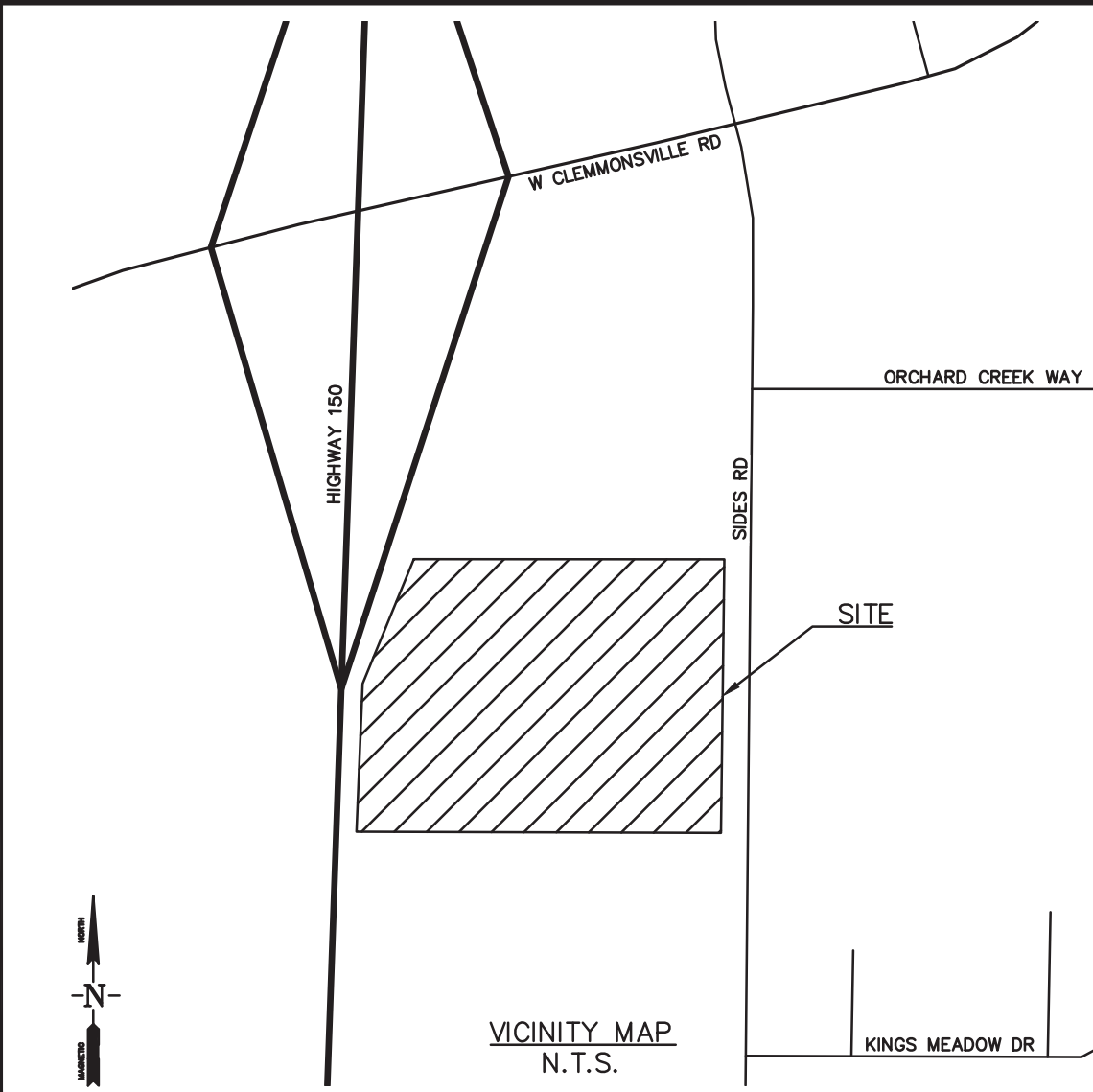
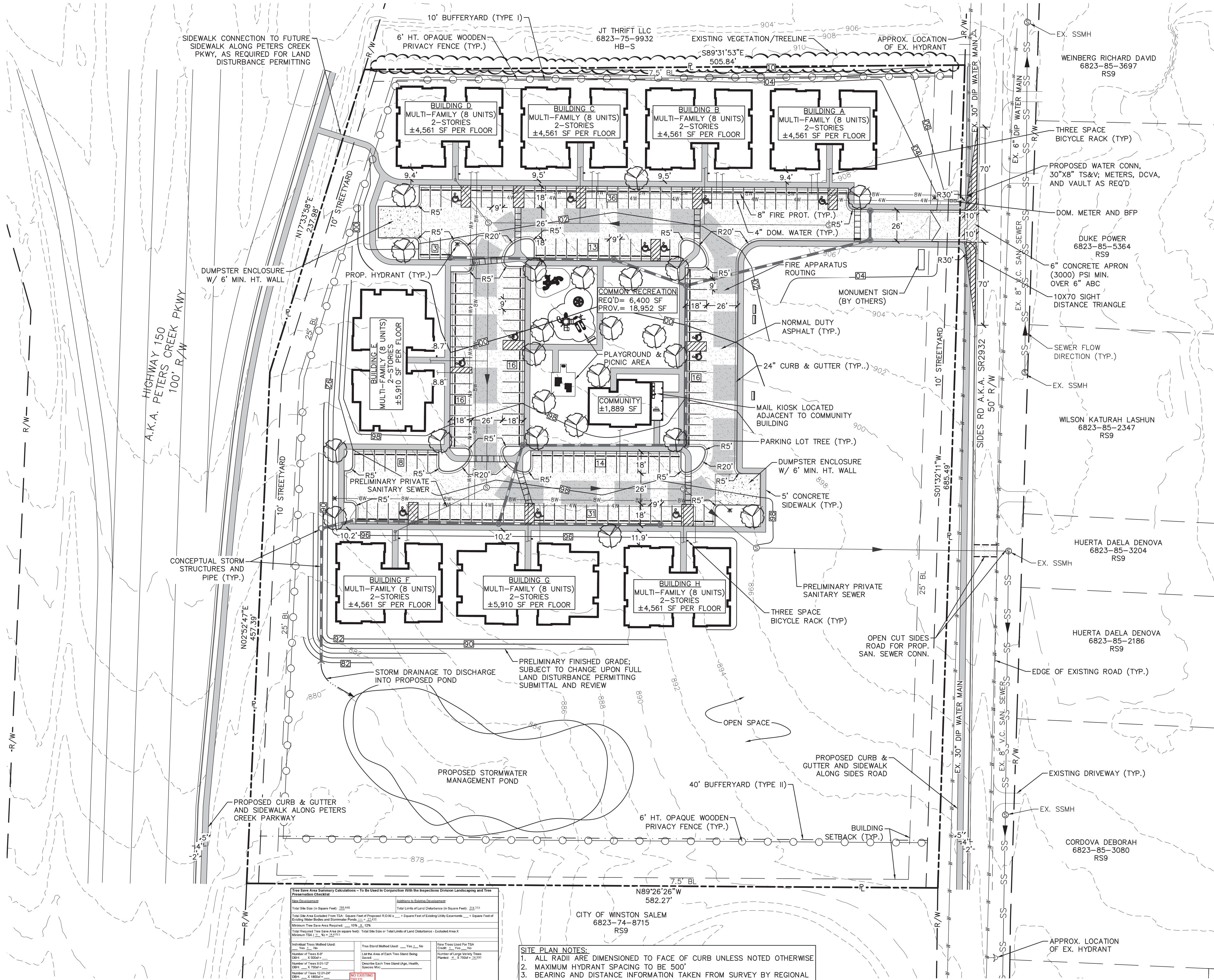




