

DOCKET #: W2876
(continued from 8/10/2006)

PROPOSED ZONING:
RM8-S (Residential Building,
Multifamily)

EXISTING ZONING:
RS9 and RM8-S

PETITIONER:
Wake Forest University
for property owned by
Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 1.05

MAP(S): 618830



**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2876**

PETITION INFORMATION			
Docket #	W-2876		
Staff	Gary Roberts		
Petitioner(s)	Wake Forest University Development		
Owner(s)	Same		
Subject Property	Tax Lot 6 / Tax Block 3862		
Type of Request	Special Use rezoning from RS-9 and RM8-S to RM8-S		
Proposal	<p>The subject request was continued from the July 13, 2006 Planning Board meeting to the August 10, 2006 Planning Board meeting in order to address site plan issues. The request was then continued again to the September 14, 2006 Planning Board meeting because a revised site plan was not submitted by the resubmittal deadline. The revised site plan has been submitted which complies with the requirements of the UDO.</p> <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size and RM8-S Residential, Multifamily District; maximum density 8 units per acre to RM8-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Multifamily; Residential Building, Townhouse; and Residential Building, Duplex 		
Zoning District Purpose Statement	The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes</p>		
GENERAL SITE INFORMATION			
Location	Southwest corner of Old Salisbury Road and West Clemmonsville Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± 1.05 acre		
Current Land Use	Site is undeveloped		
Surrounding Property Zoning	Direction	Zoning District	Use
	North	RS-9	Single family home

and Use	East	IP	Nursing Care Institution	
	South	RS-9	Single family home	
	West	RS-9	Single family home	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes			
Physical Characteristics	The site is undeveloped and wooded with a gentle slope downward from the northwest to the southeast.			
Proximity to Water and Sewer	Public water is available to the site. Public sewer is available; however, the developer may have to use a pump or extend a gravity line $\pm 1,000'$ to the south.			
Stormwater/ Drainage	No known issues. A stormwater study is recommended.			
Watershed and Overlay Districts	Site is not within a water supply watershed.			
Analysis of General Site Information	The site is adequate for the proposed improvements.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Obtain a grading permit. • Developer shall provide a storm water study. 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
West Clemmonsville Road	Major Thoroughfare	226'	7,600	16,100
Old Salisbury Road	Minor Thoroughfare	266'	7,500	11,100
Proposed Access Point(s)	Old Salisbury Road			
Planned Road Improvements	Both West Clemmonsville Road and Old Salisbury Road are proposed to have bike and pedestrian accommodations.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM8-S</u> 20 beds x 2.15 (Congregate Care Trip Rate per unit) = 43 Trips per Day			
	<u>Proposed Zoning: RM8-S</u> 8 units x 6.59 (Multifamily Trip Rate) = 53 Trips per Day			
Sidewalks	There are no sidewalks currently located in the general area. In accordance with the Thoroughfare Plan staff recommends the provision of sidewalks along both West Clemmonsville Road and			

	Old Salisbury Road. Due to the pending improvements at the intersection of West Clemmons Road and Old Salisbury Road, the developer has agreed to provide a payment-in-lieu of said sidewalk construction.				
Transit	None available				
Analysis of Site Access and Transportation Information	Access to the site is adequate.				
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Obtain driveway permit from WSDOT and NCDOT. Provide a payment in-lieu of sidewalk construction. 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2006-2007 Enrolled Students	2006-2007 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Griffith ES	2	737	739	505	11
Clemmons MS	1	1,167	1,168	690	15
Parkland HS	1	1,673	1,674	1,100-1,452	15
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	Suburban Neighborhoods (GMA 3)				
Relevant Legacy Recommendations	<ul style="list-style-type: none"> <i>Legacy</i> recommendations related to residential development include: encourage mixture of housing types in neighborhoods; encourage infill development; and allow higher density infill development at appropriate locations. One of the goals of the Growth Management Plan is to increase the intensity of development in the urban areas of Forsyth County where there is already a large public investment in roads, sewers and other infrastructure. This reduces pressure for development to sprawl into the rural areas of the County. 				
Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide.				
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?				
	No				
	(S)(4) - Is the requested action in conformance with Legacy?				
	Yes				
Analysis of Conformity to Plans and Planning Issues	The subject property, which is already substantially zoned RM8-S, is located at the corner of a major and a minor thoroughfare within the Suburban Neighborhoods growth management area. The site is an appropriate location for a well designed, multifamily infill				

