DOCKET #: W2982

PROPOSED ZONING:
RM-18-S

EXISTING ZONING:
RS-9 & RM-18-S

PETITIONER:
BRC Burke Mill LLC for property owned by Multiple property owners

SCALE: 1" represents 400'

STAFF: Reed

GMA: 3

ACRES: 18.93

NEAREST BLDG: 5'

MAP(S): 612842, 612838
June 25, 2008

City of Winston-Salem; KMR Burke Mill, LLC;  
BRC Burke Mill, LLC; Jerry Theodore Scott;  
John D. and Lucy M. Hamilton trustees; and Sally S. Nichols  
c/o H. David Niblock  
5826 Samet Drive, Suite 105  
High Point, NC  27265

RE:  ZONING MAP AMENDMENT W-2982

Dear Mr. Niblock:

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,

A. Paul Norby, FAICP  
Director of Planning

pc:  City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
ACTION REQUEST FORM

DATE: June 25, 2008  
TO: The Honorable Mayor and City Council  
FROM: A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of the City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols

**SUMMARY OF INFORMATION:**

Zoning map amendment of the City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols from RM-18-S (Residential Building, Multifamily) & RS-9 to RM-18-S (Residential Building, Multifamily): property is located on the west side of Griffith Road and the south side of Burke Mill Road (Zoning Docket W-2982).

**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

Zoning Petition of City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols, Docket W-2982

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 RM-18-S (Residential Building, Multifamily) & RS-9 to RM-18-S (Residential Building, Multifamily) the zoning classification of the following described property:

W-2982 Option A
LEGAL DESCRIPTION BRC BURKE MILL, LLC, ET AL.

