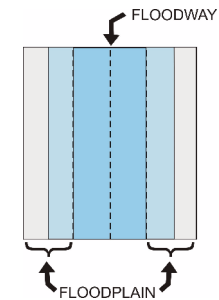


**DOCKET #:** W2877  
(continued from 8/10/2006)

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
RM8-S

**PETITIONER:**  
Senior Residences Inc.  
for property owned by  
Same



**SCALE:** 1" represents 800'

**STAFF:** King

**GMA:** 2

**ACRE(S):** 48.14

**MAP(S):** 642858, 642862



**CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT FOR: W-2877**

| <b>PETITION INFORMATION</b>   |  |                        |  |
|---|--|------------------------|--|
| <b>Docket #</b>   | W-2877   |                        |  |
| <b>Staff</b>  | Aaron King   |                        |  |
| <b>Petitioner(s)</b>  | Senior Residences, Inc.  |                        |  |
| <b>Owner(s)</b>   | Same   |                        |  |
| <b>Subject Property</b>   | Tax Lot 301, Tax Block 3193  |                        |  |
| <b>Continuance History</b>  | This request was continued from the July 13 <sup>th</sup> and August 10 <sup>th</sup> Planning Board meetings so that the petitioner could complete site plan revisions dealing with street design and water/sewer design.   |                        |  |
| <b>Type of Request</b>  | RM-8-S Site Plan Amendment   |                        |  |
| <b>Proposal</b>   | The petitioner is requesting a Site Plan Amendment to a previously approved RM-8-S site to allow revisions to the overall site layout.   |                        |  |
| <b>Zoning District Purpose Statement</b>  | 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.   |                        |  |
| <b>GENERAL SITE INFORMATION</b>   |  |                        |  |
| <b>Location</b>   | Northeast side of Waterworks Road, west of Old Greensboro Road.  |                        |  |
| <b>Jurisdiction</b>   | City of Winston-Salem  |                        |  |
| <b>Ward(s)</b>  | East   |                        |  |
| <b>Site Acreage</b>   | Approximately ± 48.14 acres  |                        |  |
| <b>Current Land Use</b>   | Undeveloped land   |                        |  |
| <b>Surrounding Property Zoning and Use</b>  | <b>Direction</b>   | <b>Zoning District</b> | <b>Use</b>                               |
|   | North  | IP                     | Winston Lake Park                        |
|   | East   | IP                     | Winston Lake Park;<br>Atkins High School |
|   | South  | RS-9                   | Single family homes                      |
|   | West   | IP-S                   | Winston Lake YMCA                        |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b> | <b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>  |                        |  |
|   | Yes, the request provides a variety of housing options, including single family homes which are consistent with the surrounding area.  |                        |  |
| <b>Physical Characteristics</b>   | The site slopes down to the east and north into a small stream which runs into Winston Lake. Winston Lake adjoins this property on the northeast corner. Winston Lake, originally a public drinking water source and now a recreation facility is located immediately adjacent to the petition site. The National Wetlands Inventory |                        |  |

|   |   |                 |                  |                       |
|---|---|-----------------|------------------|-----------------------|
|   | maps identify Winston Lake as a wetland under two designations— PUBHh (Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded) and PSSIA (Palustrine, Shrub-Shrub, Broad-leaved Deciduous, Temporarily Flooded).   |                 |                  |                       |
| <b>Proximity to Water and Sewer</b>               | The site has access to public water and public sanitary sewer.  |                 |                  |                       |
| <b>Stormwater/ Drainage</b>                       | The site plan indicates that stormwater will be discharged toward Winston Lake. A stormwater review will be required prior to grading permits.  |                 |                  |                       |
| <b>Watershed and Overlay Districts</b>            | The subject property is not located within a water supply watershed.  |                 |                  |                       |
| <b>Analysis of General Site Information</b>       | The subject request includes 48.14 acres of property located on the north side of Waterworks Road west of Old Greensboro Road. The site contains a challenging topography and tributaries of stream leading into Winston Lake that makes site design difficult. This site plan provides a layout that attempts to work with the existing topography and physical features.  |                 |                  |                       |
| <b>Generalized Recommended Conditions</b>         | <p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Condition that a 50' wide area along Waterworks Road remain undisturbed</li> <li>• Condition for stormwater study</li> <li>• Condition requiring sealed drawings for retaining walls</li> <li>• Condition to flag stream buffers in the field</li> <li>• Condition requiring approval from Director of Vegetation Management for tree protection requirements</li> </ul> |                 |                  |                       |
| <b>SITE ACCESS AND TRANSPORTATION INFORMATION</b> |   |                 |                  |                       |
| <b>Street Name</b>                                | <b>Classification</b>   | <b>Frontage</b> | <b>ADT Count</b> | <b>Capacity/LOS D</b> |
| Waterworks Road                                   | Minor Thoroughfare  | +/- 2,294 ft.   | 4,300            | 11,100                |
| Old Greensboro Road                               | Minor Thoroughfare  | +/- 65 ft.      | 4,100            | 16,100                |
| Winston Lake Park Road                            | Local Road  | +/- 779 ft.     | NA               | NA                    |
| <b>Proposed Access Point(s)</b>                   | The site plan proposes two access points onto Waterworks Road and one access point onto Winston Lake Park Road.   |                 |                  |                       |
| <b>Planned Road Improvements</b>                  | The Thoroughfare Plan recommends that Waterworks road be constructed as a three-lane cross section with curb and gutter and sidewalks.  |                 |                  |                       |
| <b>Trip Generation - Existing/Proposed</b>        | <p><u>Existing Zoning: RM-8-S</u><br/> 85 units x 2.15 (Congregate Care Facility Trip Rate) = 182 Trpjs per Day</p> <p>80 beds x 2.61 (Nursing Home Trip Rate) = 208 Trips per Day</p> <p>106 Multifamily Units x 6.59 (MFR Trip Rate) = 698 Trips per Day</p>  |                 |                  |                       |

