DOCKET #: W3139

PROPOSED ZONING:
Site Plan Amendment & Final Development Plan

EXISTING ZONING:
PB-S Two-Phase

PETITIONER:
Brookstown Development Partners, LLC
for property owned by Same

SCALE: 1" represents 300'
STAFF: King
GMA: 2
ACRES: 2.76
NEAREST BLDG: 5' west
MAP(S): 624854
March 21, 2012

Brookstown Development Partners, LLC
c/o Billy Prim, Managing Partner
104 Cambridge Plaza Drive
Winston-Salem, NC 27104

Re: Site Plan Amendment W-3139

Dear Mr. Prim:

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
Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101
## ACTION REQUEST FORM

**DATE:** March 21, 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 and Final Development Plan of Brookstown Development Partners, LLC

### SUMMARY OF INFORMATION:

Site Plan Amendment and Final Development Plan of Brookstown Development Partners, LLC for a PB-S Two-Phase (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (w/o Drive-Through Service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities) zoned site; property is located on the west side of Peters Creek Parkway between West First Street and Park Circle (Zoning Docket W-3139).

### 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 Brookstown Development Partners, LLC,
Docket W-3139

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 PB-S [Residential Building, Single Family; Residential Building, Duplex;
Residential Building, Townhouse; Residential Building, Twin Home; Residential Building,
Multifamily; Combined Use; Fraternity or Sorority; Life Care Community; Arts and Crafts
Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store;
Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-
through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and
Breakfast; Building Contractors, General; Funeral Home; Hotel or Motel; Motor Vehicle, Rental
and Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research
Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation
Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research
Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care,
Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day
Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution,
Neighborhood; Club or Lodge; College or University; Government Offices, Post Office,
Neighborhood Organization; Habilitation Facility C; Hospital or Health Center; Institutional
Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution;
Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities - TWO PHASE - Site Plan Amendment] and described as follows:

PIN #’s 6825-85-7071, 7280, 7285, 8012, 8053, 8096, 8102, 8362, 9028, 9151, 9184, 9201, 9302, 9351, 9380, 6825-95-0107, 0231, 0265, 0360, & 0119

Section 2. This Ordinance is adopted after approval of the site plan entitled Brookstown Multifamily and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, to Brookstown Development Partners, 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 Brookstown Multifamily. 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 Brookstown Development Partners, LLC, (Zoning Docket W-3139). 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 PB-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Habilitation Facility C; Hospital or Health Center; Institutional
Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site: Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities - TWO PHASE - 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 PB-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:

Note: The conditions listed below are only applicable to the 2.76 acre subject property of this request (W-3139). All conditions previously approved by the City Council remain in effect for the remainder of the ballpark PB-S Two-Phase zoning (W-2936).

• OTHER REQUIREMENTS CARRIED OVER FROM ORIGINAL BALLPARK REZONING (W-2936) THAT ARE APPLICABLE TO THIS CASE:
  a. All Final Development Plans shall go to the City Council for final approval.
  b. A TIS shall be submitted and approved by WSDOT for the subject property.
  c. The developer shall dedicate a minimum of 0.59 acres of public park land within the second phase of the development. The location of the dedicated park land shall be approved by the Recreation and Parks Director.
  d. Lighting for the second phase may be subject to further conditions through Final Development Plan review.
  e. Sidewalks shall be provided along all street frontages of the second phase property where they do not currently exist. Connections from the public sidewalks to the site shall be provided.
  f. The use Services, Personal shall be further restricted to not allow tattoo parlors.
  g. For the baseball stadium development in the Phase I portion of the development, lighting and sound systems shall be maintained as per the specifications applicable at their installation. Special events such as fireworks and concerts are exempt from this restriction.
  h. For the baseball stadium site in the Phase I portion of the development, the developer shall use the Center City West parking deck to meet the remainder of the parking requirements for Phase I that cannot be met on an interim basis on the entire PB-S tract. This arrangement shall remain in place until adequate permanent parking facilities are available.
• **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     • Dedication of right-of-way to the specifications of WSDOT
     • Close all unused curb cuts with similar materials
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall petition to close and abandon the right-of-way at the intersection of Park Circle and Peters Creek Parkway as shown on the site plan.
  b. The proposed building shall be constructed in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by Planning staff.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  c. Developer shall install ADA detectable dome mats at all public street intersections where they are not currently present.
  d. Developer shall provide a seven (7) foot wide planting strip between the back of curb and sidewalk for areas where new sidewalk construction will be required. Street trees shall be planted within this seven (7) foot wide planting strip at a rate of one per fifty (50) linear feet.

