

An aerial fire apparatus access road is also required to be located at a minimum of 15 feet and a maximum of 30 feet from the building, and it must run parallel to at least one entire side of the structure. No overhead obstructions are permitted above the aerial fire apparatus access road

Primary entrances and front facades of individual buildings shall be oriented towards parks and open space and not towards parking. Sec. 6.8 Multi-Building developments 1&2

Additional entrances may be towards parking areas

Pedestrian sidewalk shall be a minimum of 10 ft at the building foundation 7.3.C. Other sidewalk provided shall be a minimum of 5ft and shall match with those placed within ROW-7.3.D See sec. 7.3.G&H of UDO, pedestrian walkways around parking area to provide for safety from parking area to sidewalk (sidewalk should create a circulative system)

Connect walkways to on another. 7.3.H (within other buildings as well)

Possible public parking for easy trail access

See UDO Sec 9.5 for flood damage prevention, will development disturb SFHA?

Cross walk, RFB required 7.3.F, providing safe walking areas.

See UDO Sec. 10.4.A.2.c for avenue improvements. sidewalk, bike lane, street trees, etc

7.4.G.b.i Every other street tree will need to be a different species see sec. 10.4.(A) for streets classification and street tree plantings. Street trees should canopy and be placed at a minimum of 40ft see UDO sec. 4.4.1.3 also see 7.4.C for deciduous hard woods

Front Entrances shall be provided at the building that fronts a public st. & shall be to a common area. See UDO 6.8 Primary Facade Entrances a- relating to apartments/mixed use buildings for multi building developments.

Also see 6.8 for facade requirements, orientation of buildings, etc)

Additional entrances may be towards parking areas

-Show detailed parking area, Sec 7.1 of UDO.

-7.5.B.1& 2 type B buffer around parking area,

Parking Minimums:

1 space per bedroom & up to 2 per unit. (Sec. 7.1.G.2.a.ii)

For mixed use 1st level of apartment buildings: Would depend on what uses were in lower level. See Use Matrix: Sec.3.1.C / parking matrix 7.1.G.2

Note: parking minimums are preferred.

Parking Maximums:

1.5 per bedroom & up to 3 per unit: (Sec. 7.1.G.2.a.ii)

For mixed use 1st level of apartment buildings: Would depend on what uses were in lower level. See Use Matrix: Sec.3.1.C / parking matrix 7.1.G.2

Sec 7.1.K.2.a- detail parking surface. paved surface would be required

Sec. 7.1.K.2.c- parking area shall be curbed and gutter, including landscape islands

7.1.K.2.3 vehicle area shall be buffered as identified within 7.5(B) and landscaped within Sec 7.4(J) type b buffer

See UDO Sec. 7.4.J.3&4 for interior parking lot landscaping: No parking space shall be more than sixty (60) feet from the base of a deciduous canopy tree. In addition, landscape areas shall be provided at the end of each parking row and shall contain a deciduous canopy tree. Deciduous canopy trees shall be planted in a manner that provides shade for the entire parking lot at maturity. Each canopy tree shall be provided with a minimum pervious ground area of three hundred (300) square feet for adequate root growth which shall be separated from parking spaces by an eighteen (18) inch standard curb and gutter designed to minimize damage by vehicles to plants within the landscaped area.

detail driveway width and length

See UDO Sec. 4.2 SHOD- 50ft and type D buffer- Sec. 7.4.1.5

See UDO Sec. 7.5.E for trash container areas (buffering, enclosed w/ masonry materials, on a concrete pad, etc)

SELLER CONCEPT – Ho +/-84 Dwelling Units with 102

Clarify number of units, not clear on plan and add number of bedrooms. and acreage.

Also height of buildings / stories.

For RMX the height limit is 3 stories and 42 ft in height UDO Sec. 3.4

Plot at 8.5x11)

SCALE: 1"=150'

