DOCKET #: W3131

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
MU-S

PETITIONER:
Stafford Place, LLC
for property owned by Same

SCALE: 1" represents 500'
STAFF: Reed
GMA: 3
ACRES: 22.07
NEAREST BLDG: 9' west
MAP(S): 618830, 624830
January 25, 2012

Stafford Place, LLC
c/o Christopher Parr
1813 Pembroke Road, Suite F
Greensboro, NC 27408

Re: Site Plan Amendment W-3131

Dear Mr. Parr:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

[Signature]
A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
DATE: January 25, 2012
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:
Request for Public Hearing on Site Plan Amendment of Stafford Place, LLC

SUMMARY OF INFORMATION:
Site plan amendment request of Stafford Place, LLC for a MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Wholesale Trade A; Wholesale Trade B; Building Contractors, Heavy; Shopping Center; Banking and Financial Services; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Child Care Institution; Child Daycare Center; Government Offices, Neighborhood Organization, or Post Office; School, Private; School, Vocational or Professional; and Manufacturing A] zoned site: property is located on the south side of Stafford Village Boulevard, west of Peters Creek Parkway (Zoning Docket W-3131).

PLANNING BOARD ACTION:
MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Stafford Place, LLC,
Docket W-3131

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of
the City of Winston-Salem, N.C. are hereby amended by granting a Site Plan Amendment for
property zoned MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug
Store; Furniture and Home Furnishings Store; Retail Store; Restaurant (without drive-through
service); Restaurant (with drive-through service); Wholesale Trade A; Wholesale Trade B;
Building Contractors, Heavy; Shopping Center; Banking and Financial Services; Offices;
Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services;
Recreation Services, Indoor; Child Care Institution; Child Daycare Center; Government Offices,
Neighborhood Organization, or Post Office; School, Private; School, Vocational or Professional;
and Manufacturing A - Site Plan Amendment] and described as follows:

PIN #6823-41-0996

Section 2. This Ordinance is adopted after approval of the site plan entitled Stafford
Place, LLC and identified as Attachment "A" of the Special Use District Permit issued by the
City Council the ______ day of ______________________, to Stafford Place, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit
pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to
be known as Stafford Place, LLC. Said Special Use District Permit and site plan with associated
documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Stafford Place, LLC, (Zoning Docket W-3131). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Retail Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Wholesale Trade A; Wholesale Trade B; Building Contractors, Heavy; Shopping Center; Banking and Financial Services; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Child Care Institution; Child Daycare Center; Government Offices, Neighborhood Organization, or Post Office; School, Private; School, Vocational or Professional; and Manufacturing A - Site Plan Amendment], approved by the Winston-Salem City Council the _____ day of ____________________, 20___ " and signed, provided the property is developed in accordance with requirements of the MU-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
  a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain driveway permits from City of Winston-Salem Public Works Department; prior to the issuance of the driveway permit developer shall
make payment for approved left turn lanes within the median of Stafford Village Boulevard; specific improvements shall include those noted within condition “a” and “f” under Prior to the Issuance of Occupancy Permits.

b. Developer shall meet the requirements of the Stormwater Division.

c. A Land Disturbing Permit will be required. Verification of retaining wall heights will be required and plans must be submitted if height from grade is five feet or more for 50 linear feet or more.

• PRIOR TO THE SIGNING OF PLATS:
  a. All documents including covenants, restrictions, and homeowner’s association agreements shall be recorded in the office of the Register of Deeds.
  b. All required fire hydrants shall be installed or bonded in accordance with the Winston-Salem Fire Department.
  c. A private access and cross parcel access easement agreement from Ward Cabin Lane to the western property line shall be recorded.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. Developer shall record a plat showing utility and access easements in the office of the Register of Deeds.
  b. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than \( \frac{1}{2} \) foot candle of light at the property line.
  c. All proposed buildings shall be consistent with the building elevations as shown in the exhibits as approved by Planning staff.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. Developer shall install all the on-site improvements recommended in the Traffic Impact Study (TIS) and by the requirements specified in the driveway permits to the specifications of the Public Works Department of the City of Winston-Salem. Said improvements shall include: installation of a traffic signal at Stafford Place Boulevard when warranted; construction of a 12’ thru lane, curb and gutter and sidewalk across said property on the southern side of Stafford Village Boulevard; and right turn lane at Stafford Place Boulevard.
  b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
  d. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to indicate the line between public/private streets.
  e. Developer shall install or financially guarantee large variety street trees as defined in UDO Section 3-4.10, within street yards, bufferyards and motor vehicle parking areas.
f. Developer shall contact the Winston-Salem Transit Authority (WSTA) to coordinate with WSTA for a transit pull out. Any required transit stop or shelter recommended by WSTA along Stafford Village Boulevard shall be installed or completed by the developer prior to the issuance of occupancy permits.

g. Developer shall repair Stafford Village Boulevard from any damage incurred during construction.

h. The final building elevations shall be in substantial conformity with the elevations submitted with this request as approved by Planning staff.