• **OTHER REQUIREMENTS:**
  a. Street trees planted along the frontage on Peters Creek Parkway shall be Chestnut Oaks in order to match the existing trees on the east side of Peters Creek Parkway.
CITY ORDINANCE - SPECIAL USE

Final Development Plan of Brookstown Development Partners, LLC, Docket W-3139

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 changing from PB-S [Residential
Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse;
Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Fraternity
or Sorority; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug
Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden
Supply Store, Retail; Restaurant (without drive-through Service); Retail Store; Shopping Center;
Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Funeral
Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services, A; Services, B;
Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor;
Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater,
Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care
Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick
Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution,
Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or
University; Government Offices, Post Office, Neighborhood Organization; Habilitation Facility
C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public;
Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Postal Processing
Facility; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum,
or Exhibition Building; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities - TWO PHASE] to Final Development Plan for PB-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities - TWO PHASE] the zoning classification of the following described property:

PIN #’s 6825-85-7071, 7280, 7285, 8012, 8053, 8096, 8102, 8362, 9028, 9151, 9184, 9201, 9302, 9351, 9380, 6825-95-0107, 0231, 0265, 0360, & 0119
Section 2. This Ordinance is adopted after approval of the site plan entitled Brookstown Multifamily and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of ____________________, 20___ to Brookstown Development Partners, 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 Brookstown Multifamily. 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 Final Development Plan of Brookstown Development Partners, LLC, (Zoning Docket W-3139). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use District Permit for a Final Development Plan in a PB-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Postal Processing
Facility: School, Private: School, Public: School, Vocational or Professional: Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial: Terminal, Bus or Taxi; Transmission Tower; and Utilities - TWO PHASEZoning District, approved by the City Council of the City of Winston-Salem the _____ day of ____________________, 20____ " and signed, provided the property is developed in accordance with requirements of the PB-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:

Note: The conditions listed below are only applicable to the 2.76 acre subject property of this request (W-3139). All conditions previously approved by the City Council remain in effect for the remainder of the ballpark PB-S Two-Phase zoning (W-2936).

- **OTHER REQUIREMENTS CARRIED OVER FROM ORIGINAL BALLPARK REZONING (W-2936) THAT ARE APPLICABLE TO THIS CASE:**
  a. All Final Development Plans shall go to the City Council for final approval.
  b. A TIS shall be submitted and approved by WSDOT for the subject property.
  c. The developer shall dedicate a minimum of 0.59 acres of public park land within the second phase of the development. The location of the dedicated park land shall be approved by the Recreation and Parks Director.
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  g. For the baseball stadium development in the Phase I portion of the development, lighting and sound systems shall be maintained as per the specifications applicable at their installation. Special events such as fireworks and concerts are exempt from this restriction.
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- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     - Dedication of right-of-way to the specifications of WSDOT
     - Close all unused curb cuts with similar materials
b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. Developer shall petition to close and abandon the right-of-way at the intersection of Park Circle and Peters Creek Parkway as shown on the site plan.
  b. The proposed building shall be constructed in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by Planning staff.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  c. Developer shall install ADA detectable dome mats at all public street intersections where they are not currently present.
  d. Developer shall provide a seven (7) foot wide planting strip between the back of curb and sidewalk for areas where new sidewalk construction will be required. Street trees shall be planted within this seven (7) foot wide planting strip at a rate of one per fifty (50) linear feet.

• OTHER REQUIREMENTS:
  a. Street trees planted along the frontage on Peters Creek Parkway shall be Chestnut Oaks in order to match the existing trees on the east side of Peters Creek Parkway.
## CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3139</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Brookstown Development Partners, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #’s 6825-85-7071, 7280, 7285, 8012, 8053, 8096, 8102, 8362, 9028, 9151, 9184, 9201, 9302, 9351, 9380, 6825-95-0107, 0231, 0265, 0360, &amp; 0119</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site Plan Amendment and Final Development Plan</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting a Site Plan Amendment and Final Development Plan approval for a PB-S Two-Phase zoned site. The currently approved uses for this site are:</td>
</tr>
</tbody>
</table>

- Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Fraternity or Sorority; Life Care Community; Arts and Crafts Studio; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (w/o Drive-Through Service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractors, General; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Warehousing; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Academic Biomedical Research Facility; Academic Medical Center; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices, Post Office, Neighborhood Organization; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; Postal Processing Facility; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Access Easement, Private Off-Site; Helistop; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; Transmission Tower; and Utilities |
<table>
<thead>
<tr>
<th>Neighborhood Contact/Meeting</th>
<th>As of March 1, 2012, no neighborhood meeting has been held.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2, and 3.</td>
</tr>
</tbody>
</table>

