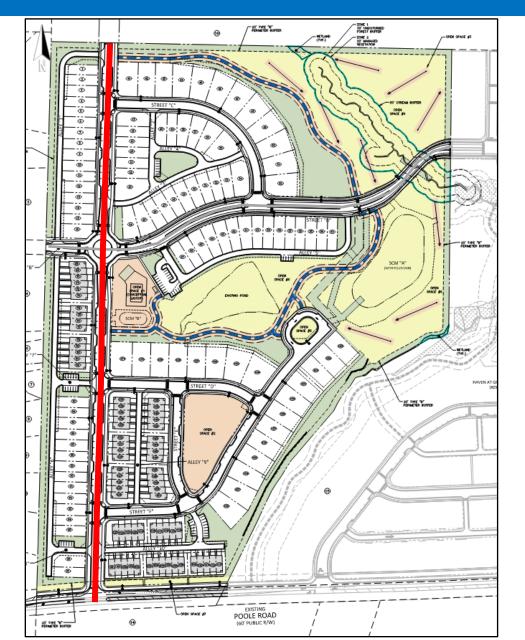


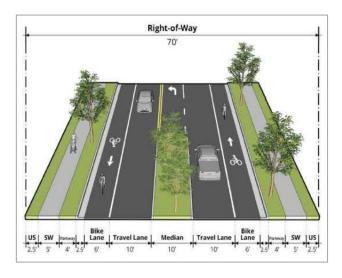




ROADWAY CONNECTIVITY









ROADWAY CONNECTIVITY





TRANSPORTATION ANALYSIS

TIA was conducted in Dec. 2024 & Jan. 2025:

TABLE ES-1: TRIP GENERATION									
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached (210)	108 units	Adjacent / Equation	1,083	20	60	80	67	40	107
Single Family Attached (215)	73 units	Adjacent / Equation	506	8	24	32	24	16	40
		TOTAL	1,589	28	84	112	91	56	147

- Build-out Year: 2029 w/ 3% Annual Growth Rate
- Approved developments in area:
 - Haven at Griffith Meadows (CDs Under Review)
 - Lyndon Oaks (CDs Under Review)
 - Hodge Road Planned Development/Banks 20 (Raleigh)

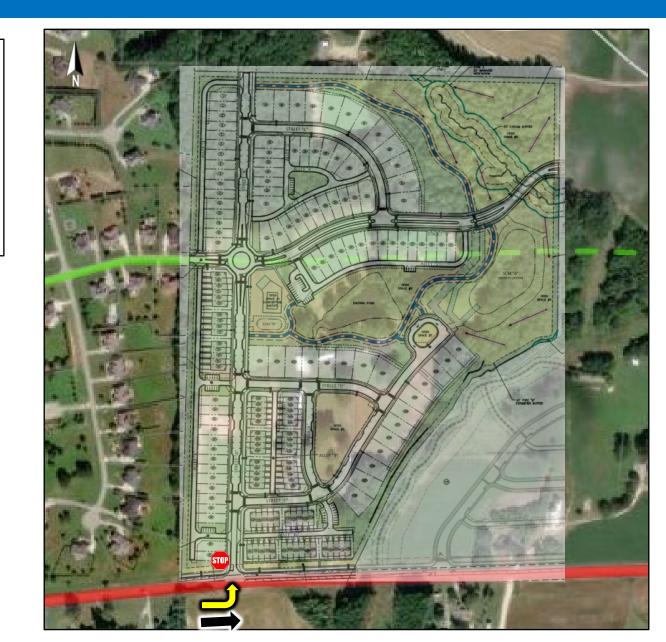




TRANSPORTATION ANALYSIS

Poole Road and Site Access #1 (Street "A")

- Construct Site Access #1 as the southbound approach with one ingress lane and one 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.





TRANSPORTATION ANALYSIS

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 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.

Town & NCDOT Recommendations (TIA Revised)

 An exclusive westbound right-turn lane onto Site Access #1/Street "A" from Poole Road

 An exclusive southbound right-turn lane onto Poole Road from Bethlehem Road





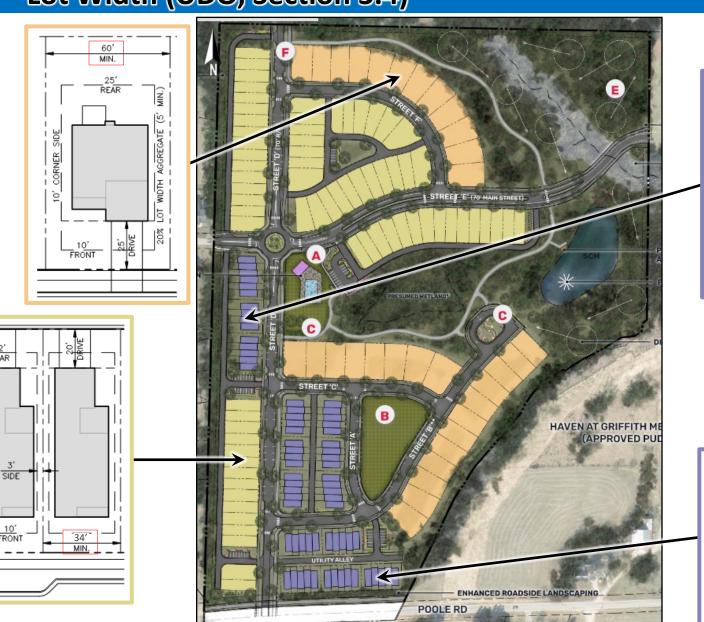
Dimension Standards - Lot Width (UDO, Section 3.4)

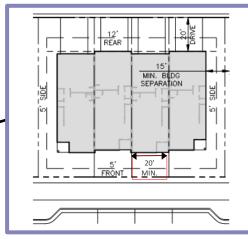
Required:

- Front-loaded lots must be at least80-feet-wide
- Rear-loaded lots must be at least
 30-feet-wide

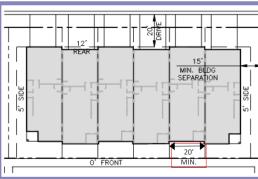
Requested:

As shown









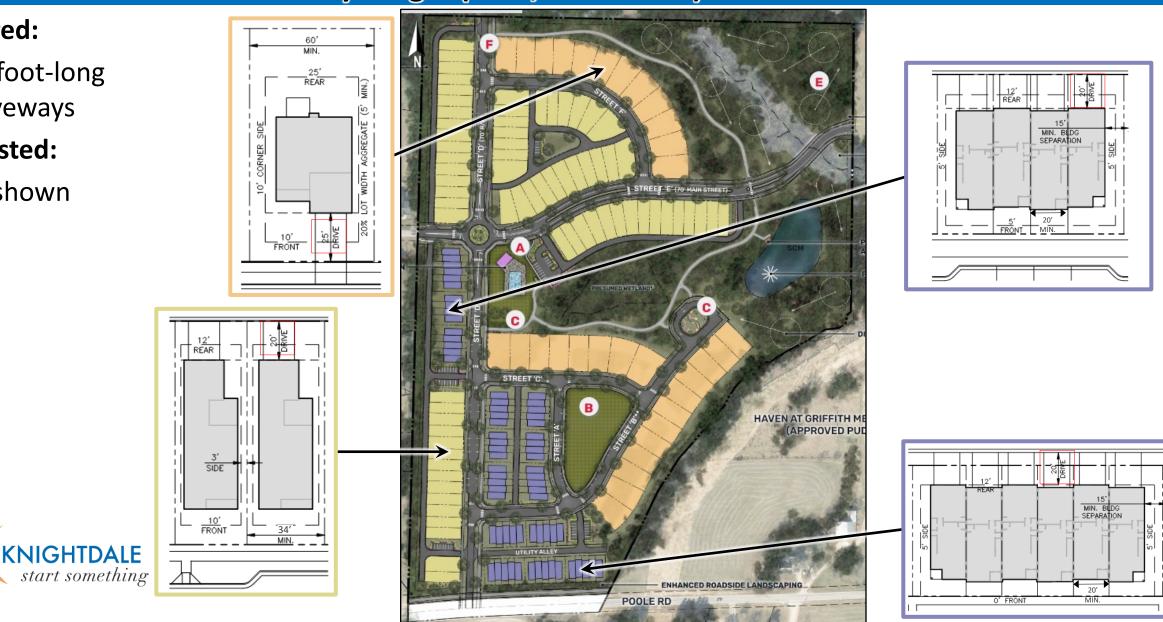
Dimension Standards - Driveway Length (UDO, Section 3.4)

Required:

35-foot-long driveways

Requested:

As shown



Dimension Standards – Setbacks (UDO, Section 3.4)

Requested:

As shown

KNIGHTDALE



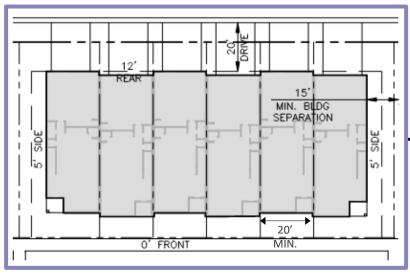
Lot & Yard Requirements; General Building Design Requirements (UDO, Sections 3.2; 6.4.B)

Required:

Lots front public streets

Requested:

 Certain lots front public open space







Residential Landscaping (UDO, Section 7.4.K.4)

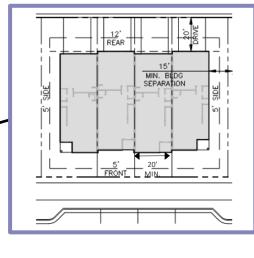
Required:

 Foundation plantings on all sides

Requested:

- Evergreen shrubs on front & sides facing public rights-of-way or open space
- Evergreen shrubs on first 12 feet of sides (closest to the front)







Residential Clearing & Grading (UDO, Section 9.3.B)

Required:

 Building Permit required before grading lots > 60-feet wide

Requested:

 Any lot within 100 feet of any riparian stream buffer shall not be mass graded.





Street Classification & Design – (UDO, Section 10.4.A & .2 & STD No. 3.03)

Required:

 All frontages along public streets shall be upgraded to meet Chapter 10 standards.

Requested:

Street B designed as Main
 Street cross-section except at
 stream crossing
 Main Street - 3-lanes



Street Classification & Design – (UDO, Section 10.5.A & STD No. 3.08)

Required:

• Local Street minimum centerline radius is 150 feet

Requested:

Unique design not bound by 150-foot radius









Required Distribution of Uses (Section 11.1.B):

Required:

Table 11.1(B) Required Distribution of Uses				
	Minimum	Maximum		
Use Type	Distribution	Distribution		
Dwelling-Duplex/Townhouse	10%	40%		
Dwelling-Multifamily	5%	40%		
Dwelling-Single Family	15%	60%		
Mixed Use*	10%	100%		
Lodging/Office/Service/Retail/Restaurant/Entertainment/Recreation*	5%	20%		
Civic/Institutional*	As determined by the Town Council			
*Minimum and maximum distribution requirements shall apply only to nonre	sidential subdivisions	or subdivisions with		
both residential and non residential uses.				

Requested:

Proposed Distribution of Uses					
	Minimum	Maximum	Acreage/		
	Distribution	Distribution	Percent of Development		
Use Type					
Single-Family Dwelling	15%	85%	~8.5 acres/~16%		
Townhome Dwelling	10%	40%	~21 acres/~40%		
Multi-Family Dwelling	N/A				



Intersection Design, Collector Streets (UDO, Section 11.3.B.4)

Required:

A roundabout is the Town's preference on NCDOT roads.

Requested:

 Site Access designed as stopcontrolled intersection w/ turn lanes per TIA.





WATER ALLOCATION POLICY



	Point Total
Major Subdivision Base Points	15
Bonus Point Item	
Construct a Fountain or other stormwater amenity	4
within the SCM	
Pool (Any other pool)	1
Installation of Wayfinding/Town Signage*	3
Enhanced Roadside Landscaping & Hardscaping	2
Disc Golf Course (9-Hole Course)	4
Clubhouse	3
(No meeting space; bathrooms & changing rooms only)	
IPEMA Certified Playground Equipment	4
Conservation of Natural Habitat	6
(Improved w/ rec. open spaces)	
Outdoor Display of Public Art	4
Stormwater – Bioretention (at Open Space #1)	5
Total Water Allocation Policy Points	51 pts.
Required Water Allocation Policy Points	50 pts.