	development and is therefore in conformity with <i>Legacy</i> .					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Signage condition 					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2630	RS-9 to RS-7	Approved 8-5-03	±900' northwest	.48	Approval	Approval
W-2241	RS-9 to RM8-S (Child Day Care Center)	Approved 8-3-98	650' north	.67	Approval	Approval
W-2098	RS-9 to RM8-S (Congregate Care Facility)	Approved 10-7-96	Included most of current site	.84	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Units (by type) and Density	7.62 multifamily units per acre					
Parking	Required	Proposed	Layout			
	14 spaces	16 spaces	Internal to the site behind the buildings			
Building Height	Maximum			Proposed		
	45'			Two stories (28')		
Impervious Coverage	Maximum			Proposed		
	65%			39.58%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 2-1.2 (L) Residential, Multifamily District • Section 2-5.64 Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home Use Conditions 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is an appropriate location for a well designed infill multifamily development and is therefore in conformity with <i>Legacy</i> .	Ultimate traffic needs at the intersection of Old Salisbury Road and West Clemmons Road may require additional right-of-way beyond what is currently being required for dedication.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>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.</p> <p><u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u></p> <ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department and NCDOT. b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem. <p><u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u></p> <ul style="list-style-type: none"> a. Developer shall record a final plat in the Office of the Register of Deeds. b. Developer shall substantially comply with the submitted building elevations and photographs as shown on Exhibits A, B, and C, as verified by Planning Staff. <p><u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u></p> <ul style="list-style-type: none"> a. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet. b. Developer shall install all required storm water management devices. c. Developer shall provide a payment in-lieu of the sidewalk construction along West Clemmons Road and Old Salisbury Road. The payment shall be made to the City of Winston-Salem in an amount approved by the Engineering Division of the City of Winston-Salem Public Works Department. 	

STAFF RECOMMENDATION: Approval

PUBLIC HEARING July 13, 2006

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved continuance of the zoning map amendment to August 10, 2006.

SECOND: Wesley Curtis

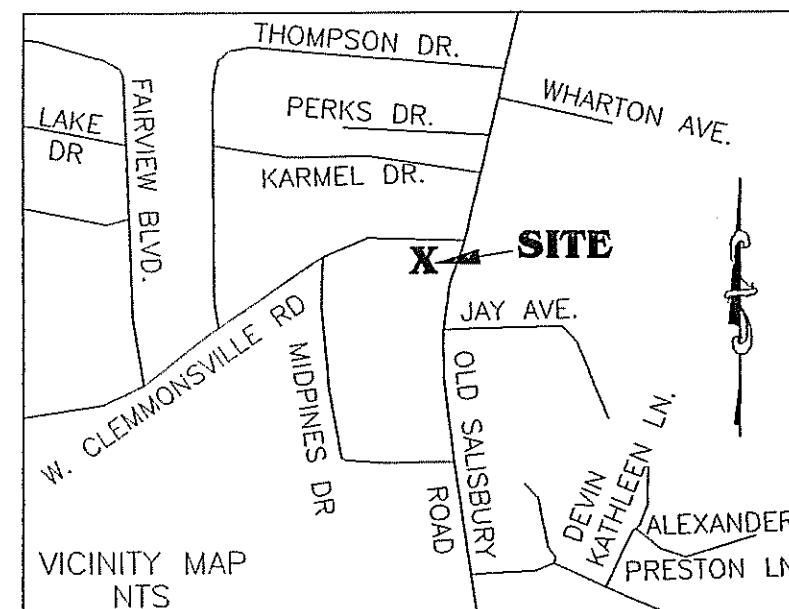
VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

