



W-3463 Metropolitan Village Mixed Use Development (Special Use Rezoning)

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

Phone: 336-747-7065

City of W-S Planning

Austin Coleman
Bloc Design
2923 S Tryon St
suite 320
Charlotte, NC 28203

Project Name: W-3463 Metropolitan Village Mixed Use Development (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 490610

Thursday, February 18, 2021

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 Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 15

Engineering

General Issues

21. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
2/10/21 3:48 PM
01.03) Rezoning-
Special Use District - 2

A City Driveway Permit is required for all proposed connections to Third Street, Woodland Avenue, Highland Avenue and Fourth Street. Concrete aprons should be heavy duty (8" 4,000 psi over 6" compacted ABC) from the edge of pavement to the right-of-way line. The driveway permit will also encompass any required improvements within the public right-of-way as identified in the TIA (if applicable), repairs to damaged sidewalk along all frontages and the closure of existing curb cuts not to be re-used with standard curb and gutter.

23. Street and drainage design

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
2/10/21 3:49 PM
01.03) Rezoning-
Special Use District - 2

Street and drainage design for all improvements within the public right-of-way must be reviewed and approved by the City's Engineering Division. Design must be approved prior to the issuance of a grading permit (if required). Include striping plans with the design set to show how the travel lane on Third Street in the westbound direction will be closed off east of the Woodland Avenue intersection to accommodate the proposed bulb-out and subsequent on-street parking.

Erosion Control

General Issues

14. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/5/21 2:01 PM
01.03) Rezoning-
Special Use District - 2

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/>

15. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
2/5/21 2:01 PM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

18. Notes

Winston-Salem Fire Department
Mike Morton
336-747-6935
michaelcm@cityofwsfire.org
2/8/21 10:10 AM
01.03) Rezoning-Special Use District - 2

RADIO COVERAGE REQUIREMENTS (MANDATORY EVALUATION): Prior to final inspection, this project must be evaluated to determine compliance with emergency responder radio coverage requirements. Please contact a qualified vendor to conduct this evaluation in accordance with Section 510 of the 2018 NC Fire Code. If the qualified vendor's evaluation finds the project meets radio coverage requirements without the installation or modification of radio coverage systems, a copy of the vendor's evaluation results must be provided at the time of final inspection. If the qualified vendor's evaluation finds the project will not meet radio coverage requirements, please submit plans for review prior to the installation or modification of radio coverage systems.

19. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 2/8/21 10:14 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>If buildings on this site are equipped with sprinkler or standpipe systems, indicate the location of each FDC as well, ensuring no FDC is more than 100 feet from a fire hydrant.</p> <p>Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:</p> <ul style="list-style-type: none"> • Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds; • Clear width requirements of not less than 20 feet for two-way traffic; • Clear height requirements of not less than 13 feet, 6 inches; • Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet. • Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements. <p>As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:</p> <ul style="list-style-type: none"> • Appendix B of the 2018 NC Fire Code; or • the ISO Fire Suppression Rating Schedule (as described in https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf). <p>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.</p>
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MapForsyth Addressing Team

General Issues

24. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 2/11/21 4:28 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Need floor plans for Building B and D. The driveway for the Townhomes and workforce housing needs to be named. Please contact the MapForsyth Addressing team with street names to review and the requested information.</p>
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Planning

General Issues

17. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
2/5/21 3:40 PM
01.03) Rezoning-
Special Use District - 2

00740 - Metropolitan Village (REZONING PLAN)_012521.pdf [19 redlines] (Page 1) [1] RZ-1

12. COUNCIL MEMBER CONTACT B

City of Winston-Salem PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL
Samuel Hunter MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING
336-727-8000 IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.
samuel@cityofws.org
1/26/21 10:21 AM
Pre-Submittal Workflow
- 1

Bloc Design noted
Austin Coleman
8035286241
acoleman@bloc-
nc.com
2/2/21 12:36 PM
Pre-Submittal Workflow
- 1

00740 - Metropolitan Village (REZONING PLAN)_020221.pdf [2 redlines] (Page 1) [1] RZ-1

27. Planning Comments B

City of Winston-Salem Use UDO language
Bryan Wilson
336-747-7042
bryandw@cityofws.org
2/17/21 10:33 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