|   |   |
|---|---|
|   | <p>11 Single Family Homes x 9.57 (SFR Trip Rate) = 105 Trips per Day</p> <p><b>Total Estimated Trips for Existing Zoning = 1,193 Trips per Day</b></p> <p><u>Proposed Zoning: RM-8-S</u><br/> 100 units x 2.15 (Congregate Care Facility Trip Rate) = 215 Trips per Day</p> <p>50 beds x 2.61 (Nursing Home Trip Rate) = 130 Trips per Day</p> <p>170 Multifamily Units x 6.59 (MFR Trip Rate) = 1,120 Trips per Day</p> <p>55 Single Family Homes x 9.57 (SFR Trip Rate) = 526 Trips per Day</p> <p><b>Total Estimated Trips for Proposed Zoning = 1,991 Trips per Day</b></p>                         |
| <b>Sidewalks</b>  | Sidewalks are shown throughout the site.  |
| <b>Transit</b>  | Route 25 runs along Old Greensboro Road.  |
| <b>Traffic Impact Study (TIS)</b>                             | Not required  |
| <b>Analysis of Site Access and Transportation Information</b> | The site plan provides a mixture of public and private streets that will serve the development. Private streets will be provided within the northeast portion of the site where the non-single family uses will be located. These streets will be designated as private due to the on-street parking that is proposed. The remainder of the streets will be public. All streets, both public and private, will be required to be constructed to City of Winston-Salem public street standards.  |
| <b>Generalized Recommended Conditions</b>                     | <p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Obtain WSDOT driveway permit</li> <li>• Condition for negative access easement along Winston Lake Park Road</li> <li>• Condition to dedicate right-of-way along Waterworks Road and Winston Lake Park Road</li> <li>• Condition to meet all requirements of the WSDOT driveway permit</li> <li>• Condition requiring the City to dedicate a portion of Winston Lake Park Road as a public street</li> <li>• Condition requiring the existing gate on Winston Lake Park Road to be relocated</li> </ul> |
| <b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>                |   |
| <b>Legacy GMA</b>   | GMA 2 (Urban Neighborhoods)   |

|   |  |                            |                            |   |                       |             |
|---|--|----------------------------|----------------------------|---|-----------------------|-------------|
| <b>Relevant Legacy Recommendations</b>  | <ul style="list-style-type: none"> <li>Legacy encourages a mix of housing types in neighborhoods including alternatives such as shared housing arrangements and creating communities that are friendly and accessible places for older adults and disabled people.</li> </ul>  |                            |                            |   |                       |             |
| <b>Relevant Area Plan(s)</b>  | The subject property is not located within the boundaries of an area plan or development guide.  |                            |                            |   |                       |             |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b> | <b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>  |                            |                            |   |                       |             |
|   | No   |                            |                            |   |                       |             |
|   | <b>(S)(4) - Is the requested action in conformance with Legacy?</b>  |                            |                            |   |                       |             |
| Yes   |  |                            |                            |   |                       |             |
| <b>Analysis of Conformity to Plans and Planning Issues</b>                            | The request is in conformance with the recommendations of Legacy and staff feels that this request provides an improved site plan from the previous submittal.   |                            |                            |   |                       |             |
| <b>RELEVANT ZONING HISTORIES</b>  |  |                            |                            |   |                       |             |
| <b>Case</b>   | <b>Request</b>   | <b>Decision &amp; Date</b> | <b>Direction from Site</b> | <b>Acreage</b>  | <b>Recommendation</b> |             |
|   |  |                            |                            |   | <b>Staff</b>          | <b>CCPB</b> |
| W-2147  | IP to RM-8-S   | Approved 6/16/97           | Subject property           | 48.14   | Approval              | Approval    |
| <b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>                                     |  |                            |                            |   |                       |             |
| <b>Building Square Footage</b>  | <b>Square Footage</b>  |                            |                            | <b>Placement on Site</b>                                |                       |             |
|   | 213,444 sf   |                            |                            | Various locations                                       |                       |             |
| <b>Units (by type) and Density</b>  | Independent Living = 170 units<br>Skilled Care Facility = 50 beds  |                            |                            | Assisted Living = 100 units<br>Single Family Homes = 55 |                       |             |
| <b>Parking</b>  | <b>Required</b>  | <b>Proposed</b>            |                            | <b>Layout</b>   |                       |             |
|   | 347 spaces   | 400 spaces                 |                            | 90° head-in   |                       |             |
| <b>Building Height</b>  | <b>Maximum</b>   |                            |                            | <b>Proposed</b>   |                       |             |
|   | 40 feet  |                            |                            | 1-story/4-stories                                       |                       |             |
| <b>Impervious Coverage</b>  | <b>Maximum</b>   |                            |                            | <b>Proposed</b>   |                       |             |
|   | 65%  |                            |                            | 23%   |                       |             |
| <b>UDO Sections Relevant to Subject Request</b>                                       | <ul style="list-style-type: none"> <li>Section 2-1.2(L) RM-8 District</li> </ul>   |                            |                            |   |                       |             |
| <b>Complies with Chapter B, Article VII, Section 7-5.3</b>                            | <b>(A) Legacy policies:</b>  |                            |                            | Yes   |                       |             |
|   | <b>(B) Environmental Ord.</b>  |                            |                            | Yes   |                       |             |
|   | <b>(C) Subdivision Regulations</b>   |                            |                            | NA  |                       |             |
| <b>Analysis of Site Plan Compliance with UDO Requirements</b>                         | The site plan provides an adequate site design working within the constraints of the topography and streams that the site contains. The assisted living, skilled care, and independent living buildings will be clustered on the northeast portion of the site with the remainder of the property to be developed for single family homes. |                            |                            |   |                       |             |

