

*River Pointe PUD
Neighborhood Meeting
7.28.22*

OVERVIEW

- ▶ PURPOSE
- ▶ ROLES
- ▶ INTRODUCTIONS
- ▶ PROJECT
- ▶ TIMELINE
- ▶ Q&A

PURPOSE

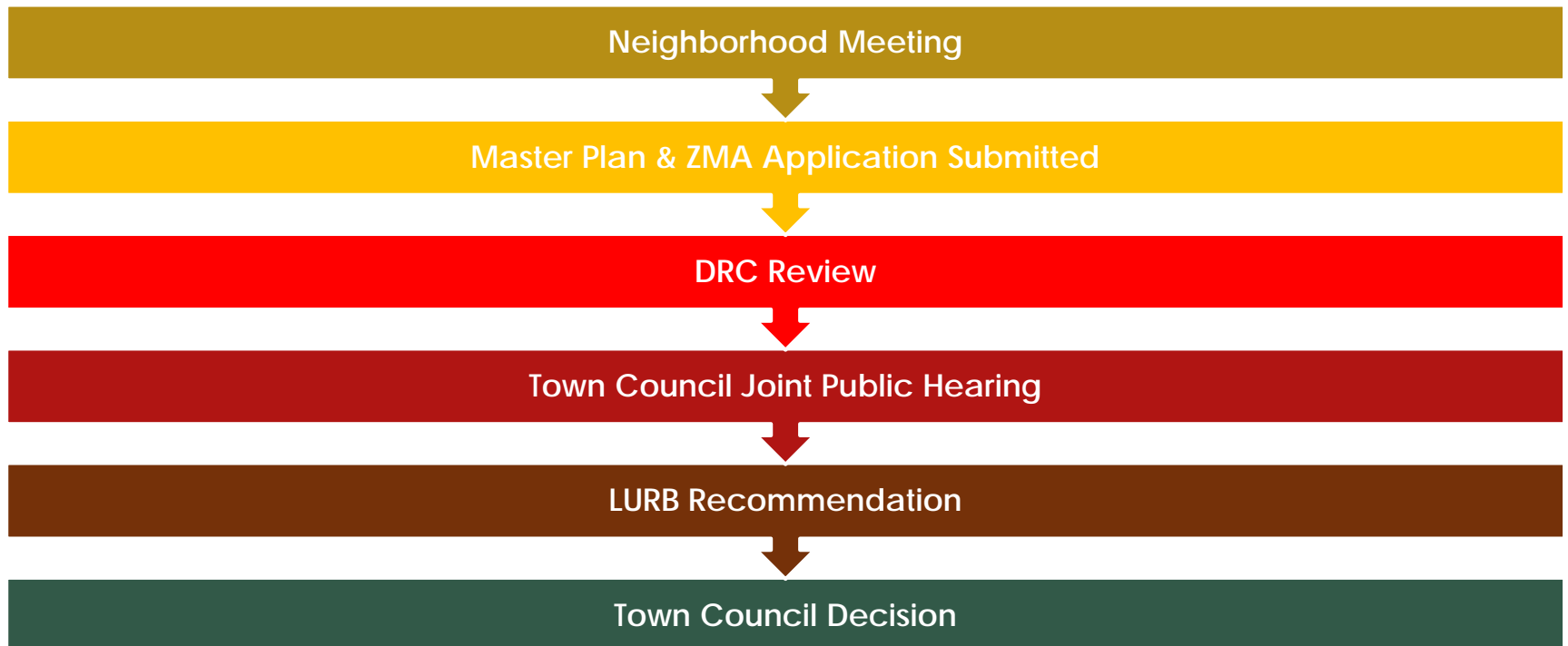
- WHO RECEIVED NOTIFICATION?
 - Property owners within 200 feet of the proposal
- WHY WE'RE HOLDING THE MEETING?
 - Unified Development Ordinance requirement to meet with property owners & residents
 - To have an opportunity before the Town Council Public Hearing to receive feedback
 - To improve the proposal with that feedback
- HOW WILL WE DO THAT?
 - Following tonight's meeting, the applicant & Town staff will discuss your comments
 - Look for ways to improve the proposal using your comments

ROLES



- PROPERTY OWNER/RESIDENT:
 - Learn about the proposal
 - Provide feedback
 - Engage in improving Knightdale
- DEVELOPER:
 - Share the proposal
 - Hear concern
 - Improve the plan
- TOWN STAFF
 - Moderate the conversation
 - Document concerns
 - Answer process related questions