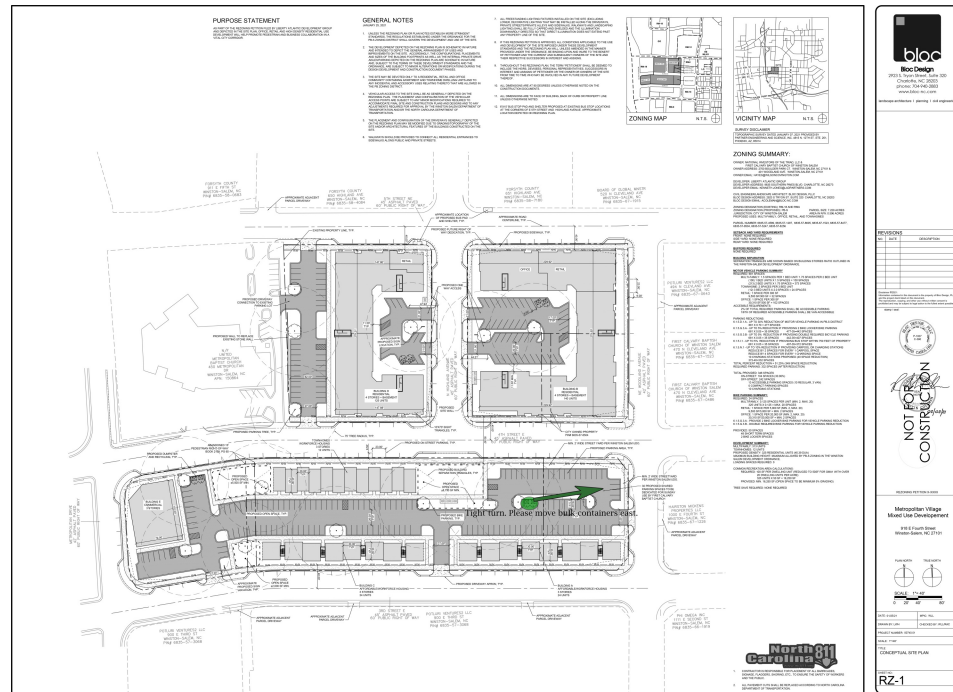
General Issues

28. Bulk Container Information

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
2/17/21 4:10 PM
01.03) Rezoning-
Special Use District - 2

Three out of the four dumpsters are fine. The one located south of Fourth Street and to the east will need to be moved further east because of the tight turn. I have sent a photo to Bryan Wilson.

If moving the dumpster is not an option, then maybe the traffic island to the west of the dumpster could be reduced, but that would need to go through WSDOT.



[Ver. 2] [Edited By Bryan Wilson]

Stormwater

General Issues

16. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
2/5/21 2:50 PM
01.03) Rezoning-
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

I can't say for sure if this is a high density site or not in terms of water quality. To determine that I would need to know what the existing built upon area (BUA) is. Then the density could be calculated and shown on the plan based on the formula: Total BUA minus Existing BUA divided by Total Project Area minus Existing BUA. If it is more than 24% then your site is a high density development and you would have to manage the first inch of runoff in an approved Stormwater management system. Your plan is showing three areas that I can see noted as "Proposed Underground Stormwater Measures" so perhaps you already know this is a high density site and are planning management accordingly.

I also can't say for sure without knowing the existing BUA if the quantity provisions of the ordinance will apply or not. These apply if you create more than 20,000 sq.ft. of BUA above what already existed. I would assume however, based on the plan showing 3 "Proposed Underground Stormwater Measures" that this threshold will be exceeded and you will have to manage to meet the quantity provisions and that you are already planning for that. These quantity provisions require the post developed peak rate of runoff from the 2, 10 and 25 year storm events of minimum 6 hour duration to be managed to at, or below, the pre developed peak rate for those events and also that the increase in the pre versus post developed 25 year storm event volume be stored and released over 2 to 5 days from the Stormwater management system.

The Stormwater management permit will require the developer to provide to the City a non-refundable surety equal to 4% of the estimated construction cost of the Stormwater management system at the time of permitting.

The permit will also require that the developer enter into an Operation and Maintenance Agreement for the system. This agreement will have to be approved by the City at the time of permitting and upon approval recorded at The Forsyth County Register of Deeds office.

Finally, while its not important to me at this stage, the Planning Board may want to know exactly what type of underground Stormwater management systems (e.g.underground sand filters with detention etc.) you are providing as part of their approval of the plan. Just pointing that out as they may want to know more specifics on that.

Utilities

General Issues

20. General Comments

City of Winston-Salem
 Charles Jones
 336-727-8000
charlesj@cityofws.org
 2/17/21 10:20 AM
 01.03) Rezoning-Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water and sewer interior to the sites will be private. Water meters purchased through the COWS. All water connections will require a backflow preventer matching the meter size. System development fees due at the time of meter purchase. There is an existing public sewer main on the western side of PIN #6835-57-5247. No heavy cut or fill allowed in the easement without approval of Utilities Plan Review. No structures, heavy plantings etc. allowed in this easement. If any of the retail space is for a restaurant, an inground grease interceptor will be required for each restaurant. Sizing based off kitchen fixture schedule by Utilities Plan Review.

[Ver. 3] [Edited By Charles Jones]

WSDOT

General Issues

22. General Comments

City of Winston-Salem
 David Avalos
 336-727-8000
davida@cityofws.org
 2/10/21 5:33 PM
 01.03) Rezoning-Special Use District - 2

- Dedicate right of way minimum of 40' from center on 3rd, 4th, and 5th St.
- Replace damaged sidewalk along all frontage.
- Provide a 6' by 15' concrete pad for future bus stop shelter at both existing bus stops.
- Show bike parking.
- Refer to the UDO for drive aisle dimensions.
- Install Hi-Vis Crosswalks along 3rd st at metropolitan and woodland. Also along 5th at woodland and all the way around 4th and woodland. (per TIA)

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

26. Zoning

City of Winston-Salem
 Elizabeth Colyer
 336-747-7427
elizabethrc@cityofws.org
 2/16/21 3:25 PM
 01.03) Rezoning-Special Use District - 2

Provide all information as found in the standard site plan legend.
<https://www.cityofws.org/445/Legends>

Ensure that all applicable Use-Specific Standards are met for all proposed uses, including "Residential Building, Multifamily; Townhouse; or Twin Home Section 5.2.71, "Retail Store" Section 5.7.73.

Common Recreation Areas may be required to be a minimum size of 4,000sf.

Please indicate that any proposed signs do not encroach into 10' x 70' sight distance triangles.

The site must meet the site lighting standards of UDO ClearCode Section 6.6.