

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF**

PETITION INFORMATION			
Docket	W-3514		
Staff	Bryan D. Wilson		
Petitioner(s)	Ujima Community Development Corporation		
Owner(s)	Same		
Subject Property	PIN 6845-39-1678		
Address	1605 Village Meadow Circle		
Type of Request	Site Plan Amendment for property zoned RM8-S		
Proposal	The petitioner is requesting to amend the approved site plan by replacing a proposed community center with two additional residential units.		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	North side of Barbara Jane Avenue, west of Chandler Street and Galaxy Court		
Jurisdiction	Winston-Salem		
Ward(s)	East		
Site Acreage	± 8.5 acres		
Current Land Use	Emmanuel Retirement Village is currently located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Undeveloped property and single-family homes
	East	RS9	Single-family homes
	South	RS9	Single-family homes
	West	RS9	Neighborhood scale church and a single-family home
Physical Characteristics	The developed site has a gentle slope downward toward the north.		
Proximity to Water and Sewer	Public water and sewer can be accessed from Barbara Jane Avenue and Amanda Place.		
Stormwater/ Drainage	A stormwater management device is located in the northwestern corner of the site.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The site has favorable topography and is not located within a water supply watershed or a designated floodplain area.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3062	RS9 to RM8-S	Approved 5/3/2010	Subject property	8.5	Approval	Approval
W-2491	RS9 to GB-S	Denied 8/6/2001	Directly northwest	10.69	Denial	Denial
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Barbara Jane Avenue	Collector Street	652 feet	N/A	N/A		
Amanda Place	Local Street	50 feet	N/A	N/A		
Woodrow Powell Drive	Private Street	470 feet	N/A	N/A		
Proposed Access Point(s)	The site will continue to be accessed from Barbara Jane Avenue.					
Trip Generation - Existing/Proposed	<u>Existing RM8-S zoning:</u> 50 units x 3.48 (elderly housing – attached trip rate) = 174 trips per day <u>Proposed RM8-S Site Plan Amendment:</u> 52 units x 3.48 (elderly housing – attached trip rate) = 181 trips per day					
Sidewalks	Sidewalk currently exists along the Barbara Jane Avenue frontage of the site.					
Transit	WSTA Route 94 serves the intersection of Old Greensboro Road and Barbara Jane Avenue approximately 1,150 feet southeast (less than one-quarter mile) of the site.					
Transportation Impact Analysis (TIA)	A TIA is not required.					
Analysis of Site Access and Transportation Information	The subject property has frontage along a collector street and is within walking distance of transit. The request poses no transportation-related issues.					
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Units (by type) and Density	52 duplex and multifamily units on 8.5 acres = 6.12 units per acre.					
Parking	Required	Proposed	Layout			
	81 spaces	93 spaces	90-degree head-in			
Building Height	Maximum			Proposed		
	45 feet			Two stories		
Impervious Coverage	Maximum			Proposed		
	70 percent			29 percent		

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 4.5.12: RM-8 Residential Multifamily District 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ordinance	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan would replace a 3,440-square foot community center with an additional duplex structure.	
	The additional streetyard screening in the form of a Type I bufferyard shown on the approved plan is proposed to be carried forward in this request.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Encourage a mixture of residential densities and housing types through land use recommendations. Use the area plan process to promote a variety of housing types, including those that cater to seniors within the same neighborhood. 	
Relevant Area Plan(s)	<i>East/Northeast Winston-Salem Area Plan Update (2015)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> The proposed land use map recommends institutional use of the subject property. 	
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.	
Rezoning Consideration from Section 3.2.15 A 13	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	The proposed Site Plan Amendment would replace a previously approved (but never built) community center with an additional duplex structure. The previously approved uses for the site would not change.	
	The request is consistent with the goals of <i>Legacy 2030</i> and the associated area plan. Staff recommends the prior elevation and streetyard screening conditions be carried forward as part of this request.	

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request does not change the approved uses, general building placement or access locations.	The request would eliminate the community center as an amenity of the retirement village.
The request is consistent with <i>Legacy</i> recommendations for encouraging residential infill development.	
The request should have a minimal impact on traffic in the area.	
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 THE ISSUANCE OF ANY PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall submit to the Stormwater Division as-built records to verify the previously approved stormwater management system was constructed and is functioning per the approved design. If the system has not been constructed and/or is not functioning, the developer shall submit to the Stormwater Division a written timeframe detailing when the required as-builts will be submitted. • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</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. A Type I bufferyard shall be installed along the Barbara Jane Avenue frontage as depicted on the rezoning site plan for case W-3062. 	

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-3514
JANUARY 13, 2022**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the Site Plan Amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services