PLANNED UNIT DEVELOPMENT REZONING

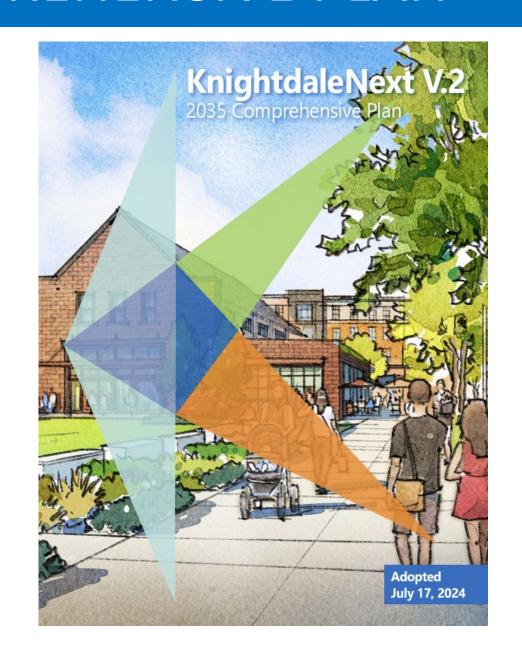
- Proposed base zoning district of GR8;
- Standards must be met unless alternative provisions are proposed
- Council can request, but not require, additional conditions
- Applicant offers zoning conditions



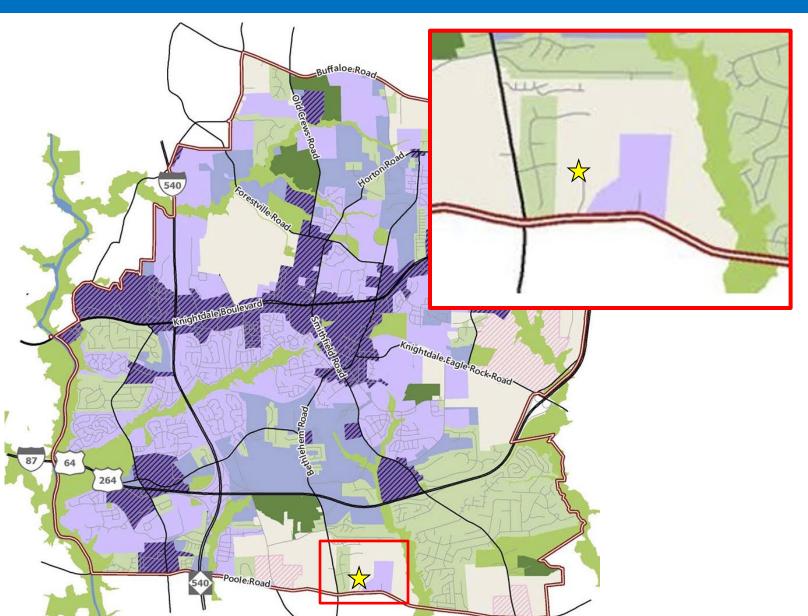


North Carolina General Statute 160D-605 requires that prior to adoption or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action to be reasonable and in the public interest.





INTENTIONAL GROWTH AREA MAP

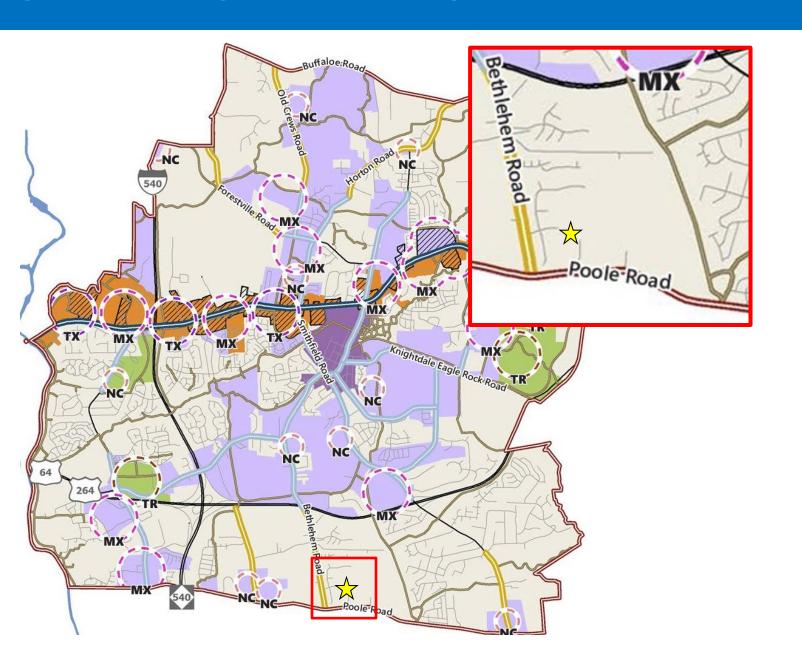


Growth Reserve Area

- Unserved/underserved infrastructure
- Expensive to extend services
- Playbook Approach



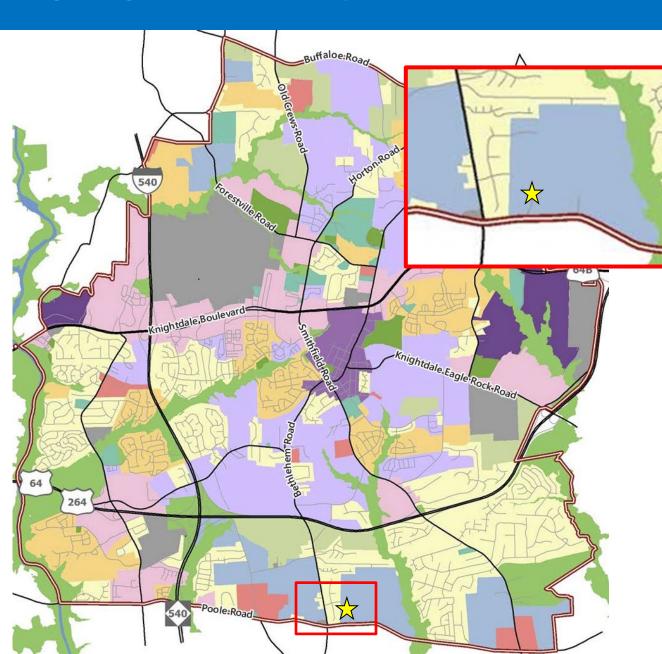
URBAN SMALL-TOWN FRAMEWORK MAP



Additional guidance and specific direction for decision making within the **Conservation Neighborhood** Future Place Type.



