CITY-COUNTY PLANNING BOARD
STAFF REPORT

PETITION INFORMATION			
Docket	W-3652		
Staff	Ellie Levina		
Petitioner(s)	The Residences at Indiana Avenue, LLC		
Owner(s)	Same		
Subject Property	PIN 6817-97-0305		
Type of Request	Site Plan Amendment for Residential, Multifamily in an RM18-S zoning district.		
Proposal	This request is for approval of a Site Plan Amendment for Zoning Docket W-3553. The revised plan maintains the approved multifamily density but proposes to realign internal streets, relocate the centrally located recreation area to other parts of the site, change the building elevations from flat roofs to gable roofs, and remove one stormwater device.		
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	South of Indiana Avenue and Appomattox Avenue intersection.		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	± 10.23 acres		
Current Land Use	The site is currently undeveloped.		
Surrounding Property Zoning and Use	**Direction**	**Zoning District**	**Use**
	North	RS9 and RM18-L	Single-family homes and undeveloped property
	East	RM18	Apartments
	South	RS9, RM18, and RM18-S	Railroad right-of-way, townhomes, apartments, and undeveloped property
	West	RS9	Single-family homes, railroad right-of-way, and undeveloped property
Physical Characteristics	The undeveloped site is densely wooded and gently slopes from the northeast to the southeast and southwest.		
Proximity to Water and Sewer	The site has access to public water and sewer along Indiana Avenue.		
Stormwater/ Drainage	Runoff will be managed by an stormwater pond located in the western portion of the site.		
Watershed and Overlay Districts	This site is not located within a watershed or overlay district.		

Analysis of General Site Information	The 10.23-acre undeveloped property is located south of the intersection of Indiana Avenue and Appomattox Avenue in Winston-Salem, within an RM18-S zoning district. The site has access to public water and sewer along Indiana Avenue. The subject property gently slopes downward towards the southeast and southwest portions of the site. The site plan proposes one stormwater management device, which is in the western portion of the site.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3553	RM18-S to RM18-S	Approved 1/3/2023	Subject Property	10.23	Approval	Approval
W-3551	RS9 and RM18-S to RM-18	Approved 1/3/2023	South	4.56	Approval	Approval
W-3262	RS9 to RM18-L	Approved 5/14/2015	Northeast	1.21	Approval	Approval
W-2934	RS9 to RM18-S	Approved 9/17/2007	Subject property	10.23	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION

Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Indiana Avenue	Minor Thoroughfare	WSDOT	1,152’	2,700	15,800

Proposed Access Point(s)	The proposed site plan depicts one private access point on Indiana Avenue that will connect to a large off-street parking.
Proposed Road Improvements	WSDOT will require left and right turn lanes into the site with a minimum of 50' of storage, appropriate taper, and 10’ of dedicated right-of-way to accommodate additional traffic.
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM18-S</u> 180 units (previously approved site plan) x 6.65 (apartment trip rate) = 1,195 trips per day <u>Proposed Zoning: RM18-S</u> 180 units x 6.65 (apartment trip rate) = 1,195 trips per day
Sidewalks	A public sidewalk is proposed on the south side of Indiana Avenue. Sidewalks are also proposed along the internal private streets.
Transit	WSTA Route 89 serves Indiana Avenue at the intersections of Appomattox Drive and Triangle Drive adjacent to the site.
Connectivity	The request does not propose any connectivity to adjacent properties. The site is geographically constrained by the railroad right-of-way to the south and west, and the existing apartment development to the east.

Transportation Impact Analysis	A TIA is not required.
Analysis of Site Access and Transportation Information	The subject property will be accessed from one main access point on Indiana Avenue, a minor thoroughfare. Traffic from the proposed development is projected to generate 1,195 trips per day. In response to this anticipated traffic increase, WSDOT is requiring the installation of left and right-turn lanes at the main access point along Indiana Avenue. The development has excellent multimodal access to sidewalks and public transit facilities.