BEGINNING at a point in the southern Right of way of Burke Mill Road, said point being in the property of BRC Burke Mill, LLC, [BLK 3935 LOT 102C], (63.8 feet northeast of its northwest corner); THENCE, with the Right of way of Burke Mill Road, on a curve to the left having a chord of N56°40'54"E, 32.58 feet, a length of 32.59 feet, and a radius of 605.00 feet to a point; THENCE, with the Right of way of Burke Mill Road, N55°08'18"E, 165.33 feet to a point; THENCE, with the Right of way of Burke Mill Road, on a curve to the right having a chord of N55°27'08"E, 5.83 feet, a length of 5.83 feet, and a radius of 525.00 feet to a point, the northwest corner of the City of Winston-Salem [BLK 3935 LOT 030]; THENCE, with the Right of way of Burke Mill Road, on a curve to the right having a chord of N61°03.53"E, 96.89 feet, a length of 97.03 feet, and a radius of 525.00 feet to a point, the northwest corner of BRC Burke Mill, LLC BLK 3935 LOT 110]; THENCE, with the Right of way of Burke Mill Road, on a curve to the right having a chord of N81°43'47"E, 278.75 feet, a length of 282.13 feet, and a radius of 525.00 feet to a point, the northeast corner of BRC Burke Mill, LLC BLK 3935 LOT 110]; THENCE, with the Right of way of Griffith Road, on a curve to the right having a chord of S02°47'03"W, 254.12 feet to a point; THENCE, with the Right of way of Griffith Road, S02°19'34"W, 320.60 feet to a point; THENCE, with the Right of way of Griffith Road, S04°22'56"W, 200.16 feet to a point; THENCE, with the Right of way of Griffith Road, S05°44'41"W, 71.96 feet to a point; THENCE, with the Right of way of Griffith Road, S07°42'31"W, 102.18 feet to a point, the southeast corner of BRC Burke Mill, LLC BLK 3935 LOT 110], the northeast corner of Jerry
Theodore Scott [BLK 3935 LOT 009]; THENCE, with the Right of way of Griffith Road, S07°42′31″W, 75.00 feet to a point, said point being 125′ north of the southeast corner [BLK 3935 LOT 010]; THENCE, with Scott, N87°49′48″W, 908.50 feet to a point, the southwest corner of Scott [BLK 3935 LOT 009]; THENCE, with Scott, N06°14′12″E, 90.00 feet to a point, the northwest corner of Scott, [BLK 3935 LOT 009], and the southwest corner of BRC Burke Mill, LLC, [BLK 3935 LOT 110]; THENCE, with BRC Burke Ridge, LLC, [BLK 3935 LOT 110], N43°34′05″W, 58.24 feet to a point; THENCE, with BRC Burke Ridge, LLC, [BLK 3935 LOT 110], N07°37′38″E, 87.64 feet to a point; THENCE, with BRC Burke Ridge, LLC, [BLK 3935 LOT 110], N89°57′13″E, 191.61 feet to a point, a new corner with Hamilton [BLK 3935 LOT 100] (said corner being 144.50 feet from the southeast corner of Nichols, BLK 3935 LOT 026F); THENCE, a new line through Hamilton, N24°50′47″E, 82.14 feet to a point, a new corner with Nichols [BLK 3935 LOT 026F], (said corner being on the northeastern line of Hamilton, [BLK 3935 LOT 100], the southwestern line of Nichols, [BLK 3935 LOT 026F], 92.68 feet northwest of their common corner in BRC Burke Mill, LLC’s [BLK 3935 LOT 110] line; THENCE, a new line through Nichols, N24°50′47″E, 82.14 feet to a point, a new corner; THENCE, a new line through Nichols, N51°04′34″E, 143.45 feet to a point in the line of BRC Burke Mill, LLC’s [BLK 3935 LOT 110], (a new corner being 28.05 feet south of the common corner of Alma F. Bedsaul [BLK 3935 LOT 026J] and Nichols [BLK 3935 LOT 026F] in the west line of BRC Burke Mill, LLC’s [BLK 3935 LOT 110]); THENCE, with BRC Burke Ridge, LLC, [BLK 3935 LOT 110], N04°05′14″E, 28.05 feet to a point; THENCE, with BRC Burke Ridge, LLC, [BLK 3935 LOT 110], N03°57′42″E, 371.75 feet to a point, a new corner being 371.75 feet north of the common corner of Alma F. Bedsaul [BLK 3935 LOT 026J] and Nichols [BLK 3935 LOT 026F] in the west line of BRC Burke Mill, LLC’s [BLK 3935 LOT 110]); THENCE, a new line through BRC Burke Ridge LLC (both lots), a non-tangent curve to the left with a chord of N05°02′50″W, 200.47 feet with an arc of 266.36 feet and a radius of 105.00 feet, to a point; THENCE, a new line through BRC Burke Ridge LLC [BLK 3935 LOT 102C], a curve to the right with a chord of N49°24′16″W, 33.20 feet with an arc of 34.60 feet and a radius of 35.00 feet, to a point; THENCE, a new line through BRC Burke Ridge LLC [BLK 3935 LOT 102C], N21°05′17″W, 55.23 feet to the right of way of Burke Mill Road, the place and point of Beginning, said combination having a total area of 18.93 acres +/-.

W-2982 Option B

LEGAL DESCRIPTION BRC BURKE MILL, LLC

Being the combined properties of BRC Burke Mill, LLC, Plat Book 51 Page 23 & Deed Book 2711 Page 33 [BLK 3935 LOT 110], and Deed Book 2811 Page 1872 [BLK 3935 LOT 102C] of the Forsyth County Registry; and the City of Winston-Salem, Deed Book 906, Pg 206 [BLK 3935 LOT 030]; more particularly described as follows:

BEGINNING at a point in the southern Right of way of Burke Mill Road, said point being the northwest corner of BRC, [BLK 3935 LOT 102C], said point also being the northeastern corner of Alma F. Bedsaul, Deed Book 1021, Page 392; THENCE, with the Right of way of Burke Mill Road, on a curve to the left having a chord of N59°42′21″E, 96.35 feet, a length of 96.45 feet, and a radius of 605.00 feet to a point; THENCE, with the Right of way of Burke Mill Road, N55°08′18″E, 165.33 feet to a point; THENCE, with the Right of way of Burke Mill Road, on a curve to the right having a chord of N55°27′08″E, 5.83 feet, a length of 5.83 feet, and a radius of 525.00 feet to a point, the northwest corner of the City of Winston-Salem, [BLK 3935 LOT 030];
THENCE, with the Right of way of Burke Mill Road, on a curve to the right having a chord of N61°03'53"E, 96.89 feet, a length of 97.03 feet, and a radius of 525.00 feet to a point, the northwest corner of BRC Burke Mill, LLC, [BLK 3935 LOT 110]; THENCE, with the Right of way of Burke Mill Road, on a curve to the right having a chord of N81°43'47"E, 278.75 feet, a length of 282.13 feet, and a radius of 525.00 feet to a point, the northeast corner of BRC Burke Mill, LLC; THENCE, S03°22'29"W, 290.39 feet to a point; THENCE, S87°36'31"E, 172.44 feet to a point in the Right of way of Griffith Road; THENCE, with the Right of way of Griffith Road, S02°47'03"W, 254.12 feet to a point; THENCE, with the Right of way of Griffith Road, S02°19'34"W, 320.60 feet to a point; THENCE, with the Right of way of Griffith Road, S04°22'56"W, 200.16 feet to a point; THENCE, with the Right of way of Griffith Road, S05°44'41"W, 71.96 feet to a point; THENCE, with the Right of way of Griffith Road, S07°42'31"W, 102.18 feet to a point; THENCE, with BRC Burke Ridge, LLC, southern line N86°52'32"W, 909.48 feet to a point; THENCE, with BRC Burke Ridge, LLC, N43°34'05"W, 58.24 feet to a point; THENCE, with BRC Burke Ridge, LLC, N07°37'38"E, 87.64 feet to a point; THENCE, with BRC Burke Ridge, LLC, N89°57'13"E, 336.11 feet to a point; THENCE, with BRC Burke Ridge, LLC, N04°05'14"E, 218.97 feet to a point; THENCE, with BRC Burke Ridge, LLC, N03°57'42"E, 488.29 feet to a point in the southern line of BRC Burke Ridge, LLC, [BLK 3935 LOT 102C]; THENCE, with BRC’s southern line, N85°49’24”W, 134.96 feet to a point; THENCE, with BRC’s western line, N03°58’05”E, 116.53 feet to a point; in the Right of way of Burke Mill Road, the place and point of Beginning, said combined parcels having a total area of 17.33 +/- acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Burke Ridge Crossing Apartments/Stratford Green Park (Plan A) and/or Burke Ridge Crossing Apartments (Plan B) and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols.

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 Burke Ridge Crossing Apartments/Stratford Green Park (Plan A) and/or Burke Ridge Crossing Apartments (Plan B). 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 City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols, (Zoning Docket W-2982). 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 RM-18-S (Residential Building, Multifamily), approved by the Winston-Salem City Council the ______ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM-18-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 GRADING PERMITS
  a. 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.
  b. Developer shall obtain driveway permits from the City of Winston-Salem.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS
  a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, public streets, easements, and utilities. Additional right-of-way shall be dedicated for the proposed Burke Mill realignment bond project.
  b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A, as verified by Planning Staff.

• PRIOR TO THE SIGNING OF PLATS
  a. All documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. Sidewalks shall be provided along the frontage of Griffith and Burke Mill Roads.
  b. Developer shall install curb and gutter along the frontage of Griffith Road.
  c. Developer shall install a 48’x40’ T-turnaround and also provide a Fire Department Connection within 100 feet of a hydrant.

• **OTHER REQUIREMENTS**
  a. Trees within street yards, bufferyards and motor vehicle parking areas shall be of a large variety as defined in UDO Section 3-4.10, where no conflict occurs with overhead utility lines. Plan shall be submitted to the Inspections Division of the City of Winston-Salem for approval.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2982</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>David Reed</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>City of Winston-Salem; KMR Burke Mill, LLC; BRC Burke Mill, LLC; Jerry Theodore Scott; John D. and Lucy M. Hamilton trustees; and Sally S. Nichols</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN#'s 6814-23-5004, 6814-22-6562, 6814-22-4900, 6814-21-4837 and a portion of PIN#'s 6814-12-8466 and 6814-22-0419</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Zoning to RM-18-S</td>
</tr>
</tbody>
</table>
| Proposal   | The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family, 9,000 Square Foot Lot Size) and RM-18-S (Residential Multifamily 18 Units per Acre) to RM-18-S. The petitioner is requesting the following uses:  
- Residential Building, Multifamily |

### Zoning District Purpose Statement

The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.

