

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3584		
Staff	Marc Allred		
Petitioner(s)	Grand Silo Investments, LLC		
Owner(s)	Same		
Subject Property	PIN 6823-58-9063		
Address	1651 Grand Silo Way		
Type of Request	Special Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM12-S (Residential, Multifamily – 12 units per acre) to RM18-S (Residential, Multifamily – 18 units per acre). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Multifamily and Residential Building, Townhouse <p>NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available, and the site has direct access to a minor or major thoroughfare.		
Rezoning Consideration from Section 3.2.19 A 16	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is within GMA 3, has adequate access to public utilities, and has access to an expressway and a minor thoroughfare via a collector street (Southpark Boulevard).</p>		
GENERAL SITE INFORMATION			
Location	East side of Grand Silo Way, north of Southpark Boulevard.		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	± 8.83 acres		
Current Land Use	Vacant land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9 and HB-S	Single-family home and outdoor display, retail

	East	HB-S	Outdoor display, retail, convenience store, and commercial parking			
	South	RM12-S and RM18	Condominiums and apartments			
	West	RM12-S	Condominiums and townhomes			
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the residential building, multifamily use is allowed on the properties south and west of the subject property. This request is a revision of the previously approved RM12-S rezoning that occurred in 2003.					
Physical Characteristics	The partially wooded site slopes downward to the east with a significant drop in elevation to an unnamed creek bed running from south to north on the eastern portion of the property. The remaining eastern portion of the site slopes steeply towards the same creek. No development is proposed on the eastern portion of the site.					
Proximity to Water and Sewer	Public water is accessed from Grand Silo Way and public sewer is available on the eastern portion of the property.					
Stormwater/ Drainage	Stormwater and runoff drainage will be managed by one underground stormwater management device on the southern portion of the site. The device will ultimately drain to the unnamed creek					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is mostly undeveloped with open area to the west and wooded area to the east. The site contains sloping topography to an intermittent stream bed. The site has adequate access to public utilities and is not located within a water supply watershed.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3198	RS9 and RM18-S to HB-S	Approved 10/7/2013	East	0.27	Approval	Approval
W-2968	RM12-S Site Plan Amendment	Approved 2/4/2008	Current request is part of rezoning	11.72	Approval	Approval
W-2810	RS9 and RM18-S to HB-S	Approved 2/6/2006	East	4.38	Approval	Approval

W-2602	RS9 to RM12-S	Approved 3/3/2003	Current request is part of rezoning	25.30	Approval	Approval
W-2197	HB-S to HB-S;	Approved 11/17/1997	Northeast	14.71	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Southpark Boulevard	Collector Street	556 feet	N/A	N/A		
Grand Silo Way	Private Road	276 feet	N/A	N/A		
Heritage Pointe Drive	Private Road	290 feet	N/A	N/A		
Proposed Access Point(s)	The proposed site plan shows two access points; one connecting to Grand Silo Way and the other a proposed emergency-access-only drive that connects to Heritage Pointe Drive.					
Proposed Road Improvements	No road improvements are being proposed as a part of this request.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RM12-S</u> 148 units x 6.65 (apartment trip rate) = 985 trips per day</p> <p><u>Proposed Zoning: RM18-S</u> 120 units x 6.65 (apartment trip rate) = 798 trips per day</p>					
Sidewalks	Sidewalks already exist along Southpark Boulevard and Grand Silo Way. The developer is proposing internal sidewalks connecting to Grand Silo Way and Heritage Pointe Drive.					
Transit	WSTA Route 83 is located at the intersection of Peters Creek Parkway and Southpark Boulevard. This is approximately .35 miles from the site and is connected by sidewalks.					
Connectivity	<p>The site plan proposes a single public access point at the intersection of Harvest Moon Lane and Grand Silo Way. An additional emergency vehicular access point is proposed at Heritage Pointe Drive.</p> <p>Two pedestrian connections will be established through internal sidewalks that will connect with the existing sidewalks at the intersections of Harvest Moon Lane and Grand Silo Way, and Heritage Pointe Drive and Grand Silo Way. There will not be any direct pedestrian connection to Southpark Boulevard as the existing sidewalks are positioned on the south side of that boulevard.</p>					
Transportation Impact Analysis (TIA)	A TIA was not required for this proposal. The petitioner is requesting 28 fewer units than the originally approved site plan showed and therefore any change in traffic generation would be less that what was previously approved.					
Analysis of Site Access and	The proposed development is a continuation of the Heritage Park and Morgan Ridge Phase II development originally approved in 2003					