• OTHER REQUIREMENTS:

a. Development shall be permitted: (1) freestanding, fifteen (15) foot high monument sign with a seventy-five (75) square foot sign area at the Stafford Place Boulevard and Town Square Drive entrance; and (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area at the western most entrance. If the developer wishes to have two signs at the Stafford Place Drive entrance, then said signs shall have a maximum height of eight (8) feet and a maximum area of seventy-five (75) feet. Attached signage shall be limited to 15% of the associated wall space.

b. Developer shall ensure that all utilities are installed underground.
<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
</tr>
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<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
<tr>
<td><strong>Proposal</strong></td>
</tr>
</tbody>
</table>

| **Neighborhood Contact/Meeting** | The petitioner did not indicate on the application if a neighborhood meeting has been held. |
| **Zoning District Purpose Statement** | The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounding area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctively different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1, 2, 3, 4, and activity centers. |
### General Site Information

<table>
<thead>
<tr>
<th>Location</th>
<th>South side of Stafford Village Boulevard, west of Peters Creek Parkway</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>±22.07 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Site is undeveloped</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-9</td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>MRB-S</td>
<td>Lowes Home Improvement and Wal-Mart</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>RS-9</td>
<td>Undeveloped</td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Undeveloped and single family homes</td>
<td></td>
</tr>
</tbody>
</table>

**Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)**

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

The proposed mixture of uses is compatible with the surrounding commercial and residential uses and the adjacent undeveloped property.

**Physical Characteristics**

The site is heavily wooded with mature vegetation. The topography is variable and does include some steep slopes which drain into the three creeks which traverse the site. Said creeks are tributary streams which flow south to the South Fork of Muddy Creek. The National Wetlands Inventory Map (Winston-Salem West USGS Quad) does not show a wetland on the subject property. However, the submitted site plan denotes several wetlands along said creeks. The petitioner is responsible for complying with all State and Federal wetland regulations, including securing appropriate permits from the NC Department of Environment and Natural Resources and the US Army Corp of Engineers for any wetland impacts.

**Proximity to Water and Sewer**

Public water and sewer are available. However, a 48” water transmission main which traverses the site may need to be partially relocated.

**Stormwater/Drainage**

A storm water management study will be required. The site plan shows six (6) storm water management BMPs. One of the requirements for approval of the City of Winston-Salem’s permit from the US Army Corps of Engineers to cross the streams with Stafford Village Boulevard, is that any development adjacent to said roadway must address stormwater quality as well as quantity issues.

**Watershed and Overlay Districts**

The site is not within a water supply watershed.

**Analysis of General Site Information**

With extensive grading, wetlands protection and potential water line relocation, the site is adequate for the proposed improvements.
### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stafford Village Boulevard</td>
<td>Major Thoroughfare</td>
<td>961'</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Jay Avenue</td>
<td>Local Street (Platted, Unopened)</td>
<td>292'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):**
The site plan proposes three access points onto Stafford Village Boulevard.

**Planned Road Improvements:**
Because the ultimate design of Stafford Village Boulevard is a four lane section with curb and gutter and sidewalks, the developers adjacent to the roadway are responsible for the additional improvements as their projects are approved.

**Trip Generation - Existing/Proposed:**
- **Existing Zoning:** MU-S  
  266 units x 6.59 (Multifamily Trip Rate) = 1,753 Trips per Day

  **Proposed Zoning:** MU-S  
  363 units x 6.59 (Multifamily Trip Rate) = 2,393 Trips per Day

**Sidewalks:**
The proposed site plan includes the recommended sidewalks along Stafford Village Boulevard. The plan also includes a good internal network of sidewalks including the use of decorative concrete crosswalks.

**Transit Connectivity:**
The proposed development is divided into two separate development tracts with individual access points onto Stafford Village Boulevard. The two building areas are connected to each other by a sidewalk along Stafford Village Boulevard and by an internal pedestrian link. A vehicular connection is proposed between the eastern most tract and the adjoining property.

