



# W-3431 Aston Properties Shops at University Parkway (Special Use District Rezoning)



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100 East First Street, Suite 225  
Winston-Salem, NC 27101  
Fax: 336-748-3163

Phone: 336-747-7065

City of W-S Planning

Ashley Ancho  
MLA Design Group, Inc  
120 Club Oaks Court  
100  
Winston Salem, NC 27104

Project Name: W-3431 Aston Properties Shops at University Parkway (Special Use District Rezoning)  
Jurisdiction: City of Winston-Salem  
ProjectID: 345762

Monday, December 16, 2019

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

## Open Issues: 15

### Addressing

**Aston Properties Shops at University Parkway 12-03-19 Rezoning Plan.pdf [2 redlines]** (Page 2) [1]  
Rezoning Plan

#### 13. Text Box B

Forsyth County Government  
Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
12/12/19 2:52 PM  
01.03) Rezoning-Special Use District - 2

5414 University Pkwy  
[Ver. 2] [Edited By Gloria Alford]

**14. Text Box B**

Forsyth County Government  
Gloria Alford  
3367032337  
alfordgd@forsyth.cc  
12/12/19 2:52 PM  
01.03) Rezoning-  
Special Use District - 2

5408 University Pkwy  
[Ver. 2] [Edited By Gloria Alford]

**Engineering**

General Issues

**12. No comment**

City of Winston-Salem  
Ryan Newcomb  
3367278063  
ryancn@cityofws.org  
12/11/19 3:54 PM  
01.03) Rezoning-  
Special Use District - 2

No comment

**Erosion Control**

General Issues

**9. Erosion Control Plan Needed**

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
matthewo@cityofws.org  
12/9/19 9:12 AM  
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/>

**Fire/Life Safety**

General Issues

**7. Notes**

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwfsfire.org</p>	<p>An automatic sprinkler system would be required if the fire area containing an A-2 occupancy (such as a restaurant) exceeds 5,000 square feet. If a sprinkler system is included, indicate the FDC location and ensure a fire hydrant is available within 100 feet of that FDC.</p>
<p>12/4/19 9:33 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and/or proposed) to demonstrate compliance with fire code requirements and City development standards.</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"> <li>the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>), or</li> <li>Appendix B of the 2018 NC Fire Code</li> </ul> <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. [Ver. 2] [Edited By Mike Morton]</p>

GIS

General Issues

1. No Survey submitted

<p>City of Winston-Salem Kevin Edwards 336-727-8000 kevine@cityofwfs.org 11/27/19 12:01 PM Pre-Submittal Workflow - 1</p>	<p>This submission includes only a site plan, not a survey with legible calls as we require:</p> <p>"For petitions (excluding site plan amendments) involving a PARTIAL LOT, a boundary description from a current field survey defining the outer boundary of the ENTIRE property to be rezoned shall be submitted. The property description may be either a written metes and bounds description format or a sealed survey following the standards set forth in 21 NCAC 56.1604."</p>
	<p>It also appears that one of the calls may be wrong as well. I believe the call of S 72-01-19 E, 15.35 feet right next to the proposed outparcel sign should in fact be S 72-01-19 W. [Ver. 2] [Edited By Kevin Edwards]</p>
<p>MLA Design Group, Inc Ashley Ancho 336-765-1923 ashley@millerla.com 12/3/19 11:08 AM Pre-Submittal Workflow - 1</p>	<p>Survey now attached to submittal plans. Metes and Bounds legal description updated and Metes and Bounds shown on the Rezoning Plan updated.</p>

IDTP

Aston Properties Shops at University Parkway 11-27-19 Rezoning Plan.pdf [3 redlines] (Page 1) [1]  
Rezoning Plan

3. Text Box B

City of Winston-Salem Public R/W width varies  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
11/27/19 11:33 AM  
Pre-Submittal Workflow  
- 1

MLA Design Group, Inc Note added to plan.  
Ashley Ancho  
336-765-1923  
[ashley@millerla.com](mailto:ashley@millerla.com)  
12/3/19 11:11 AM  
Pre-Submittal Workflow  
- 1

#### 4. Text Box B

City of Winston-Salem 10' street yard required  
Samuel Hunter  
336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
11/27/19 11:33 AM  
Pre-Submittal Workflow  
- 1