<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</th>
<th>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes.</td>
<td>Yes.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Griffith Road and the south side of Burke Mill Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South Ward</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 18.93 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Multifamily residential under construction and vacant land</td>
</tr>
</tbody>
</table>
**Surrounding Property Zoning and Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LB-S and RS-9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Single family homes and convenience store</td>
</tr>
<tr>
<td>South</td>
<td>RS-9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Undeveloped and single family homes</td>
</tr>
</tbody>
</table>

**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 slopes downward moderately to the south.

**Proximity to Water and Sewer**

Public water and sewer are available to the site.

**Stormwater/Drainage**

The site plan illustrates all proposed stormwater to be routed to a proposed wet detention pond located behind building #8 at the southwestern portion of the site. A stormwater management study was required as a condition to the previous RM18-S and RS-9 to RM18-S rezoning on a portion of the subject property.

**Watershed and Overlay Districts**

The site is not within a water supply watershed.

**Analysis of General Site Information**

Site is suitable for the proposed improvements.

**Generalized Recommended Conditions**

**BRIEF DESCRIPTION OF CONDITION(S):**

Developer shall submit a stormwater management study.

**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>Griffith Road</td>
<td>Minor Thoroughfare</td>
<td>946’</td>
<td>5,100</td>
<td>16,100</td>
</tr>
<tr>
<td>Burke Mill Road</td>
<td>Minor Thoroughfare</td>
<td>273’</td>
<td>4,900</td>
<td>16,100</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

One access point on Griffith Road and two access points on Burke Mill Road.

Planned Road Improvements

Burke Mill Road connects S. Stratford and Hawthorne Roads and serves both residential and commercial development. A realignment of Burke Mill from Griffith Road to S. Stratford Road is currently under construction.
### Trip Generation - Existing/Proposed

**Trip Generation/Existing Zoning:** RM18-S and RS-9  
240 units x 6.59 (Multifamily Trip Rate) = 1,582 Trips per Day + 2.73 acres (RS-9) x 43,560 / 9,000 = 13 units x 9.57 (SFR Trip Rate) = 124 Trips per Day = 1,706 Total Trips per Day

**Trip Generation/Proposed Zoning:** RM18-S  
336 units x 6.59 (Multifamily Trip Rate) = 2,214 Trips per Day

### Sidewalks

The site plan submitted with this request shows internal sidewalks throughout the development as well as sidewalks along both public road frontages.

### Transit

Route 43 runs along Burke Mill Road adjacent to the subject property.

### Connectivity

The proposed site plan provides three points of ingress/egress - one on Griffith Road and two on Burke Mill Road. The proposed site plan includes a public roundabout connecting to the property to the west.

### Traffic Impact Study (TIS)

Because this is a residential request, no TIS is required by ordinance. However during a previous rezoning for the majority of the subject property, a TIS was submitted as requested by the Public Works Department and WSDOT.

### Analysis of Site Access and Transportation Information

Access to the site is adequate.

### Generalized Recommended Conditions

**BRIEF DESCRIPTION OF CONDITION(S):**  
Obtain driveway permit from the City of Winston-Salem

### SCHOOL DISTRICT INFORMATION

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2005-2006 Enrolled Students</th>
<th>2005-2006 Projected Students w/ Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ward ES</td>
<td>107</td>
<td>852</td>
<td>959</td>
<td>601</td>
<td>4</td>
</tr>
<tr>
<td>Clemmons MS</td>
<td>54</td>
<td>1,168</td>
<td>1,222</td>
<td>690</td>
<td>16</td>
</tr>
<tr>
<td>Parkland HS</td>
<td>72</td>
<td>1,674</td>
<td>1,746</td>
<td>1,100-1,452</td>
<td>10</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA**  
Growth Management Area 3 (Suburban Neighborhoods)

**Relevant Legacy Recommendations**  
*Legacy* states that: “Creating a more “compact pattern of development” will necessitate increasing the overall density and intensity of residential and commercial development in areas with public sewer, good roads and other urban services.”