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	**Square Footage**	**Placement on Site**
	222,083sf within five buildings located throughout the site	Various locations (see site plan)

Units (by type) and Density	One bedroom – 27 units Two bedroom – 81 units Three bedroom – 72 units **Total units = 180 units** 180 apartment units on 10.23 acres = 17.59 units per acre

Parking	**Required**	**Proposed**	**Layout**
	327 spaces	327 spaces	90-degree head-in

Building Height	**Maximum**	**Proposed**
	72’	34’ 1/8”
Impervious Coverage	**Maximum**	**Proposed**
	80%	49.8%

UDO Sections Relevant to Subject Request	• Section 4.5.14: RM18 Residential, Multifamily District • Section 5.2.71: Residential Building, Multifamily Use-Specific Standards • Chapter 6: Development Standards
Complies with Section 3.2.11	**(A) *Forward 2045* policies:** Yes
	(B) *Environmental Ord.* N/A
	(C) Subdivision Regulations N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan depicts a comprehensively planned development in RM18-S zoning containing 180 units. The site has multiple common areas throughout the development, totaling 18,735 square feet of open space. Amenity areas include a private clubhouse, picnic shelter, and a playground for residents. The development is comprised of five three-story apartment buildings, each with 36 units. Sidewalks are proposed along the frontage of Indiana Avenue and internally throughout the site, providing access to the required common recreation areas. The site plan complies with all UDO requirements and use-specific conditions.

CONFORMITY TO PLANS AND PLANNING ISSUES	
***Forward 2045* Growth Management Area**	Growth Management Area 3 – Suburban Neighborhoods
Relevant *Forward 2045* Recommendations	• Increase the number of housing units and provide greater housing choice near retail nodes, transit service, and within walking distance to Historic Bethabara Park. • Use City and County resources to create new affordable housing and preserve existing affordability. • Focus affordable housing in areas with convenient and safe access to transit routes, services, and amenities.
Relevant Area Plan(s)	*North Suburban Area Plan Update* (2014)
Area Plan Recommendations	• The Proposed Land Use Map recommends the subject property for intermediate density residential (8.1-18 dwelling units/acre). • Generally, intermediate-density residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily or townhouse structures. • Develop a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to provide a mixture of housing opportunities.
Site Located Along Growth Corridor?	This site is not located along a growth corridor.
Site Located within Activity Center?	This site is not located within an activity center.
Analysis of Conformity to Plans and Planning Issues	This request is for approval of a Site Plan Amendment on a site zoned RM18-S. Proposed revisions include realigning internal streets, relocating the centrally located recreation area to other parts of the site, changing building elevations from flat to gable roofs, and removing one stormwater device. The proposal is consistent with the recommendations of *Forward 2045* and the *North Suburban Area Plan Update*. *Forward 2045* promotes a mix of residential densities and housing types, along with infill development that fits the surrounding context and takes advantage of existing infrastructure. By preserving the approved multifamily density and limiting changes to internal site design, this site plan amendment supports those objectives. The *North Suburban Area Plan Update* designates the subject property for intermediate-density residential use (8.1–18 units per acre). With a size of more than ten acres, the site is well-suited for multifamily

	development. This proposal advances the area plan's recommendation for offering a variety of housing types that accommodate different income levels, family sizes, and personal preferences.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	**Negative Aspects of Proposal**
The proposal is consistent with the recommendations of the *North Suburban Area Plan Update* and *Forward 2045*.	The request would generate additional traffic, although Indiana Avenue has ample capacity to accommodate this increase.
The request will increase the variety of housing types available in the area.	
The site is adjacent to other multifamily developments and fits within the area.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  a. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permits. Additional improvements may include but are not limited to:
     • Installation of left and right turn lanes with a minimum of 50' storage and appropriate taper. Dedicate additional ROW for these improvements.
     • Installation of required curb and gutter and sidewalk along the entire Indiana Avenue frontage.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. The developer shall complete all requirements of the driveway permit(s).
  b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  c. A 10' Type I bufferyard shall be planted along the frontage of Indiana Avenue until its intersection with Appomattox Drive. The remainder of the site frontage west of the Appomattox Drive intersection shall be planted with two (2) deciduous trees per 100 feet.

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-3652
JUNE 12, 2025

Marc Allred presented the staff report.

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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment.
SECOND: Jason Grubbs

VOTE:
FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman
AGAINST: None
EXCUSED: None

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Chris Murphy, AICP/CZO
Director of Planning and Development Services