FUTURE PLACE TYPE MAP



Conservation Neighborhood

- Cluster development to preserve & protect environmental features, tree stands, meadows, steep topography, water bodies, or outstanding viewsheds
- Minimize infrastructure investments
- Maximize large, meaningful & continuous areas for permanent open space



Conservation Neighborhood Future Place Type



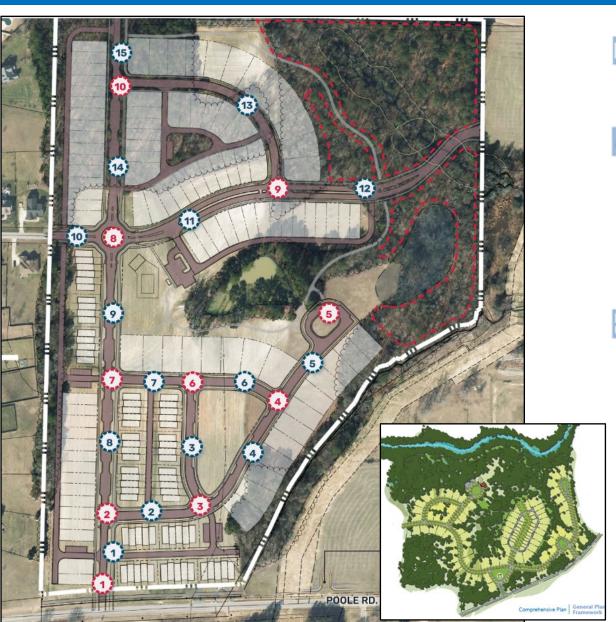
Sustainability

- Low-impact landscape design techniques and sustainable stormwater practices should be incorporated.
- Individual lots sizes and shapes may provide opportunities for rain gardens or other on-site stormwater control measures.
- Public electric vehicle charging stations should be considered in the activity center of a larger neighborhood.
- Solar panels on rooftops in public areas or private lots should be considered to promote renewable energy.
- Developed areas should take advantage of orientation, massing, tree cover, and other elements to reduce heat islands, promote natural cooling, and reduce heating and cooling demands



Open Spaces & Natural Resources

- Permanent open space should be substantial in size, interconnected, functional in nature, and accessible to residents and visitors.
- Natural resource areas and ecologically sensitive areas on a site should remain more informal and accessible via greenways.
- A significant portion of a development, typically 30-60%, should be preserved as open space, with amounts varying depending on features present on the site.
- In an activity center or residential area, open spaces may be more formal and include parks, greenways, squares, or neighborhood gardens.
- Development in the neighborhood should be sensitive to existing natural conditions and avoid mass-grading or tree-clearing for larger lots (i.e., greater than 60 feet in width).





Building Types & Massing

 Building types include residential, civic, farm, and non-residential. Density and mixed-uses should be clustered in areas that are currently cleared to promote additional conservation.



Transportation

- Roads internal to neighborhoods should be designed to include green infrastructure elements, including meandering sidewalks and greenways.
- Streets are designed with curb and gutter drainage.
- Residential areas in the neighborhood should be walkable with sidewalks, bicycle facilities, paths and trails, connecting to open space regularly.



Street & Block Pattern

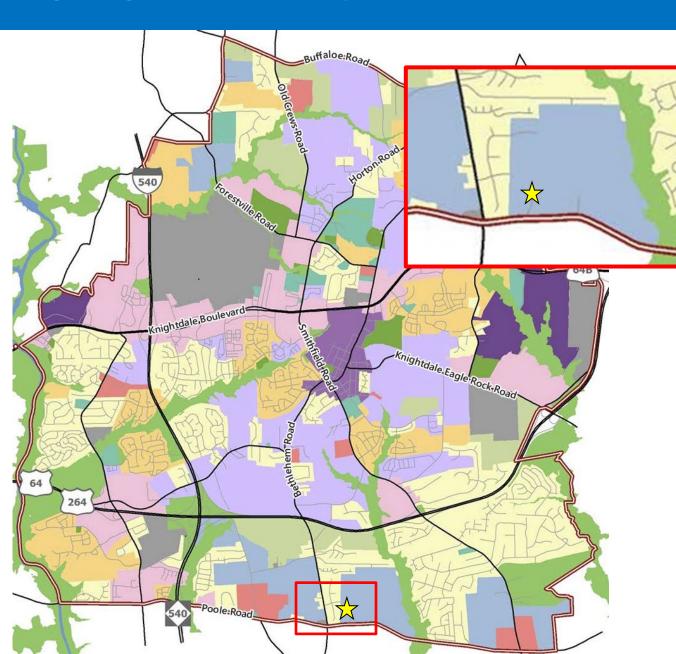
- Curvilinear roads are generally used leading into a neighborhood to avoid identified open space or environmentally-sensitive areas.
- A grid street network is used near the identified center of the neighborhood. Blocks may vary in size, increasing in area or dimension radiating out from the center of activity.
- Off-street parking should be accommodated at the side or rear of the lot to minimize the presence of parked automobiles on driveways along residential streets (with parking access to lots for townhomes from rear alleys).
- Cul-de-sacs on a site should be limited to areas with environmental concerns or steep slopes.

Areas of concentrated development **C acres of preserved tree canopy (**12% of site)**

C acres of preserved tree canopy (12% of site)**

~43% of land area = open spaces and preserved tree canopy

FUTURE PLACE TYPE MAP



Conservation Place Type Emphasis:

- Green stormwater infrastructure
- Pollinator gardens
- Pollinator-supportive landscaping
- Multi-modal transportation options
- Physical fitness supportive design
- Communal rain gardens (potential)



Place Type Transect

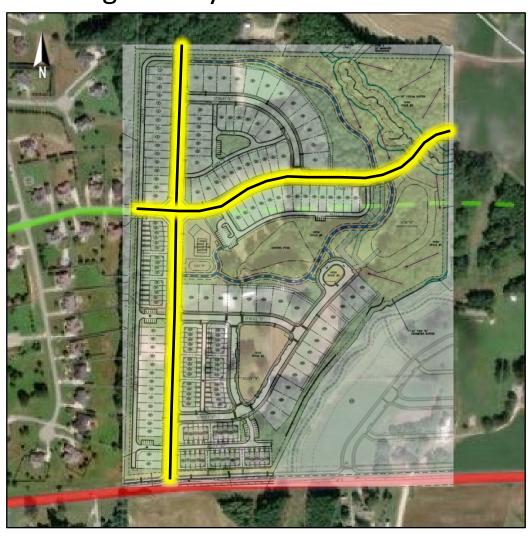
The "Conservation Neighborhood" Future Place Type falls into the "Neighborhoods" category





