

***BRIO (BUFFALOE RD) PUD  
NEIGHBORHOOD MEETING  
3.08.22***

# OVERVIEW

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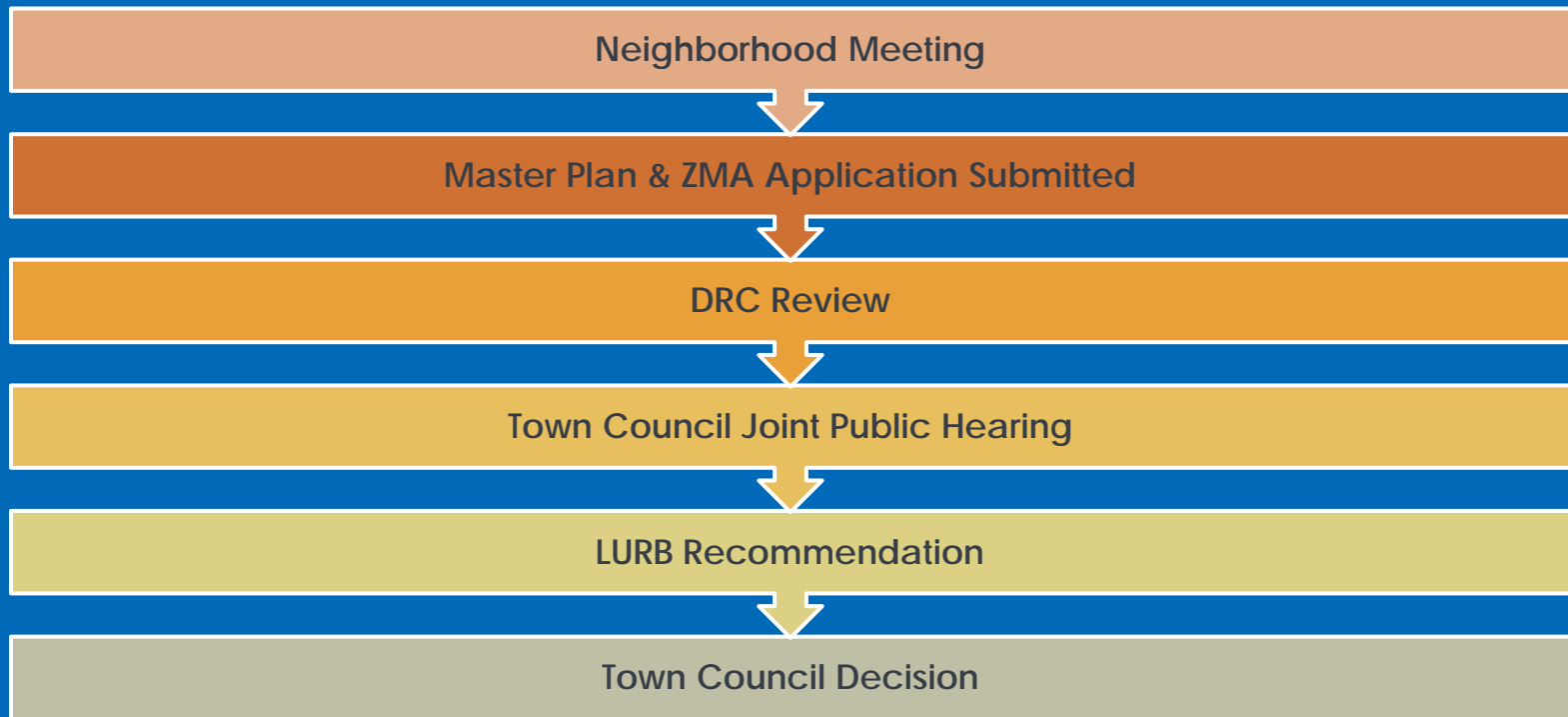
# PURPOSE

