



W-3574 Track West - University Parkway (Special Use District Zoning from LB-L, HB-S, and RS12 to HB-S)

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

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City of W-S Planning

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston-Salem, NC 27101

Project Name: W-3574 Track West - University Parkway (Special Use District Zoning from LB-L, HB-S, and RS12 to HB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 962191

Thursday, March 23, 2023

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

Engineering

General Issues

14. General comments

City of Winston-Salem

Matthew Gantt
336-727-8000

matthewg@cityofws.org
3/20/23 9:42 AM
01.03) Rezoning-
Special Use District - 2

The following item is required before the driveway permit may be reviewed:

1. A City driveway permit would be required for the permanent connections to University Parkway and Laura Avenue. To obtain a driveway permit, complete and sign a City driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT plans.

The following items are required as part of the detailed plan review:

- Design calculations will be required for any proposed storm drainage systems. Calculations may be shown on the plan sheets in tabular form. If proposed storm drainage ties into an existing system within the right-of-way, a minimum Class III 15" RCP pipe must be used.
- Construction details would need to be shown for storm drainage elements, sidewalks, curbing, wheelchair ramps, and dumpster pads. Please include construction detail V-13 from the City IDS Manual for a commercial driveway.
- Please include a construction detail for the proposed dumpster pads. Dumpster pads must be constructed using a 4,000 psi concrete mix and have a minimum thickness of 8". The concrete must be placed over 6" of compacted ABC stone. Additionally, the concrete driveway aprons must also be constructed using a 4,000 psi concrete mix.
- Provide turning radii for permanent entrances off of University Parkway and Laura Avenue. Also, show sight triangles at street connections.
- Please show a construction entrance for the demolition phases of the project.

[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

9. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/8/23 9:36 AM
01.03) Rezoning-
Special Use District - 2

If the proposed project creates more than 10,000 sq. ft. of land disturbance, a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion 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 as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

10. Floodplain Development Permit

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/8/23 9:36 AM
01.03) Rezoning-
Special Use District - 2

There are regulated floodplain areas at the southern limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

General Issues

15. Sketch Plans and Site Plans

Winston-Salem Fire
Department
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
3/14/23 8:01 AM
01.03) Rezoning-
Special Use District - 2

Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.

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:

- 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.

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. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- 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>).

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.

NCDOT

General Issues

22. General Comments

Planning

Ashley Long

3/20/23 2:42 PM

01.03) Rezoning-

Special Use District - 2

- TIA required.

- Traffic signal modifications and intersection upgrades required.

2023-03-07 RZ-1 signed (22-117).pdf [2 redlines] (Page 1) [1] 22-117 REZN 24x36 RZ-1

amlong1@ncdot.gov

3/20/23 2:42 PM

01.03) Rezoning-

Special Use District - 2

submitted on our online portal, and shall consist of the permit application (form TEB-65-04) and a detailed site plan showing the access points. We prefer that the driveway permit be

Review of the permit package will begin after receiving the application, site plan, and Construction Inspection Fee. The Construction Inspection Fee

is payable by check, and is \$50 per driveway connection on an NCDOT maintained road.

For the driveway permit, the driveway(s) must be designed in accordance with the July 2003 Policy on Street and Driveway Access to North Carolina

Highways (aka Driveway Manual) –

<https://connect.ncdot.gov/projects/Roadway/RoadwayDesignAdministrativeDocuments/Policy%20on%20Street%20and%20Driveway%20Access.pdf>

For the driveway connection from University Parkway, you need to provide a driveway stem length of at least 100' from the right of way line before left

turning or crossing movements are allowed.

16.6 3-party encroachment agreement would be required for any utility ties (water and sewer) in the right of way, and sidewalk where applicable.

All encroachment agreements should be submitted through the online portal. Thomas Scott is the primary point of contact - ntscott@ncdot.gov

17. Text Box B

Forsyth County

Government

Gloria Alford

3367032337

alfordgd@forsyth.cc

3/15/23 3:56 PM

01.03) Rezoning-

Special Use District - 2

5421 UNIVERSITY PK

General Issues

1. COUNCIL MEMBER CONTACT

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

2/28/23 9:30 AM

Pre-Submittal Workflow -

1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts. Information for each Council Member can be found on their website here:

<https://www.cityofws.org/564/City-Council>

Stimmel Associates, PA

Gaines Hunter

(336)7231067

ghunter@stimmelpa.com

3/7/23 9:14 AM

Pre-Submittal Workflow -

1

Noted, thank you

12. Historic Resources

City of Winston-Salem

Heather Bratland

336-727-8000

heatherb@cityofws.org

3/9/23 10:32 AM

01.03) Rezoning-

Special Use District - 2

No comments

24. Non-Residential Expansion

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

3/21/23 1:44 PM

01.03) Rezoning-

Special Use District - 2

Staff would not support a non-residential expansion east on Laura Avenue. Would like to see developer work with developing the current non-residential districts.