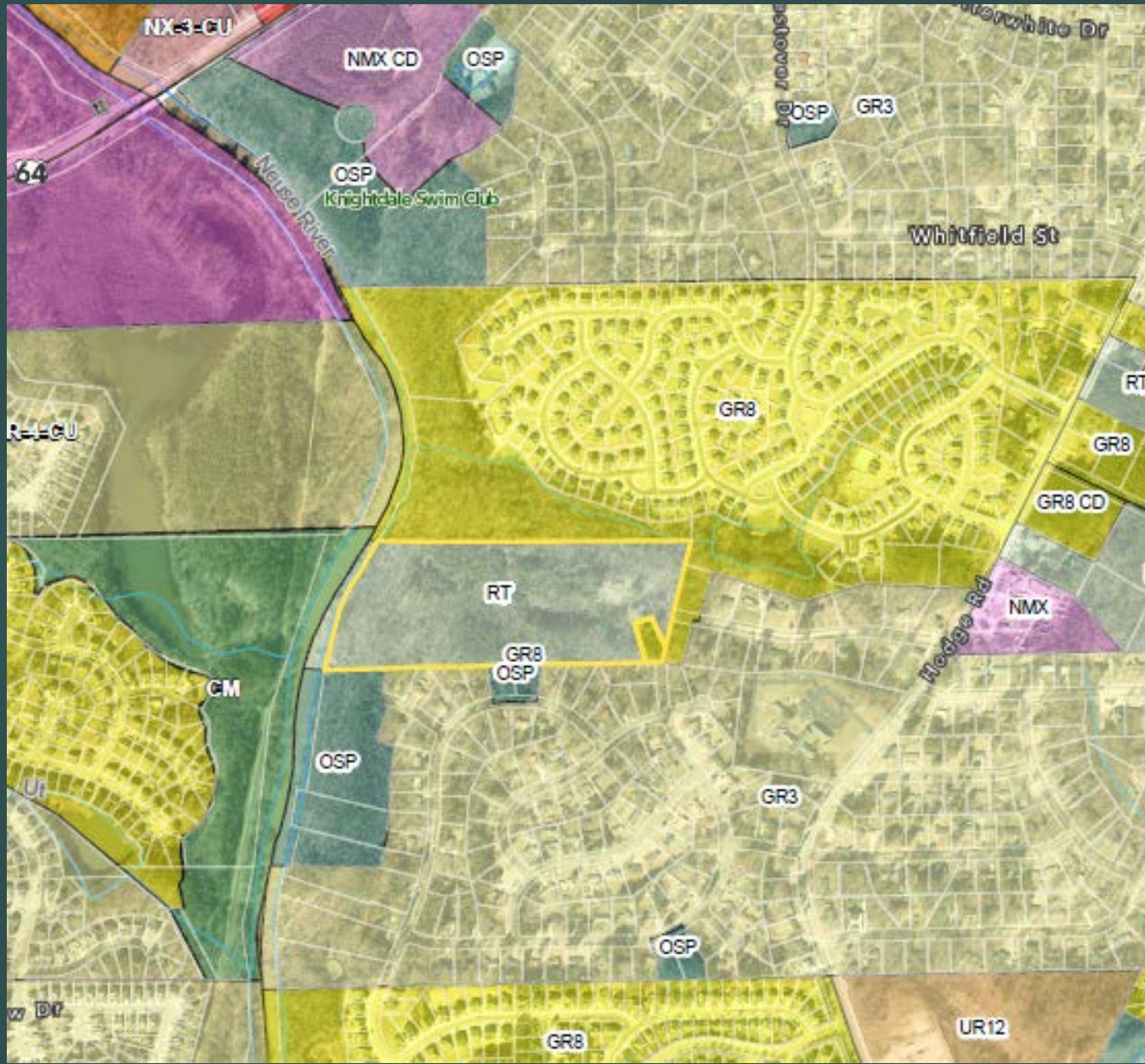
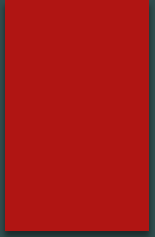
PROJECT DEVELOPMENT TIMELINE



INTRODUCTION

- ▶ DEVELOPER/DEVELOPMENT TEAM
- ▶ TOWN STAFF
- ▶ RESIDENTS/PROPERTY OWNERS
 - ▶ All meeting participants – please type your name and address into the chat window to record attendance.

