Property included in zoning request.
500' mail notification radius. Property not in zoning request.

MAP(S):
- NEAREST BLDG:
  - 10' north
- SCALE:
  - 1" represents 300'
- STAFF:
  - Allred
- GMA:
  - 3
- ACRES:
  - 8.83
- NEAREST BLDG:
  - 10' north
- MAP(S):
  - 6823.02

DOCKET #: W-3584

PROPOSED ZONING:
RM18-S

EXISTING ZONING:
RM12-S

PETITIONER:
Grand Silo Investments, LLC
(Grand Silo Apartments)
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

5. Planworx Architecture, P.A. retains ownership of all designs depicted and implied herein.

6. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

5711 SIX FORKS ROAD, SUITE 100
website

Building Type 1

Exterior Material Legend
- Vertical Shakes - Fiber Cement Siding
- Fiber Cement Board
- Horizontal Fiber Cement Siding
- Brick Veneer
- Brick
- Stone Veneer
- Standing Seam Metal Roof
- Asphalt Shingle Roof
- Flat Low Slope Roofing
- Rake Trim to be 4" Typical
- Horizontal Rake Trim to be 6" Typical
- Insulated Sheathing
- Rockwool
- Insulation

Exterior Lights Per Builder/Electrical Drawings

Address Numbers shall be placed on the front of each breezeway. These numbers shall contrast with their background. Address numbers shall be placed on the front of each building. Address numbers shall be at least 6" high. Address identification shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be adjacent to all wall/roof penetrations to match color of adjacent material.

Cert. No.

Heritage Park Phase 3 - Grand Silo

Building Type 1 - Front Elevation

Building Type 1 - Side Elevation (Left Shown)

Building Type 1 - Rear Elevation

Scale: 1/8" = 1'-0"
1. Building Type 3 - Front Elevation

2. Building Type 3 - Side Elevation (Left Shown)

3. Building Type 3 - Rear Elevation

Scale: 1/8" = 1' - 0"

ELEVATION GENERAL NOTES

- Building Type 3
- Permits
- Building permits shall be obtained and approved by the appropriate local building departments.
- Electric service, if required, is to be provided by the builder or owner.
- Plumbing and electrical connections are to be made in accordance with the local building codes.
- Water and/or sewer connections are to be made in accordance with the local building codes.
- The contractor is to notify the architect immediately of conditions or items varying from the depicted information.

NOT FOR CONSTRUCTION

05-30-23

Heritage Park Phase 3 - Grand Silo

Permit Review Set

Building Type 3

Elevations

F: \Jobs\Multifamily_Commercial Group\2021\006921 - Heritage Park Phase 3 (Grand Silo)\05_CAD\006921_A202_B3-EL.dwg

Tuesday, May 30, 2023 11:06:43 AM

Jerry
1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.

2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Building Type 4 & 5 - Front Elevation

BASEMENT ELEVATION = 0'-0"
FIRST FLOOR SLAB ON GRADE ELEVATION =
SECOND FLOOR ELEVATION =
THIRD FLOOR ELEVATION =
AVERAGE MAIN ROOF HEIGHT ELEVATION =
MAIN RIDGE HEIGHT

4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of Planworx Architecture, P.A. Design.

5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.

Addressing:
- Penetrations
- Exterior lighting per
- Exterior materials
- All wall/roof penetrations to match color of adjacent material
- Address numbers, building numbers or address identification shall have approved
- Corner boards to be 4" fiber cement trim
- Window trim to be 6" fiber cement trim and band board above brick rowlock & stone 8" fiber cement board
- Sill and jamb trim, typical

Building Type 4 & 5 - Side Elevation (Left Shown)

Scale: 1/8" = 1'-0"

Sheet Title:
Project No:
Cert. No:

Exterior General Notes

Exterior Material Legend
- Asphalt Shingle Roof
- Standing Seam Metal Roof
- Horizontal Plywood Sheathing
- Fiber Cement Panel Bd W/ 3 1/2" Battens Spaced Per Elevation
- Horizontal Fiber Cement Siding
- Standing Seam Metal Roof
- Asphalt Shingle Roof
- Brick Veneer

Elevation General Notes
Addressing:
- Penetrations
- Exterior lighting per
- Exterior materials
- All wall/roof penetrations to match color of adjacent material
- Address numbers, building numbers or address identification shall have approved
- Corner boards to be 4" fiber cement trim
- Window trim to be 6" fiber cement trim and band board above brick rowlock & stone 8" fiber cement board
- Sill and jamb trim, typical

Notes:

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2. Contractor is to notify architect immediately of conditions or items varying from depicted information.

3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.

4. Planworx Architecture, P.A. retains ownership of all designs depicted and implied herein.

5. Planworx Architecture, P.A. is not responsible for estimating, maintaining, or regulating construction costs associated with these plans.

