



W-3461 Stafford Senior Lofts (Special Use Rezoning)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7040

City of W-S Planning

Nathan Purath
MVAH Partners
Centre Pointe Drive
Suite
Atlanta, GA 30310

Project Name: W-3461 Stafford Senior Lofts (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 492744

Wednesday, March 17, 2021

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: 19

Engineering

General Issues

29. Driveway Permit required

<p>City of Winston-Salem Ryan Newcomb 3367278063 ryancn@cityofws.org 3/10/21 3:20 PM 01.03a) PC Review - 4</p>	<p>A City driveway permit will be required for the proposed access point onto Stafford Village Boulevard. Please note that the proposed access as shown on this plan will be restricted to a right-in/right-out access point. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Stafford Village Boulevard to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). Signal plans for the signal modifications to accommodate the 4th leg of the intersection must be submitted and approved as part of the driveway permit approval.</p> <p>[Ver. 2] [Edited By Ryan Newcomb]</p>
---	--

<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvapartners.com 2/25/21 2:40 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Thank you. We have no issue with this requirement.</p> <p>[Ver. 2] [Edited By Nathan Purath]</p>
--	---

30. Street and drainage design

<p>City of Winston-Salem Ryan Newcomb 3367278063 ryancn@cityofws.org 2/16/21 3:50 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Street and drainage design for the required widening of Stafford Village Boulevard along the entire property frontage and construction of an EB left turn lane at the intersection of Stafford Village Boulevard and Stafford Place Boulevard must be reviewed and approved by the City's Engineering Division. Design must be approved prior to the issuance of the grading permit (if required).</p> <p>[Ver. 2] [Edited By Ryan Newcomb]</p>
---	--

<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvapartners.com 2/25/21 2:41 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Thank you. See revised site plan.</p>
--	--

32. General comments

<p>City of Winston-Salem Ryan Newcomb 3367278063 ryancn@cityofws.org 2/16/21 3:52 PM 01.03) Rezoning-Special Use District - 2</p>	<p>The City is open to the exchange of the remnant parcel in the SE corner of this site to allow a connection to Stafford Village Boulevard that aligns with the median opening at Stafford Place Boulevard. This intersection is proposed to be signalized in the near future by a development project in the SE corner of the intersection, thus giving this proposed development access to the signalized intersection. This would be the preferred option from the City's perspective to allow left turns out of the site to reach the commercial areas to the east. The construction of an EB left turn lane on Stafford Village Boulevard at Stafford Place Boulevard is required to facilitate u-turns to the proposed access point as currently shown.</p> <p>[Ver. 3] [Edited By Ryan Newcomb]</p>
---	---

<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvahpartners.com 2/25/21 2:42 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Thank you. See revised site plan. We have reached out to the city's real estate department. [Ver. 2] [Edited By Nathan Purath]</p>
<p>City of Winston-Salem Ryan Newcomb 3367278063 ryanncn@cityofws.org 3/10/21 3:14 PM 01.03a) PC Review - 4</p>	<p>Access shifted as previously discussed.</p>

Erosion Control

General Issues

24. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 2/4/21 9:57 AM 01.03) Rezoning-Special Use District - 2</p>	<p>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/</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvahpartners.com 2/25/21 2:43 PM 01.03) Rezoning-Special Use District - 2</p>	<p>We have no issue with this requirement. Thank you.</p>

25. Erosion Control Plan Review to NCDEQ - DEMLR

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 2/4/21 9:57 AM 01.03) Rezoning-Special Use District - 2</p>	<p>If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvahpartners.com 2/25/21 2:43 PM 01.03) Rezoning-Special Use District - 2</p>	<p>We have no issue with this requirement. Thank you.</p>

42. Erosion Control Plan Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 3/8/21 9:51 AM
 01.03a) PC Review - 4

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/>

43. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 3/8/21 9:51 AM
 01.03a) PC Review - 4

If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

23. Notes

Winston-Salem Fire Department
 Mike Morton
 336-747-6935
michaelcm@cityofwsfire.org
 2/4/21 8:07 AM
 01.03) Rezoning-Special Use District - 2

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:

- 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.