**GENERAL SITE INFORMATION**

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Peters Creek Parkway between West First Street and Park Circle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.76 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped. The previous multifamily buildings located on the property have been demolished and removed.</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></td>
<td>PB-S</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td></td>
<td>PB-S &amp; RSQ</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The site contains no structures at this time. The topography slopes downward from the northeast corner of the site toward the south. No streams or wetlands are located on the site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The subject property will be served by public water and sewer.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>As per the original conditions of approval, a stormwater study will be required.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>

| Analysis of General Site Information | The 2.76 acre subject property is currently undeveloped. The site contains a favorable topography with no major development constraints. Staff views the site as 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>Peters Creek Parkway</td>
<td>Major Thoroughfare</td>
<td>562'</td>
<td>11,000</td>
<td>42,200</td>
</tr>
<tr>
<td>First Street</td>
<td>Major Thoroughfare</td>
<td>293'</td>
<td>3,500</td>
<td>15,600</td>
</tr>
<tr>
<td>Park Circle</td>
<td>Local Road</td>
<td>344'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**

The site plan proposes one full-access point onto Peters Creek Parkway on the southern portion of the site. It also proposes full-access points onto First Street and Park Circle near the northwest portion of the site.

**Planned Road Improvements**

The future cross section for Peters Creek Parkway is a five lane, median divided cross section with three north bound lanes and two south bound lanes. The petitioner has been working with NCDOT and WSDOT to coordinate the design of this project with the proposed future cross section; as of this writing, those issues are not resolved.

**Trip Generation - Existing/Proposed**

Proposed Request

205 apartment units x 6.65 (Apartment Trip Rate) = 1,363 trips per day

**Sidewalks**

Sidewalks currently exist along First Street, Park Circle, and most of Peters Creek Parkway.

**Transit**

Routes 12, 13, 19, and 20 run in the area of the subject property.

**Traffic Impact Study (TIS)**

An overall TIS was submitted to WSDOT for this request.

**Analysis of Site Access and Transportation Information**

The site plan proposes a multi-story multifamily building that covers the majority of the site, with parking located in a deck underneath the building. Access points are provided onto each of the three adjacent street frontages. Right-of-way will need to be dedicated from this site to accommodate the future cross section for Peters Creek Parkway.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**

GMA 2 (Urban Neighborhoods)

**Relevant Legacy Recommendations**

- Increased infill development could bring new opportunity and improved quality of life for residents within the MSA, 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.

**Relevant Area Plan(s)**

South Central Area Plan (2003)

**Area Plan Recommendations**

- The South Central Area Plan (SCAP) recommends this area as an Urban Residential Gateway. The plan calls for a mix of moderate to high density residential and office uses, with some commercial uses, set in a gateway environment that will support, serve, and reconnect the established neighborhoods of West Salem, West End, and Holly Avenue, as well as support and motivate downtown redevelopment.

**Addressing**

This building will be assigned an address on Peters Creek Parkway and the internal units will be assigned unit numbers.
The subject request is in keeping with the original concept for the Two-Phase portion of the ballpark development. The Two-Phase portion of the project was intended to be a well designed, pedestrian friendly, mixed use urban development that would serve to “anchor” the western edge of downtown Winston-Salem. This request would be the first residential component in the Two-Phase area.

When the original ballpark rezoning was considered, the Two-Phase outparcels were left blank on the site plan. During meetings with the surrounding neighborhoods, the developer introduced renderings of how the second phase was intended to be developed and this rendering was attached to the rezoning as the development concept for the area. In response to the agreed upon intent of the second phase area and what had been shown to the public, the City Council approved as part of the rezoning a condition requiring a master plan for the Two-Phase area to be submitted and approved by City Council before any construction could take place in said area. Since no master plan has been submitted or approved yet, the developer has applied for this Site Plan Amendment which would revise the condition of approval to exempt this development from the master plan requirement. The remaining Two-Phase parcels would still be subject to the master plan requirement. As part of the original ballpark rezoning, a condition of approval was included that required all Final Development Plans to be approved by City Council. Approval of this request would constitute Final Development Plan approval.

Staff is supportive of this Site Plan Amendment/Final Development Plan request. Although no master plan has been approved, staff believes the proposed development is in keeping with the urban, mixed use concept rendering that was submitted for the Two-Phase area, especially sense it involves an urban residential use. Staff still believes that a master plan for the remainder of the Two-Phase area is needed before additional development occurs. Staff is supportive of high-density multifamily at this location and commends the developer on providing attractive building elevations and good building placement.