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.**



NOW OR FORMERLY
BILLY WAYNE JENKINS
1617 W. CLEMMONSVILLE RD., W-S,
NC, 27127
BLOCK LOT 3845 050

NOW OR FORMERLY
RICKEY ROSCOE POPE
2533 OLD SALISBURY RD., W-S, NC,
27127
BLOCK LOT 3845 051

NOW OR FORMERLY
CITY OF WINSTON-SALEM
0 OLD SALISBURY RD., W-S., NC
BLOCK LOT 3862 007G

W. CLEMMONSVILLE RD
S.R.-1120 PUBLIC R/W VARIES

**PROPOSED
W. CLEMMONSVILLE RD
EXTENSION**

PURPOSE
The purpose of this request is to rezone from RM-8-S to RM-8 for Residential Multifamily (2 Bedrm Residential Units) ZONING.
Existing Zoning: RM-8-S, RS-9
Proposed Zoning: RM-8-S
Type of Review Requested: Rezoning: Residential-multifamily

SITE SIZE and COVERAGE
Total Acreage: 1.050 acres (45,738sf)
Site Coverage: Building to Land 14.27% (6,528sf)
Pavement to Land 25.31% (11,574sf)
Open Space 60.42% (27,636sf)
Total 100% (45,738sf)

Building Square Footage 6,528 Sq. Ft. Total
Building Height 2 Stories (28' max.)

INFRASTRUCTURE
Water: Public Private
Sewer: Public Private
Streets: Public Private

OFF-STREET PARKING
Proposed Use: RESIDENTIAL BLDG., MULTI-FAMILY (2 BDRM)
Parking Calculation: 1.75 spaces/unit = 8 x 1.75 = 14
Required Parking: 14 Spaces
Parking Provided: 16 Spaces

Typical Parking Space Size 9'x19'
Drive Width 20, 27'

OFF-STREET LOADING
Required Loading/Unloading Spaces: NA
Loading/Unloading Spaces Provided: NA

BUFFERYARDS
Adjoining Zoning: RS-9
Type Required: Type II
Width Provided: 15Ft.
Fence Option: None

DENSITY CALCULATIONS
Number of Units/Lots: 8 Units/Lot
Density: 7.62 Units/Acre (8 Units/Acre Max.)

WATERSHED CALCULATIONS: NA
DEVELOPMENT ADDRESS: 2610 OLD SALISBURY RD.
WINSTON-SALEM, NC

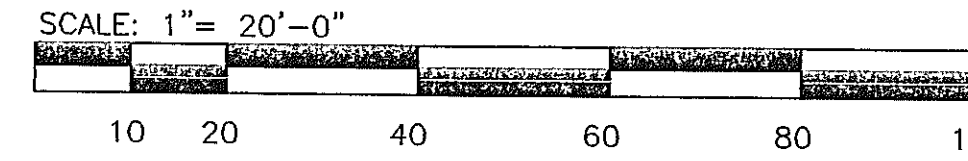
JURISDICTION: CITY OF WINSTON-SALEM
(Pending Annexation of Partial Lot)

AGENT: CHRISTOPHER KELLNER
KELLNER CUSTOM BUILDERS
3841 BEESON DAIRY RD.
WINSTON-SALEM, NC 27105
(336) 382-6977, ckellner@bellsouth.net

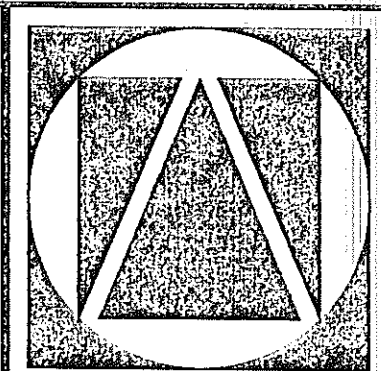
OWNER: WAKE FOREST UNIV. DEV. FOUNDATION
PO BOX 7201
WINSTON-SALEM, NC 27109

SITE PLAN PREPARED BY: Tracy E. Pratt, (tracy@dma-pa.com)
D. MILLER & ASSOC., PA
515 College Rd.
Greensboro, NC 27410
(336)855-7139, (336)855-7143 fax