Current Zoning & Land Use

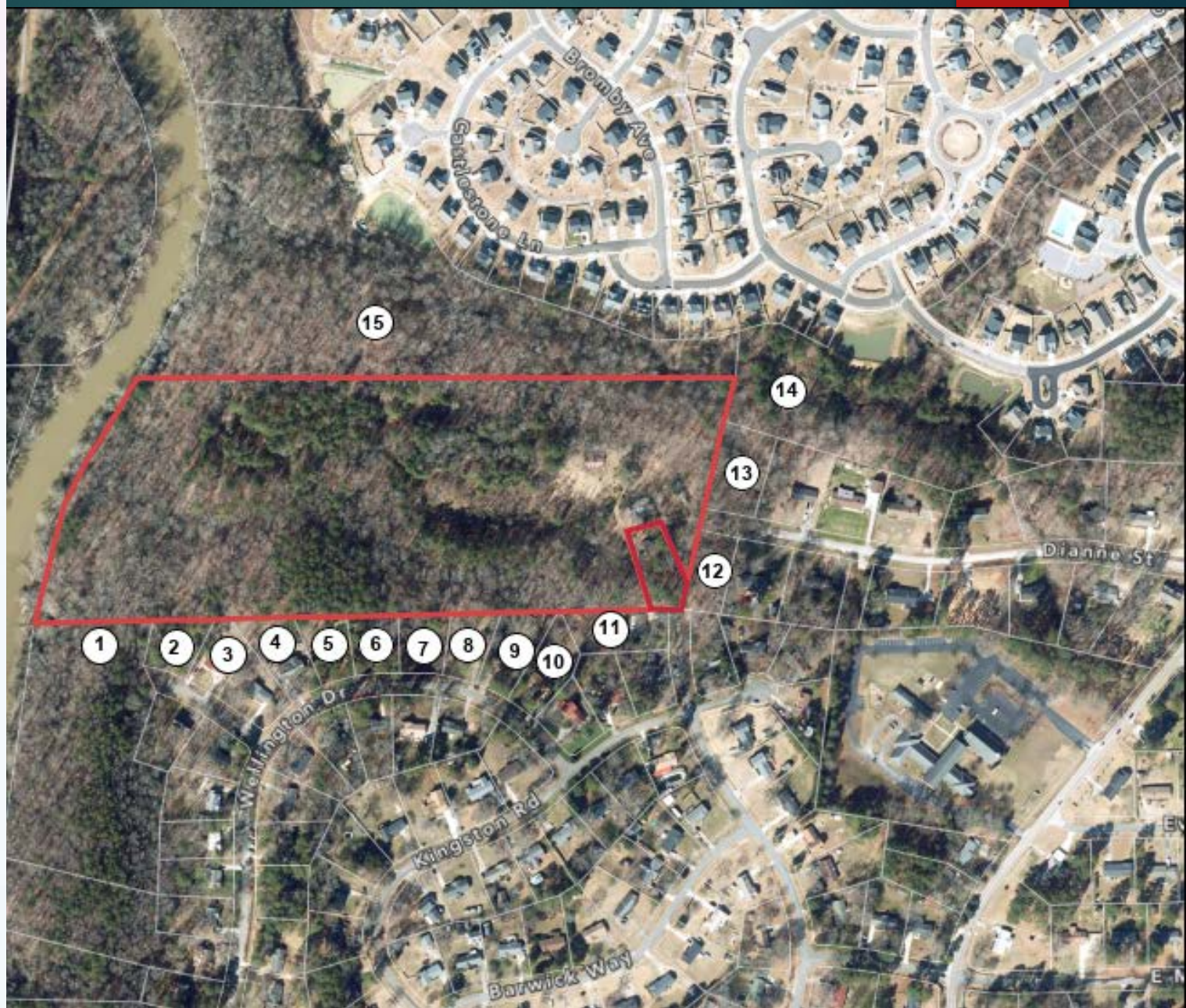


PROJECT DETAILS

- PROPOSED ZONING: GR3 - PUD
- PROPOSED USE: SFD DETACHED
- TOTAL UNITS: 50
 - 28 - 70' Front-loaded lots
 - 22 - 38' Rear-loaded lots
- SITE AREA: ~24.5 ACRES
- DENSITY: ~ 2 DUA
- ACTIVE/PASSIVE OPEN SPACE PROVIDED: ~ 3 ACRES
- ADDITIONAL COMMON OPEN SPACE: ~ 9 ACRES
- PARKING:
 - 10 On-Street Parking spaces
 - 11 spaces at park & 3 spaces at Mail Kiosk
- OPEN SPACE AMENITIES:
 - Playground
 - Play Lawn
 - Shade Sails & Picnic Tables
 - Public & Private Greenway Trails