PURPOSE STATEMENT
THE PURPOSE OF THIS REZONING REQUEST IS TO RECLASSIFY APPROXIMATELY 8.8 ACRES LOCATED AT 3078 SIDES ROAD, WINSTON-SALEM, NORTH CAROLINA FROM RS9 (RESIDENTIAL, SINGLE-FAMILY) TO RM8-S (RESIDENTIAL, MULTIFAMILY - 8 UNITS PER ACRE). THE PROPOSED ZONING WILL ALLOW FOR THE CONSTRUCTION OF A 64-UNIT MULTIFAMILY DEVELOPMENT.

THIS COMMUNITY WILL HELP ADDRESS THE GROWING NEED FOR QUALITY, AFFORDABLE HOUSING BY OFFERING A MIX OF UNIT TYPES IN A THOUGHTFULLY DESIGNED NEIGHBORHOOD SETTING. THE DEVELOPMENT WILL BE PROFESSIONALLY MANAGED AND WILL INCLUDE AMENITIES AND SERVICES TO SUPPORT RESIDENTS AND ENHANCE THE SURROUNDING AREA.

WE BELIEVE THIS REZONING ALIGNS WITH THE CITY'S GOALS FOR INCREASED HOUSING DIVERSITY, EQUITABLE ACCESS TO AFFORDABLE HOMES, AND RESPONSIBLE LAND USE PLANNING.