MLA Design Group, Inc Existing plantings within the landscape island (adjacent to private shopping center drive) to remain. Canopy trees and shrubs that are existing meet the streetyard requirements for the internal drive length. Width from back of curb to back of curb within this landscape island is a minimum of 10'.  
Ashley Ancho  
336-765-1923  
[ashley@millerla.com](mailto:ashley@millerla.com)  
12/3/19 11:14 AM [Ver. 2] [Edited By Ashley Ancho]  
Pre-Submittal Workflow  
- 1

### Inspections

#### General Issues

#### 15. Zoning

City of Winston-Salem  
 Jeff Hunter  
 336-727-2626  
[jeffph@cityofws.org](mailto:jeffph@cityofws.org)  
 12/13/19 12:45 PM  
 01.03) Rezoning-  
 Special Use District - 2

-A grading permit with tree save area summary calculations table on the grading plan is required if more than 10,000 square feet of area is disturbed.  
<https://www.cityofws.org/DocumentCenter/View/1055/Tree-Save-Legend--Used-with-Landscaping-and-Tree-Preservation-PDF>

-Label the angle of the angled parking spaces adjacent to the dumpster.  
 -A 5' physically separated pedestrian walkway will be required between the principal building entrance and sidewalk designated public street.  
 -The dumpster must be screened per UDO 3-4.5 and materials used may require approval from Planning staff.  
 -New exterior lighting will be required to comply with UDO-286 "Standards for Outdoor Lighting."  
 -Add bicycle parking calculations to the site plan legend and label the location of bicycle parking.  
 -Add the parking requirement for the outdoor seating area to the parking calculations.  
 -Will the outparcel remain in common ownership? Access easement may be required.  
 -The building will need to comply with the requirements of UDO-284 which pertains to building materials for retail stores. Submit color elevation drawings with building material call outs.  
 -A minimum planting area of 600 square feet is required for each large variety tree in the Motor vehicle surface area.  
 - Either provide existing encroachment agreement for streetyard along University Pkwy. or obtain one as a part of rezoning.  
 -Use UDO terminology and change "Canopy" tree to "Large Variety" tree on site plan (Sheet RZ-1).  
 -Signage requires separate permits.  
 -Special Use District fee will apply due to rezoning the site and Special Use conditions that will be included as a part of the rezoning.

**NCDOT**

General Issues

**11. NCDOT Comments**

NCDOT Division 9  
 Victoria Kildea  
 336-747-7900  
[vrkildea@ncdot.gov](mailto:vrkildea@ncdot.gov)  
 12/11/19 1:58 PM  
 01.03) Rezoning-  
 Special Use District - 2

- NCDOT Encroachment agreement for any utility work in University Parkway right of way

**Planning**

General Issues

**2. Design**

City of Winston-Salem  
 Samuel Hunter  
 336-727-8000  
[samuelp@cityofws.org](mailto:samuelp@cityofws.org)  
 11/27/19 11:32 AM  
 Pre-Submittal Workflow  
 - 1

Building elevations required upon official submittal.  
 See Kevin's comment above. The partial boundary description must be submitted as soon as possible to avoid delays at the filing deadline.  
 [Ver. 2] [Edited By Samuel Hunter]

MLA Design Group, Inc Preliminary building elevations have been added to the submittal plans.  
Ashley Ancho  
336-765-1923  
[ashley@millerla.com](mailto:ashley@millerla.com)  
12/3/19 11:14 AM  
Pre-Submittal Workflow  
- 1

## 5. CPAD

City of Winston-Salem no comments  
Kirk Ericson  
336-747-7045  
[kirke@cityofws.org](mailto:kirke@cityofws.org)  
12/4/19 9:14 AM  
01.03) Rezoning-  
Special Use District - 2

## 8. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
12/6/19 4:28 PM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

## 6. Exempt from Stormwater Permitting

City of Winston-Salem Due to a reduction in impervious area from the existing condition to the proposed this development will be exempt from all of the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
12/4/19 9:19 AM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

## 10. General Comments

City of Winston-Salem Water meter connection will be off of the public water main in the driveway entrance to Target on the north side of the proposed building. Sewer connection will be connected to the sewer outfall at the south of the proposed building. Please be aware that 6" sewer connections, if used, must be installed in a SSMH. Water meters purchased through the COWS. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. A grease interceptor will be required and sized off the kitchen fixture schedule. Contact Raymond Catron at 336-734-1332 for sizing. Private Utility Easements may be required for sewer and water connections.

[Ver. 2] [Edited By Charles Jones]