- 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

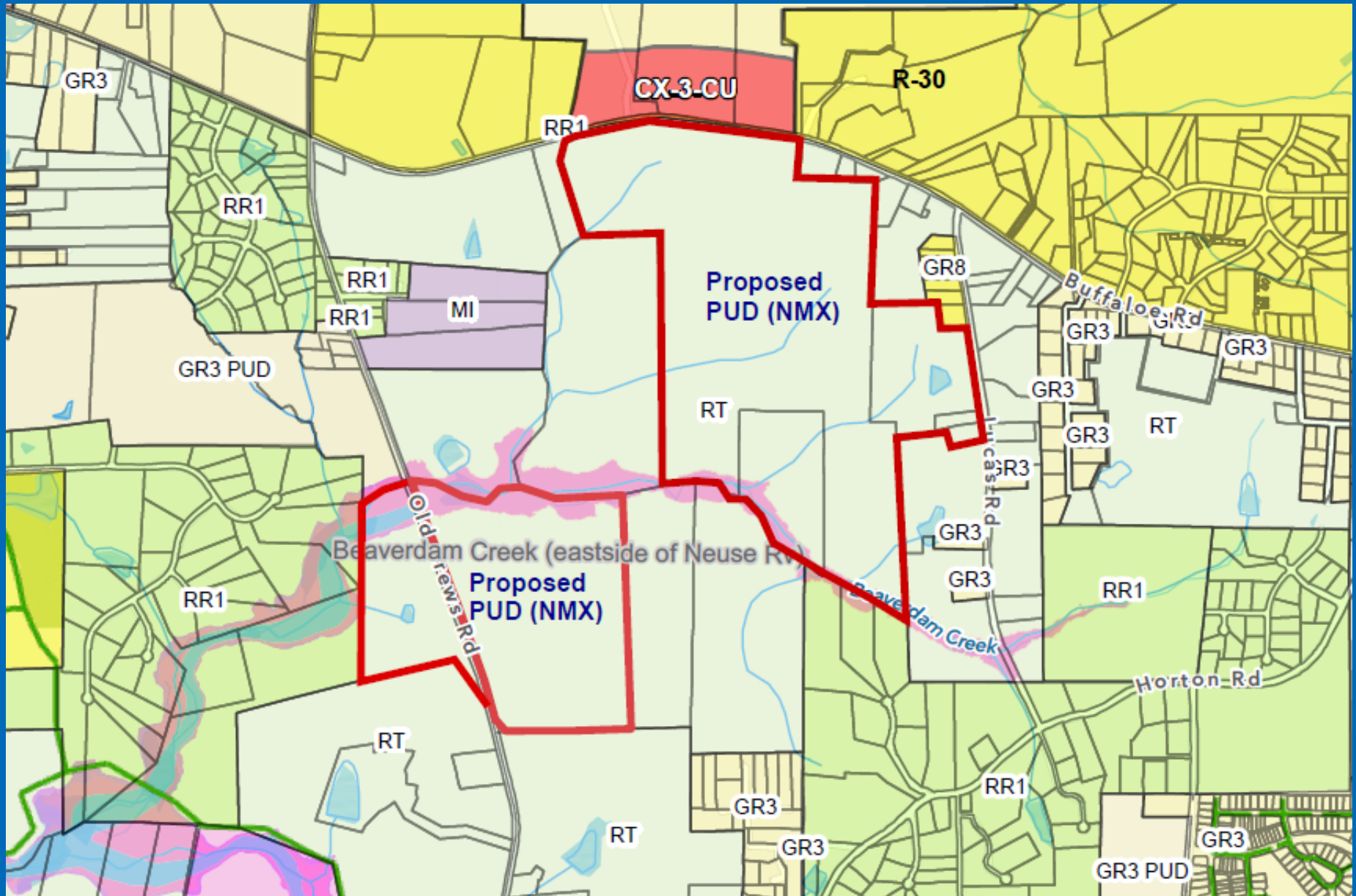
# PROJECT DEVELOPMENT TIMELINE



# 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

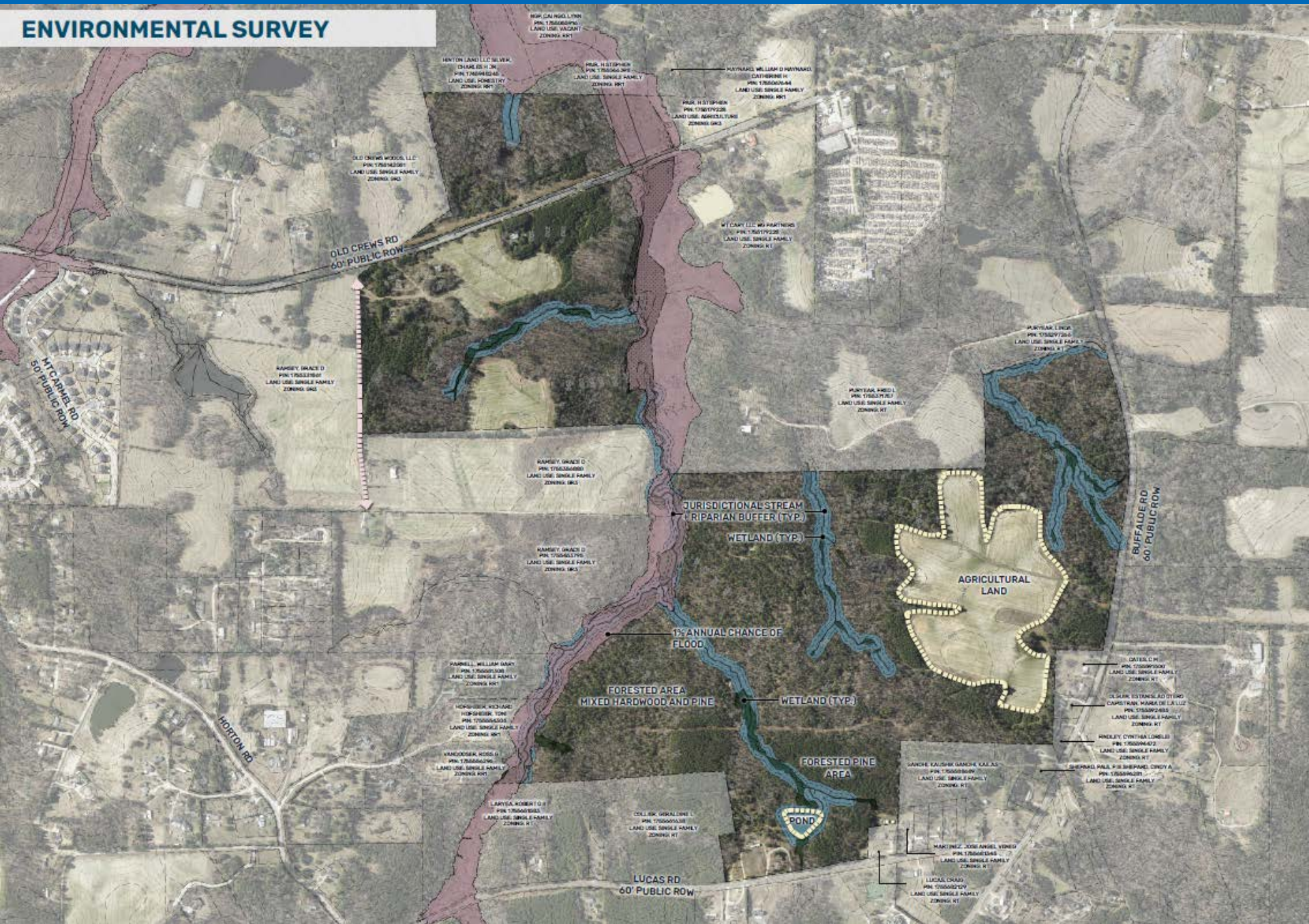
- PROPOSED ZONING: NMX-PLANNED UNIT DEVELOPMENT
- PROPOSED USE: SFD DETACHED, TOWNHOMES, &  
4-AC. COMMERCIAL TRACT
- TOTAL UNITS: 791 (629 SFD & 162 THs)
- SITE AREA: ~286 ACRES
- DENSITY: ~ 2.76 DUA
- TOTAL OPEN SPACE PROVIDED: ~100 ACRES (53 AC. DEVELOPABLE)
  - IMPROVED PARK SPACE: ~15.5 ACRES
- ON-STREET PARKING: 84 SPACES (DOES NOT INCLUDE PARKING AT POOL/CLUBHOUSE SITES)



# PROJECT DETAILS

- PROPOSED TOWNHOME LOT SIZES
  - 22' WIDE
- PROPOSED SFD LOT SIZES:
  - AGE RESTRICTED (PRIMARILY FRONT LOADED)
    - 6600 SQ. FT MIN (60' LOT)
    - 5500 SQ. FT MIN (50' LOT)
    - 4400 SQ. FT MIN (40' LOT)