JULY 7, 2006

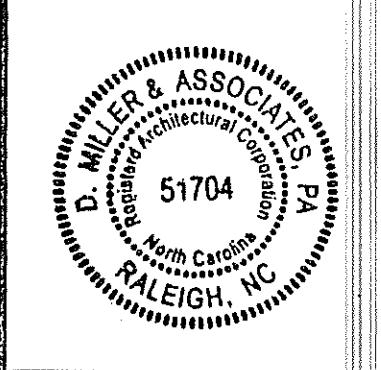
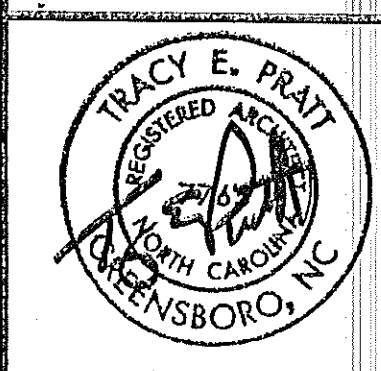


THE INFORMATION DEPICTED ON THIS SITE PLAN IS TAKEN FROM A SURVEY PREPARED BY SCOTT LAND SURVEYING, INC. DATED JAN. 24, 2006. D. MILLER & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY, ERRORS OR OMISSIONS.



D. Miller & Assoc., PA
Pratt Architectural Div.

515 College Rd.
Suite 9
Greensboro, NC 27410
(336) 855-5505
(336) 855-5093 fax



DATE: 8-31-06
REVISIONS: 8-31-06 ADDED SIDEWALK EXTENS.

DATE	REVISIONS	REMARKS
8-31-06	ADDED SIDEWALK EXTENS.	
8-31-06	ADDED SIDEWALK EXTENS.	
8-31-06	ADDED SIDEWALK EXTENS.	

OWNER: WAKE FOREST UNIV. DEV. FOUNDATION
PO BOX 7201
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JULY 7, 2006

SCALE: 1" = 20'-0"

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PROPOSED SITE PLAN FOR:
RESIDENTIAL DEVELOPMENT
2610 OLD SALISBURY RD.
WINSTON-SALEM, NORTH CAROLINA
Jurisdiction: City of Winston-Salem
(pending annexation on part)

SHEET

DATE: JUNE 5, 2006
REV. AUG. 31, 2006
PROJ. #

C6242T

PROJ. #

C6242T

C6242T

NOW OR FORMERLY
JACQUELINE MCCLINTOCK
TAX ID: MAP#618830
PIN#6823-22-7044
BLOCK LOT 3846 039A
DB. 2026 PG. 3362
(EXIST. ZONING: RS-9)

NOTES:
AREA COMPUTED BY D.M.D. METHOD.
NO NCGS MARKER RECOVERED WITHIN 2000 FEET OF SITE.
RATIO OF PRECISION IS 1:10,000+
THIS MAP DOES NOT MEET G.S. 47-30 AS AMENDED REQUIREMENTS AND IS NOT FOR RECORDATION EXCEPT AS AN EXHIBIT "A" BEHIND A DEED.
THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS SURVEY WHICH WERE NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
THE SURVEYOR HAS NOT PERFORMED A TITLE SEARCH, THEREFORE, THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE SEARCH MAY DISCLOSE.
FIP = FOUND IRON PIPE
SIR = SET #5 REBAR

SURVEY FOR:
KELLNER CUSTUM BUILDERS
PROPERTY OF:
WAKE FOREST UNIVERSITY
DEVELOPMENT FOUNDATION
2610 OLD SALISBURY ROAD
WINSTON-SALEM, N.C. 27109
BLOCK LOTS 3846 038D, 038E, 3862 006
WINSTON-SALEM & SOUTH FORK TOWNSHIPS,
FORSYTH COUNTY, NORTH CAROLINA

NOW OR FORMERLY
CHALMERS W. WILLIAMS &
GWENDOLYN WILLIAMS
TAX ID: MAP#618830
PIN#6823-21-8803
BLOCK LOT 3846 038B
DB. 1661 PG. 3598
(EXIST. ZONING RS-9)