

PAIRED PARCEL AVERAGED-DENSITY DEVELOPMENT REVIEW

Date: August 10, 2023 Planning Board Meeting

Site Plan Title and Number: Duarte and Castro (PBR 2023-14)

Parcels: 151 Peddycord Park Drive (developed parcel, PIN 6866-06-0430)
135 Hastings Hill Road (undeveloped parcel, portion of PIN 6866-04-7555)

SUMMARY

Paired parcel averaged-density involves the use of two (2) noncontiguous parcels and is based on the concept that the development plans for a pair of parcels can be submitted together and treated as a single development project for the purpose of complying with the UDO watershed regulations.

Both parcels are within the unincorporated area of Forsyth County, in the balance of the Salem Lake Watershed and outside of the Reservoir Protection Area. The petitioner proposes to pair the developed site with a portion of an undeveloped 2.73-acre parcel on the east side of Hastings Hill Road. Pairing the two parcels will allow them to stay under 24 percent total impervious area, which is the low-density development option in balance of the watershed. The low-density option does not require active stormwater management because such a large percentage of the site remains undisturbed. The two parcels are approximately 1,300 feet apart, and the area of the Hastings Hill Road parcel to remain undeveloped is at the rear of the property where two small streams converge.

The petitioner has previously requested and been approved for a prior paired parcel average density request for the same parcels in October of 2020. The petitioner is requesting a new approval of a paired parcel averaged-density development to expand the total impervious area at the Peddycord Park Drive property. The petitioner plans to build a new parking area, canopy, and concrete pad in addition to the existing impervious area, pairing the site with an additional 9,366 square-feet of the Hastings Hill Road property for a total conservation area of 20,406 square-feet in the Salem Lake Watershed.

Planning staff, in consultation with the City's Erosion Control and Stormwater Divisions, have confirmed that the site plans contain the appropriate calculations and documentation demonstrating that the paired parcel averaged-density development plan in aggregate conforms to the intent and requirements of the UDO standards and that the proposed conservation easement assures protection of the public interest and achievement of the objectives of these standards.

AREA CALCULATIONS

151 Peddycord Park Drive (after 10-foot right-of-way dedication): 258,802 square feet (5.94 acres)

135 Hastings Hill Road: 20,406 square feet (9,366 new proposed dedication + 11,040 square feet already dedicated)

Total combined area: 20,406 square feet

Proposed post-construction impervious area at 151 Peddycord Park Drive:

Existing Total Impervious Area: 73,152 square feet

Proposed New Impervious Area: 9,366 square feet

Total impervious area: 82,518 square feet

Total percent impervious area: 20,406 combined conservation easement area/82,518 square feet proposed impervious area = 24%

FINDINGS

To approve a paired parcel averaged-density development, the Planning Board must make the following findings in the affirmative (*staff comments in italics*):

1. **Location.** The developed parcel and the undeveloped parcel are in the same watershed and are located so as to preserve open space in more sensitive areas of the watershed;

Both parcels are in the balance of the watershed, outside of the Salem Lake Reservoir Protection Area;

2. **Consistent with adopted plans and orderly development.** The development proposal for the parcel pair is consistent with adopted plans and with the orderly and planned distribution of development throughout the watershed;

The Kernersville Land Use Plan recommends industrial land uses for the developed parcel;

3. **Density/Built Upon Area.** Overall density of the paired parcel averaged-density development, calculated either by dwelling units per acre or built upon area, does exceed the density that would be allowed if the parcels were developed separately and the built upon area on either parcel does not exceed seventy percent (70%);

The 24 percent low-density option is proposed (see supporting calculations above);

4. **Built Upon Areas and Water Quality Impact.** The paired parcel averaged-density development is designed to minimize built upon areas and negative water quality impacts;

The area to be preserved includes the convergence of two small streams;

5. **Summary Finding.** The paired-parcel averaged-density development plan as a whole conforms to the intent and requirements of the Salem Lake Watershed Ordinance and the proposed development along with the required conditions assures protection of the public interest and achieves the objectives of the Salem Lake Watershed Ordinance.

The proposed conditions require a conservation easement be recorded and both parcels be platted.

STAFF RECOMMENDATION

Staff recommends that the City-County Planning Board determine the Duarte and Castro paired parcel averaged-density proposal (PBR 2023-14) meets the required findings (listed above) and approval of the site plan(s) with attached conditions.