DOCKET #: W2994
(continued from 9/11/08)

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
RS9

PETITIONER:
Shaffer Group Inc. for property owned by Same

SCALE: 1" represents 500'

STAFF: Roberts

GMA: 2

ACRES: 9.23

NEAREST BLDG: 60’ south

MAP(S): 618870, 612870, 612866
October 22, 2008

Shaffer Group, Inc.
c/o Rick Shaffer, President
401 East Elm Street
Conshocken, PA  19428

RE:  ZONING MAP AMENDMENT W-2994

Dear Mr. Shaffer:

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

DATE: October 22, 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 Shaffer Group, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Shaffer Group, Inc. from RS-9 to RM-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development); property is located on the southwest side of Quincy Drive, south of Polo Road (Zoning Docket W-2994).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL  
FOR: UNANIMOUS  
AGAINST: NONE  
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO
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 RS-9 to RM-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development) the zoning classification of the following described property:


Section 2. This Ordinance is adopted after approval of the site plan entitled Q-Towne and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Shaffer Group, Inc.

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 Q-Towne. 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 Shaffer Group, Inc., (Zoning Docket W-2994). 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-8-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; and Planned Residential Development), 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-8-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

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

• PRIOR TO THE ISSUANCE OF GRADING PERMITS:
  a. Developer shall 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 a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
     • Widening of Quincy Drive 13’ from centerline with curb & gutter & sidewalks.
  c. Developer shall submit sealed drawings to the Inspections Division for any retaining wall over five feet in height.
  d. Developer shall cordon off all areas shown on the site plan as stream buffer areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
- **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.
  b. Developer shall substantially comply with the submitted building elevations as shown on Exhibit A, as verified by Planning Staff.
  c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.

- **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. Lighting shall be installed per approved lighting plan and certified by an engineer.
  b. All requirements of the City of Winston-Salem Driveway Permit shall be completed.

- **OTHER REQUIREMENTS:**
  a. A 25+ person shuttle service shall be provided 10-hours/day, Monday–Friday to and from Wake Forest University based on the University’s Class Schedule.
  b. The resident manager of the complex will be a member of the West Polo Road Neighborhood Association.
## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2994</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Shaffer Group, Inc.</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN#'s 6816-89-0512, 6816-79-7448, 6816-79-6839, 6816-79-6628, 6817-70-6043, 6816-79-8883, 6817-70-8024, and 6817-70-7262</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special use rezoning to RM-8-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 District; 9,000 sf minimum lot size to RM-8-S Residential, Multifamily District; 8 units per acre maximum density. The petitioner is requesting the following uses:  
- Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily, and PRD |
| Continuance History | The request was continued, at the request of the petitioner, from the August 14, 2008 Planning Board meeting to the September 11 Planning Board meeting and then to the October 9 Planning Board meeting in order to address various site plan matters and meet with the neighbors. |
| 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 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available. |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | (S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  
Yes |

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southwest side of Quincy Drive, south of Polo Road</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>Approximately ± 9.23 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped with the exception of one single family residence.</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>RS-9</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>South</td>
<td>IP</td>
<td>Polo Park</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>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?

The proposed two story duplex and townhouse uses are compatible with the adjacent public park. Due to the scale, topography and buffering, the proposed buildings are generally compatible with the surrounding single family uses.

## Physical Characteristics

The majority of the site is heavily wooded and traversed in the center by a tributary of Silas Creek. The National Wetlands Inventory maps do not identify wetland areas on the petition site; however, the site plan depicts some wetlands along said creek.

## Proximity to Water and Sewer

Public water and sewer are available.

## Stormwater/Drainage

The site plan illustrates two proposed stormwater ponds on each side of the stream which traverses the site. A stormwater management study will be required.

## Watershed and Overlay Districts

The site is not within a water supply watershed.

## Analysis of General Site Information

Provided proper stream protection measures are taken, the site is suitable for the proposed improvements. The site plan illustrates a 30’ buffer on each side of said stream.

## Generalized Recommended Conditions

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

- 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>Quincy Drive</td>
<td>Local Street</td>
<td>776’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):**

Two driveways onto Quincy Drive are proposed.

