

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3405		
Staff	Tiffany White		
Petitioner(s)	Sandra Donelson and Carley Siceloff		
Owner(s)	Same		
Subject Property	PIN 6804-26-1234		
Address	4784 Essex Country Lane		
Type of Request	Special Use rezoning from RS9 to RM12-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family – 9,000-square foot minimum lot size) to RM12-S (Residential, Multifamily – 12 dwelling units per acre maximum density - Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; and Residential Building, Single Family 		
Neighborhood Contact/Meeting	See Attachment B for a summary of the petitioner’s neighborhood outreach.		
Zoning District Purpose Statement	The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for GMAs 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	The proposal is consistent with the purpose statement of the RM12-S zoning district. The site is located within GMA 3 (Suburban Neighborhoods), the proposed residential density is less than twelve units per acre, and the site is located within close proximity to retail services.		
GENERAL SITE INFORMATION			
Location	South side of Kester Mill Road, west of Tatton Park Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 4.8 acres		
Current Land Use	The site is mostly wooded and undeveloped except for one single family house along Essex Country Lane.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS9	Undeveloped property and single-family homes
	East	RM8-S	Multifamily buildings

	South	RS9	Undeveloped property and single-family homes			
	West	RS9	Undeveloped property and single-family homes			
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the proposed apartments are compatible with the existing apartments located to the east.					
Physical Characteristics	The site is mostly wooded and slopes north to south with a stream at the far southern edge of the parcel.					
Proximity to Water and Sewer	Public water and sewer are available to the site.					
Stormwater/ Drainage	A stormwater management pond is proposed along the western property line.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is currently mostly undeveloped with one single-family home and includes no regulatory floodplains, watersheds, or steep slopes. The site plan proposes the removal of the home to accommodate the proposed buildings and parking area.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2905	RM8-S to RM8-S	Approved 2/05/2007	Directly east	19.48 acres	Approval	Approval
W-2425	RS9 to RM8-S	Approved 11/6/2000	Directly east	19.48 acres	Approval	Approval
W-2373	RS9 to GI and GI-S	Approved 3/6/2000	Northwest of site	6.83 acres and 1.79 acres	Approval	Denial
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Kester Mill Road	Collector	155 feet	N/A	N/A		
Essex Country Lane	Private Access Drive	422 feet	N/A	N/A		
Proposed Access Point(s)	The site will have one full access onto Kester Mill Road at the northern property line.					
Planned Road Improvements	There are no planned road improvements for Kester Mill Road in the current <i>Comprehensive Transportation Plan</i> .					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> Estimate based on possible (maximum) RS9 density on 4.8 acres: 23 units x 9.57 (single-family detached housing trip rate) = 220 Trips per Day</p> <p><u>Proposed Zoning: RM12-S</u> 48 units x 6.65 (Apartment trip rate) = 319 Trips per Day</p>		
Sidewalks	Sidewalks exist along the south side of Kester Mill Road.		
Transit	WSTA Route 81 runs along Jonestown Road to approximately 1,600 linear feet to the east of the subject property.		
Analysis of Site Access and Transportation Information	The subject property is located along a road that includes existing multifamily properties and is near Jonestown Road, which provides transit options. Staff foresees no transportation-related issues associated with this request.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	± 55,084 for the apartment buildings + ± 3,267 for the clubhouse = 58,351 total		The proposed apartment buildings are located along the eastern edge of the site, with the clubhouse building along the west side.
Units (by type) and Density	48 multifamily units on 4.8 acres = 10 dwelling units per acre		
Parking	Required	Proposed	Layout
	84 spaces	84 spaces	90-degree head-in
Building Height	Maximum		Proposed
	45 feet		Three-story apartment buildings and one-story clubhouse
Impervious Coverage	Maximum		Proposed
	75 percent		21 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.2 (M) RM12 Residential Multifamily District Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily Use Conditions 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows two three-story residential buildings with 24 units each, totaling 48 units. The buildings are situated along the eastern side of the subject property, adjacent to existing apartment buildings. The clubhouse and parking area are located along the western portion of the property, and the developer has proposed a 15-foot Type II bufferyard along the adjacent single-family properties to the west. A stormwater management pond is proposed at the southern end of the property.		

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"> • Facilitate land use patterns that offer a variety of housing choices (p. 42). • Promote the use of moderate-density residential and office as transitional uses between intense business and residential uses (p. 54). • Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood (p. 177).
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update</i> (2015)
Area Plan Recommendations	<ul style="list-style-type: none"> • The area plan recommends Intermediate-Density Residential (8-18 DU/Ac) uses for this site (p. 25). • Develop a variety of housing types and densities for different ages, income levels, family sizes, and personal preference, particularly when developing large parcels of land along transportation corridors (p. 47).
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center.
Addressing	Addresses will be issued at permitting.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone 4.8 acres from RS9 to RM12-S for two three-story, 24-unit apartment buildings. The site is located to the south of Kester Mill Road adjacent to other three-story apartment buildings. <i>Legacy 2030</i> recommends the use of moderate-density residential and office as transitional uses between intense business and residential uses. This project would serve as that transition between the commercial uses on Jonestown Road to the east and the single-family residences to the west.</p> <p>The <i>Southwest Suburban Area Plan Update</i> recommends intermediate-density residential uses for this site. This proposal falls within the 8-18 dwelling-units per acre definition of that recommendation.</p>

	<p>Planning staff believes this site is a good location for multifamily residential development because of its proximity to other multifamily development and access to commercial and employment centers. Staff also sees this request as being consistent with the recommendations of <i>Legacy 2030</i> regarding compatible infill residential development as well as the recommendations of the <i>Southwest Suburban Area Plan Update</i>.</p>
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
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Positive Aspects of Proposal	Negative Aspects of Proposal
The site is close to basic services, employment, transit, and sidewalks.	Proposed multifamily development is adjacent to single-family residential zoned parcels.
The <i>Southwest Suburban Area Plan</i> recommends Intermediate-Density Residential uses for this site.	
The site plan locates the residential buildings adjacent to existing multifamily residences.	
The site plan includes bufferyards and stormwater management to reduce impacts on neighboring single-family parcels.	
The request is consistent with the recommendations of <i>Legacy 2030</i> to facilitate a variety of housing choices.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer will be required to obtain a stormwater management permit from the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Exhibit A” and as verified by Planning staff.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3405
APRIL 11, 2019**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all code requirements if the petition is approved.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe, Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services