

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3529
Staff	Tiffany White
Petitioner(s)	Hubbard Realty of Winston-Salem, Inc.
Owner(s)	Same
Subject Property	PINs 6803-48-8148, 6803-38-5166, and 6803-47-3375
Address	801 Somerset Drive, 2450 and 2515 Lockwood Drive
Type of Request	Special Use rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RM5-S (Residential, Multifamily - 5 units per acre maximum density – Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Townhouse; Utilities; and Child Day Care, Large Home
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The RM5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily, and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five units per acre. This district is intended for GMAs 2 and 3 and may be suitable for GMA 4 and 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 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	The proposed density is less than five units per acre, and the site is located along a major thoroughfare. The site is also located within GMA 3.
GENERAL SITE INFORMATION	
Location	South side of Somerset Drive, west of Sparkling Place and east side of Lockwood Drive, north of Caraway Lane
Jurisdiction	Winston-Salem
Ward(s)	Southwest
Site Acreage	± 88.08
Current Land Use	The site is currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS9	Single-family homes	
	East	RS9	Single-family homes	
	South	RS9	Single-family homes	
	West	RS9	Single-family homes and undeveloped property	
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Considering the central location of the townhomes within the project and the self-contained site design, the proposed residential uses are compatible with the residential uses permitted on the surrounding properties.			
Physical Characteristics	The site is undeveloped and heavily wooded. It slopes downward from the northeast to the southwest. There are multiple streams on the property to the west and south, and portions of the property are in the flood zone and floodway.			
Proximity to Water and Sewer	Public water and sewer are available along many roads adjacent to the property. There is a sewer main that crosses the southern portion of the property.			
Stormwater/ Drainage	The proposed site plan shows three stormwater management facilities in various locations throughout the site. A stormwater management study will be required.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The undeveloped site is in a single-family residential setting and has some development constraints specific to streams and designated floodplains.			
RELEVANT ZONING HISTORIES				
There are no relevant zoning histories in the general area.				
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Somerset Drive	Minor Thoroughfare	370 feet	5,300	15,800
Lockwood Drive	Local Street	320 feet	N/A	N/A
Proposed Access Point(s)	The site will have a primary access onto Somerset Drive and a secondary access onto Lockwood Drive.			
Planned Road Improvements	An unfunded project with right-of-way dedication would connect Stratford Road and Ebert Road, realigning Somerset Drive with Kimwell Drive. WSDOT will require an eastbound right slip lane and a westbound left turn lane on Somerset Drive.			
Trip Generation - Existing/Proposed	The submitted Transportation Impact Analysis (TIA) projects approximately 1,837 trips per day. See TIA analysis comments below.			
Sidewalks	Sidewalks are proposed along one side of all proposed streets.			

