

# Neighborhood Meeting

*February 11, 2021*



**JPM South  
Development LLC.**

# OVERVIEW

*I. Purpose*

*II. Roles*

*III. Introductions*

*IV. Project*

*V. Timeline*

*VI. Q&A*



**JPM South  
Development LLC.**

# 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*



**JPM South  
Development LLC.**

# ROLES

## **Developer:**

- *Share the proposal*
- *Hear concern*
- *Improve the plan*

## **Property Owner/Resident:**

- *Learn about the proposal*
- *Provide feedback*
- *Engage in improving Knightdale*

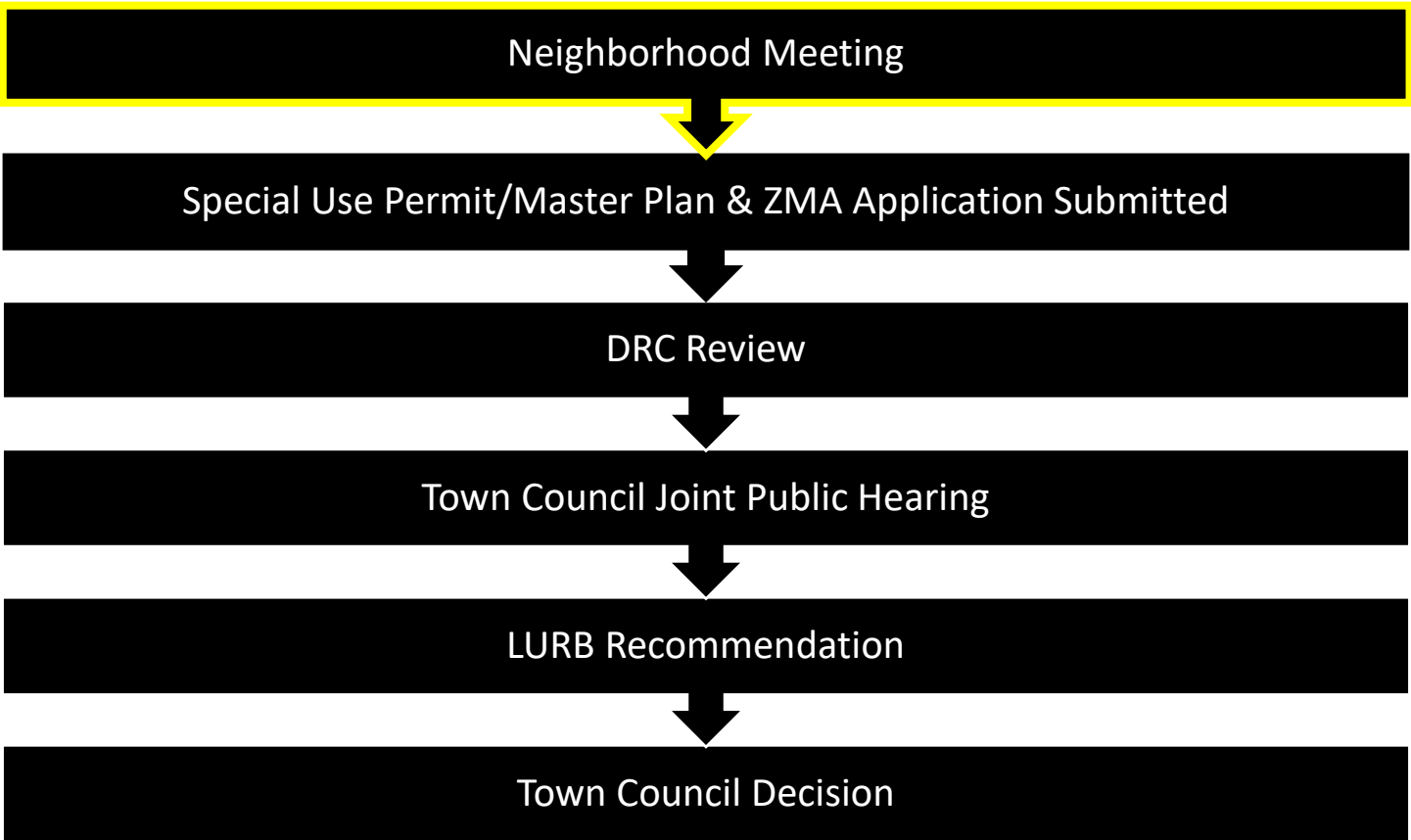
## **Town Staff**

- *Moderate the conversation*
- *Document concern*
- *Answer process related questions*



**JPM South  
Development LLC.**

# PROJECT DEVELOPMENT TIMELINE



JPM South  
Development LLC.

