

## City Council – Action Request Form

**Date:** November 14, 2023

**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

**From:** Aaron King, Assistant City Manager  
Chris Murphy, Director of Planning and Development Services

**Council Action Requested:**

Resolution Authorizing a Conservation Easement from Duarte and Castro, LLC for Property Restricted from Development Under the Paired Parcel Provisions of the Salem Lake Watershed Ordinance.

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** Improve Character and Conditions of Neighborhoods

**Strategic Plan Action Item:** No

**Key Work Item:** No



**Summary of Information:**

The UDO allows two noncontiguous parcels in the Salem Lake Watershed to be paired and treated as a single lot so that a development may meet the impervious coverage requirements of the watershed, which are more stringent than most other areas in the community. The Planning Board has the authority to review and approve paired parcel development which meets ordinance requirements. The Planning Board can only approve the paired parcel development if it finds that the development preserves open space in equal or more sensitive areas of the watershed; the site is designed to minimize impacts on the environment; and, the pairing is in the public interest.

On August 10, 2023, the Planning Board approved a Paired Parcel Development proposal (PBR 2023-14) located in Winston-Salem’s extraterritorial zoning jurisdiction. As a condition of development approval, the Planning Board required a conservation easement be granted to the City of Winston-Salem prior to the issuance of any permits for this site.

**Committee Action:**

<b>Committee</b>	<u>PW (11/14/23)</u>	<b>Action</b>	<u>Approval</u>
------------------	----------------------	---------------	-----------------

<b>For</b>	<u>Unanimous</u>	<b>Against</b>	<u></u>
------------	------------------	----------------	---------

**Remarks:**