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.

Winston-Salem Fire Department
 Mike Morton
 336-747-6935
michaelcm@cityofwsfire.org
 3/5/21 9:37 AM
 01.03a) PC Review - 4

The comments listed above remain applicable to this project.

MapForsyth Addressing Team

General Issues

27. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 2/5/21 2:14 PM 01.03) Rezoning-Special Use District - 2</p>	<p>The street name Apple Blossom Ct is approved for use, please email me the floorplans and elevations for the building.</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvapartners.com 2/25/21 2:46 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Complete.</p>

44. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 3/10/21 3:05 PM 01.03a) PC Review - 4</p>	<p>The street name Apple Blossom Ct is approved.</p>
---	--

Planning

General Issues

26. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 2/5/21 9:05 AM 01.03) Rezoning-Special Use District - 2</p>	<p>No comments</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvapartners.com 2/25/21 2:46 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Thank you.</p>

46. Conditions

<p>City of Winston-Salem Desmond Corley 336-727-8000 desmondc@cityofws.org 3/17/21 10:52 AM 01.03a) PC Review - 4</p>	<p>Staff will recommend enhanced landscaping in the northern bufferyard, immediately adjacent to the neighboring single-family homes. We recommend that the Type III bufferyard shown on the plan be installed at the planting rate for a 15-foot bufferyard of the same type. The bufferyard width would remain the same.</p>
---	--

Stafford Senior Lofts_21 01-22-Zoning Site Plan.pdf [18 redlines] (Page 1) [1] Zoning Site Plan

12. COUNCIL MEMBER CONTACT B

<p>City of Winston-Salem Samuel Hunter 336-727-8000 samuelp@cityofws.org 1/26/21 11:19 AM Pre-Submittal Workflow - 1</p>	<p>PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvahpartners.com 2/2/21 10:57 AM Pre-Submittal Workflow - 1</p>	<p>Councilman has been contacted and letters are being mailed to neighbors this week.</p>

Stafford Senior Lofts_Rezoning Drawings 21 02-02.pdf [16 redlines] (Page 1) [1] Stafford Senior Lofts_Rezoning Site Plan 21 02-02-Zoning Site Plan

33. Planning Comments B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 2/11/21 10:16 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Verify that your proposed grades will allow for a reasonable future connection here.</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvahpartners.com 2/25/21 2:47 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Confirmed by civil engineer. Thank you.</p>

Stormwater

General Issues

17. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/4/21 11:33 AM
01.03a) PC Review - 4

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

The plan states that the development will be greater than 24% impervious area proposed (34.76% proposed) and so it will be considered a high density development in terms of the water quality provisions of the ordinance. High density developments are required to manage the first inch of runoff in an approved Stormwater management system.

The development is also exceeding 20,000 sq.ft. of new impervious area proposed (87,830 sq.ft. proposed in this plan) and so will also have to manage to meet the water quantity provisions of the ordinance. This requires management in an approved Stormwater management system of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration to at, or below, the pre developed rates and also management of the pre versus post increase in the 25 year storm event volume by storing this volume in the system and releasing it over a 2 to 5 day period.

The permit process requires that a non-refundable financial surety is provided to the City. This surety shall equal 4% of the estimated construction cost of the Stormwater management system.

The permit process also requires that the developer has an Operation and Maintenance Agreement approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

Note: The plan is showing a proposed Stormwater management system. It is labeled on the plan currently as "Proposed Detention/SCM area". While its not important for me to know the exact type of SCM at this stage as I shall ensure it is compliant at the permit review stage, the Planning Board may want to know what type of SCM this is proposed to be and also the public who may be at the public hearing may want to know. Therefore, I would advise specifically stating on the plan the type of SCM you are proposing - e.g. permanent wet detention basin, sand filter, bio-retention cell etc.