|  |   |
|--|---|
|  | Staff is awaiting revisions to the site plan that will provide a street layout that meets the City of Winston-Salem public street standards.  |
| <b>Generalized Recommended Conditions</b>  | <b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>• All conditions of sale of public land must be met</li> <li>• Condition that a 50' wide area along Waterworks Road remain undisturbed</li> <li>• Sign condition</li> </ul> |
| <b>REMAINING SITE PLAN ISSUES</b>  |   |
| <b>Issue</b>   | <b>Status</b>   |
| Remove loading spaces or redesign  | Awaiting revised site plans.  |
| Clearly identify all streams on-site   |   |
| Angle dumpster pads  |   |
| Provide accessible parking to the amphitheater   |   |
| <b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>   |   |
| <b>Positive Aspects of Proposal</b>  | <b>Negative Aspects of Proposal</b>   |
| The request retains the existing RM-8-S zoning.  | Plan differs from what was originally approved.   |
| The site plan provides an adequate site design, while working within the physical constraints of the property. |   |
| Nearly 77% of the site will remain as open space.  |   |

|   |
|---|
| <b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>   |
| <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 style="text-align: center;">*** <i>Condition in italics are from the original rezoning approval.</i> ***</p> <p><b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b></p> <ol style="list-style-type: none"> <li>a. <i>All conditions of sale between the City of Winston-Salem and AKA as adopted by the Winston-Salem City Council shall be met during the issuance of applicable grading, building, or occupancy permits during the construction of this development.</i></li> <li>b. <i>A fifty (50) foot area along the entire frontage of the property on Waterworks Road as shown on the site plan shall be cordoned off. No hardwood trees in this area with a diameter of six (6) inches or greater may be removed except for the installation of streets and utilities to the development. All trees located in these areas shall be protected from grading encroachment in accord with Chapter B, Article III, Section 3-4.2(H)(3) of the UDO.</i></li> <li>c. Developer shall obtain a driveway permit from WSDOT.</li> <li>d. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.</li> </ol> |

- e. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.
- f. Developer shall clearly flag all stream buffers on-site.
- g. Developer shall provide written documentation to the Inspections Division from the City Forrester approving tree protection requirements.

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

- a. Developer shall record a negative access easement across the frontage of Winston Lake Park Road.
- b. Developer shall dedicate new public right-of-way along the entire frontage of the property on Waterworks Road and Winston Lake Park Road in fee simple to the City of Winston-Salem.

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

- a. Developer shall complete all requirements of the WSDOT driveway permit. Improvements shall include:
  - Installation of right turn deceleration lane on Waterworks Road at Asbury Street.
- b. *The existing gate on Winston Lake Park Road shall be relocated by the City of Winston-Salem Parks and Recreation Department to a point past the access point on that road to this development.*

**OTHER REQUIREMENTS:**

- a. A total of two freestanding monument signs shall be allowed at the proposed locations as shown on the site plan. The two monument signs shall be limited to a maximum height of six (6) feet and maximum copy area of eighteen (18) square feet.
- b. Access from the subject property to Winston Lake Park Road shall not be allowed until that portion of Winston Lake Park Road is dedicated as a public street.

**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 August 10, 2006**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved continuance of the zoning map amendment to September 14, 2006.

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None



