



W-3626 YMCA - Robinhood Rd Parking Addition (Site Plan Amendment)

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Winston-Salem, NC 27101
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City of W-S Planning

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

Project Name: W-3626 YMCA - Robinhood Rd Parking Addition
(Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 1384115

Wednesday, July 17, 2024

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: 13

CPAD

General Issues

9. Zoning Case Review

DOCKET NUMBER: W-3626 (Robinhood Road YMCA Parking Addition SPA)

CONFORMITY TO PLANS

Growth Management Plan Area (*Legacy*): 3 Suburban Neighborhoods
Relevant Comprehensive Plan Recommendation(s) for or against proposal:

For:

Increase infill development within the Municipal Services Area (p. 6).

Approve appropriate commercial development at select nodes (p. 38).

Require sufficient, but not excessive parking, while protecting adjacent land uses, surrounding neighborhoods, and the environment (p. 49).

Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan (p. 54).

Encourage reuse of vacant and underutilized commercial and industrial sites (p. 57).

Promote compatible infill development that fits with the context of its surroundings (p. 141).

Against:

Activity centers have the potential to accommodate denser mixed-use development (p. 32).

Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. (p. 182).

Area Plan/Development Guide: West Suburban Update (2018)

Relevant Development Guide Recommendation(s) in favor of proposal:

The subject property is shown for commercial use within the Sherwood Forest Activity Center on Map 7-Proposed Land Use (p. 37).

The Sherwood Forest Activity Center contains three shopping centers, a variety of individual commercial, office and institutional development, and a few single-family residences. Commercial uses within the activity center include grocery stores, drugstores, sit-down and fast-food restaurants, a hardware store, convenience stores, a fitness center, banks, and general retail stores. The activity center reflects conventional suburban development patterns with large parking areas between buildings and streets.

- New development or redevelopment in this activity center should include commercial uses in the core of the activity center and office uses near the perimeter of the activity center.
- Land uses should be linked to each other and adjoining properties through vehicular and pedestrian connections.
- Installation of buffer yards, streetyards, and parking area plantings should occur where feasible (p. 30).

Relevant Development Guide Recommendation(s) against proposal: None.

Growth Corridor: Yes-Robinhood Road

Activity Center: Yes-Sherwood Forest

COMMUNITY DEVELOPMENT

Certified Area/Name: N/A
Type of Certification: N/A
Redevelopment Recommendation(s): N/A

Erosion Control

General Issues

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

<p>City of Winston-Salem Matthew Osborne 336-462-7480 matthewo@cityofws.org 7/2/24 1:30 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>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/ [Ver. 2] [Edited By Matthew Osborne]</p>
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Fire/Life Safety

General Issues

10. Approval Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 7/11/24 9:21 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>Future construction plans shall indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <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. 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:</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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Planning

General Issues

3. Council Member Contact

<p>City of Winston-Salem Marc Allred 336-727-8000 marca@cityofws.org 6/26/24 8:30 AM Pre-Submittal Workflow - 1</p>	<p>Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison or 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</p>
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Allied Design, Inc. noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
7/2/24 8:23 AM
Pre-Submittal Workflow
- 1

6. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
7/2/24 4:34 PM
01.13) Application for
Site Plan Amendment -
2

8. Community Appearance Commission

City of Winston-Salem/Forsyth County No comment
Daniel Rankin
336-747-7422
danielr@cityofws.org
7/9/24 12:41 PM
01.13) Application for
Site Plan Amendment -
2

12. Environmental Features/Greenways

City of Winston-Salem Greenways: N/A
Sarah Keeley Wetlands: N/A
336-727-8000 Farmlands/VAD: N/A
sarahke@CITYOFWS.ORG ?Natural Heritage site: N/A
7/11/24 2:30 PM
01.13) Application for Site
Plan Amendment - 2

13. Parking Circulation

City of Winston-Salem Remove some of the parking west of the stormwater device and allow for more
Marc Allred circulation in the parking lot.
336-727-8000
marca@cityofws.org
7/16/24 11:13 AM
01.13) Application for
Site Plan Amendment -
2

14. Pedestrian Connection

City of Winston-Salem Staff would like to see a pedestrian connection to YMCA building.