# INTRODUCTION

## Developer

**JPM SOUTH DEVELOPMENT** – *John Myers, President*

- *Developer interest in hearing from affected property owners prior to submittal of proposal to town*

## Consultant

**ESP ASSOCIATES, INC** – *Adam Ashbaugh & Emily Rothrock*

## Town Staff

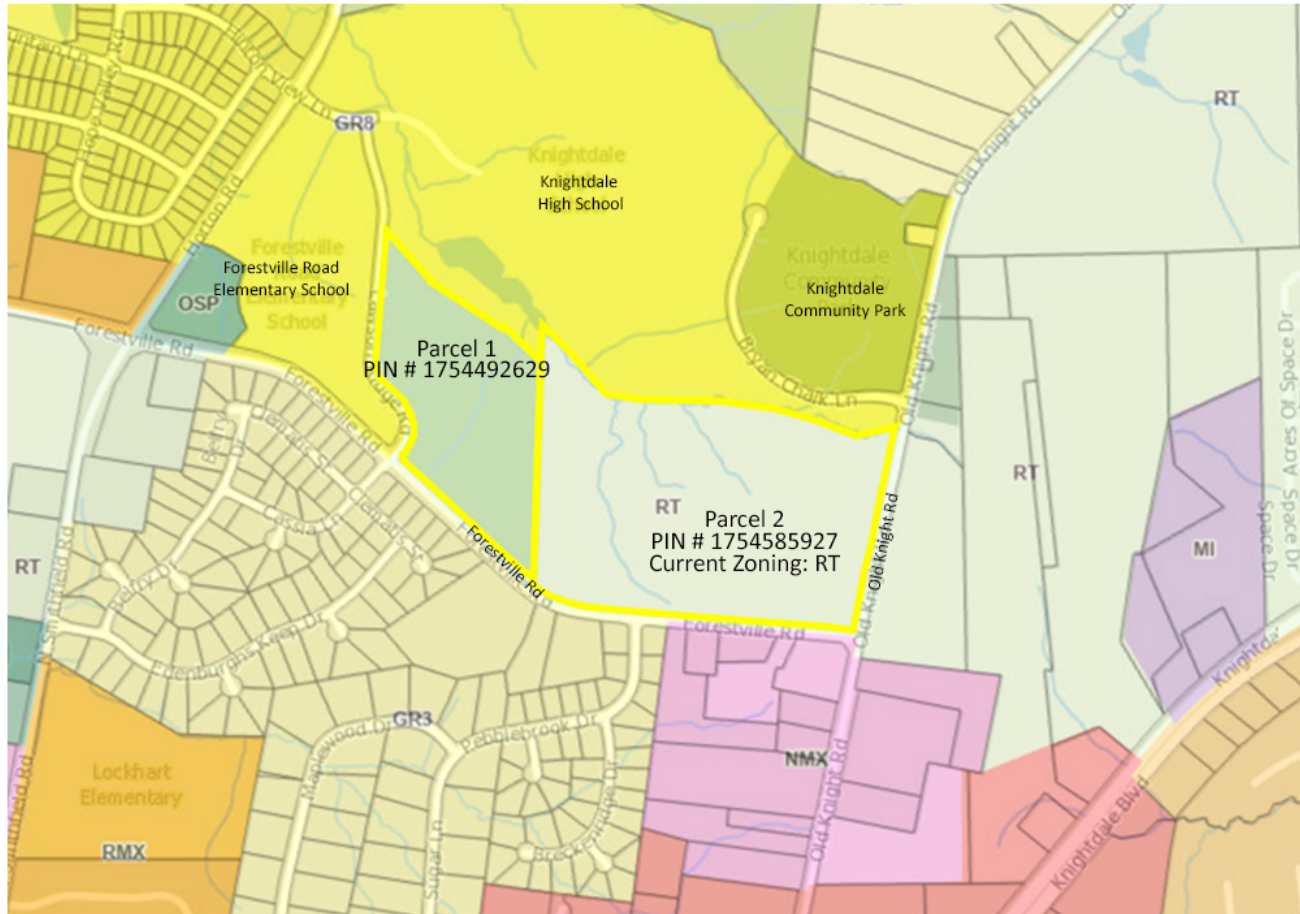