**Trip Generation - Existing/Proposed**

- **Existing Zoning: RS-9**
  - 9.23 x 43,560 / 9,000 = 44 units x 9.57 (SFR Trip Rate) = 421 Trips per Day

- **Proposed Zoning: RM8-S**
  - 68 units x 6.59 (Residential Townhouse/Condominium Trip Rate) = 448 Trips per Day

**Sidewalks**

Sidewalks are proposed along the internal private streets and along Quincy Drive. A pedestrian connection to the adjacent Polo Park is also included.
| **Transit** | Route 16 along Reynolda Road. |
| **Traffic Impact Study (TIS)** | No TIS is required. |
| **Analysis of Site Access and Transportation Information** | Access to the site is adequate. |
| **Generalized Recommended Conditions** | BRIEF DESCRIPTION OF CONDITION(S):  
• Driveway permit from the City of Winston-Salem |

### SCHOOL DISTRICT INFORMATION
School capacity data has been requested of the school system.

### CONFORMITY TO PLANS AND PLANNING ISSUES

| **Legacy GMA** | Growth Management Area 2, Urban 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)** | Polo-Reynolda Area Plan, 1985 |
| **Area Plan Recommendations** |  
• The Polo-Reynolda Area Plan recommends moderate density residential for the subject property. Moderate density includes up to 8 units per acre. |
| **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 proposal is consistent with both Legacy and the Polo-Reynolda Area Plan. |
| **Generalized Recommended Conditions** | BRIEF DESCRIPTION OF CONDITION(S):  
• Lighting condition |

### 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-2987</td>
<td>RS-9 &amp; LO-S to LO-S</td>
<td>Approved 7-21-08</td>
<td>600’ west</td>
<td>.75</td>
<td>Approval</td>
</tr>
</tbody>
</table>

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W-2994 October 2008 8
<table>
<thead>
<tr>
<th>Site Plan Compliance with UDO Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Square Footage</strong></td>
<td><strong>Square Footage</strong></td>
</tr>
<tr>
<td></td>
<td>6,000 sf Clubhouse</td>
</tr>
<tr>
<td><strong>Units (by type) and Density</strong></td>
<td>68 townhouse &amp; duplex units on 9.23 acres = 7.37 units per acre</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td><strong>Required</strong></td>
</tr>
<tr>
<td></td>
<td>183 spaces</td>
</tr>
<tr>
<td><strong>Building Height</strong></td>
<td><strong>Maximum</strong></td>
</tr>
<tr>
<td></td>
<td>45’</td>
</tr>
<tr>
<td><strong>Impervious Coverage</strong></td>
<td><strong>Maximum</strong></td>
</tr>
<tr>
<td></td>
<td>70%</td>
</tr>
<tr>
<td><strong>UDO Sections Relevant to Subject Request</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Chapter B, Article II, Section 2-1.2 (L) RM-8 District</td>
</tr>
<tr>
<td></td>
<td>Chapter B, Article II, Section 2-5.60 Planned Residential Development</td>
</tr>
<tr>
<td></td>
<td>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily; Residential Building, Townhouse; or Residential Building, Twin Home Use Conditions</td>
</tr>
</tbody>
</table>

| **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 subject property is located in GMA 2 and therefore is subject to the residential infill standards of the recently adopted UDO-188. These standards require multifamily buildings to front on existing streets with parking located to the side or rear. The site plan addresses the above mentioned requirement by fronting the new units in this area on the existing public street with the parking located to the rear along said new private street. The request also complies with the new PRD standards. Specifically 15% open space requirement, including the active open space component, is being met by a combination of stream buffers, picnic area, clubhouse and sidewalks. |
| The revised site plan complies with the requirements of the UDO. |

| **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** |  |
| **Positive Aspects of Proposal** | **Negative Aspects of Proposal** |
| Request is consistent with the recommendations of the Polo-Reynolda Area Plan for moderate density residential. | Request will result in a significant loss of mature wooded area. |
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 ANY PERMITS:**
  a. Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the USA Corps of Engineers.

• **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
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  a. A 25+ person shuttle service shall be provided 10-hours/day, Monday–Friday to and from Wake Forest University based on the University’s Class Schedule.
  b. The resident manager of the complex will be a member of the West Polo Road Neighborhood Association.

**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** regarding the continuance request. - August 13, 2008

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Paul Mullican moved continuance of the zoning map amendment and site plan to September 11, 2008.
SECOND: Lynne Mitchell
VOTE:
   FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican, Brenda Smith
   AGAINST: None
   EXCUSED: None

**PUBLIC HEARING** regarding continuance - September 11, 2008

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved continuance of the zoning map amendment to October 9, 2008.
SECOND: Lynne Mitchell
VOTE:
   FOR:  Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith
   AGAINST:  None
   EXCUSED:  None

PUBLIC HEARING - October 9, 2008

FOR:  None
AGAINST:  None

WORK SESSION

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

_________________________
A. Paul Norby, FAICP
Director of Planning