- General Notes:
- Current zoning: RMX- Density 18 units per acre / Need rezoning due to the distribution of use table found in 11.1.B development are required to have a distribution of uses, also due to apartments in RMX require conditional district rezoning.
- Does this site include Tax Pin 17744400376? If so show on plan. (single family homes may be the more favorable option due to surrounding area)
- According to Comp Plan area is a Primary Growth Area / Mixed Density Area/ Preserved Open Space along Mingo Creek
- Comp Plan states: Area should contain a mixture of housing types, contain open spaces, maintain large tree stands, prioritize connection to green ways, and encourage the mix of uses) However, surrounding uses are predominantly single-family homes.
- Please illustrate how this will meet comp plan goals of mixed density, apartments are not considered mix density. Also show how this will blend well with the surrounding single-family homes.
- Would need to implement mixed uses, (see distribution of of use table with Sec 11.1.B & UDO Sec 5.2.A).
- 11.B states that developments will need to be distributed with townhouses, single family detached, office retail, etc)
- 5.2.A states multi-family dwellings, developments are required to contain a mixture of uses including but not limited to retail, restaurants, or services on the ground floor with residences above. 100 sqft of nonresidential spaces shall be provided for every unit, with a flat roof or appearance.(For 84 units you would need a minimum of 8,400 sqft of low level commercial space within apartment complex) For distribution of use table, development would still need to comply.
- Existing sewer seems to be located on both parcels shown.
- Setbacks from Property Lines for apartment / mixed use buildings: max front setback 10ft, side minimum 10ft, rear minimum 0ft if mixed use. See UDO Sec. 6.8 setbacks
- Would have to meet Knightdale Water Allocation Policy. Need 50 to develop.
- Water and sewer connection by Raleigh - would need to contact regarding utility connection and rework - How could a rework work here? Sewer line on property used for adjacent development.
- Greenway shown on Appendix b of UDO- connection to the Mingo Creek Trail 7.3.D&M- would need to be 10ft in width- could not occupy the same space as stomwater control mechanisms.
- Access would be within Town ROW
- Will need formal landscaping plan see UDO Sec 12.3(I)
- Use of existing trees and landscaping are highly encouraged see Sec 7.4.D.a.i & ii
- 7.1.D cross access to other parcels required for parking areas to other parcels for access.
- See UDO Sec. 7.4.G.b.iv for species diversity requirements
- See UDO Sec. 7.4.E.2 Buffer Yards. No grading, development, or land-disturbing activities shall occur within a buffer yard if forest canopy, specimen trees or significant vegetation exists within these areas, unless approved by the Land Use Administrator. If grading within a buffer yard is proposed, slopes of 1:3 or less are encouraged to ensure the proper transition of grades to the adjacent property and to facilitate landscaping and maintenance.
- See UDO Sec 7.4.H.1 for required tree save area- show chart (front setback areas, street trees, trees greater than 24 DBH open spaces, floodways, 100 year flood plains, etc)
- See UDO Sec 7.4.M.2 for overall tree canopy preservation- A tree cover area equal to the perimeter of the development in feet multiplied by twenty (20) shall be maintained on-site up to a maximum tree cover area consisting of ten (10) percent of the entire site
- See UDO Sec. 7.7.D&E&F- regarding lighting plan, plan required, pole height, street lights, parking lot lights, intervals, etc
- See UDO Sec 11.2 .B .4 for recreational open space- 50% active & 50% passive, show chart and uses (show distance of parks and other publicly dedicate spaces) mingo creek park is just over a mile away.
- See UDO Sec 12.3.J for TIA required: nature of the proposed re-zoning or development is such that the number of trips it can be expected to generate equals or exceed 150 new peak hour trips. Trips are those occurring on peak days on the adjacent roadway(s).
- See Knightdale Affordable Housing Plan for master plan consistency (EX: contribution to Knightdale's Affordable Housing Trust Fund, set aside affordable units)
- See Sec 9.3 for sediment and erosion control as well as 9.4 for storm water management, before approval of CD's
- .Will need formal environmental survey Sec.12.3.B of UDO
- See 6.8 regarding facades and orientation of buildings.
- Per Sec. 6.8 of UDO Public Gathering Spaces Design and Activation for mixed-use buildings- 1 sqft per every 25 ft of gross floor area shall be provided for public gathering spaces- shall have direct access to a public sidewalk and internal pedestrian walkway and be occupied with at least 3 features such as movable table and chairs, public art features, benches, raised landscape planters, shade trees for the space. etc (For Mixed-Use Buildings)
- See Sec 7.1.F, Bike Parking required: Multi-family residential uses shall provide bicycle parking at a rate of one (1) bicycle parking space for every twenty (20) motorized vehicle spaces; Nonresidential uses with off-street parking for motorized vehicles of at least fifteen (15) spaces and not more than forty (40) spaces shall provide a minimum of two (2) bicycle parking spaces.
- See Sec 7.1.I.2.a&b, electric vehicle parking : one (1) electric vehicle charging station for every forty (40) motorized vehicle spaces / Nonresidential uses with off-street parking for motorized vehicles of more than forty (40) spaces shall provide electric vehicle charging stations at a rate of one (1) electric vehicle charging station for every forty (40) motorized vehicle spaces; however, no fewer than two (2).
- Type B buffer would apply against neighboring properties see UDO Sec. 7.4.I. However a more stringent buffer may be requested due to neighboring uses.
- Show sign placement & size Sec. 8.5- 8.6- depending on the sign type- separate permit required Sec. 8.2.A

This is not meant to be a complete review of all required elements. Such will be required within Knightdale's Development Review Committee. A update sketch plan with the changes noted is encouraged.