## Residents/Property Owners



**JPM South  
Development LLC.**

# PROJECT DETAILS

## Current Zoning/Use

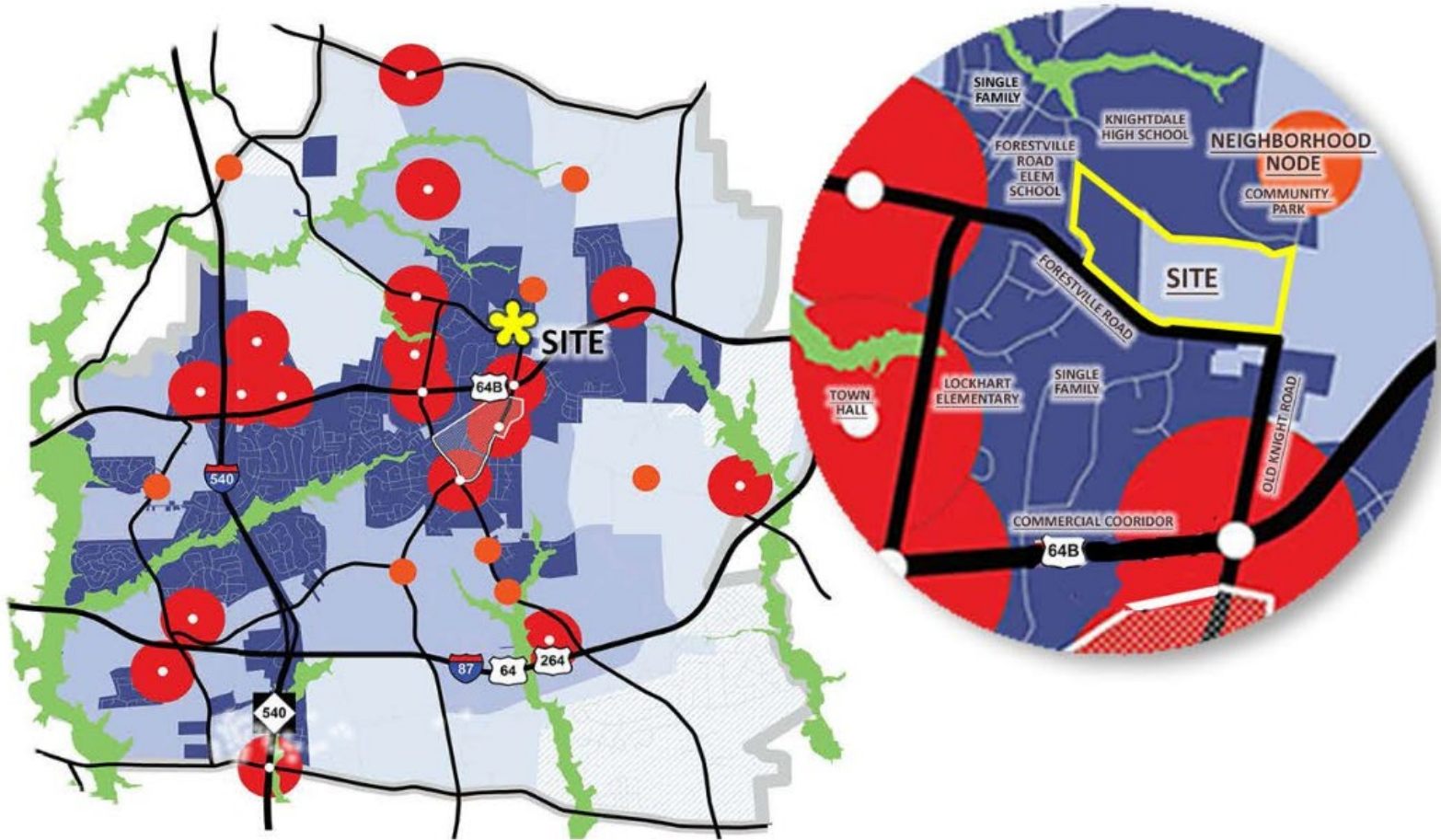


ESP Associates, Inc.  
2200 Gateway Centre Blvd., Suite 216  
Morrisville, NC 27560  
919.678.1070  
www.esassociates.com

