



Town of Knightdale

Staff Report

Title: Lyndon Oaks Development Agreement

Staff: Gideon Smith, Senior Planner

Date: August 20, 2025

Director Signature: JB

Asst. Town Manager Signature:

Town Manager Signature:

I. REQUEST:

Parker Poe, on behalf of DR Horton, has requested that the Town Council consider approving the proposed Development Agreement for the Lyndon Oaks development. The developer, Town Attorney, and Staff have reviewed the proposed Agreement and find it acceptable.

II. PROJECT PROFILE:

PROPERTY LOCATION:	0 & 940 Bethlehem Rd; 0, 4325, & 4313 Old Faison Rd; 106 Tart Farm Rd
WAKE COUNTY PIN:	1743-95-3683; 1743-97-1085; 1753-07-1583; 1743-97-6575; 1753-15-2116; 1743-98-9384; 1743-98-6356
ZONING DISTRICT	Residential Mixed-Use Planned Unit Development (RMX-PUD)
NAME OF PROJECT:	Lyndon Oaks
APPLICANT:	Parker Poe
DEVELOPER:	DR Horton
PROPERTY SIZE:	± 175.65 acres
APPROVED LAND USE:	Up to 500 residential units; 15,000 square feet of neighborhood serving commercial uses

III. PROJECT HISTORY:

On July 17, 2024, Town Council approved a request (ZMA-2-23; Ordinance #24-07-17-002) to rezone and develop approximately 175.65 acres between Old Faison Road and Bethlehem Road (See addresses & Wake County PINs noted in Project Profile).

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES:

The approved project is located on seven parcels on the southern and western sides of Old Faison Road and Bethlehem Road, respectively.

DIRECTION	LAND USE	ZONING
North	Residential	GR3; RT
South	I-87; Agriculture	RT; RR1
East	Vacant; Agriculture; Residential	RT; GR3
West	Agriculture; Residential	RT



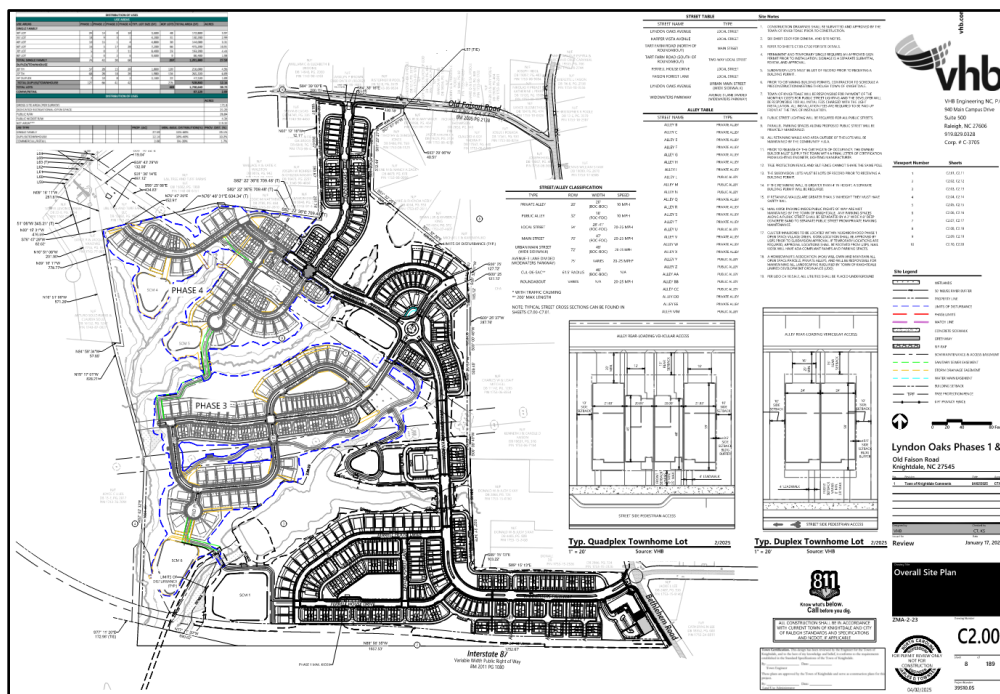
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V. APPROVED MASTER PLAN:

A Master Plan and Planned Unit Development were approved for up to 500 residential lots featuring front- and rear-loaded single-family homes, duplexes, and townhomes, as well as ± 2 acre reservation of a commercial outparcel for future retail and office users. As part of the Planned Unit Development, a site-specific plan was approved by Town Council. Construction Drawings are nearing approval.