6. Planworx Architecture, P.A. is not responsible for addressing or drawing material to construction.

Heritage Park Phase 3 - Grand Silo

Building Type 4 & 5 - Rear Elevation

Scale: 1/8" = 1'-0"
PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3584</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Marc Allred</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Grand Silo Investments, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN 6823-58-9063</td>
</tr>
<tr>
<td>Address</td>
<td>1651 Grand Silo Way</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM12-S (Residential, Multifamily – 12 units per acre) to RM18-S (Residential, Multifamily – 18 units per acre). The petitioner is requesting the following uses: • Residential Building, Multifamily and Residential Building, Townhouse</td>
</tr>
</tbody>
</table>

**NOTE:** General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.

<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>A summary of the petitioner’s neighborhood outreach is attached.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2 and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available, and the site has direct access to a minor or major thoroughfare.</td>
</tr>
<tr>
<td>Rezoning Consideration from Section 3.2.19 A 16</td>
<td>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the site is within GMA 3, has adequate access to public utilities, and has access to an expressway and a minor thoroughfare via a collector street (Southpark Boulevard).</td>
</tr>
</tbody>
</table>

GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>East side of Grand Silo Way, north of Southpark Boulevard.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 8.83 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Vacant land</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>North</td>
<td>RS9 and HB-S</td>
</tr>
<tr>
<td>Section</td>
<td>East</td>
</tr>
<tr>
<td>---------</td>
<td>------</td>
</tr>
<tr>
<td>South</td>
<td>RM12-S and RM18</td>
</tr>
<tr>
<td>West</td>
<td>RM12-S</td>
</tr>
</tbody>
</table>

**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?

Yes, the residential building, multifamily use is allowed on the properties south and west of the subject property. This request is a revision of the previously approved RM12-S rezoning that occurred in 2003.

**Physical Characteristics**

The partially wooded site slopes downward to the east with a significant drop in elevation to an unnamed creek bed running from south to north on the eastern portion of the property. The remaining eastern portion of the site slopes steeply towards the same creek. No development is proposed on the eastern portion of the site.

**Proximity to Water and Sewer**

Public water is accessed from Grand Silo Way and public sewer is available on the eastern portion of the property.

**Stormwater/Drainage**

Stormwater and runoff drainage will be managed by one underground stormwater management device on the southern portion of the site. The device will ultimately drain to the unnamed creek.

**Watershed and Overlay Districts**

The site is not located within a water supply watershed.

**Analysis of General Site Information**

The site is mostly undeveloped with open area to the west and wooded area to the east. The site contains sloping topography to an intermittent stream bed. The site has adequate access to public utilities and is not located within a water supply watershed.

## RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3198</td>
<td>RS9 and RM18-S to HB-S</td>
<td>Approved 10/7/2013</td>
<td>East</td>
<td>0.27</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2968</td>
<td>RM12-S Site Plan Amendment</td>
<td>Approved 2/4/2008</td>
<td>Current request is part of rezoning</td>
<td>11.72</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2810</td>
<td>RS9 and RM18-S to HB-S</td>
<td>Approved 2/6/2006</td>
<td>East</td>
<td>4.38</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td>Street Name</td>
<td>Classification</td>
<td>Frontage</td>
<td>Average Daily Trip Count</td>
<td>Capacity at Level of Service D</td>
</tr>
<tr>
<td>-------</td>
<td>--------------------------</td>
<td>----------------</td>
<td>----------</td>
<td>--------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>W-2602</td>
<td>Southpark Boulevard</td>
<td>Collector Street</td>
<td>556 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>W-2197</td>
<td>Grand Silo Way</td>
<td>Private Road</td>
<td>276 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Heritage Pointe Drive</td>
<td>Private Road</td>
<td>290 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The proposed site plan shows two access points; one connecting to Grand Silo Way and the other a proposed emergency-access-only drive that connects to Heritage Pointe Drive.

**Proposed Road Improvements**
No road improvements are being proposed as a part of this request.

**Trip Generation - Existing/Proposed**

- **Existing Zoning: RM12-S**
  148 units x 6.65 (apartment trip rate) = 985 trips per day

- **Proposed Zoning: RM18-S**
  120 units x 6.65 (apartment trip rate) = 798 trips per day

**Sidewalks**
Sidewalks already exist along Southpark Boulevard and Grand Silo Way. The developer is proposing internal sidewalks connecting to Grand Silo Way and Heritage Pointe Drive.

**Transit**
WSTA Route 83 is located at the intersection of Peters Creek Parkway and Southpark Boulevard. This is approximately .35 miles from the site and is connected by sidewalks.

**Connectivity**
The site plan proposes a single public access point at the intersection of Harvest Moon Lane and Grand Silo Way. An additional emergency vehicular access point is proposed at Heritage Pointe Drive.

Two pedestrian connections will be established through internal sidewalks that will connect with the existing sidewalks at the intersections of Harvest Moon Lane and Grand Silo Way, and Heritage Pointe Drive and Grand Silo Way. There will not be any direct pedestrian connection to Southpark Boulevard as the existing sidewalks are positioned on the south side of that boulevard.