Roadway Network Plan

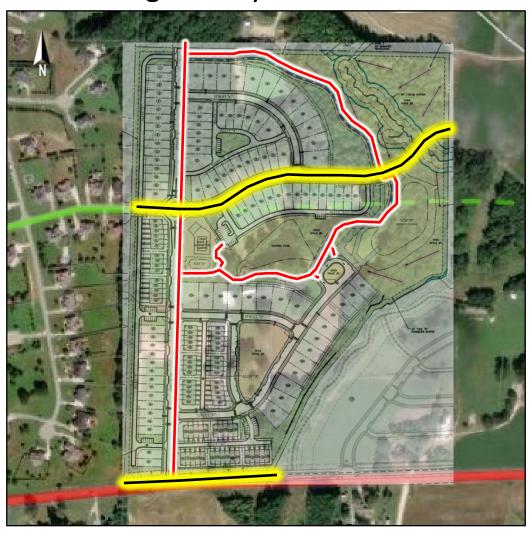
Street network generally consistent with the CTP & UDO





Sidepath & Greenway Plan

Sidepaths & Trails generally consistent with CTP & UDO





Transitions to surrounding neighborhoods, particularly residential areas at the western edge, should be compatible.

Major drainage area is conserved to maintain a natural asset while providing a community amenity complete with trails and passive parks.

Trail network connects all areas of the center, expanding opportunities for recreation and time in nature while facilitating bike and pedestrian mobility and reducing dependence on automobiles.

Increased density is concentrated in areas already cleared (i.e., pastures) and not otherwise conserved for natural resource protection. Such concentrations of dense development is offset by the conservation of open space, particularly along the creeks.

Conservation Neighborhood

Focus Area Study

corridor involves maintaining the natural vegetation, particularly the tree canopy, which can be augmented with additional landscape materials, decorative signs, and hardscape materials. Understated signs and minimal hardscape materials can be integrated while emphasizing the natural landscape.

The preservation of the character of the road

Public spaces bring the natural environment into the foreground of the developed area, serving as both amenities and organizing elements.



STRATEGIC PLAN

Focus Area: Connected & Inclusive

Knightdale actively pursues balanced growth with exceptional design to maintain its small town feel and appearance. Through the creation of unique community spaces and a welcoming environment for entrepreneurs and small businesses, we are creating a connected and inclusive town.

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

Focus Area: Sustainable

Knightdale promotes the stewardship of its environment, the resiliency of its resources, and the maintenance of a financially sustainable government.



Endeavor to preserve and protect our environmental resources

Focus Area: Active & Healthy

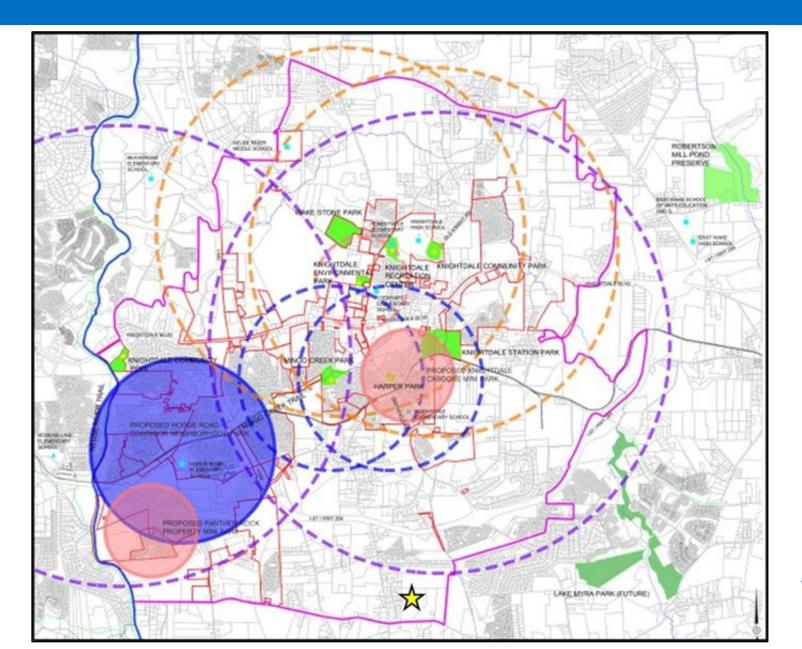
Knightdale brings people together and boasts happy residents by promoting and sustaining a high quality of life and providing recreation and leisure activities to meet diverse interests.



- 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



COMPREHENSIVE PARKS & REC MASTER PLAN





GUIDING PRINCIPLES



Planned and Orderly Growth



Environmental Stewardship and Sustainability



Townwide Place-Making



Multi-Modal Transportation System



Inclusive, Livable Town



Community Facilities and Services



Home and Neighborhood Choices



Economic Vitality



GUIDING PRINCIPLES



Planned and Orderly Growth



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Multi-Modal Transportation System



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Community Facilities and Services



Home and Neighborhood Choices



Economic Vitality









APPLICANT OFFERED CONDITIONS

- 1. Construction traffic shall not utilize Greythorne Place as a means of access to Hopkins Farm.
- 2. The site shall provide at least one bioretention cell as a method of green stormwater infrastructure. Said bioretention cell shall be provided south of the pool and will include flowering pollinator plants, as shown on the current iteration of the Master Plan.
- 3. Site amenities shall include a pollinator garden with educational signage highlighting their environmental benefits. The bioretention cell shall be planted with pollinator-friendly species to serve as a second pollinator garden.
- 4. Enhanced roadside landscaping and hardscaping shall be installed along Poole Road, which shall be comparable to the enhanced landscaping applied to the adjacent Haven at Griffith Meadows' PUD to the east (ZMA-12-22).