[Ver. 2] [Edited By Joe Fogarty]

MVAH Partners
Nathan Purath
4043236469
nathan.purath@mvapartners.com
2/25/21 2:50 PM
01.03) Rezoning-Special Use
District - 2

We have no issue with this requirement. Thank you.

Utilities

General Issues

28. General Comments

<p>City of Winston-Salem Charles Jones 336-727-8000 charlesj@cityofws.org 2/9/21 7:58 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Water and sewer interior to the site will be private. Site will be master metered with an approved backflow preventer installed matching the meter size. All water connections will require a backflow preventer. Water meters purchased through the COWS. System development fees due at the time of meter purchase. Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Public water and sewer can only be extended in the public R/W. Public utility easements may be required, depending upon design.</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvapartners.com 2/25/21 2:51 PM 01.03) Rezoning-Special Use District - 2</p>	<p>We have no problem with this requirement. Many thanks.</p>

WSDOT

General Issues

31. General Comments

<p>City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 2/16/21 3:54 PM 01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> • 7' sidewalk or wheel stops where parking abuts. • As shown driveway must be right in right out. <ul style="list-style-type: none"> ◦ Eastbound Left turn lane would be required with 100' of storage for u-turns. • Can a connection be made to the signal at stafford village and stafford place? This would provide a full access signal intersection for your entrance. This would be the preferred option from the City's perspective to allow left turns out of the site to reach the commercial areas to the east. • Widen stafford village along entire frontage with curb and gutter and sidewalk to match cross section along lowes. <p>[Ver. 5] [Edited By David Avalos]</p>
<p>MVAH Partners Nathan Purath 4043236469 nathan.purath@mvapartners.com 2/25/21 2:51 PM 01.03) Rezoning-Special Use District - 2</p>	<p>We have no issue with this requirement.</p>

45. General Comments (Additional)

<p>City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 3/10/21 3:25 PM 01.03a) PC Review - 4</p>	<ul style="list-style-type: none"> • Submit signal modification plans for the intersection improvements for the 4th Leg (Apple Blossom Court). • Show 10x70 Sight Easement (measured from right of way line). <p>[Ver. 3] [Edited By David Avalos]</p>
--	---

Zoning

General Issues

37. Zoning

<p> City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 2/16/21 3:52 PM 01.03) Rezoning-Special Use District - 2 </p>	<p> Provide all information found in the standard site plan legend. Any required Erosion Control Permit application reviewed by the State or Local program will necessitate a completed Tree Save Area legend and a landscape plan demonstrating compliance with the standards. https://www.cityofws.org/445/Legends Ensure that all applicable Use-Specific Standards are met for the proposed zoning use(s), Section 5.2.47 "Life Care Community". Please indicate that any proposed signs do not encroach into 10' x 70' sight distance triangles. The site must meet the site lighting standards of UDO ClearCode Section 6.6. Is it feasible to align an entrance/exit drive aisle with the proposed/existing traffic signal at Stafford Village Blvd. and Stafford Place Blvd.? </p>
<p> MVAH Partners Nathan Purath 4043236469 nathan.purath@mvahpartners.com 2/25/21 2:53 PM 01.03) Rezoning-Special Use District - 2 </p>	<p> We have no issue with this requirement. Please see the relocated driveway on the revised site plan. Thank you </p>
<p> City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 3/15/21 11:18 AM 01.03a) PC Review - 4 </p>	<p> Please ensure that all applicable Use-Specific Standards are met, see section 5.2.71 Residential Building, Multifamily; Townhouse; or Twin Home (W). Demonstrate compliance with the Type II bufferyard requirement along the eastern property line adjacent to RS9 zoning. [Ver. 2] [Edited By Elizabeth Colyer] </p>