  - NON-AGE RESTRICTED
    - 9375 SQ. FT (75' FRONT LOAD LOT)
    - 7200 SQ. FT (60' FRONT LOAD LOT)
    - 4180 SQ. FT MIN (38' REAR LOAD LOT)
    - 3520 SQ. FT MIN (32' REAR LOAD LOT)
- ESTIMATED SFD HOME SIZE (TBD BY BUILDER): 2300-3000 SQ. FT

# ENVIRONMENTAL SURVEY





# PROJECT DEVELOPMENT TIMELINE

- NEIGHBORHOOD MEETING DATE: 3/8/22
- ANTICIPATED APPLICATION SUBMITTAL DATE: 3/28/22
- ANTICIPATED TOWN COUNCIL JOINT PUBLIC HEARING: 5/19/22
- ANTICIPATED LAND USE REVIEW BOARD RECOMMENDATION: 6/13/22
- ANTICIPATED TOWN COUNCIL DECISION: 6/15/22

# Q&A

- PLEASE POST ANY QUESTIONS YOU HAVE IN THE Q&A BOX WITHIN THE ZOOM WEBINAR. QUESTIONS WILL BE READ ALOUD AND RESPONDED TO BY A PRESENTER.
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- DEVELOPMENT CASE MANAGER (TOWN): KEVIN LEWIS
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