Marc Allred

336-727-8000

marca@cityofws.org

7/16/24 3:25 PM

01.13) Application for
Site Plan Amendment -
2

15. Deadlines

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

7/16/24 3:45 PM

01.13) Application for
Site Plan Amendment -
2

Issue resolution deadline is July 25th. Community Outreach Summary is July 31st.
Planning Board is August 8th.

Stormwater

General Issues

4. Stormwater Management Permit Required

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

7/2/24 12:22 PM

01.13) Application for
Site Plan Amendment -
2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The development will exceed 24% impervious area and so will be considered a high density development in terms of the water quality provisions of the ordinance. High density developments must capture and treat the first inch of runoff in an approved stormwater management system.

The water quantity provisions of the ordinance will also apply since more than 20,000 sq.ft. of new impervious area is proposed to be created. These provisions will 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 such that the discharge rates are less than or equal to the pre developed rates and also that the increase in the pre to post developed 25 year volume be stored in the system and released over a 2 to 5 day period.

You are showing one SCM on your plan so its likely you are already planning to address these quality and quantity provisions.

An Operation and Maintenance Agreement will need to be approved as part of the permit process and once approved recorded at The Forsyth County Register of Deeds office. The City will also require that the developer set aside funds equal to 10% of the estimated construction cost of the stormwater management system within 5 years of its construction. These funds should be held in a segregated account used solely for the purposes of operating and maintaining the system.

Utilities

General Issues

7. No Comments

City of Winston-Salem No Comments.

Chris Jones

336-747-7499

charlesj@cityofws.org

7/3/24 5:38 AM

01.13) Application for
Site Plan Amendment -

2

Zoning

General Issues

11. General Issues

City of Winston-
Salem

Ellie Levina

336-727-8000

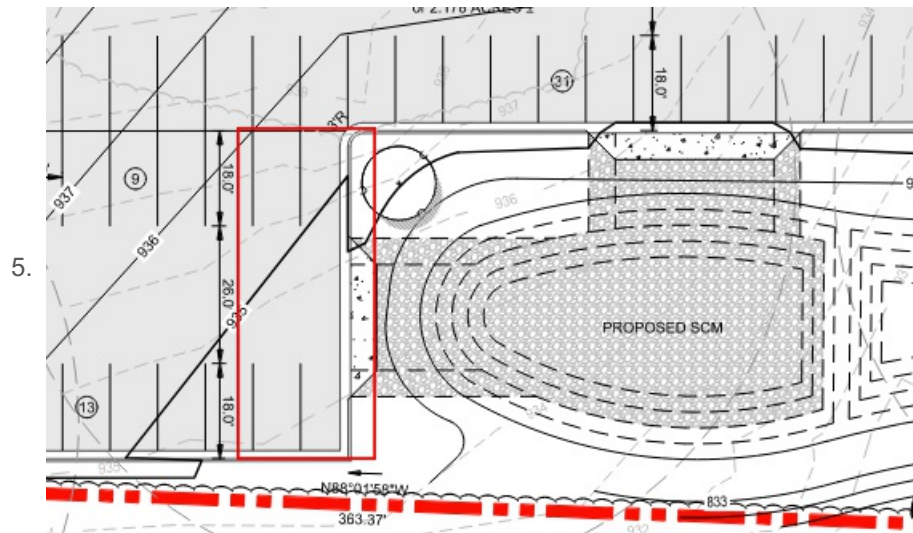
elliele@cityofws.org

7/17/24 7:50 AM

01.13) Application for
Site Plan Amendment

- 2

1. Please consider adding features to make the parking lot more pedestrian-friendly, such as a crosswalk and sidewalks leading to the main entrance.
2. Cross-access drives must be at least 25ft wide for two-way traffic; it is currently 20ft wide (see UDO 6.1.3E.2 - Combined Driveways and Cross-Access Drives).
3. Provide details on a landscaping site plan regarding the number, location, species, and height of proposed trees/shrubs when you reach the permitting stage (see UDO 6.2.1 - Landscaping and Tree Preservation Standards – WS).
4. The parking spaces below may be difficult for drivers to back out of. Consider adding a small paved area to the east to create more space or possibly remove them.



6. Since the proposed parking exceeds 175% of the minimum required parking (191%), supplemental landscaping is required, no parking space should be more than 50ft from the trunk of a large tree within a minimum 600-sf planting area. (see UDO 6.2.1D.3.e - Distance of Parking Spaces to Trees).