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VI. PROPOSED ELEMENTS OF DEVELOPMENT AGREEMENT:

The following elements and terms are proposed for the Lyndon Oaks Development Agreement. Full details of each item can be found in the attached draft document of the Agreement. Minor modifications to the draft document may take place between when the agenda packet is published and the public hearing; however, would not result in substantial changes.

A. Water Allocation Policy Compliance:

Per the adopted Water Allocation Policy, the residential portion of the development was awarded 15 base points as a major residential subdivision. The following table shows how the development will be compliant with this Policy:

	Points
Base Points - Major Residential Subdivision	15
Options to Obtain additional 35 points:	
Residential Architectural Standards	15
Conservation of Natural Habitat	7
3000' of more of a 6-foot wide path	3
Resort Style Pool	2
IPEMA Certified Playground Equipment	4
Stormwater – Wet Pond w/ Fountain	4
Provision of On-Street Public Parking	4
Outdoor Display of Public Art	4
Deck/Patio (2,000 SF min)	2
Clubhouse (No meeting space, bathrooms & changing rooms only)	3
Pickleball Courts	5
<i>Total Proposed Bonus Points:</i>	<i>53</i>
Total Points (50 Points Required)	68

	Points
Base Points - Single Use Retail	41
Options to Obtain additional 35 points:	
Construction of Gateway Landscaping	5
Deck/Patio (2,000 sf min)	2
Outdoor Display of Public Art	4
<i>Total Proposed Bonus Points:</i>	<i>11</i>
Total Points (50 Points Required)	52

B. Recreational Open Space:

The developer will provide both active and passive recreational open space in accordance with the approved Master Plan and PUD, totaling more than 20 acres of land. Amenities shall include IPEMA-Certified playground



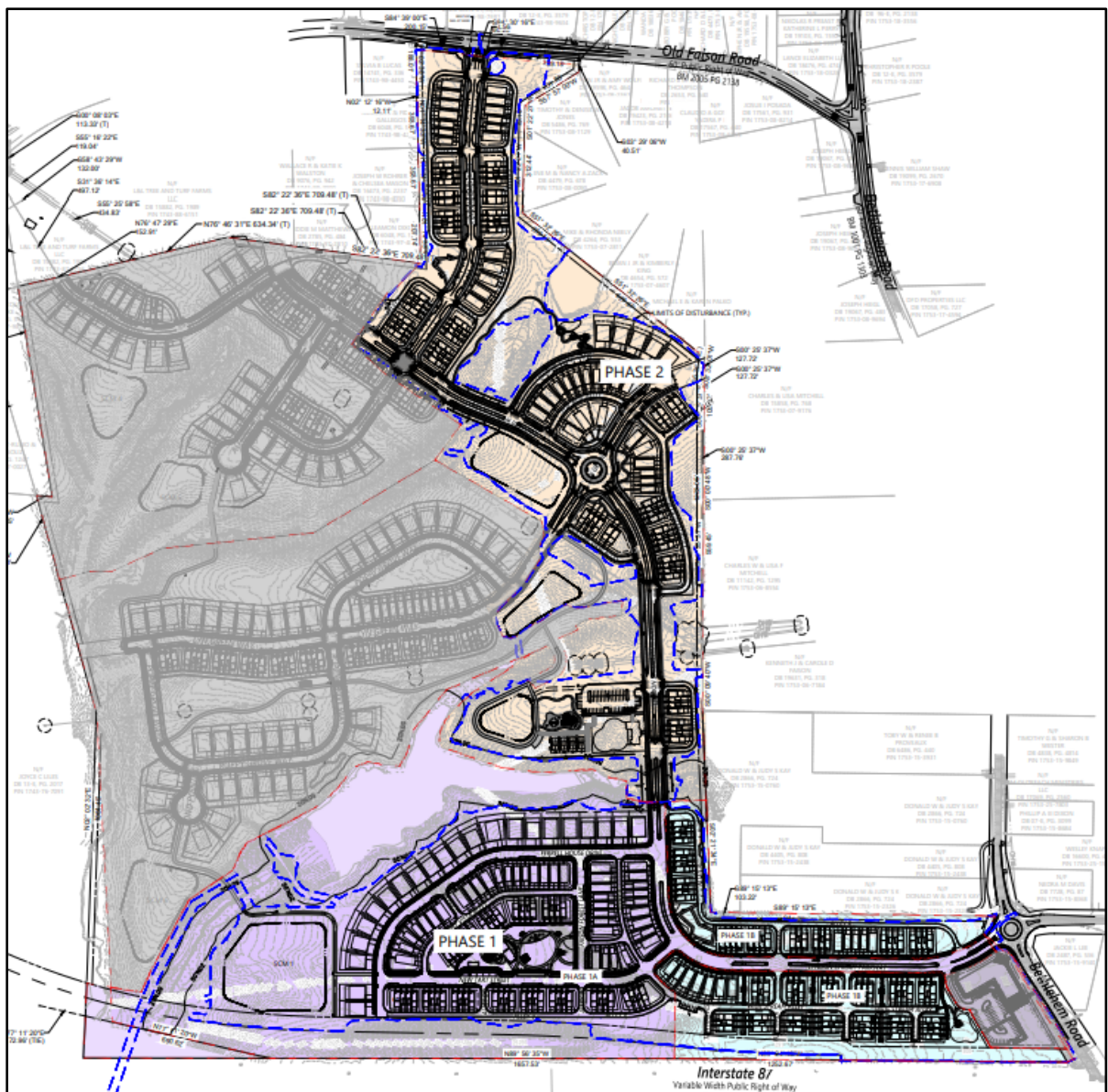
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equipment, pocket parks, a pool and clubhouse, and pickleball courts, public greenways, private greenways with public access easements, and more.