It should be noted that in the case of Jay Avenue, it is the policy of the Winston-Salem Department of Public Works to require the developer of adjacent property to either improve the platted unopened right-of-way to City standards or petition for closure. However, due to the topography where Jay Avenue abuts the subject property, the Assistant City Manager for Public Works, has determined that a connection at this point cannot be made and meet the City's street design standards without significant off-site grading, thus this section of Jay Avenue will not be improved as part of this request. As noted, the public street, Ward Cabin Lane, does connect to the right-of-way for Jay Avenue. Because this will eventually provide an important north/south connection, it is therefore anticipated that the necessary off-site grading will take place to allow for such a connection, when the adjacent property is developed.

**Traffic Impact Study (TIS):**
The TIS was not required to be updated for the changes proposed in this Site Plan Amendment. The plan is subject to the requirements of the original TIS.
| Analysis of Site Access and Transportation Information | The proposed access to the site is along Stafford Village Boulevard. The access points will remain the same as shown on the currently approved plan and the two eastern most driveways may be signalized in the future. The developer will be responsible for the signalization costs. The developer will also be responsible for turn lane costs and for constructing a second eastbound lane with curb and gutter and sidewalk along said roadway. |

| **CONFORMITY TO PLANS AND PLANNING ISSUES** |

| Legacy GMA | Growth Management Area 3: Suburban Neighborhoods |

| Relevant Legacy Recommendations | - The site is within the core area of the Peters Creek Parkway Metro Activity Center (see attached map).  
- When residential, retail and employment uses are mixed it becomes possible to walk instead of drive for some trips. More importantly, the pedestrian environment which mixed use creates encourages people to walk to bus and rail stops by providing interesting pathways and places to stop along the way. At employment locations, a mix of uses allows employees to take care of day-to-day errands within walking distance of their jobs. Similarly, locating a grocery store, dry cleaner or day-care center adjacent to a residential neighborhood or near a bus or rail stop allows people to do these errands on their way to and from work. (p. 51)  
- Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings. (p. 52)  
Increased infill development could bring new opportunity and improved quality of life for residents within the Municipal Services Area, especially for neighborhoods within the city. Increased tax base, property values, jobs closer to home and increased investment and amenities in these neighborhoods are some of the potential benefits. (p. 38)  
- It is proposed that the overall density of development in the Municipal Services Area be significantly increased. However, the highest density of development, a range of multifamily housing and a variety of mixed uses is proposed at City/Town Centers, Metro Activity Centers, near transit stations and along Urban Boulevards. (p. 35) |

| Relevant Area Plan(s) | South Suburban Area Plan - Adopted March 14, 2011 |
| Area Plan Recommendations | • Proposed Land Use map recommends Intermediate-Density Residential 8-12 du/ac.

• The property is located within the Peters Creek MAC, which contains approximately 230 acres and is located between Peters Creek Parkway & Old Salisbury Road. An approved development plan exists for the central section of the MAC, which includes a mix of high-density residential, office & commercial development. New development in this Activity Center should include a mixture of uses.

• The highest density and mix of development should be concentrated at existing and proposed Activity Centers and along the Peters Creek Urban Boulevard.

• Goods and services should be available near where people live and work.

• The mix, type, density and design of development should facilitate walking, bicycling and the use of transit facilities.

• Clustering of residential development is recommended, where possible, for large undeveloped parcels identified for residential use to protect natural features, natural vegetation, and historic resources, and to provide open space. |

| Greenway Plan Information | There are no proposed greenways which traverse the site. |

| Addressing | There are no address assignment or street naming concerns. |

| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R) | (R)(3) - Have changing conditions substantially affected the area in the petition? | No. |

| (R)(4) - Is the requested action in conformance with Legacy? | Yes. |

| Analysis of Conformity to Plans and Planning Issues | The subject property is within the core area of the Peters Creek Parkway Metro Activity Center, (MAC). MACs are intended to be focal points for community-wide activities, including working, shopping, and living. MACs should be accessed by a balanced system of major thoroughfares, surface streets and public transportation, should emphasize pedestrian access for internal movement, and should have urban design features and mixed-use development as key elements. The request would increase the number of multifamily units from 266 to 363. This increased density is appropriate for the MAC and will help create the critical development mass needed for a Metro Activity Center while providing additional housing opportunities for the projected population growth in our community. |
### 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-3114</td>
<td>SPA to a MRB-S site</td>
<td>Approved 10-3-11</td>
<td>East of site</td>
<td>1.8</td>
<td>Denial Approval</td>
</tr>
<tr>
<td>W-2964</td>
<td>RS9 to MU-S</td>
<td>Approved 2-4-08</td>
<td>Includes subject site</td>
<td>36.09</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>W-2844</td>
<td>RS-9 to MRB-S</td>
<td>Approved 7-3-06</td>
<td>Directly northeast</td>
<td>36.91</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>W-2757</td>
<td>RS-9 to MRB-S</td>
<td>Approved 5-2-05</td>
<td>Directly east</td>
<td>29.72</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

