

Stratford Grove

(W-3664)

Winston-Salem, NC



Site Plan

Key Highlights:

Site Acreage: 13.54 Acres

Request to rezone from RS9 to RM-8-S

105 Townhomes (7.75 units/acre)

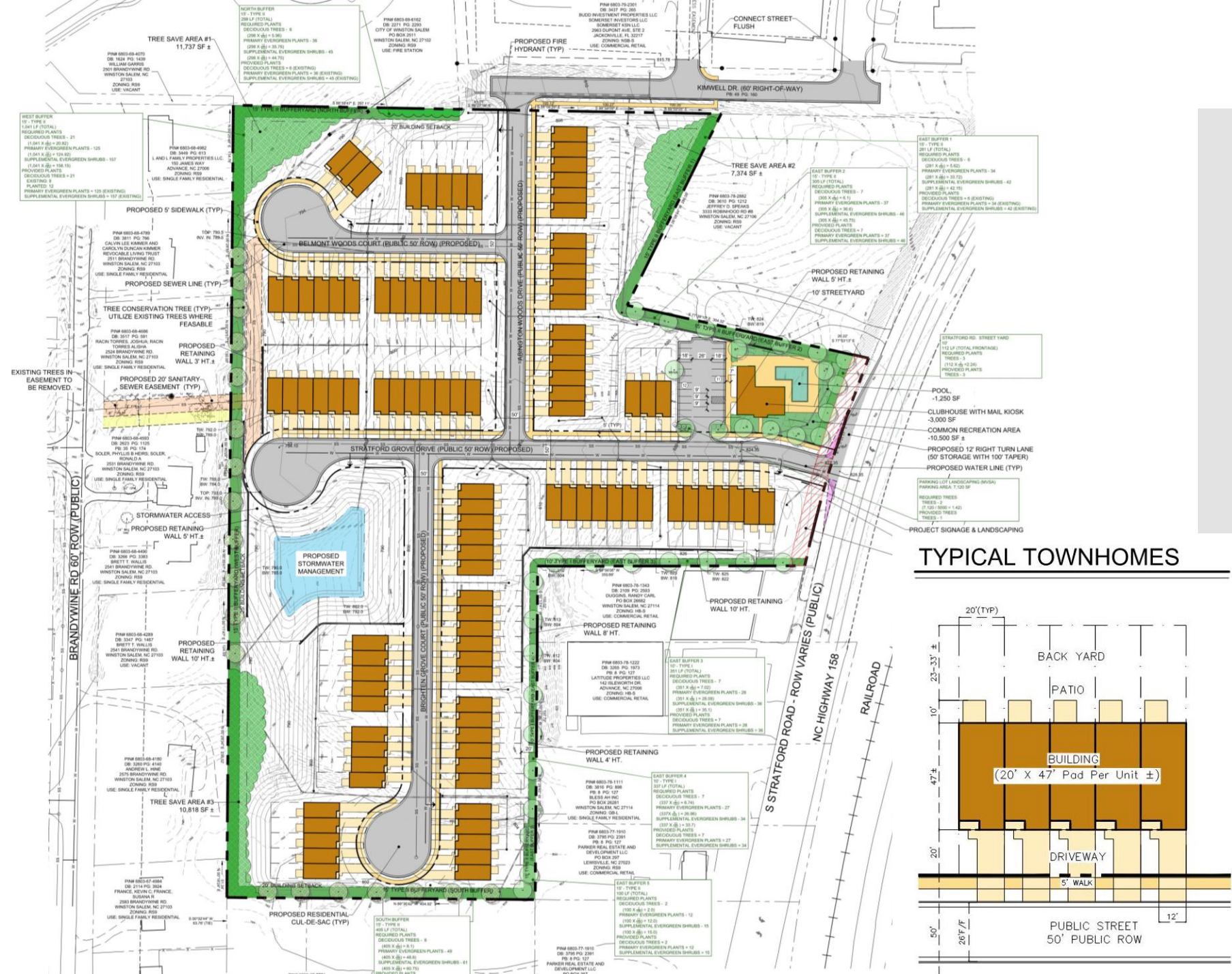
Clubhouse & Amenity Area at main entrance off Stratford Road

Main Access to Stratford Road with turn lanes with NCDOT approval.

Secondary access for new road within Kimwell Drive to Somerset Center Dr.

