

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3438		
Staff	Amy Crum		
Petitioner(s)	James N. Howard and Kerry E. Howard		
Owner(s)	Same		
Subject Property	PIN 6823-51-3070		
Address	The site does not currently have an address assignment.		
Type of Request	Special Use rezoning from RS9 to RM12-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RM12-S (Residential, Multifamily – 12 units per acre maximum density – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Planned Residential Development 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RM12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for GMAs 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The subject property is in Growth Management Area 3 and adjacent to an existing multifamily development. It is part of the Peters Creek Activity Center, within one half-mile of a commercial shopping center. The site is serviceable by public water and sewer.</p>		
GENERAL SITE INFORMATION			
Location	East side of Stafford Place Boulevard, south of Stafford Village Boulevard		
Jurisdiction	Winston-Salem		
Ward(s)	South		
Site Acreage	± 9.71 acres		
Current Land Use	The subject property is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM12-S	Undeveloped land
	East	RS9 and MRB-S	Undeveloped land (RS9) and a commercial shopping center (MRB-S)

	South	RS9	Undeveloped land and single-family homes			
	West	RM18-S, MU-S, and RS9	Apartments (RM18-S and MU-S), undeveloped land (RS9), and single-family homes (RS9)			
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The subject property is directly adjacent to an existing multifamily development and is adjacent to undeveloped land zoned for multifamily development. Furthermore, an existing commercial development is located east of the subject property.					
Physical Characteristics	The subject property is undeveloped and wooded. Sides Branch Creek flows along the eastern property boundary, and the property generally slopes downward toward the creek from the northwest corner.					
Proximity to Water and Sewer	A sewer main runs through the property along Sides Branch Creek, and public water is available beneath Stafford Place Boulevard.					
Stormwater/ Drainage	The project will require approval of a stormwater permit prior to construction. The proposed site plan shows a stormwater management device in the southern portion of the site.					
Watershed and Overlay Districts	The subject property is not within a water supply watershed.					
Analysis of General Site Information	The subject property is undeveloped and wooded. Sides Branch Creek runs through the eastern portion of the property, which limits development to the western portion of the property. The existence of a sewer main along Sides Branch Creek further limits development to that portion of the property.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3366	MU-S to RM12-S	Approved 05/07/2018	North	11.10	Approval	Approval
W-3215	RS9 to RM18-S	Approved 05/05/2014	West	9.83	Approval	Approval
W-2964	RS9 to MU-S	Approved 02/04/2008	North and northwest	35.78	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Stafford Place Boulevard	Local Street	184 feet	N/A	N/A		
Proposed Access Point(s)	The site will be accessed from Stafford Place Boulevard.					
Planned Road Improvements	No road improvements are proposed.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> 9.71 acres = 46 homes x 9.57 (single-family trip rate) = 440 trips per day</p> <p><u>Proposed Zoning: RM12-S</u> 72 units x 6.65 (apartment trip rate) = 478 trips per day</p>		
Sidewalks	<p>Sidewalks currently exist along both sides of Stafford Place Boulevard and on the south side of Stafford Village Boulevard between Town Square Drive and Peters Creek Parkway.</p> <p>Internal pedestrian pathways are shown along the parking areas in front of the proposed buildings and along the main access leading to Stafford Place Boulevard.</p>		
Transit	<p>WSTA routes 83 and 101 have stops at the Walmart shopping center at the corner of Peters Creek Parkway and Stafford Village Boulevard. Both routes run Sunday to Saturday.</p>		
Connectivity	<p>The site connects to the neighboring multifamily development at the southern terminus of the publicly maintained portion of Stafford Place Boulevard. This connection provides access to Stafford Village Boulevard. A stub street is shown that would allow for a connection to the east if the adjacent property is developed in the future.</p>		
Transportation Impact Analysis (TIA)	<p>A TIA is not required.</p>		
Analysis of Site Access and Transportation Information	<p>The site will have one access from Stafford Place Boulevard. There will be two streets within the development that are indicated to be privately maintained. Transit is available at the Walmart shopping center approximately one half-mile to the east at the corner of Stafford Village Boulevard and Peters Creek Parkway. Sidewalks exist along Stafford Place Boulevard and Stafford Village Boulevard to allow for safe pedestrian access to the shopping center.</p>		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	Building 100 – 9,319 Building 200 – 10,253 Building 300 – 9,319 Clubhouse – 1,692		Northern half of the property
Units (by type) and Density	<p style="text-align: center;"> One bedroom – 12 units Two bedroom – 36 units <u>Three bedroom – 24 units</u> Total units = 72 units </p> <p style="text-align: center;">72 units/9.71 acres = 7.42 units per acre</p>		
Parking	Required	Proposed	Layout
	Vehicle – 129 Accessible - 6 Bicycle - 9	Vehicle – 129 Accessible – 15 Bicycle - 12	Along internal driveways; four bicycle parking spaces at each building

