

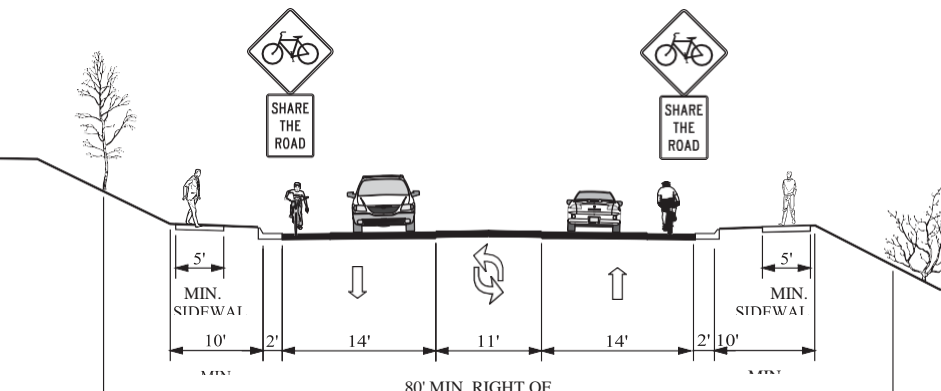
**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3470		
Staff	Amy McBride		
Petitioner(s)	MFStyers Ferry, LLC		
Owner(s)	Same		
Subject Property	PIN 5895-34-8992		
Address	4400 Styers Ferry Rd		
Type of Request	Special Use Rezoning from GB-S to RS9-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GB-S to RS9-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family and Planned Residential Development 		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RS-9 District is primarily intended to accommodate relatively high-density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable in Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The proposed site plan depicts a Planned Residential Development with a unit density and lotting pattern consistent with the suburban character of the surrounding neighborhoods.</p>		
GENERAL SITE INFORMATION			
Location	East side of Styers Ferry Road, south of Lura Road		
Jurisdiction	Winston-Salem		
Ward(s)	West		
Site Acreage	± 37.01 acres		
Current Land Use	The subject property is currently unoccupied but contains multiple structures from the former LA Reynolds retail nursery and landscape business that previously operated from this site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB and GI	Single-family homes, commercial and warehousing uses
	East	GI	Motor vehicle storage yard
	South	RM8-S and RS9	Townhomes and undeveloped property
	West	RS9	Undeveloped property

Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed use is compatible with the residential uses permitted on the RM8-S and RS9 properties to the south and west. The properties adjacent to the site on the north and east are more commercial in nature and less compatible with the single-family residences that are proposed.					
Physical Characteristics	The developed site has a moderate to gentle slope downward generally toward the east. The southern edge of the site is bordered by Reynolds Creek and the western property line abuts Tomahawk Creek.					
Proximity to Water and Sewer	The site has access to public water and sewer from Styers Ferry Road.					
Stormwater/ Drainage	The site plan shows multiple proposed stormwater management devices in the southern portion of the site and one in the northern part of the site. A stormwater study will be required.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is currently developed with multiple commercial buildings associated with a former landscaping and garden center business. The property is significantly impacted by the floodplains of Reynolds Creek and Tomahawk Creek, which converge at the eastern corner of the site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3398	PB-S to RS9	Approved 4/1/2019	Directly northwest	1.09	Approval	Approval
W-3381	HB-S to GB-S	Approved 9/6/2018	Subject property	37.01	Approval	Approval
F-1364	RS9 to RM8-S	Approved 6/24/2002	Directly south	28.8	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Styers Ferry Road	Major Throughfare	395 feet	9,600	15,300		
Fath Road	Local Street	60 feet	N/A	N/A		
Proposed Access Point(s)	The primary access to the site will be at the current driveway location onto Styers Ferry Road. The petitioner proposes a gated, emergency access connection with Fath Road to the north.					
Planned Road Improvements	The developer will dedicate right-of-way 40 feet from the centerline of Styers Ferry Road along the entire frontage and install a right turn lane into the site from Styers Ferry Road. Curb, gutter, and sidewalks will also be installed along the entire Styers Ferry Road frontage.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GB-S</u> ± 5,523 trips per day (per the Traffic Impact Analysis conducted for W-3381)</p> <p><u>Proposed Zoning: RS9-S</u> 101 units x 9.57 (single-family residential trip rate) = 967 trips per day</p>		
Sidewalks	There are no sidewalks currently in the area. Sidewalks are required along Styers Ferry Road and on one side of the streets interior to the development.		
Transit	Transit is not available in the area.		
Connectivity	<p>There is a proposed connection to Fath Road, which stubs into the property from the north. However, the developer has proposed that this connection be a gated, emergency-only access, rather than a full connection. Although Fath Road is public right-of-way, the street is not maintained by the City. To come under City maintenance, the road would have to be improved to current standards, then accepted for maintenance by way of an extensive process. The expected impact on Fath Road from the projected traffic generation would not justify requiring the petitioner to undertake these off-site improvements.</p> <p>The interior street network meets the connectivity requirement for subdivisions.</p>		
Transportation Impact Analysis (TIA)	A TIA was required with the previous rezoning (W-3381) and amended for this request. See comments from WSDOT below.		
Analysis of Site Access and Transportation Information	The newly proposed development is expected to generate much less traffic than the previously approved development; a new TIA would not be necessary. However, based on the proposed development and existing conditions on Styers Ferry Road, improvements are required. As a condition of approval, the developer will need to dedicate right-of-way 40 feet from the centerline of Styers Ferry Road. In addition, a northbound right turn lane will be required along northbound Styers Ferry Road, with a minimum of 75 feet of storage.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Units (by type) and Density	101 single-family homes are proposed on 37.01 acres for a density of 2.73 units per acre.		
Parking	Required	Proposed	Layout
	2 spaces per dwelling	To be provided on individual lots	N/A
Building Height	Maximum		Proposed
	40 feet		No taller than 40 feet
Impervious Coverage	Maximum		Proposed
	Unlimited		N/A
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 5.2.66: Planned Residential Development (use-specific standards) Chapter 7: Subdivision Requirements 		

Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	Yes
Analysis of Site Plan Compliance with UDO Requirements	The site plan shows 101 single-family lots with a common amenity building. The provided tree save area, shown along Tomahawk Creek and Reynolds Creek, exceeds the minimum requirement. Active open space has been provided by way of the proposed pool area and two additional pocket parks. Two private greenway trail connections are proposed along the southern edge of the site.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Encourage a mixture of residential densities and housing types through land use recommendations. • Promote quality design so that infill does not negatively impact surrounding development. 	
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>	
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map shows this property as a Special Land Use Condition Area (SLUCA) and recommends intermediate-density residential (8-18 Du/Ac). • Special Land Use Conditions: The 38-acre property containing the former L.A. Reynolds nursery development is located on the east side of Styers Ferry Road south of Shallowford Road. The property is zoned HB-S (Highway Business, Special Use). The property should be considered for future intermediate density residential use to blend with the low-density attached residential and single-family residential developments to the south and west along Styers Ferry Road. Design recommendations for multifamily developments can be found in the Context Sensitive Multifamily Design Techniques document, available online or in the Planning and Development Services office. 	
Site Located Along Growth Corridor?	No, but the site is directly south of the Country Club Road Growth Corridor to which Fath Road connects.	
Site Located within Activity Center?	No, but the site is directly west of the Country Club Road/Meadowlark Drive Activity Center.	

<p>Comprehensive Transportation Plan Information</p>	<p>The Comprehensive Transportation Plan recommends a three-lane cross section with wide outside lanes, curb, gutter, and sidewalks. An example of the recommended cross section is included below.</p> <p style="text-align: center;">CURB & GUTTER WITH WIDE OUTSIDE LANES AND SIDEWALKS</p> 
<p>Greenway Plan Information</p>	<p>Greenways have been proposed along Reynolds and Tomahawk Creeks in the Greenway Plan Update. The proposed site plan shows 40-foot greenway easements along both creeks that appear to begin outside of the undisturbed portion of the required stream buffers.</p>
<p>Addressing</p>	<p>The proposed public street names have been approved by MapForsyth. Addresses will be assigned at the platting phase.</p>
<p>Rezoning Consideration from Section 3.2.15 A 13</p>	<p>Have changing conditions substantially affected the area in the petition?</p> <p>No</p> <p>Is the requested action in conformance with <i>Legacy 2030</i>?</p> <p>Yes</p>
<p>Analysis of Conformity to Plans and Planning Issues</p>	<p>The proposed rezoning from GB-S to RS9-S would convert the site of the former L.A. Reynolds Garden Showcase into 101 single-family lots. Open space would be in the form of a central community amenity area with a pool, as well as two pocket parks and connections to the future greenway trails.</p> <p>The <i>West Suburban Area Plan</i> recommends intermediate-density residential (8-18 dwelling units per acre) development at this location. Although the proposal includes single-family development, the proposed residential density at 2.73 units per acre – less than what is recommended in the area plan and less than the maximum density allowed in RS9.</p> <p>The proposal would generate significantly less traffic than what had previously been approved on the site, and the design is compliant with updated standards for Planned Residential Developments.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site has access to water and sewer and is suitable for suburban residential development.	The proposed design is not a mix of residential densities and housing types and does not approach the density recommended in the area plan.
The proposed residential density of 2.73 units per acre is lower than the maximum of 18 units per acre recommended in the area plan.	
The proposed development would add less traffic to Styers Ferry Road than the development previously approved with Zoning Docket W-3381.	
The proposal includes two connections to the future greenway trails.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include: <ul style="list-style-type: none"> • Dedication of forty (40) feet of right-of-way from the centerline of Styers Ferry Road; • Installation of a right turn lane, curb, gutter, and sidewalk along the Styers Ferry Road frontage; and • Widening Styers Ferry Road b. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the City of Winston-Salem. Such plan may include the establishment of a homeowner’s association and a funded escrow account for maintenance and repair of stormwater controls. Relocation or installation of any stormwater management device into any buffers or existing vegetated areas designated to remain, or in close proximity to adjacent residentially zoned land, shall require a Staff Change approval at minimum and may require a Site Plan Amendment. c. Developer shall obtain a Floodplain Development Permit from Erosion Control staff. • <u>PRIOR TO ISSUANCE OF BUILDING PERMITS:</u> <ol style="list-style-type: none"> a. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements. • <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> <ol style="list-style-type: none"> a. All required improvements of the City of Winston-Salem/NCDOT driveway permits shall be completed. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3470
MAY 13, 2020**

Desmond Corley presented the staff report.

There was discussion about traffic on Styers Ferry Road, and Desmond explained the current traffic plan.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services