25. Access off Laura Avenue

City of Winston-Salem Staff does not recommend an access point off Laura Avenue.
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 1:45 PM
01.03) Rezoning-
Special Use District - 2

26. Extension of Bufferyard

City of Winston-Salem Extend 20' Type III Bufferyard along Laura Avenue.
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 1:47 PM
01.03) Rezoning-
Special Use District - 2

27. Remove Uses

City of Winston-Salem Remove these uses:
Marc Allred
336-727-8000
marca@cityofws.org
3/21/23 1:49 PM
01.03) Rezoning-
Special Use District - 2

- Outdoor Display Retail
- Building Materials Supply
- Motor Vehicle, Rental and Leasing
- Motor Vehicle, Repair and Maintenance
- Motorcycle Dealer
- Hotel or Motel
- Lawn and Garden Supply Store, Retail
- Recreation Services, Outdoor
- Restaurant (with drive-through service)
- Services B

Stormwater

General Issues

11. Stormwater Management Permit Required

City of Winston-Salem This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/8/23 11:48 AM
01.03) Rezoning-
Special Use District - 2

The plan states that the impervious percentage will be 55.6%. Since this exceeds 24% this will be considered a high density development under the water quality provisions of the ordinance. High density developments have to manage the first inch of runoff in an approved stormwater management system.

The plans also states that the impervious area will increase by 0.91 acres which equates to 39,639 sq.ft. Since this exceeds 20,000 sq.ft., the water quantity provisions of the ordinance also will apply. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in an approved stormwater management system back to at, or below, the pre developed rates and also that the increase in the 25 year volume from the pre to the post developed condition be stored in the stormwater management system and this volume released over a 2 to 5 day period.

Your plan is showing two proposed underground stormwater management devices so its likely you are already planning on addressing these requirements.

The stormwater management permit will require a non refundable financial surety that equals 4% of the estimated construction cost of the stormwater management system to be provided to the City at the time of permitting.

An Operation and Maintenance Agreement must also be approved by the City at the time of permitting and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

13. General Comments

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
3/10/23 7:10 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. There is a 21" VC line running across parcel 6828-32-8744. No cut or fill will be allowed in the existing sanitary sewer easement. The sewer will need to be replaced in the construction area with at least a minimum of 20" DI Sewer. Flow rate may dictate a larger pipe. The existing SSMH's may need to be upsized to 5'. A minimum 1,000-gallon in ground Grease Interceptor will need to be installed. It may need to be larger based on the kitchen fixture schedule. All water connections will require a Reduced Pressure Assembly back flow Preventer. Water meters purchased through City of Winston-Salem. System development fees due at the time of meter purchase. Show the existing sewer outfall on the plan when submitted for permits, so Utilities can determine if the sewer will need to be replaced.

WSDOT

General Issues

20. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
3/20/23 9:07 AM
01.03) Rezoning-
Special Use District - 2

- Coordinate with NCDOT on access and signal requirements for connection to University.
- - TIA will be required
 - Further improvement will likely apply

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

21. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
3/20/23 11:30 AM
01.03) Rezoning-
Special Use District - 2

No comments for the rezoning.

When ready to submit for commercial review a detailed landscape and lighting plan will be required.

Please use small variety street trees due to overhead utility lines. Show bike parking, MVSA and Street Yard calculations.

Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6. A lighting plan meeting these requirements will be required.

A lighting plan prepared by a lighting certified (LC) lighting professional or a professional engineer licensed in the State of North Carolina shall demonstrate that all exterior lighting is designed, located, and installed in such a manner that light levels measured at the residential property line and the public right-of-way do not exceed one-half (1/2) footcandle

The dumpsters will need screening meeting the requirements of UDO 6.2.1F.

[Ver. 2] [Edited By Amy McBride]