APPLICANT OFFERED CONDITIONS

- 5. A minimum of a Type B Buffer shall be applied along the project's perimeter. Existing vegetation shall be credited towards the plantings required with a Type B Buffer.
- 6. Hopkins Farm will provide a minimum of 100 guest parking spaces, including on- and offstreet parking spaces.
- 7. Hopkins Farm shall include architectural standards for single-family detached homes and townhomes, as outlined in the "Design Guidelines" section of the PUD Document.



PUBLIC HEARING PROCESS

- 1. Staff Presentation
- 2. Questions for Staff from Council and LURB
- 3. Applicant Presentation
- 4. General Public Comments



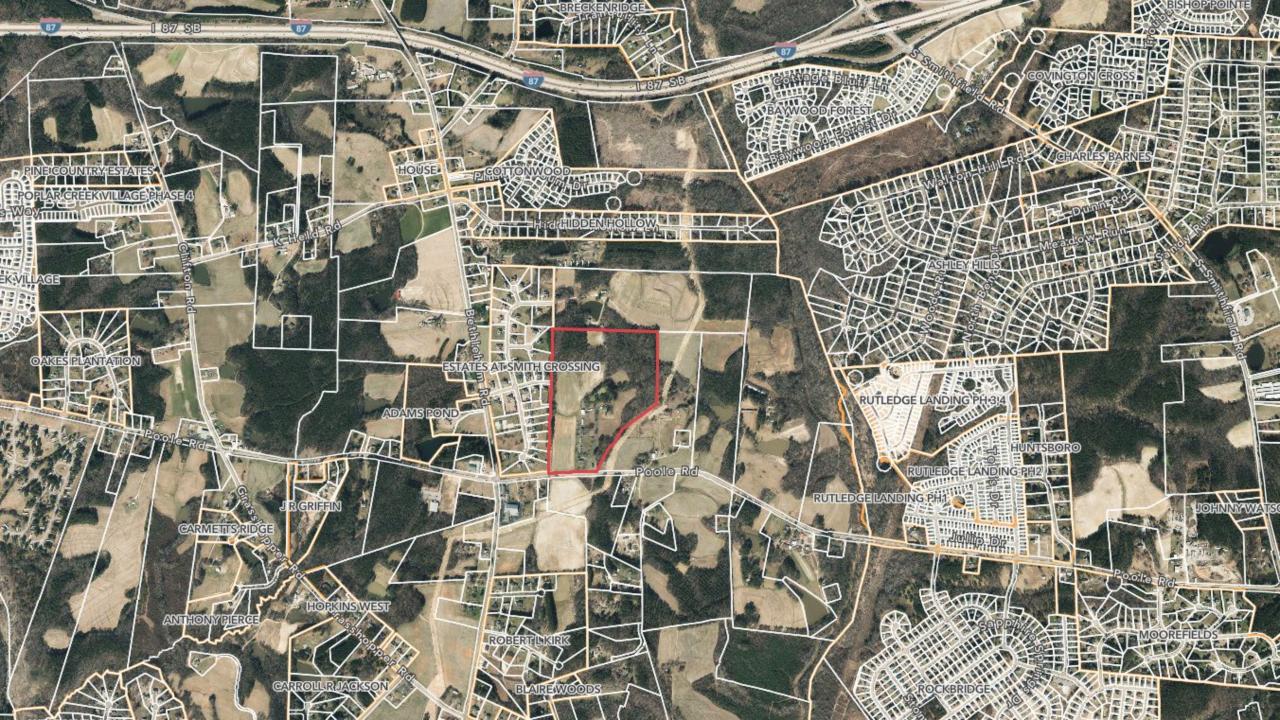
RECOMMENDATION

After receiving public comment, motion to:

- Close the Joint Public Hearing, and
- Refer ZMA-7-24 to the Land Use Review Board for review and recommendation







GUIDING PRINCIPLES



Home and Neighborhood Choices

Dynamic neighborhoods in Knightdale should be places that provide exceptional quality-of-life, attainable and diverse housing options, and connections to neighborhood-serving uses like community gardens, parks, schools, neighborhood commercial areas, or mixed-use activity centers. New neighborhoods should continue to mix two or more home choices in the same development, including "missing middle" home choices such as single dwelling homes on small lots, townhomes, duplexes, triplexes, quadplexes, and accessory dwelling units. Neighborhoods should also organize lots around a continuous and connected system of open space that represents a prominent feature of the development.

Neighborhoods in the town should be treated as the "connective tissue" between destinations, and provide a place for social interaction, and foster connections between residents, that together create a source of pride and belonging in the community. Positive actions, routines, or experiences in a Knightdale neighborhood should lead to a willingness of residents to stay and put down roots in the community.

Residents in neighborhoods provide regular and loyal customers for nearby businesses and should be connected to them in meaningful ways. Physical connections may include new street connections or greenways that strengthen the relationship between origin and destination. Visual connections may include special paving treatments, street lighting, landscaping, or coordinated signage that reinforce a connection between homes and businesses. Social connections may include district names or special events held to present the activity center and nearby neighborhoods as a unified and desirable location.



Multi-Modal Transportation System

Provide a transportation system that is safe and reliable for moving people and goods throughout the community by vehicle, bus, bicycle, or walking. Equal emphasis on land use (demand), transportation (supply), and design (character) topics in the town's transportation and land use decision-making processes should improve the overall efficiency of the multi-modal transportation system. Build a transportation system that favors walkable, complete streets; mobility hubs for bringing travel modes together; and place-making principles important to creating notable neighborhoods, districts, and activity centers throughout the community. Recognize the special needs of children, seniors, runners, bikers, and families when planning for an effective transportation system.

Work with the town's transportation partners to build a more efficient and multimodal regional transportation system.



Townwide Place-Making

Celebrate a distinct brand and sense of place for the town that is uniquely Knightdale, while still tapping into the talent and creativity of the people that shape it — residents, business owners, property owners, town officials, developers, and planning and design professionals — to keep things relevant and authentic. Emphasize community character and high-quality design ideas for buildings, streets, public spaces, parking lots, signs, landscaping, etc. that make Knightdale distinct from surrounding communities. Remember the interplay between land use, transportation, open space, housing, economic, and infrastructure decisions for making the town a more livable and memorable place.

Prioritize the spaces around and between buildings for different place-making initiatives, which adds visual interest to an area, attracts outdoor activities, and creates emotional connections between people and places. Ensure place-making initiatives in Knightdale emphasize walkable environments, open spaces, and active-living. Use town investments in public spaces to leverage greater private investment nearby in terms of building use, scale, placement, materials, and indoor/outdoor activation.