Transportation Information	(W-2968). The two proposed site access points are in locations similar to those that were previously approved. The site plan depicts one new public access point (Harvest Moon Lane) at the traffic circle on Grand Silo Way and an emergency access point on Heritage Pointe Drive. The site plan shows two internal private streets that will interconnect all proposed building and parking areas. The site plan shows two internal pedestrian connections to Grand Silo Way, but no direct connection to Southpark Boulevard, as existing sidewalks are located on the south side of the right-of-way with a designated pedestrian crossing to the north.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	204,550		West of the unnamed creek.
Units (by type) and Density	<ul style="list-style-type: none"> • One two-story apartment building- 16 units • Two three-story apartment buildings- 48 units • Two three/four-story split apartment buildings- 56 units 		
Parking	Required	Proposed	Layout
	214	214	90-degree parking
Building Height	Maximum		Proposed
	60 feet		49 feet, 4 inches
Impervious Coverage	Maximum		Proposed
	80%		42.70%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.14: RM18; Residential Multifamily District • Section 5.2.71: Residential Building, Multifamily, Townhouse or Twin Home Use-Specific Standards • Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:		Yes
	(B) Environmental Ord.		N/A
	(C) Subdivision Regulations		Yes
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan illustrates five multifamily apartment buildings with a proposed clubhouse on the western portion of the site. The plan proposes one public entrance to the development and shows all required internal sidewalk connections. Additionally, the site plan shows an enhanced 15-foot Type II Bufferyard with Leyland cypress screening and a six-foot high opaque fence along the property line to the northwest. A required ten-foot streetyard is shown between the southern parking area and Southpark Boulevard. Stormwater on site is proposed to be managed with an underground stormwater device located beneath the southern parking area.</p>		
CONFORMITY TO PLANS AND PLANNING ISSUES			
Legacy 2030 Growth Management Area	GMA 3 – Suburban Neighborhoods		

Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage the reuse of existing sites that is compatible and complementary with the surrounding area. • Encourage a mixture of residential densities and housing types through land use recommendations.
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2017)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The proposed land use map recommends intermediate-density attached residential development (8.1 – 18 dwelling units / acre) for this site.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Comprehensive Transportation Plan Information	No improvements are recommended by the CTP in relation to this request.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No.
	Is the requested action in conformance with Legacy 2030?
	Yes.
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone an approximately 8.83-acre site from RM12-S to RM18-S, to allow for 120 apartment units.</p> <p>The proposed density of 13.6 units per acre is similar to the currently approved RM12-S zoning, which allowed 148 units on the same property (case W-2968) at a density of 16.76 du/ac. Although the entire site plan for case W-2968 had an overall density of 10.37 du/ac, the subject parcel was cut out of the larger development and sold to a separate entity. The purpose of this request is to allow for this parcel to operate independently under a zoning district that will accommodate the proposed densities and additional height for two of the split-level apartment buildings. Both density and building height limits prevent the site from being developed under existing RM12-S zoning.</p> <p>The <i>South Suburban Area Plan</i> recommends intermediate residential density land use at this location. <i>Legacy</i> encourages the reuse of existing sites with developments that are compatible with the surrounding area. As this is effectively a reduction in the total number of originally proposed units on site, there are no anticipated traffic or land use impacts associated with this request.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is generally consistent with the recommendations of both <i>Legacy 2030</i> and the <i>South Suburban Area Plan</i> .	The request has limited vehicular interconnectivity opportunities given the developed nature of the surrounding area.
The request proposes additional screening to further buffer the development against the single-family homes to the northwest of the site.	
The request would result in a lower net density for the development which would further limit any offsite impacts to neighbors.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment. • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> a. The developer shall record a final plat in the office of the Register of Deeds. The final plat shall show tentative building locations and all access and utility easements with reference to any cross-access agreements. As a part of final plat recording, the developer shall record a negative access easement along the frontage of Southpark Boulevard. b. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. • <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> <ol style="list-style-type: none"> a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff. b. An enhanced 15' Minimum Type II Bufferyard with Leyland Cypress plantings and a six-foot high opaque wood fence shall be installed adjacent to single-family residential zoning. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3584
JULY 13, 2023**

Marc Allred presented the staff report.

PUBLIC HEARING

FOR:

Luke Dickey with Stimmel PA, representative for the petitioner.

- Mr. Dickey spoke on behalf of the petitioner and provided a general overview of the proposal.

Brenda Smith asked about how height requirements would accommodate the proposed buildings, to which Mr. Dickey responded. Chris Leak asked what concerns were expressed at the community meeting. Luke discussed these concerns and noted that street maintenance agreements have been worked out between the petitioner and the three neighboring HOAs.

AGAINST:

Rick Epperson

- Mr. Epperson stated that he is not opposed to the development, but has concerns with the change in the site plan from what was first proposed. He discussed the parking area connection for emergency services and noted that the dumpster moved to a different location. Mr. Epperson noted that traffic will increase in the area, and he did not see a designated area for dogs on the plan. Jason Grubbs noted that there was a fenced dog station shown on the site plan, which alleviated Mr. Epperson's concerns regarding that issue.

WORK SESSION

Clarence Lambe asked the petitioner to provide further explanation on the cost sharing arrangement for maintaining the roads throughout the development. Arthur Revis, the property owner and developer, stated that he would likely be responsible for 60% of the maintenance costs. Luke noted that no change is being proposed to the dumpster location. Brenda Smith noted that any major changes to the site plan would require Planning Board approval.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Lindsey Schwab, Brenda Smith

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Lindsey Schwab, Brenda Smith

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services