No connections to Brandywine Road

Proposed traffic generation approximately equivalent to an RS9 development per existing zoning. (65 Lots)



Elevations



Elevations



Area Plan

Southwest Suburban Area Plan Update 2015

Located in a Proposed Growth
Corridor

Recommends Low Density
Attached Residential (0-8 units/ac)

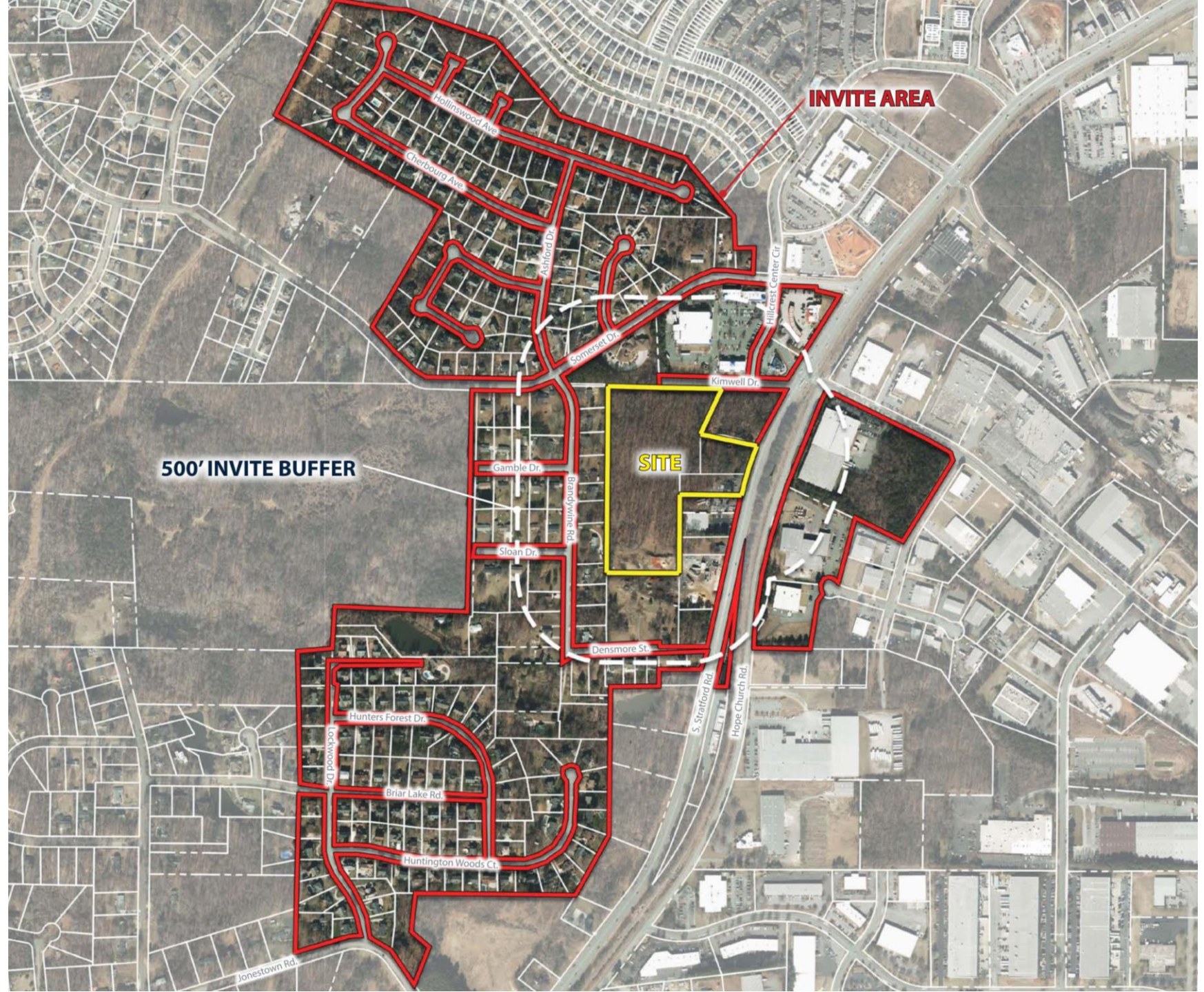


Neighborhood Outreach

311

Property Owners &
Residents Sent Letters

9 neighbors attended
the meeting & 2 phone
calls



Reasons To Approve

- 1) Rezoning request is consistent with the Southwest Suburban Area Plan recommendations and *Forward 2045*.
- 2) Proposed zoning provides for additional housing along a designated growth corridor.
- 3) Adjacent to and provides additional walkability and vehicular connectivity options to a shopping center which includes a grocery store.
- 4) Provides a transition from Stratford Road/Commercial development to single residential.
- 5) Traffic generation is approximately the same if the site was developed under the existing RS9 zoning.
- 6) Planning Staff recommends approval.