Transit	There is no transit service currently available in this area.	
Connectivity	The project proposes to connect to Somerset Drive to the north and Lockwood Drive to the south. Environmental constraints prevent other external connections. Internal connectivity is sufficient.	
Transportation Impact Analysis (TIA)	<p>This site is proposing a combination of 69 single-family homes and 162 townhomes, totaling 231 homes. This is expected to generate approximately 1,837 trips per day, with approximately 143 of those trips arriving during the AM peak and 178 in the PM peak. The AM peak trip generation breakdown is 38 vehicles entering and 105 vehicles exiting. During the PM peak, the breakdown is 108 vehicles entering and 70 vehicles exiting. A single-family PRD configuration with a maximum of 234 homes would potentially generate 2,209 trips per day. The proposed configuration is expected to have 372 fewer estimated daily trips.</p> <p>Expected trip distribution is as follows:</p> <ul style="list-style-type: none">• 40 percent to and from the north on Stratford Road• 25 percent to and from the south on Stratford Road• 25 percent to and from the north on Jonestown Road• 10 percent to and from the east on West Clemmons ville Road <p>Per the TIA, the development will add an additional 43 PM peak left turns and 21 PM peak right turns. Given the trip distribution and turn lane warrant analysis, WSDOT will require a left turn lane and a right slip lane at the Somerset Drive entrance. The left turn lane will have a minimum of 25 feet of storage and an appropriate design speed taper, and the right slip lane will widen from zero to 12 feet over a 100-foot distance.</p>	
Analysis of Site Access and Transportation Information	The site will be accessed primarily from a minor thoroughfare that has ample capacity. Required improvements on Somerset Drive will allow for turning into and out of the site.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Units (by type) and Density	69 single-family homes and 162 townhomes on 88.08 acres = 2.62 units per acre	
Building Height	Maximum	Proposed
	40 feet	Two stories
Impervious Coverage	Maximum	Proposed
	N/A	23.27 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none">• Section 4.5.13: RM5 District• Section 5.2.71: Residential Building, Multifamily; Townhouse; or Twin Home (use-specific standards)	
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 69 single-family homes and 162 townhomes fronting along new internal public streets. The townhomes are internal to the site and are buffered by single-family homes and open space along the perimeter of the site. Required buffering along streams and wetlands has been provided, along with a greenway easement along Little Creek.
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 a mixture of residential densities and housing types through land use recommendations. • Increase infill development in the serviceable land area. • Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood. • Promote quality design so that infill does not negatively impact surrounding development.
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The plan recommends single-family (0-8 du/ac) residential uses at this location. • Low-density attached residential development has a density of up to eight (8) dwelling units per acre. Generally, low-density attached residential land use is recommended for sites greater than two acres that are most appropriately developed with multifamily, townhouses, duplex, triplex, or quad units.
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.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No.
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes.

Analysis of Conformity to Plans and Planning Issues	<p>The request would accommodate 69 single-family homes and 162 townhomes fronting along new internal public streets. The surrounding development pattern is single-family residential in character.</p> <p><i>Legacy</i> recommends a variety of housing types when designed in a complementary manner with the surrounding context. The proposed density is consistent with the number of detached homes allowed under the current zoning and recommended in the area plan. The scale of the townhomes is compatible with the nearby single-family homes. The site is accessed primarily from a minor thoroughfare with a secondary access onto a local street.</p> <p>Given the specific setting of the site and the proposed design, the request is consistent with <i>Legacy</i> and the area plan and serves as a good opportunity for infill residential development.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed density is comparable to allowable development under the current zoning.	The area plan recommends single-family use of the site.
The scale of the proposed units is compatible with the nearby single-family homes.	
Somerset Drive is a minor thoroughfare with existing capacity for this development.	
The request is consistent with <i>Legacy</i> in that it would offer a variety of housing choices in the area with a context-sensitive design.	

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 THE ISSUANCE OF GRADING PERMITS:**
 - a. 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. Relocation or installation of any stormwater management device into any buffer areas, 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.
 - 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. Required improvements include:
 - Construction of an eastbound right slip lane, widening to 12 feet in width over 100 linear feet along Somerset Drive;
 - Construction of a westbound left turn lane with 25 feet of storage along Somerset Drive with appropriate taper to be approved by City of Winston-Salem Engineering;
 - Dedication of right-of-way 30 feet from the centerline of Somerset Drive; and
 - Payment in lieu of required sidewalk along the Somerset Drive frontage.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a plat in the office of the Register of Deeds. The plat shall show tentative building locations and all common open space, as well as all access, greenway, and utility easements.
 - b. Developer shall record a negative access easement along Somerset Drive and Lockwood Drive.
 - c. The proposed building plans shall be in substantial conformance with the submitted elevations 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 verified by Planning staff.
- **OTHER REQUIREMENTS:**
 - a. Developer shall provide and maintain the construction entrance for the project via the Somerset Drive street connection/construction entrance. No construction entrance shall be permitted via Lockwood Drive. No construction traffic shall be permitted via Lockwood Drive until such time as the street connection to Lockwood Drive (Wheat Hill Way) is under construction, and this construction traffic shall be limited to what is necessary to construct the Wheat Hill Way connection to Lockwood Drive via the street network internal to the site.

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.**