**Transportation Impact Analysis (TIA)**
A TIA was not required for this proposal. The petitioner is requesting 28 fewer units than the originally approved site plan showed and therefore any change in traffic generation would be less that what was previously approved.

**Analysis of Site Access and**
The proposed development is a continuation of the Heritage Park and Morgan Ridge Phase II development originally approved in 2003.
The two proposed site access points are in locations similar to those that were previously approved. The site plan depicts one new public access point (Harvest Moon Lane) at the traffic circle on Grand Silo Way and an emergency access point on Heritage Pointe Drive. The site plan shows two internal private streets that will interconnect all proposed building and parking areas. The site plan shows two internal pedestrian connections to Grand Silo Way, but no direct connection to Southpark Boulevard, as existing sidewalks are located on the south side of the right-of-way with a designated pedestrian crossing to the north.

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>204,550</td>
<td>West of the unnamed creek.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>Parking</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>• One two-story apartment building- 16 units</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>• Two three-story apartment buildings- 48 units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Two three/four-story split apartment buildings- 56 units</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>60 feet</td>
<td>49 feet, 4 inches</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80%</td>
<td>42.70%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th>Complies with Section 3.2.11</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Section 4.5.14: RM18; Residential Multifamily District</td>
<td></td>
</tr>
<tr>
<td>• Section 5.2.71: Residential Building, Multifamily, Townhouse or Twin Home Use-Specific Standards</td>
<td></td>
</tr>
<tr>
<td>• Table 6.1.2: Motor Vehicle and Bicycle Parking Space Requirements</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
<th>(A) Legacy 2030 policies:</th>
<th>(B) Environmental Ord.</th>
<th>(C) Subdivision Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed site plan illustrates five multifamily apartment buildings with a proposed clubhouse on the western portion of the site. The plan proposes one public entrance to the development and shows all required internal sidewalk connections. Additionally, the site plan shows an enhanced 15-foot Type II Bufferyard with Leyland cypress screening and a six-foot high opaque fence along the property line to the northwest. A required ten-foot streetyard is shown between the southern parking area and Southpark Boulevard. Stormwater on site is proposed to be managed with an underground stormwater device located beneath the southern parking area.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yes</td>
<td>N/A</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

**Legacy 2030 Growth Management Area**

GMA 3 – Suburban Neighborhoods
| Relevant Legacy 2030 Recommendations | • Encourage the reuse of existing sites that is compatible and complementary with the surrounding area.  
• Encourage a mixture of residential densities and housing types through land use recommendations. |
| Relevant Area Plan(s) | South Suburban Area Plan Update (2017) |
| Area Plan Recommendations | • The proposed land use map recommends intermediate-density attached residential development (8.1 – 18 dwelling units / acre) for this site. |
| 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. |
| Comprehensive Transportation Plan Information | No improvements are recommended by the CTP in relation to this request. |
| Rezoning Consideration from Section 3.2.19 A 16 | **Is the requested action in conformance with Legacy 2030?**  
Yes. |
| Analysis of Conformity to Plans and Planning Issues | The request is to rezone an approximately 8.83-acre site from RM12-S to RM18-S, to allow for 120 apartment units.  
The proposed density of 13.6 units per acre is similar to the currently approved RM12-S zoning, which allowed 148 units on the same property (case W-2968) at a density of 16.76 du/ac. Although the entire site plan for case W-2968 had an overall density of 10.37 du/ac, the subject parcel was cut out of the larger development and sold to a separate entity. The purpose of this request is to allow for this parcel to operate independently under a zoning district that will accommodate the proposed densities and additional height for two of the split-level apartment buildings. Both density and building height limits prevent the site from being developed under existing RM12-S zoning.  
The South Suburban Area Plan recommends intermediate residential density land use at this location. Legacy encourages the reuse of existing sites with developments that are compatible with the surrounding area. As this is effectively a reduction in the total number of originally proposed units on site, there are no anticipated traffic or land use impacts associated with this request. |
### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is generally consistent with the recommendations of both <em>Legacy 2030</em> and the <em>South Suburban Area Plan</em>.</td>
<td>The request has limited vehicular interconnectivity opportunities given the developed nature of the surrounding area.</td>
</tr>
<tr>
<td>The request proposes additional screening to further buffer the development against the single-family homes to the northwest of the site.</td>
<td></td>
</tr>
<tr>
<td>The request would result in a lower net density for the development which would further limit any offsite impacts to neighbors.</td>
<td></td>
</tr>
</tbody>
</table>

### 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 GRADING PERMITS:**
  a. The developer shall submit a stormwater management study 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 or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The developer shall record a final plat in the office of the Register of Deeds. The final plat shall show tentative building locations and all access and utility easements with reference to any cross-access agreements. As a part of final plat recording, the developer shall record a negative access easement along the frontage of Southpark Boulevard.
  b. 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. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  b. An enhanced 15’ Minimum Type II Bufferyard with Leyland Cypress plantings and a six-foot high opaque wood fence shall be installed adjacent to single-family residential zoning.

**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.