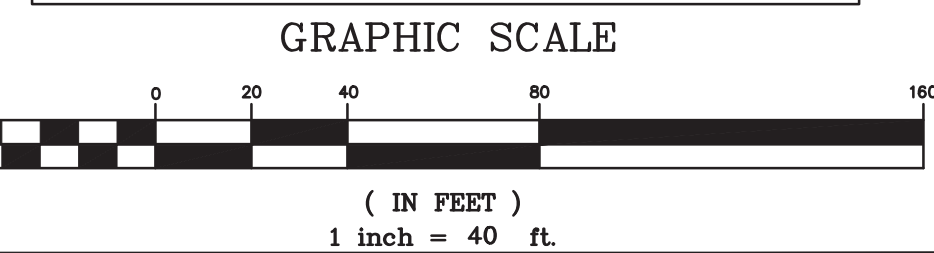
ZONING ANALYSIS	
PIN	6823-75-8215
SITE AREA	±8.87
CURRENT ZONING	RS-9
PROPOSED ZONING	RM-8
PROPOSED USE	Multi-Family Residential
MAX. DENSITY	8 D.U./Acre
PROPOSED BUILDINGS	9
PROPOSED DWELLING UNITS	64
1 BEDROOM (BR)	24
2 BEDROOM (BR)	24
3 BEDROOM (BR)	16
PROPOSED DENSITY PROVIDED	7.21 D.U./AC
MIN. LOT SIZE	8,000 SF
FRONT SETBACK	25'
SIDE SETBACK	7'
REAR SETBACK	25'
MAX. BUILDING HEIGHT	48'
PROP. RES. BUILDING HEIGHT	31.75'
PROP. COMM. BUILDING HEIGHT	17.75'
MIN. FRONTAGE	70'
FRONTAGE PROVIDED	± 685'
REQUIRED PARKING (PER ZONING)	110 SPACES
1 BR = 1.5 SPACES/D.U.	36 SPACES
2 BR = 1.75 SPACES/D.U.	42 SPACES
3 BR = 2.0 SPACES/D.U.	32 SPACES
REQUIRED PARKING (PER STATE TAX CREDIT)	116 SPACES
1 BR = 1.75 SPACES/D.U.	42 SPACES
2 BR = 1.75 SPACES/D.U.	42 SPACES
3 BR = 2.0 SPACES/D.U.	32 SPACES
PARKING PROVIDED	153 SPACES
TOTAL BUILDING AREA	±10%
TOTAL PAVED AREA	±18%
TOTAL IMPERVIOUS AREA	±28%
TOTAL OPEN SPACE	±72%
SOURCE OF SANITARY SEWER	PUBLIC
SOURCE OF DOMESTIC WATER	PUBLIC
MUNICIPAL JURISDICTION	CITY OF WINSTON-SALEM

INTERIOR MOTOR VEHICLE SURFACE AREA (MVSA) CALCULATIONS	
TOTAL MVSA PAVING	56,298 SF
PLANTING REQUIRED	1 LARGE TREE/5,000 SF MVSA
56,298 SF ÷ 5,000 SF =	11.3 LARGE TREES REQ'D
TREES PROVIDED	15
MAX. DISTANCE FROM TRUNK TO PARKING SPACE	75'

COMMON RECREATION AREA PLANTING CALCULATIONS	
TOTAL COMMON AREA	18,952 SF
PLANTING REQUIRED	1 LARGE TREE/2,500 SF
18,952 SF ÷ 2,500 SF =	8 LARGE TREES REQ'D
TREES PROVIDED	8

TREE SAVE AREA NOTES:
1. ALL PROPOSED LANDSCAPING AND CALCULATIONS TO BE UPDATED AS NECESSARY AT TIME OF LAND DISTURBANCE PERMIT SUBMITTAL.

CONTOUR LEGEND	
---	EXISTING CONTOUR - INDEX
- - -	EXISTING CONTOUR - INTERMEDIATE
---	PROPOSED CONTOUR - INDEX
- - -	PROPOSED CONTOUR - INTERMEDIATE



Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections, Division Landscaping and Tree Preservation Checklist		
Address: <u>Parish Drive</u>		
Total Site Size (in Square Feet): <u>335,449</u>	Total Limits of Land Disturbance (in Square Feet): <u>312,710</u>	
Total Area Excluded From TSA: Square Feet of Proposed R.O.W.s: <u>22,470</u>	Square Feet of Existing Water Bodies and Stormwater Ponds: <u>22,470</u>	
Minimum Tree Save Area Required: <u>109,379</u> % <u>10%</u> % <u>10%</u>		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (in Sq. Ft.): <u>22,470</u>		
Individual Trees Method Used:	Tree Stand Method Used:	New Trees Total For TSA Credit:
Yes ___ No ___	Yes ___ No ___	Yes ___ No ___
Number of Trees 6" DBH: <u>0</u>	Number of Trees 6" DBH: <u>0</u>	Number of Large Young Trees Planted: <u>0</u> (7500 x 1000)
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