While staff is supportive of this request, it is important to point out two concerns. First, staff does recognize that placing the proposed five/six story building across from the homes on the west side of Park Circle comes with some consequences. Due to the height and massing of the proposed building, the homes on Park Circle will be shielded from morning sunlight. Staff would anticipate future development proposals for more intense uses on those properties. Second, while staff believes the subject request is consistent with the mixed-use concept of the Two-Phase area, it does avoid the issue of having a master plan prepared for the second phase. Staff still believes this is a valid requirement for the remainder of the development to ensure that this project lives up to the mixed use concept that was indicated to the public.
# 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-2936</td>
<td>RSQ, LO, PB, HB, LB-S, &amp; PB-S to PB-S Two-Phase</td>
<td>Approved on August 6, 2007</td>
<td>Includes subject property</td>
<td>28.35</td>
<td>Approval</td>
</tr>
</tbody>
</table>

# 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>196,950 sf</td>
<td>Covers most of the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>205 multifamily units at a density of 68.3 dwelling units per acre</td>
<td>368 spaces (gross)</td>
<td>351 spaces</td>
<td>All parking will take place in a parking deck located under the building, with the exception of a small seven space surface lot located on the south side of the building.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>258 spaces (net) after 30% parking reduction in PB district</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’</td>
<td>60’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NA</td>
<td>72.7%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2-1.3(F) PB District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord.: Yes</td>
</tr>
<tr>
<td>(C) Subdivision Regulations: NA</td>
</tr>
</tbody>
</table>

# Analysis of Site Plan Compliance with UDO Requirements

The site plan as submitted meets UDO requirements.

# CONCLUSIONS TO ASSIST WITH RECOMMENDATION

### Positive Aspects of Proposal

- The request is consistent with *Legacy* and the *SCAP*.
- This is an appropriate location for higher density urban residential.
- This project along with the ballpark will help to create an attractive gateway into downtown Winston-Salem.

### Negative Aspects of Proposal

- The Site Plan Amendment request defers the master plan requirement until subsequent phases.
- The height and massing of the proposed building creates a harsher transition to the existing single family homes on the west side of Park Circle.
The project is in keeping with the concept rendering for the Two-Phase ballpark mixed use area.

Staff is supportive of high density residential at this location because of the existing public infrastructure already in place.

**SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

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.

Note: The conditions listed below are only applicable to the 2.76 acre subject property of this request (W-3139). All conditions previously approved by the City Council remain in effect for the remainder of the ballpark PB-S Two-Phase zoning (W-2936).

- **OTHER REQUIREMENTS CARRIED OVER FROM ORIGINAL BALLPARK REZONING (W-2936) THAT ARE APPLICABLE TO THIS CASE:**
  
a. All Final Development Plans shall go to the City Council for final approval.

b. Prior to approval of any Final Development Plans by the City Council, the developer shall submit a master plan for the second phase of this development. The master plan should include proposed building locations/placements, proposed land uses, parking areas, and should incorporate the elements of an urban mixed-use project. The approval authority for the master plan shall be the City Council.  
(Note: This condition remains in place for the remaining Two-Phase parcels.)

c. No Final Development Plans shall be approved until a TIS has been approved by WSDOT for the second phase of this development. A TIS shall be submitted and approved by WSDOT for the subject property.

d. The developer shall dedicate a minimum of 0.59 acres of public park land within the second phase of the development. The location of the dedicated park land shall be approved by the Recreation and Parks Director.

e. Lighting for the second phase may be subject to further conditions through Final Development Plan review.

f. Sidewalks shall be provided along all street frontages of the second phase property where they do not currently exist. Connections from the public sidewalks to the site shall be provided.

g. The use Services, Personal shall be further restricted to not allow tattoo parlors.

h. For the baseball stadium development in the Phase I portion of the development, lighting and sound systems shall be maintained as per the specifications applicable at their installation. Special events such as fireworks and concerts are exempt from this restriction.

i. For the baseball stadium site in the Phase I portion of the development, the developer shall use the Center City West parking deck to meet the remainder of the parking requirements for Phase I that cannot be met on an interim basis on the entire PB-S tract. This arrangement shall remain in place until adequate permanent parking facilities are available.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     - Dedication of right-of-way to the specifications of WSDOT
     - Close all unused curb cuts with similar materials
  b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall petition to close and abandon the right-of-way at the intersection of Park Circle and Peters Creek Parkway as shown on the site plan.
  b. The proposed building shall be constructed in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  c. Developer shall install ADA detectable dome mats at all public street intersections where they are not currently present.
  d. Developer shall provide a seven (7) foot wide planting strip between the back of curb and sidewalk for areas where new sidewalk construction will be required. Street trees shall be planted within this seven (7) foot wide planting strip at a rate of one per fifty (50) linear feet.

