



W-3411 Robinhood Village Winston-Salem (Special Use District Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7068

City of W-S Planning

Brian Rose
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3411 Robinhood Village Winston-Salem (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 270137

Wednesday, April 24, 2019

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 21

Engineering

General Issues

20. Damage to City street

[City of Winston-Salem](#) Please repair any damage to Fleetwood Circle and adjacent sidewalk.
Ryan Newcomb
336-727-8000
ryanncn@cityofws.org
4/17/19 4:01 PM
01.03) Rezoning-
Special Use District - 2

Erosion Control

General Issues

18. Erosion Control Plan Needed

City of Winston-Salem If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/15/19 9:45 AM
01.03) Rezoning-Special Use District - 2

Fire/Life Safety

General Issues

14. Notes

City of Winston-Salem (Fire) As part of your construction plan submittal, include the calculated fire flow for this project and indicate the approved method used for that construction. Refer to Section 507 of the 2018 NC Fire Code and to <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf> for further information.
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
4/11/19 7:28 AM
01.03) Rezoning-Special Use District - 2
Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.

2019.04.08 Robinhood Village Rezoning (19-060 Submittal Signed).pdf [3 redlines] (Page 1)

12. WS - Fire/Life Safety B

City of Winston-Salem (Fire) Are there any fire hydrants on this street?
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
4/11/19 7:27 AM
01.03) Rezoning-Special Use District - 2

13. WS - Fire/Life Safety B

City of Winston-Salem (Fire) FDC shall be within 100' of a public hydrant
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
4/11/19 7:28 AM
01.03) Rezoning-Special Use District - 2

IDTP

04.02_Rezoning Pre-submittal_Robinhood Village .pdf [17 redlines] (Page 1) [1] 19-060 Rezoning Plan-24x36 REZN Sheet

7. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#)
David Reed
336-747-7043
davidr@cityofws.org
4/3/19 5:11 PM
Pre-Submittal Workflow
- 1

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.

[Stimmel Associates, PA](#)
Stephen Owen
(336)7231067
sowen@stimmelpa.com
4/8/19 12:47 PM
Pre-Submittal Workflow
- 1

Will contact council member prior to PB Hearing

8. Text Box B

[City of Winston-Salem](#)
David Reed
336-747-7043
davidr@cityofws.org
4/3/19 5:11 PM
Pre-Submittal Workflow
- 1

Submit elevations with official submittal

[Stimmel Associates, PA](#)
Stephen Owen
(336)7231067
sowen@stimmelpa.com
4/8/19 12:47 PM
Pre-Submittal Workflow
- 1

Will be included in submittal

Inspections

General Issues

23. Zoning Use

[City of Winston-Salem](#)
Jeff Hunter
336-727-2626
jeffph@cityofws.org
4/22/19 12:36 PM
01.03) Rezoning-
Special Use District - 2

-Grading plan will be required if more than 10,000 square feet of area is disturbed.
Tree save area summary calculations table will need to be moved to the grading plan.
-Parking requirements for the shopping center will need to be re-calculated to ensure minimum requirements of the ordinance are met in conjunction with the parking requirements for Storage Services, Retail.
-Outdoor lighting requirements of UDO-286 will be required.
-Is a cross access easement required? Will this portion of the site be owned by the same owner as the rest of the shopping center?

MapForsyth Addressing Team

General Issues

16. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
4/11/19 3:20 PM
01.03) Rezoning-
Special Use District - 2

no comment

NCDOT

General Issues

24. NCDOT Comments

NCDOT Division 9
Jeffrey Moncus
336-747-7900
jwmoncus@ncdot.gov
4/22/19 3:45 PM
01.03) Rezoning-
Special Use District - 2

No Comments - NSR

Planning

General Issues

9. CAC/Greenway

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
4/10/19 12:22 PM
01.03) Rezoning-
Special Use District - 2

No comment.

10. CPAD

City of Winston-Salem
Kirk Ericson
336-747-7045
kirke@cityofws.org
4/10/19 1:05 PM
01.03) Rezoning-
Special Use District - 2

This site is within the Robinhood Village Activity Center in the West Suburban plan update. It is shown for commercial development. The plan recommends that land uses in this activity center should be linked to each other and to adjoining properties through vehicular and pedestrian connections. The plan also recommends the installation of bufferyards, streetyards, and parking area plantings. The plan notes that the existing Robinhood Village development has large expanses of transparent glass and other elements of pedestrian oriented design. Any new development here should also demonstrate pedestrian oriented design.

15. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/11/19 3:13 PM
01.03) Rezoning-
Special Use District - 2

No comments

17. Design

City of Winston-Salem Add more faux windows along the southern and eastern facades and show on the site plan the same evergreen plantings at the base of the building which are shown on the renderings.
Gary Roberts
336-747-7069
garyr@cityofws.org [Ver. 2] [Edited By Gary Roberts]
4/12/19 9:46 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

11. Stormwater Items to be confirmed

City of Winston-Salem This development is covered under an existing Stormwater management plan that was issued on 07/26/2006 for the overall Village at Robinhood development. This exempts the current site development under review from compliance with the current Post Construction Stormwater Management ordinance which was adopted in 2008. This Stormwater management plan was designed for 75% total impervious area build out of the site. This current plan is within that design percentage. However, I will also prior to issuance of grading permits need to see the location of the storm drainage conveyance system to ensure there are no impacts to adjacent properties and the storm drainage is being conveyed to the area it was intended to be within that approved Stormwater management plan.
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/10/19 2:40 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

22. General Comments

City of Winston-Salem Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. There should be an existing water stub to the property. If stub not utilized, the tee & valve will need to be removed and the existing pipe sleeved.
Charles Jones
336-727-8000
charlesj@cityofws.org
4/22/19 10:02 AM
01.03) Rezoning- [Ver. 3] [Edited By Todd Lewis]
Special Use District - 2

WSDOT

General Issues

19. General Comments

City of Winston-Salem Provide NAE along entire frontage on Attanook Rd. and Fleetwood. Only existing curb cuts and driveways to be used with the proposed buildings.
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
4/17/19 3:55 PM
01.03) Rezoning-
Special Use District - 2

2019.04.08 Robinhood Village Rezoning (19-060 Submittal Signed).pdf [3 redlines] (Page 1)

21. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreymgf@cityofws.org
4/17/19 4:27 PM
01.03) Rezoning-
Special Use District - 2

Ensure ADA ramps and crosswalk are re-installed if they get damaged or removed during construction.

Zoning

General Issues

27. Conditions

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/24/19 1:19 PM
01.03) Rezoning-
Special Use District - 2

Staff will suggest that the applicant consider additional conditions addressing the following:

- Screening for rooftop HVAC equipment
- Limiting attached signage to the western and southern building elevations
- Not allowing any freestanding signage
- Foundation plantings

While we appreciate the efforts to address previous concerns about building design, additional effort to create a more engaging and pedestrian-friendly elevation along the southern and eastern property boundaries is desired (in keeping with the intent of the original zoning action).

2019.04.08 Robinhood Village Elevation 1 (19-060).pdf [0 redlines]

25. Elevations

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/22/19 3:59 PM
01.03) Rezoning-
Special Use District - 2

Please remove signage from all elevations. It is regulated separately and can be confusing if included on an approved elevation.

2019.04.08 Robinhood Village Rezoning (19-060 Submittal Signed).pdf [3 redlines]

26. Parking

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/22/19 4:02 PM
01.03) Rezoning-
Special Use District - 2

Because this site was previously approved as part of a larger, comprehensive development with shared parking, you will need to submit a Staff Change to adjust the parking calculations for the remaining portion of the development.