Building Height	Maximum	Proposed
	45 feet	Three stories (residential) One story (clubhouse)
Impervious Coverage	Maximum	Proposed
	75 percent	24 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.5.13 RM12: Residential Multifamily District • Section 5.2.71: Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home (W) (use-specific standards) • Section 5.2.66: Planned Residential Development (use-specific standards) • Section 7.6.1: Common Recreation Areas 	
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	N/A
	(C) Subdivision Regulations	Yes (Common Recreation Areas provision)
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan conforms to applicable UDO requirements. The proposed development will consist of three, three-story residential buildings and a one-story clubhouse building with required parking arranged throughout the site. The proposed site plan shows a common recreation area adjacent to the clubhouse that exceeds the minimum common recreation area required in Section 7.6.1.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Concentrate development within the serviceable land area of Forsyth County with the highest densities at city/town centers, activity centers and along growth corridors. • Activity centers have the potential to accommodate denser mixed-use development. • Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations on growth corridors. • Encourage higher development densities and mixed-use development within the serviceable land area. • Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods. 	
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2017)</i>	
Area Plan Recommendations	<p>The area plan recommends intermediate-density (8.1-18 DU/Ac) residential development for this site. The subject property is in the Peters Creek Activity Center, which has the following recommendations:</p> <ul style="list-style-type: none"> • Developments should have a pedestrian-oriented urban form with buildings placed near the street, on-street public parking, and private parking located to the rear and sides of buildings. 	

	<ul style="list-style-type: none"> • Uses should be linked to each other and adjoining properties with vehicular and pedestrian connections.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the Peters Creek Activity Center.
Comprehensive Transportation Plan Information	Stafford Place Boulevard is a local street that was constructed after the adoption of the current <i>Comprehensive Transportation Plan</i> . Stafford Village Boulevard, which provides access to Stafford Place Boulevard, is listed as a major thoroughfare with existing capacity for 15,800 vehicles per day.
Greenway Plan Information	A greenway was not proposed along Sides Branch Creek in the <i>Greenway Plan Update</i> (2012).
Addressing	The road names selected by the applicant have been approved for use.
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 <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The proposal follows the recommendation of the <i>South Suburban Area Plan Update</i> for intermediate-density residential development. Furthermore, the site is directly adjacent to existing multifamily development.</p> <p>The proposal is also supported by the recommendations of <i>Legacy</i>. The plan recommends that development be concentrated within the serviceable area of Forsyth County and encourages the inclusion of higher density residential development in activity centers. This proposal is within the serviceable area of the county and would add more multifamily residential units to the existing Peters Creek Activity Center. It is located within walking distance of a shopping center, restaurants, and transit routes, and existing sidewalks allow for safe pedestrian travel to and from those amenities and services.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposal is in line with the recommendations of the <i>South Suburban Area Plan Update</i> and <i>Legacy</i> .	The site has limited connectivity with only one main access point.
The site is situated between commercial development and an existing multifamily development.	
The proposal would not encroach on existing single-family neighborhoods.	
The site is located within walking distance of a shopping center and transit stops, with existing sidewalks providing for safe pedestrian travel.	
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. Developer shall have a stormwater management study submitted 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 treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment. b. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements. c. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. • <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. Developer shall complete all requirements of the driveway permit. b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations on proposals, 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-3438
MAY 28, 2020**

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, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Johnny Sigers

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Johnny Sigers, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services