Environmental Stewardship and Sustainability

Create a comprehensive, continuous, and coordinated open space network for the town that promotes new parks and recreation centers, provides greater access to both active or passive uses, and provides interesting gathering places for residents, employees, and visitors in different parts of the community. The size, location, and design of open space in the community should support a resource hierarchy — townwide parks, community parks, neighborhood parks, and public spaces in different activity centers designed as plazas, cafes, or attractive streets for walking. In the built environment, orient buildings to minimize energy use and maximize solar gain; consider land use mix, development intensity, and street connectivity principles to reduce the number and length of automobile trips; and reduce household water consumption using, in part, reclaimed water strategies.

Safeguard the town's natural resources as critical elements of the open space network; including lakes, streams, wetlands, woodlands, trails, agricultural lands, and tree canopy. Protect natural open space as a means to manage stormwater runoff, provide trail linkages, protect water quality, reduce heat islands, and celebrate nature as a centerpiece of the town's unique identity and sense of place.

A livable town should also embrace the tenants of sustainable development, including increased interests in environmental stewardship, financial responsibility, and renewable resources, and actions aimed at climate change, energy independence, natural infrastructure, and greenhouse gas emissions.

APPLICANT'S PRESENTATION

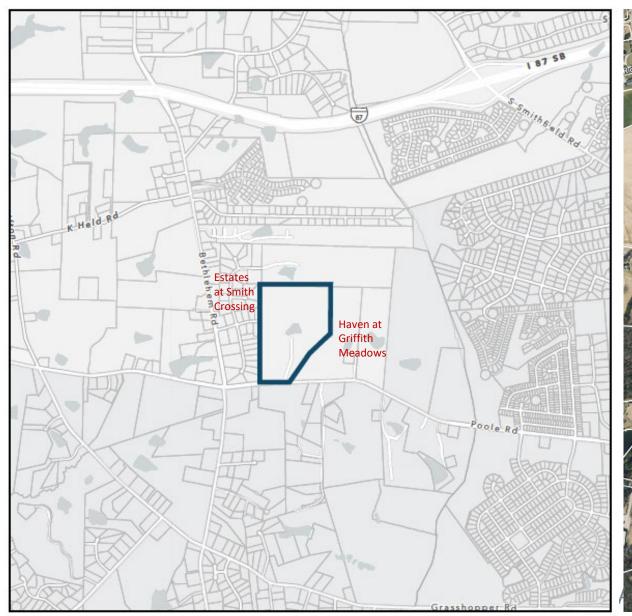
Hopkins Farm PUD Public Hearing 7.17.25

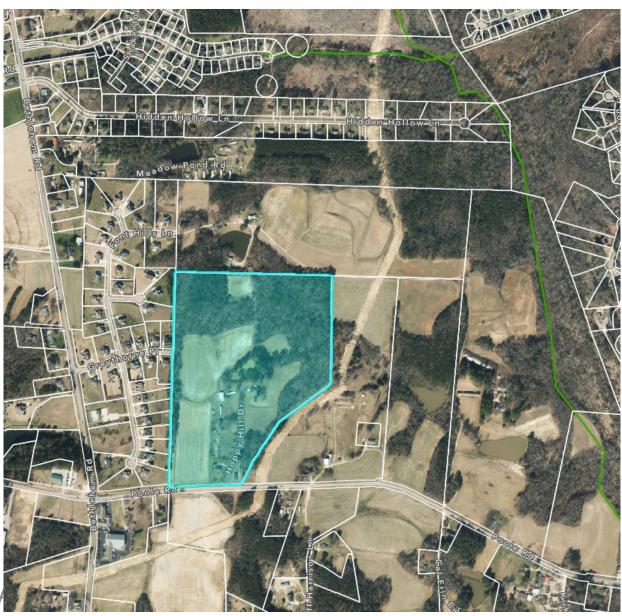






PROJECT LOCATION





PROJECT HIGHLIGHTS

- Proposed Zoning: GR8 PUD
- Proposed Use: SFD detached & Townhomes
- Unit Breakdown (171 units):
 - 32 Front-loaded SFD lots (min. 6000 SF lots)
 - 71 Rear-loaded SFD lots (min. 3500 SF lots)
 - 68 Townhomes (rear-loaded)
- Site Area: ~52.5 Acres
- Density:
 - ~ 3.25 DUA Total



- Open space Provided: ~ 22 acres (~42% of Site)
 - ~4.3 Acres Active
 - ~10.5 acres Passive
 - ~7 Acres Common Open Space
- Open Space Amenities
 - Pool + Bathhouse
 - Playground / Yard Games
 - Traditional Parks Spaces
 - Disc Golf
 - Public Greenway
 - Pollinator Gardens