**Relevant Area Plan(s)**  
Draft *Southwest Suburban Area Plan* (2008)
## Area Plan Recommendations

**HIGH DENSITY RESIDENTIAL**
Locations in the Planning Area recommended for high-density multifamily residential development are:
- An area west of Griffith Road and south of the realigned Burke Mill Road.

### 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?

13.96 acres of the subject property was rezoned from RS-9 and RM18-S to RM18-S in February of 2006 and 16.2 acres of the subject property was rezoned from RS-9 and RM18-S to RM18-S in August of 2006.

(S)(4) - Is the requested action in conformance with Legacy?

Yes.

### Analysis of Conformity to Plans and Planning Issues

The proposal is consistent with both Legacy and the Draft Southwest Suburban Area Plan.

### 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-2874</td>
<td>RM18-S and RS-9 to RM18-S</td>
<td>Approved 8-7-06</td>
<td>Included portion of current site</td>
<td>16.2</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>W-2828</td>
<td>RM18-S and RS-9 to RM18-S</td>
<td>Approved 2-6-06</td>
<td>Included portion of current site</td>
<td>13.96</td>
<td>Approval Approval</td>
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<tr>
<td>W-2771</td>
<td>RS-9 to RM18-S</td>
<td>Approved 8-15-05</td>
<td>Included portion of current site</td>
<td>12.32</td>
<td>Approval Approval</td>
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</tbody>
</table>

### Site Plan Compliance with UDO Requirements

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>17.75 multifamily residential units/acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Required 621 spaces Proposed 663 spaces Layout 90° along private drives</td>
</tr>
<tr>
<td>Building Height</td>
<td>Maximum 60' Proposed 3 Story</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>Maximum 80% Proposed 49.44%</td>
</tr>
</tbody>
</table>
| UDO Sections Relevant to Subject Request | • Chapter B, Article II, Section 2-1.3 (N) RM-18 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. N/A  
|  | (C) Subdivision Regulations N/A |
| Analysis of Site Plan Compliance with UDO Requirements | Site plan meets UDO requirements. |
| Generalized Recommended Conditions | BRIEF DESCRIPTION OF CONDITION(S):  
|  | Developer shall record a final plat in the office of the Register of Deeds. |

## 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>Site is a suitable location for increased infill density.</td>
<td>The increased residential density will increase the vehicular trips in the area by approximately 508 trips per day.</td>
</tr>
<tr>
<td>Proposal would permit a more comprehensive development of the subject property including interconnectivity with the property to the west.</td>
<td></td>
</tr>
</tbody>
</table>

## 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.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**  
  a. 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.  
  b. Developer shall obtain driveway permits from the City of Winston-Salem.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**  
  a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, public streets, easements, and utilities. Additional right-of-way shall be dedicated for the proposed Burke Mill realignment bond project.  
  b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A, as verified by Planning Staff.

- **PRIOR TO THE SIGNING OF PLATS**  
  a. All documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Sidewalks shall be provided along the frontage of Griffith and Burke Mill Roads.
  b. Developer shall install curb and gutter along the frontage of Griffith Road.
  c. Developer shall install a 48’x40’ T-turnaround and also provide a Fire Department Connection within 100 feet of a hydrant.

• OTHER REQUIREMENTS
  a. Trees within street yards, bufferyards and motor vehicle parking areas shall be of a large variety as defined in UDO Section 3-4.10, where no conflict occurs with overhead utility lines. Plan shall be submitted to the Inspections Division of the City of Winston-Salem for approval.

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

MOTION:  Arthur King moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND:  Carol Eickmeyer
VOTE:
  FOR:  Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith
  AGAINST:  None
  EXCUSED:  None

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A. Paul Norby, FAICP
Director of Planning