- **Building Square Footage**:
  - 7,000 sf clubhouse and 1,200 sf pool
  - Central portion of the site
- **Units (by type) and Density**: 363 multifamily residential units on 22.07 acres = 16.45 units per acre.
- **Parking**:
  - **Required**: 449 spaces
  - **Proposed**: 513 spaces
  - **Layout**: 90° parking spaces
- **Building Height**:
  - Maximum: N/A
  - Proposed: 3/4 story split and 4 story
- **Impervious Coverage**:
  - Maximum: N/A
  - Proposed: 43.16%
- **UDO Sections Relevant to Subject Request**:
  - Chapter B, Article II, Section 2-1.5 (C) MU-S District
  - Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily Use Conditions
- **Complies with**:
  - (A) Legacy policies: Yes
  - (B) Environmental Ord.: N/A
  - (C) Subdivision Regulations: Yes
- **Analysis of Site Plan Compliance with UDO Requirements**:
  - The developer has submitted building elevations which are generally consistent with the ordinance requirements.

### 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 consistent with the MAC recommendations of Legacy and proposed MU-S District requirements.</td>
<td>Request will contribute to additional traffic on Peters Creek Parkway</td>
</tr>
<tr>
<td>The increase in density would contribute positively to the developing MAC.</td>
<td></td>
</tr>
</tbody>
</table>
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

**PRIOR TO THE ISSUANCE OF ANY PERMITS:**

a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

a. Developer shall obtain driveway permits from City of Winston-Salem Public Works Department; prior to the issuance of the driveway permit developer shall make payment for approved left turn lanes within the median of Stafford Village Boulevard; specific improvements shall include those noted within condition “a” and “f” under Prior to the Issuance of Occupancy Permits.

b. Developer shall meet the requirements of the Stormwater Division.

c. A Land Disturbing Permit will be required. Verification of retaining wall heights will be required and plans must be submitted if height from grade is five feet or more for 50 linear feet or more.

**PRIOR TO THE SIGNING OF PLATS:**

a. All documents including covenants, restrictions, and homeowner’s association agreements shall be recorded in the office of the Register of Deeds.

b. All required fire hydrants shall be installed or bonded in accordance with the Winston-Salem Fire Department.

c. A private access and cross parcel access easement agreement from Ward Cabin Lane to the western property line shall be recorded.

**PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

a. Developer shall record a plat showing utility and access easements in the office of the Register of Deeds.

b. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than ½ foot candle of light at the property line.

c. All proposed buildings shall be consistent with the building elevations as shown in the exhibits as approved by Planning staff.

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c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.

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h. The final building elevations shall be in substantial conformity with the elevations submitted with this request as approved by Planning staff.

• OTHER REQUIREMENTS:

  a. Development shall be permitted: (1) freestanding, fifteen (15) foot high monument sign with a seventy-five (75) square foot sign area at the Stafford Place Boulevard and Town Square Drive entrance; and (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area at the western most entrance. If the developer wishes to have two signs at the Stafford Place Drive entrance, then said signs shall have a maximum height of eight (8) feet and a maximum area of seventy-five (75) feet. Attached signage shall be limited to 15% of the associated wall space.

  b. Developer shall ensure that all utilities are installed underground.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are staff comments only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. 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-3131
JANUARY 12, 2012

PUBLIC HEARING
FOR:  None
AGAINST:  None

WORK SESSION
During discussion by the Planning Board, the following points were made:

1. Jay Street will not be connected at this time. If the property on the southwest side of Jay Street is developed at some time there will probably be some grading done that can accommodate a connection at grade. At this point it isn't at grade and isn't a street we want to send additional traffic down due to its current standards.

MOTION: Paul Mullican moved approval of the Site Plan Amendment and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Lynne Mitchell, Paul Mullican,
        Allan Younger
   AGAINST: None
   EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

**Project Case Number: W-3131**

**PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS**

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

|-----------------------------|-----------------------------|------------------------|

**PROJECT DESCRIPTION:** North side of Robinhood Road, across from Woodrow Avenue

**NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov**

"Not a State Route."