ADJACENT PROPERTIES

- 01** Myrick, Billy S
PIN:1734706773
Land Use: Vacant
Zoning: OSP
- 02** Myrick, Billy S
PIN:1734719024
Land Use: Single Family
Zoning: GR3
- 03** Peterson, David A Jr
PIN:1734800929
Land Use: Single Family
Zoning: GR3
- 04** Vervoe, James Vercoe, Melissa
PIN:1734812001
Land Use: Single Family
Zoning: GR3
- 05** Topal, Scott
PIN:1734813032
Land Use: Single Family
Zoning: GR3
- 06** Aqua North Carolina Inc
PIN:1734814043
Land Use: Business
Zoning: OSP
- 07** Aqua North Carolina Inc
PIN:1734815073
Land Use: Business
Zoning: OSP
- 08** Reed, Charles H Reed, Vivian M
PIN:1734816082
Land Use: Single Family
Zoning: GR3
- 09** McGloin, Darrell S McGloin, Stacy L
PIN:1734818001
Land Use: Single Family
Zoning: GR3
- 10** Walker, Ryan L Walker, Abby J
PIN:1734808995
Land Use: Single Family
Zoning: GR8
- 11** Iannella, Stephanie A
PIN:1734910087
Land Use: Single Family
Zoning: GR3
- 12** Satterwhite, Kirvin Heirs
PIN:1734913242
Land Use: Single Family
Zoning: GR8
- 13** Godwin, O W Jr
PIN:1734914418
Land Use: Single Family
Zoning: GR8
- 14** Langston Ridge Community HOA Inc
PIN:1734917689
Land Use: Vacant
Zoning: GR8
- 15** Langston Ridge Community HOA Inc
PIN:1734824020
Land Use: Vacant
Zoning: GR8



MASTER PLAN



PRIVATE GREENWAY TRAIL
PUBLIC GREENWAY TRAILHEAD
(SIGN/FENCING)

STORMWATER CONTROL MEASURE
WITH FOUNTAIN / PUBLIC ART
BENCH (TYP.)

HARDSCAPED AREA WITH BOLLARDS
(FIRE TURNAROUND AND TRAILHEAD)

NEUSE RIVER

STREET 'B'

PLAY LAWN

STREET 'A'

DIANNE ST.
VARIABLE WIDTH
NCDOT ROW

FLOODWAY
PUBLIC GREENWAY
(750 LF)
100-YEAR FLOODPLAIN
300-YEAR FLOODPLAIN

PLAYGROUND AND
INITIAL PARKING
LOT (DEVELOPER
INSTALLED)

STREAM
STREAM BUFFER (50')

'TYPE B'
PERIMETER BUFFER

'TYPE B'
PERIMETER BUFFER

MAIL KIOSK
FIRE ACCESS EASEMENT

SHADE SAILS/
PICNIC TABLES

WELLINGTON DR.

COLCHESTER DR.
VARIABLE WIDTH
PUBLIC ROW

NOTES

- 01 All proposed streets are 54' Local Roads.
- 02 Images #1-5 are conceptual images intended to convey the intent of development's amenity offerings.

PRODUCT DATA

70' FRONT LOADED SINGLE FAMILY (28 LOTS)

38' REAR LOADED SINGLE FAMILY (22 LOTS)

PROJECT DEVELOPMENT TIMELINE

- NEIGHBORHOOD MEETING DATE: 7/28/22
- ANTICIPATED APPLICATION SUBMITTAL DATE: 8/22/22
- ANTICIPATED TOWN COUNCIL JOINT PUBLIC HEARING:
10/20/22
- ANTICIPATED LAND USE REVIEW BOARD
RECOMMENDATION: 11/14/22
- ANTICIPATED TOWN COUNCIL DECISION: 12/21/22

Q&A

- PLEASE POST ANY QUESTIONS YOU HAVE IN THE CHAT BOX WITHIN THE ZOOM WEBINAR. QUESTIONS WILL BE READ ALOUD AND RESPONDED TO BY A PRESENTER.
- DEVELOPER REPRESENTATIVE: DAVID BERGMARK
 - 919-449-4005
 - Bergmark@mcadams.com
- DEVELOPMENT CASE MANAGER (TOWN): KEVIN LEWIS
 - 919-217-2243
 - Kevin.lewis@knightdalenc.gov