



W-3447 Arbor Acres United Methodist Retirement Community, Inc. (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

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3447 Arbor Acres United Methodist Retirement Community, Inc. (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 397050

Thursday, June 18, 2020

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: 17

Erosion Control

General Issues

10. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 6/4/20 9:06 AM 01.03) Rezoning-Special Use District - 2</p>	<p>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/</p>
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Fire/Life Safety

General Issues

6. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 6/3/20 8:40 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Indicate locations of fire department connections (FDCs), ensuring no FDC is more than 100 feet from a fire hydrant.</p> <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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Inspections

General Issues

13. Zoning

<p>City of Winston-Salem Jeff Hunter 336-727-2626 jeffph@cityofws.org 6/15/20 10:55 AM 01.03) Rezoning-Special Use District - 2</p>	<p>-A grading plan with a tree save area summary calculations table included on the plan is required. https://www.cityofws.org/DocumentCenter/View/1055/Tree-Save-Legend---Used-with-Landscaping-and-Tree-Preservation-PDF</p> <p>-Please break down the parking requirement per UDO standards for the Life Care Community and Nursing Care Institution uses.</p> <p>-Life Care Community requires bicycle parking.</p> <p>-Indicate any landscaping requirements (type of vegetation, height and spacing requirements) per UDO standards for Motor Vehicle Surface Areas.</p>
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MapForsyth Addressing Team

General Issues

12. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 6/10/20 3:26 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Need Floor plans and elevations sent to me.</p>
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Planning

General Issues

8. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/3/20 8:54 AM
01.03) Rezoning-
Special Use District - 2

This site is immediately north of the Children's Home (FY1038), which was determined eligible for listing in the National Register of Historic Places in 2007 and entered onto the NC Study List for the National Register of Historic Places in 2008. Minimizing the visual impact of the new structures on the viewshed from the Children's Home to the north should be a goal of development on the site.

9. CPAD

City of Winston-Salem
Kelly Bennett
336-727-8000
kellyb@cityofws.org
6/4/20 9:03 AM
01.03) Rezoning-
Special Use District - 2

The Northwest Winston-Salem Area Plan Update (2017) recommends Institutional land use at this location.

11. CAC/Greenway

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
6/4/20 2:51 PM
01.03) Rezoning-
Special Use District - 2

A greenway is not proposed at this location. However, a greenway has been proposed on the adjacent Crossnore property in the vicinity of the northern property line as part of the PLC conservation easement.

CAC review is not required.

14. Environmental Features

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
6/15/20 3:53 PM
01.03) Rezoning-
Special Use District - 2

Wetlands - No
Farmland Preservation Sites/Voluntary Ag District - No
Natural Heritage Sites - No
Environmental Features Beyond Subject Property - No

21. Design

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
6/18/20 10:52 AM
01.03) Rezoning-
Special Use District - 2

Additional perspective drawings need to be shown from Roosevelt St. and Taft St. All information on the site plan needs to reflect a rezoning ONLY.

Staff recommends that you show large-variety tree plantings along the southern boundary to soften that viewshed.
[Ver. 2] [Edited By Bryan Wilson]

2020-05-26 Issued for Presubmittal Review.pdf [8 redlines] (Page 1) [1] REZONING

3. COUNCIL MEMBER CONTACT B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/27/20 11:05 AM
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.

Allied Design, Inc. noted
Steve Causey
336-765-2377
scausey@allied-
engsurv.com
6/2/20 9:34 AM
Pre-Submittal Workflow
- 1

2020-06-02 Issued for Planning Board Review.pdf [9 redlines] (Page 1) [1] REZONING

16. Text Box B

City of Winston-Salem Reference docket W-3041
Samuel Hunter
336-727-8000
samuel@cityofws.org
6/16/20 9:37 AM
01.03) Rezoning-
Special Use District - 2

17. Text Box B

City of Winston-Salem Seal and signature required
Samuel Hunter
336-727-8000
samuel@cityofws.org
6/16/20 9:37 AM
01.03) Rezoning-
Special Use District - 2

18. Text Box B

City of Winston-Salem include acreage for calculation
Samuel Hunter
336-727-8000
samuel@cityofws.org
6/16/20 9:37 AM
01.03) Rezoning-
Special Use District - 2

19. Text Box B

City of Winston-Salem retaining wall? if so label height
Samuel Hunter
336-727-8000
samuel@cityofws.org
6/16/20 9:37 AM
01.03) Rezoning-
Special Use District - 2

20. Text Box B

City of Winston-Salem Label building height
Samuel Hunter
336-727-8000
samuelp@cityofws.org
6/16/20 9:37 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

7. Stormwater Management Required

City of Winston-Salem This development will require a Stormwater management plan to be reviewed and approved to show that it is in accordance with The City of Winston-Salem's Post Construction Stormwater Management ordinance provisions. There was an overall master plan for Stormwater management and hence permit approved a number of years back for the Arbor Acres development but this current proposal is looking to make significant changes that are not in conformance with that approved plan on file. For instance one of the approved Stormwater management devices installed at that time is now going to be eliminated with this proposal and replaced in another location with another device. This will require either the old permit to be re-reviewed and the master plan updated or else a whole new permit for this current proposed addition. Please note that if the developer chooses to revise the existing permit/master plan instead of requesting a new permit then the Operation and Maintenance Agreement that is already in place will have to be modified accordingly to reflect these current proposed changes and also the financial surety provided at the time of the original master plan approval may need to be added to in order to ensure adequate funds are still provided for the long term operation and maintenance of the system

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
6/3/20 8:48 AM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

5. General Comments

City of Winston-Salem Since the sewer is private, an FTSE will be available upon request for a \$200.00 fee. Water and sewer interior to the site are private. Ensure the new fire hydrants meet the current COWS spec.

Charles Jones
336-727-8000
charlesj@cityofws.org
6/3/20 6:31 AM
01.03) Rezoning-
Special Use District - 2