C. Phasing & Vested Rights:

The project is planned for development in four phases. Phases 1 and 2 are located on the eastern side of the subject properties and connect Old Faison Road to Bethlehem Road through the development, while Phases 3 and 4 are located on the western side of the subject properties. The term of this agreement shall be a period of ten years following execution by both parties. Unless otherwise agreed by the parties, the rights and interests conveyed by the Town to the Developer pursuant to this Agreement shall terminate on or about August 20, 2035.





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D. Site Development Allowances:

Several zoning conditions were granted with the approved Master Plan and PUD. Those exceptions shall remain unchanged, are listed below, and are contained in the attached Agreement.

1. Front-loaded single-family lots shall be a minimum of 60-feet wide and shall have a minimum driveway length of 25-feet.
2. Rear-loaded single-family lots, including townhome and duplex lots, shall be a minimum of 20-feet wide and shall have a minimum driveway length of 20-feet
3. All 80-foot-wide lots shall not be mass graded and shall remain undisturbed.
4. Uses within the development shall be distributed as follows: 9.5% of the development shall be townhomes/duplexes, 25.4% shall be single-family lots, and 1.4% shall be dedicated towards commercial uses.
5. The setbacks for all building types are as follows:

Minimum Setbacks				
	Front	Side	Corner	Rear
Single-Family Detached (Rear-Loaded)	10'	3'	10'	10'
Single-Family Detached (Front-Loaded)	10'	5'	10'	20'
Townhomes/Duplexes (Rear-Loaded)	0' (min.); 25' (max)	10'	--	15'
Clubhouse	10'	6'	--	0'
Commercial	10'	6'	--	0'

6. A signalized intersection shall be constructed at the intersection of Old Faison Road and Bethlehem Road, as required by the Transportation Impact Analysis. A mast arm signal design shall be provided. Additional gateway features desired by the Town, including landscaping and/or gateway signage in the right-of-way provided such upgrades fit within the right-of-way required for the signal, do not require additional right-of-way or easements to be acquired, and are approved by NCDOT and Town Staff. The total cost of such gateway features to the Developer shall not exceed \$40,000.
7. Site Access A/Tart Farm Road shall be constructed to meet the Urban Avenue – Wide Sidewalk roadway cross-section standards.
8. The intersection of the Urban Main Street (currently Tart Farm Road) and future Widewaters Parkway shall be constructed as a four-way stop with traffic calming measures such as bump-outs, high-visibility crosswalks, stamped concrete, Rectangular Rapid Flashing Beacons (RRFBs), and pedestrian refuge islands in the Widewaters Parkway median.
9. All local street cross-sections shall be constructed as designed and depicted on the Master Plan.
10. Road 6, as shown on the Master Plan, shall not be required to be built to a collector road standard. In lieu of this, a two-way local street shall be constructed as depicted on the Master Plan.
11. Certain alleys, as shown on the Master Plan, shall be permitted to be designated as 32-foot public rights-of-way to provide utilities to rear-loaded homes that either front public open space rather than a public right-of-way, or do not directly front a public right-of-way. A wider public alley right-of-way may be