- **OTHER REQUIREMENTS:**
  a. Street trees planted along the frontage on Peters Creek Parkway shall be Chestnut Oaks in order to match the existing trees on the east side of Peters Creek Parkway.

**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.
PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

1. Staff recommends this site be exempt from the master plan condition. However future outparcels will still be subject to having a master plan prepared first.

2. We appreciate the increased density of this plan and future plans.

MOTION: Wesley Curtis moved approval of the Site Plan Amendment and Final Development Plan, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Lynne Mitchell
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: None
   EXCUSED: None

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

**Project Case Number:** W-3139

## 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 {{Email}} 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.

<table>
<thead>
<tr>
<th>PROJECT CASE NUMBER: W-3139</th>
<th>PROJECT TITLE: Brookstown Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE: February 22, 2012</td>
<td></td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION:** West side of Peters Creek Parkway between West First Street and Park Circle

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

"Engineer to continue coordination with NCDOT project group in Raleigh about impacts of bridge replacement on the site."

(per email from Steven Jones)

**Signature**

**WSDOT-** Phone # - 336.747.6872 Email: conniec@cityofws.org

"How will the hatched area in the parking lot by the clubhouse function? It does not appear to provide enough room for a vehicle to turn around and exit the lot. ROW dedication will be required per the NCDOT project to widen Peters Creek Parkway."

(per email from Connie Curtis)

**Signature**

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

"Driveway permit req’d. Close all unused curb cuts with similar materials."

(per email from Al Gaskill)

**Signature**

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

"Repair any damages that occur to Peters Creek Pkwy., Park Circle and First Street during the construction. Install ADA ramps and domed mats at all public street intersections (adjacent to proposed property) if not currently present."

(per email from Robby Stone)

**Signature**

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

No comments

(per email from Jeff Vaughn)

**Signature**

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

"Land Disturbing Permit Required"

(per email from Joe Fogarty)

**Signature**
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3139

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org
"Stormwater Study Required"
(per email from Joe Fogarty)

Fire (City)- Phone # - 336.734.1290 Email: dougasc@cityofwsfire.org
"Residential occupancy requires fire sprinkler system. FDC's required within 100 feet of public hydrants.
An approved turnaround is required for Peters Creek Access since this is more than 150' dead end. Fire
department access road must extend to within 150 feet of all parts of the first floor of each structure."
(per email from Douglas Coble)

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org
"Subject to Utilities plan review for permits and/or authorization to construct. Water and sewer in proposed
closed road should be properly abandoned, removed or filled with flowable fill. Is 6'' sufficient to handle site
in addition to existing flow? Insufficient utilities design to comment further at this time"
(per email from Courtney Driver)

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

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
"A condition for ROW closing will be included; existing conditions will be carried forward; building to match
elevations; remove 20' full access label on Park Circle; staff recommends having the street treeplanted
between curb and sidewalk; staff is also concerned about the impact on the Park Circle homes; 8' wide
sidewalks in areas where existing SW is located would be preferred."
(per email from Aaron King)

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

Street Names/Addresses -336.747.7048 Email: bensf@cityofws.org
"This building will be assigned an address on Peters Creek Pkwy and the internal units will be assigned unit
numbers."
(per email from Ben Stamey)
The proposed site plan amendment and final development plan for a PB-S Two Phased zoned site, with its added conditions is consistent with the Legacy Comprehensive Plan, and the South Central Area Plan and is reasonable and in the public interest because:

1. The location is appropriate for the proposed higher density urban residential use;

2. The project along with the ballpark will help to create an attractive gateway into downtown;

3. The project is in keeping with the concept rendering for the Two-Phased ballpark mixed use area; and

4. The existing public infrastructure will support the proposed high density residential use.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3139
(BROOKSTOWN DEVELOPMENT PARTNERS, LLC)

Although the proposed site plan amendment and final development plan for a PB-S Two Phased zoned site, with its added conditions is consistent with the Legacy Comprehensive Plan, and the South Central Area Plan, approval of the request is not reasonable and in the public interest because the Final Development Plan approval request was made without first preparing and submitting for City Council consideration and approval a master plan for the entire Phase Two of the MU-S zoning site as set forth in the condition attached to the original zoning; and because the height and massing of the proposed building creates a sharper transition to the existing single family homes on the west side of Park Circle.