

HARPER PRESERVE NEIGHBORHOOD MEETING

July 14, 2022



TIMMONS GROUP

AGENDA

PURPOSE

ROLES

INTRODUCTIONS

PROJECT

TIMELINE

Q&A



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PURPOSE

WHO RECEIVED NOTIFICATION?

Property owners within 200 feet of the proposal

WHY ARE WE HOLDING THIS MEETING?

Unified Development Ordinance requirement to meet with adjacent property owners

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?

Follow tonight's meeting, the applicant & Town staff will discuss your comments

Look for ways to improve the proposal using your comments



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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 concern

Answer process related questions



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PROJECT DEVELOPMENT TIMELINE



INTRODUCTION

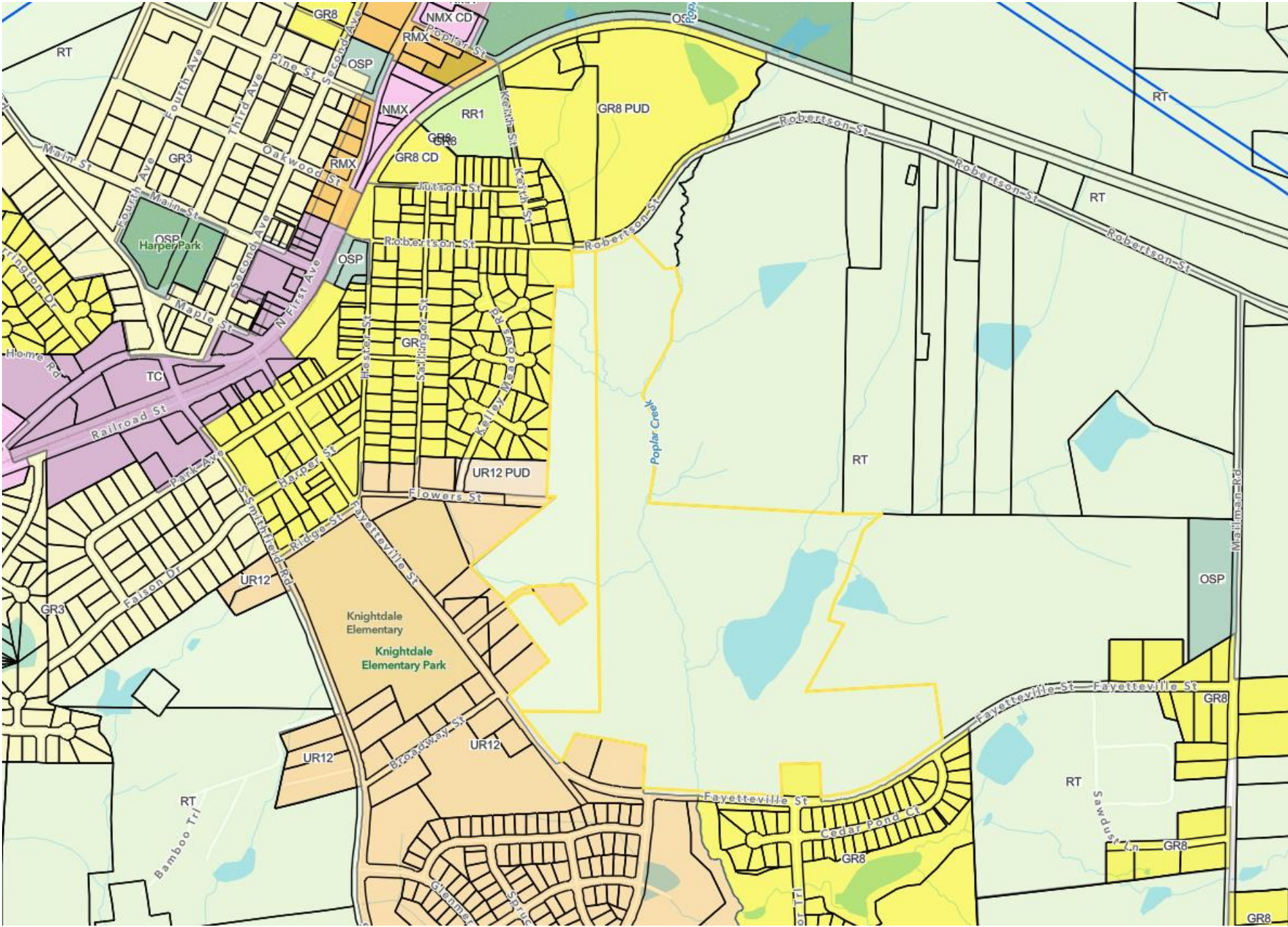
Developer / Development Team

Town Staff

Residents / Property Owners




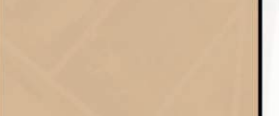

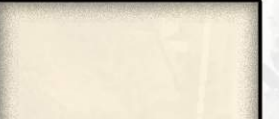
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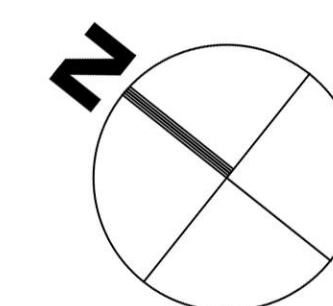


PROJECT DETAILS - CURRENT ZONING / USE

PROJECT DETAILS - SITE PLAN



SITE DATA:	
TOTAL AREA	94.1 +/- AC
R.O.W. RESERVATION	0.2 +/- AC
NET AREA	93.9 +/- AC
FUTURE MIXED-USE	2.0 +/- AC
 22' X 90' REAR-LOAD TOWNHOMES	38
 24' X 90' REAR-LOAD TOWNHOMES	41
 38' X 110' REAR-LOAD SINGLE FAMILY	76
 60' X 120' SINGLE FAMILY	64
TOTAL UNITS	219
PASSIVE OPEN SPACE REQUIRED	2.2 +/- AC
PASSIVE OPEN SPACE PROVIDED	5.0 +/- AC
ACTIVE OPEN SPACE REQUIRED	2.2 +/- AC
ACTIVE OPEN SPACE PROVIDED	4.8 +/- AC
STORMWATER MANAGEMENT	4.9 +/- AC
CONNECTIVITY RATIO	1.72



PROJECT DEVELOPMENT TIMELINE

NEIGHBORHOOD MEETING DATE:

July 14, 2022

ANTICIPATED APPLICATION SUBMITTAL DATE:

July 25, 2022

ANTICIPATED TOWN COUNCIL JOINT PUBLIC HEARING:

September 15, 2022

ANTICIPATED LAND USE REVIEW BOARD RECOMMENDATION:

October 10, 2022

ANTICIPATED TOWN COUNCIL DECISION:

October 19, 2022



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Q & A

Old East Properties:

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