**Zoning Exhibit**  
**Parcel Location & PIN #**

# PROJECT DETAILS

*Comprehensive Plan - Future Land Use*





# PROJECT DETAILS

## Comprehensive Plan – Place Type

### GROWTH & CONSERVATION

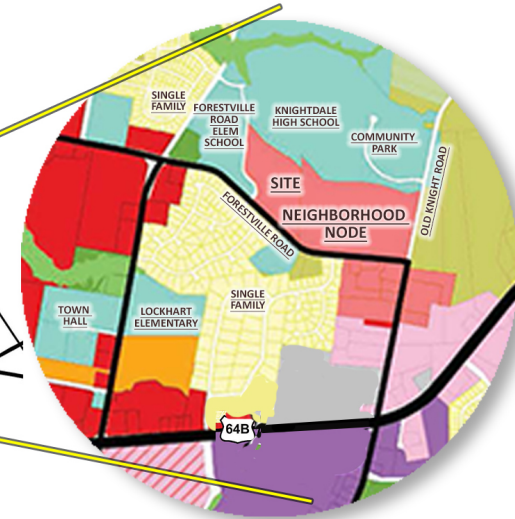
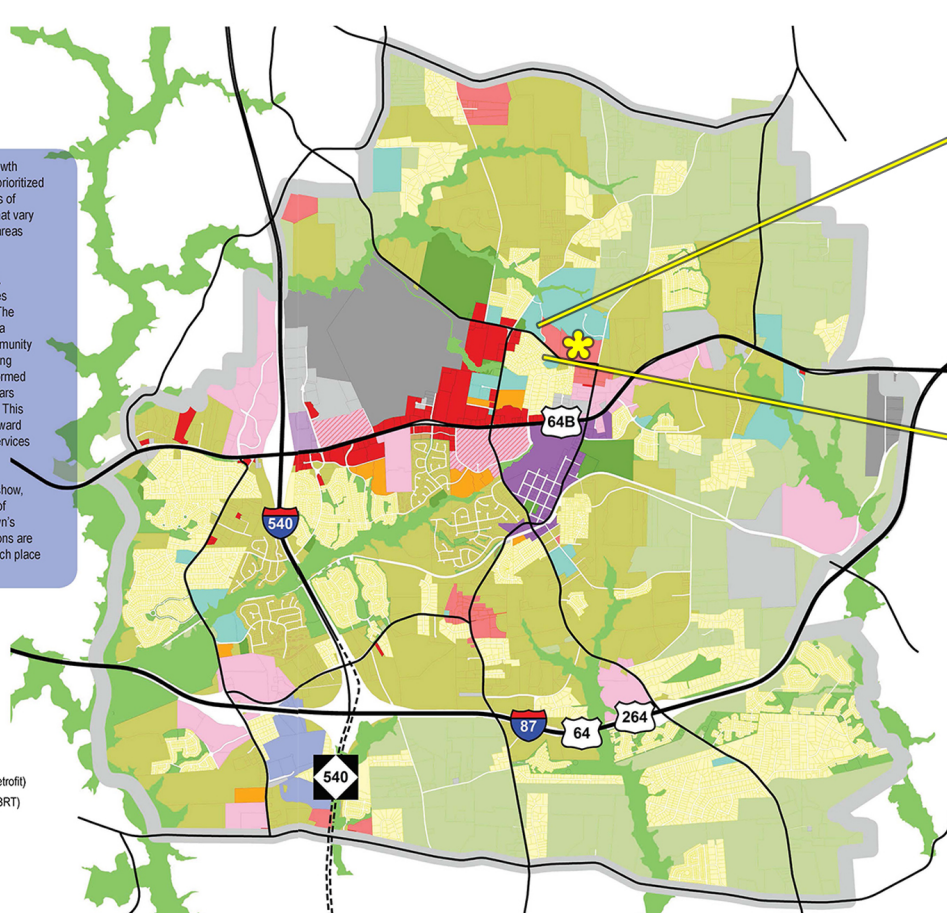
The Growth and Conservation Map refines the intent and focus of the Growth Framework Map and organizes the community into different place types, prioritized for varying degrees of land conservation and growth that supports a series of existing and proposed mixed-use, walkable neighborhoods and centers that vary in scale and character. Existing suburban residential and non-residential areas continue to exist around the planned activity centers.

A number of these concepts are illustrated in detail beginning on Page 88. The illustrations show how development that reflects some of the principles and recommendations included in the Comprehensive Plan might occur. The assignment of place types in the Growth and Conservation Map provides a framework to more effectively realize the vision and principles for the community and increase both economic potential and quality of life goals. By organizing the Town according to conservation and growth areas, intentional and informed decisions can be made about how to most efficiently spend municipal dollars on infrastructure improvements that will support the Comprehensive Plan. This approach reaffirms the notion that development should grow primarily outward from Old Town and new centers to make the most efficient use of Town services and resources.

The Growth and Conservation Map is not a zoning map. It is intended to show, in a general sense, the desired types, locations, patterns, and intensities of future development. The Map should guide near-term revisions to the Town's Unified Development Ordinance (as needed) to ensure rules and regulations are consistent with the vision set forth in this plan. Specific descriptions for each place type category represented on the map follow on the next pages.