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- approved administratively if 32-feet is deemed impractical by the Land Use Administrator on the basis of infrastructure or other identified constraints.
12. In lieu of the required fifty feet of open space frontage on at least one public street, a minimum of 34-feet of frontage on either a public street or alley shall be permitted. Sidewalks, benches, and landscaping shall be provided on the front of the units facing these areas, providing a direct connection to the open space.
 13. Private Greenways shall be credited as active open space, provided that the privately maintained greenways are indistinguishable from the publicly maintained greenways in terms of design, easement area, and included amenities.
 14. Prior to approval of construction drawings for the first phase of the development, the Developer shall offer a minimum of 100 square feet of site area as a non-exclusive, permanent easement area to be dedicated to the Town for construction, maintenance, and repair of footings for a future pedestrian bridge over I-87.
 15. At least one of the stormwater control measures located in and around the main amenity center shall include alternative SCM infrastructure, such as cisterns, bioswales, or planted wetlands, along with educational signage.
 16. The following uses shall be permitted by-right in the 15,000 square foot commercial outparcel building. All other uses listed in UDO Section 3.1.C shall be prohibited. The development of this outparcel shall be subject to all UDO standards unless specified in the PUD Book.
 - a. Child/Adult Day Care Center (6 or more people)
 - b. Personal Services
 - c. Professional Services
 - d. Medical Services
 - e. Neighborhood Retail/Restaurant (2,000 square feet or less)
 - f. Accessory Uses Permitted in the RMX zoning district as listed in UDO Section 3.1.C.9
 - g. Bar/Tavern/Microbrewery
 - h. Studio (arts, dance, martial arts, music)
 17. The proposed use standards will restrict certain uses otherwise permitted in the RMX zoning district. These standards are intended to encourage more neighborhood oriented and small businesses to better serve residents. The following conditions apply to the commercial outparcel:
 - a. Businesses with operating hours of 24 hours per day are not permitted.
 - b. Vape, Tobacco, and CBD Stores, or businesses that sell these products are not permitted.
 - c. Developer shall stub potable water, sanitary sewer, and storm drainage to commercial outparcel prior to plat recordation.
 - d. Developer shall construct curb, gutter, and sidewalk improvements along commercial outparcel prior to plat recordation.
 - e. The commercial outparcel shall not be owned by the Homeowners Association.
 - f. Developer is responsible for maintaining the commercial outparcel in a manner consistent with Lyndon Oaks Homeowners Association properties, until the commercial property is developed and/or sold by developer.
 - g. A 10-foot landscape buffer shall be planted adjacent to residential lots prior to plat recordation.
 - h. Parking lots shall contain vegetative screening in accordance with Knightdale's UDO.
 - i. Buildings shall be permitted up to two (2) stories.
 - j. Buildings shall meet the design standards for mixed-use buildings in UDO Section 6.8.



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- k. All infrastructure on the residential portion of the project shall be sized appropriately to accommodate a two-story commercial building.
 - l. Development of the proposed retail outparcel shall be completed within the term of the Development Agreement between the Developer and the Town of Knightdale.
 - m. Food trucks shall be permitted if a Food Truck Permit has been issued by the Town of Knightdale.
 - n. Temporary uses, such as seasonal sales, or other temporary uses and special events like farmers' markets, produce stands, or special social events, shall be permitted for up to forty-five (45) days with a zoning compliance permit approved by the Land Use Administrator.
18. Architectural Standards are provided for all buildings as indicated in the PUD document.
19. The submitted Planned Unit Development document and submitted Master Plan will serve as the site-specific development plan. The Applicant must submit Construction Drawings to the Town that conform to the approved conditions of the RMX-PUD zoning district, Master Plan comments, the Unified Development Ordinance, and comments from the December 14, 2023 DRC meeting.

E. Architectural Standards:

Architectural standards and building elevations were approved as part of the Master Plan and PUD. These standards shall be carried forward with this agreement. Additional buildings proposed on this site shall otherwise conform to UDO standards found in Chapter 6.

F. Transportation Improvements:

A number of off-site transportation improvements are required based on the Transportation Impact Analysis. These improvements are proposed to be phased as outlined in Exhibit D of the Agreement, and include improvements at the intersection of Bethlehem Road and Cross Cut Place, Old Faison Road and the current Tart Farm Road, Old Faison Road and Bethlehem Road, Old Faison Road and Hodge Road, and Bethlehem Road and Poole Road.

VII. STAFF RECOMMENDATION:

After receiving public comment, Staff recommend Town Council close the public hearing. Following discussion and questions, Staff recommend approving the Development Agreement and adopting Ordinance #25-08-20-003.