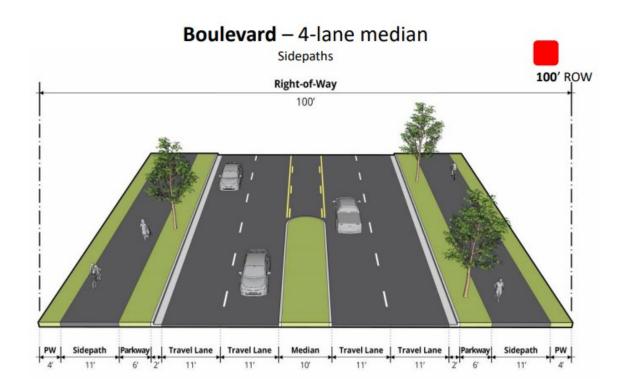






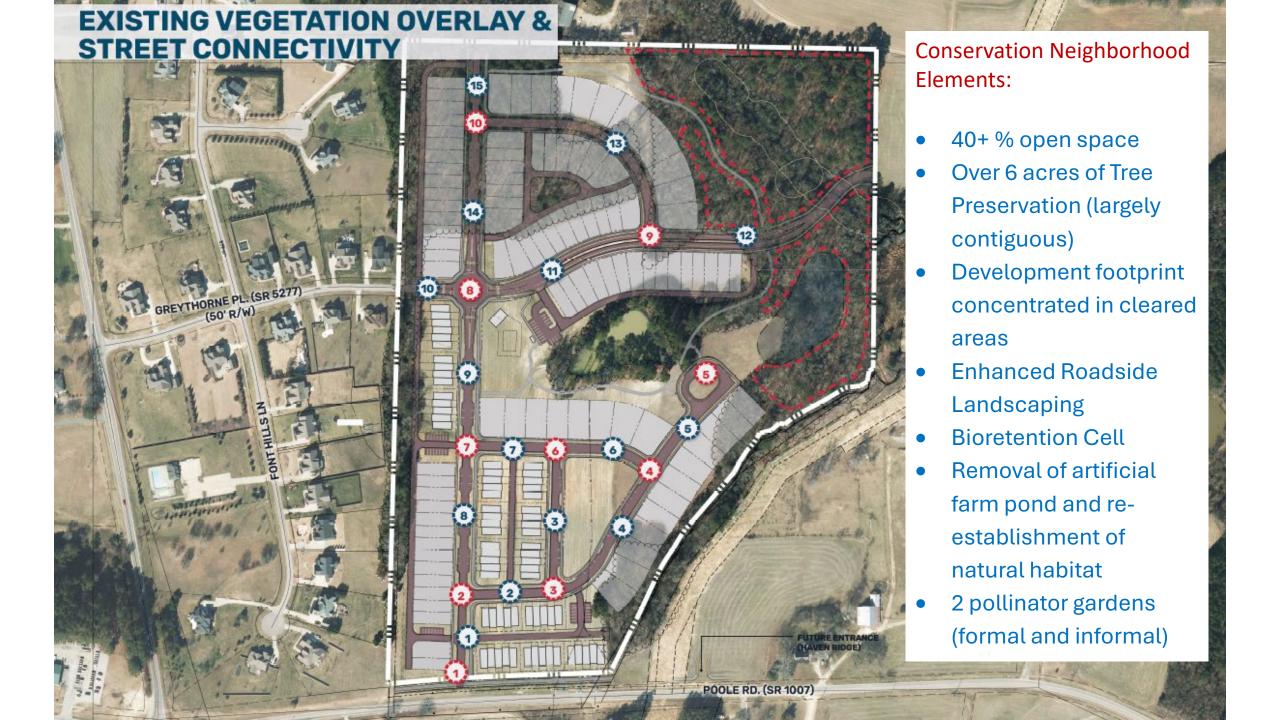
TRAFFIC MANAGEMENT

- Hopkins Farm has conducted a TIA and will be widening our half of Poole Rd to Knightdale's 4-lane divided roadway.
 - TIA included traffic from Haven at Griffith Meadows, Lyndon Oaks, and Hodge Road Planned Dev. / Banks 20.
- Recommended Improvements:
 - 100' southbound right-turn lane at the intersection of Bethlehem Road and Poole Road
 - 100' eastbound left-turn lane on Poole Road at proposed site driveway
 - 50' westbound right-turn lane on Poole Road at proposed site driveway
- Roundabout placement at intersection of 2 collector roads: Traffic Calming.



















































PROPOSAL SUMMARY

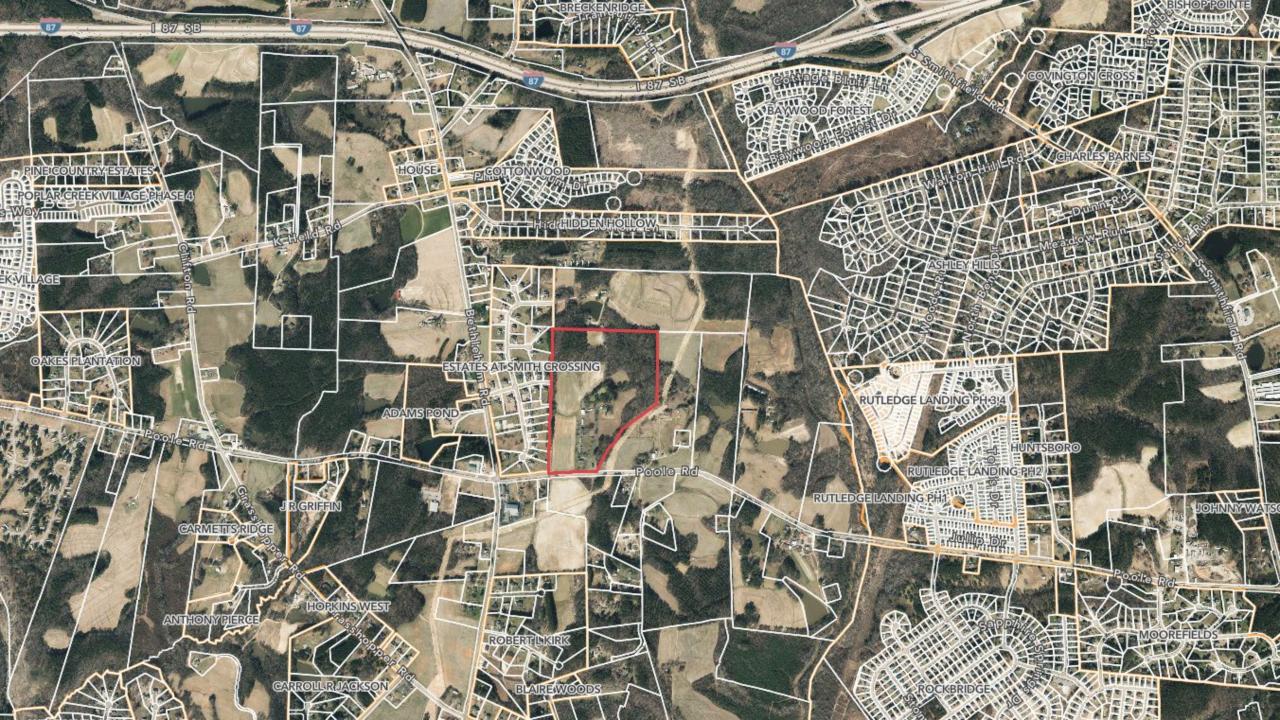
- Conservation Focused Neighborhood Design
 - 40+ % open space
 - Large contiguous areas of tree preservation
 - green stormwater infrastructure
- Highly interconnected neighborhood with 2 collector roads, bike lanes, multi-purpose paths, and a public greenway
- Roundabout incorporation to facilitate movement while providing traffic calming
- Variety of residential offerings and neighborhood amenities that go above and beyond.



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RECOMMENDATION

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- Refer ZMA-7-24 to the Land Use Review Board for review and recommendation