#### PLACETYPE CATEGORIES

 Preserved Open Space	 Business Office
 Rural Living	 Light Industrial
 Recreation Open Space	 Heavy Industrial
 Single Family Neighborhood	 Civic & Institutional
 Mixed-Density Neighborhood	 Old Town
 Multifamily Community	 Mixed-Use Center
 Neighborhood Node	 Mixed-Use Center (Suburban Retrofit)
 Retail	 Transit-Oriented Development (BRT)
	 Regional Mixed-Use Center



### Proposed Forestville Village PUD Zoning with

### Single Family and Townhome

# PROJECT DETAILS

## *Comprehensive Plan – Place Type*

### **The proposed Forestville Village Zoning Request is in compliance with the KnightdaleNext2030 Comprehensive Plan:**

- The proposed Forestville Village Neighborhood follows the vision and Guiding Principles of the Comprehensive Plan. Higher density residential use is located in a designated Neighborhood Node.
- The Neighborhood is designed to be compact with walkable streets that connect to the external street network and to nearby destinations, such as Community Park to the north. Increased density in a compact form provides the opportunity for the preservation of natural features on the site and to designate community open space throughout the neighborhood. Pocket parks of open space are located throughout the community and a centrally located amenity will provide active recreation opportunities for its residents.

### **Neighborhood Node:**

- Effectively minimize the impact of cut-through traffic on nearby neighborhood streets by orienting vehicle access, circulation, etc. away from the neighborhood.
- Found in close proximity to major transportation corridors (i.e. highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.



# PROJECT DETAILS

## *Proposed Zoning/Use*



ESP Associates, Inc.  
2200 Gateway Centre Blvd., Suite 216  
Morrisville, NC 27560  
919.678.1070  
www.espassociates.com

**Rezoning Exhibit**  
**Parcel Location & PIN #**

# PROJECT DETAILS

## Site Plan

ILLUSTRATIVE MASTER PLAN. LOT EXAMPLES AND CONCEPTUAL ELEVATIONS ARE PRELIMINARY. ACTUAL DESIGN SUBJECT TO CHANGE DURING THE REVIEW PROCESS.



### Acreage:

Total Site: +/- 50.64 Ac.  
 ROW Dedication: +/- 1.11 Ac.  
 Future Development: +/- 3.23 Ac.  
 Developable Area: +/- 46.3 Ac.

### Lots:

Proposed: Max. 280 lots/units  
 Single Family: 80-100 lots  
 Townhome: Max. 190 units

Required Open Space: +/- 4.54 Ac.  
 Proposed Open Space: +/- 15.85 Ac.

# PROJECT DETAILS

## Site Plan Improvements

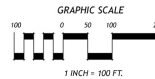


ESP Associates, Inc.  
2200 Gateway Centre Blvd., Suite 216  
Morrisville, NC 27560  
919.678.1070  
www.espassociates.com



### Forestville Village Illustrative Master Plan

ESP Job #JIM14 February 09, 2021



JPM South  
Development, LLC.

# PROJECT DETAILS

*Single Family  
Homes*



# PROJECT DETAILS

## *Townhomes*



# PROJECT DEVELOPMENT TIMELINE

*Neighborhood Meeting* **02/11/2021**

*Anticipated Application Submittal* **02/22/2021**

*Anticipated Town Council Joint Public Hearing* **04/21/2021**

*Anticipated Land Use Review Board Recommendation* **05/10/2021**

*Anticipated Town Council Decision* **05/19/2021**

<https://www.knightdalenc.gov/projects/Forestville-village>



JPM South  
Development LLC.



# Q&A

**Developer Representative:** John Myers, President JPM South

**Developer Consultants:** Adam Ashbaugh, PE, AICP, LEED® AP  
Emily Rothrock, PLA

**Development Case Manager (Town):** Kevin Lewis  
919-217-2243  
[Kevin.lewis@knightdalenc.gov](mailto:Kevin.lewis@knightdalenc.gov)



**JPM South  
Development LLC.**

# PROJECT DETAILS

## Site Plan

ILLUSTRATIVE MASTER PLAN. LOT EXAMPLES AND CONCEPTUAL ELEVATIONS ARE PRELIMINARY. ACTUAL DESIGN SUBJECT TO CHANGE DURING THE REVIEW PROCESS.



### Acreage:

Total Site: +/- 50.64 Ac.  
 ROW Dedication: +/- 1.11 Ac.  
 Future Development: +/- 3.23 Ac.  
 Developable Area: +/- 46.3 Ac.

### Lots:

Proposed: Max. 280 lots/units  
 Single Family: 80-100 lots  
 Townhome: Max. 190 units

Required Open Space: +/- 4.54 Ac.  
 Proposed Open Space: +/- 15.85 Ac.