(per email from Steve Jones)

Signature

**WSDOT- Phone # - 336.747.6877 Email: connie@cityofws.org**

"Explain Stafford Place Boulevard construction. The bulb outs on the side street will prohibit 2 way traffic. Shaded lanes show exit only. Where will mail kiosks be located?"

(per email from Connie Curtis)

Signature

**City Engineer- Phone # - 336.747.6846 Email: albertog@cityofws.org**

"Road plans req’d for review and approval (both public and private). Concrete strips req’d at all private roads at public road. Driveway permit req’d for all private road intersections with public roads. Road plans req’d for improvements to Stafford Village Blvd. for review and approval."

(per email from Al Gaskill)

Signature

**City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org**

"Repair any damages to Stafford Village Blvd. that occur during construction. Public R/W on Stafford Village Blvd. should include all sidewalk. Current depiction does not include sidewalk within the R/W. Build streets to city standards."

(per email from Robby Stone)

Signature

**Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org**

"Label tree save areas as "Area 1", "Area 2", and Area 3. Clearly define tree save areas. (Bold) lines."

(per email from Jeff Vaughn)

Signature

**Inspections (Erosion Control)- Phone # - 336.727.2388 Email: josephf@cityofws.org**

"Land disturbing permit will be required. Verification of retaining wall heights required. Wall plans must be submitted if height from grade is 5 feet or more for 50 linear feet or more."

(per email from Joe Fogarty)

Signature
Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org
"Stormwater study required to be submitted and approved for a stormwater permit prior to issuance of a grading permit"
(per email from Joe Fogarty)

Signature

Fire (City)- Phone # - 336.747.7359 Email: jons@cityofwsfire.org
"Sprinkler will be required. Fire hydrant required within 500 feet of most remote corner of building as measured by the manner in which the hose will come off the firetruck as it lays in from the hydrant. FDC must be within 100 feet of public hydrant."
(per email from Jon Canupp)

Signature

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
"Subject to Utilities plan review for permits and/or authorization to construct. Structures, Retaining Walls, Trees, Heavy Plantings, Cut, Fill, or other significant disturbance shall not be permitted within water and/or sanitary sewer easements. SS line should be video inspected prior to construction work being done within the SS easement, however, SHALL be video inspected after work is completed as evidence that no damage has occurred. Repair to damage of existing SS system shall be made at the expense of the owner or the owner’s contractor(s). South Fork Basin near capacity. Relocated sewer line should be at least 20’ away from top of creek bank. 48” water line relocation needs to be coordinated with Utilities."
(per email from Courtney Driver)

Signature

Sanitation- Phone # - 336.748.3080 Email: christe@cityofws.org

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"Staff recommends exploring a way to make the SW pond behind the pool and building 10 an attractive/landscaped area- also any way(s) to mitigate mosquitoes in such close proximity to pool area? Need color building elevations for all 3 building types; additional dumpsters needed in the area between buildings 9 & 13? Include/show curb cut where 30’ access easement is shown on western property line; staff recommends 7’ wide sidewalks adjacent to parking; update uses in legend to reflect current UDO terminology; all existing conditions will be carried forward."
(per email from Aaron King)

Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
"No address assignment or street naming concerns."
(per email from Ben Stamey)
APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3131
STAFFORD PLACE, LLC-SITE PLAN AMENDMENT

The proposed Site Plan Amendment for a MU-S zoned site to add 97 multifamily with its added conditions is consistent with the Legacy Comprehensive Plan, and in part with the South Suburban Area Plan (SSAP) and is reasonable and in the public interest because:

1. The request is consistent with the proposed MU-S District requirements;

2. The proposed increased density is appropriate for the Peters Creek Parkway Metro Activity Center (MAC) and will help create the critical development mass needed for the MAC;

3. The request seeks to provide additional housing opportunities for the projected population growth in Winston-Salem; and

4. The site has no apparent development constraints, and appears to be suitable for development within the proposed GB-S District.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3131
STAFFORD PLACE, LLC-SITE PLAN AMENDMENT

While the proposed Site Plan Amendment for a MU-S zoned site to add 97 multifamily with its added conditions is consistent with the Legacy Comprehensive Plan, and in part with the South Suburban Area Plan (SSAP) granting such is not reasonable or in the public interest because the request will contribute to additional traffic on Peters Creek Parkway.