DOCKET #: W2763
(Continued from 4/14/05 CCPB meeting)

PROPOSED ZONING:
MU-S and HB-S
Site Plan Amendment

EXISTING ZONING:
MU-S and HB-S

PETITIONER:
Hillcrest property Development, LLC,
for property owned by Same

SCALE: 1" represents 800'
STAFF: King
GMA: 3
ACRE(S): 161.57
MAP(S): 606838, 600838, 600842, 606842
June 2, 2005

Condominium Investment Group, LLC
Thomas C. Hall, Manager
2311 West Cone Blvd., Suite 150
Greensboro, NC  27408

RE:   SITE PLAN AMENDMENT W-2763

Dear Mr. Hall:

The attached revised report of the Planning Board staff is being sent to you for your information, since the City Council has already scheduled a public hearing on this. As you know, the Planning Board discussed this at their May 26 work session. They came to a conclusion with their recommendation, and this report reflects that recommendation which will be in the City Council’s final agenda packet.

Sincerely,

A. Paul Norby, AICP
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
     Hillcrest Townhouses, LLC, 609-B Eugene Court, Greensboro, NC  27401
     Hillcrest Apartments Group, LLC and Mike Murray, 609-B Eugene Court, Greensboro, NC  27401
     Hillcrest Property Development, LLC, 609-B Eugene Court, Greensboro, NC  27401
ACTION REQUEST FORM

DATE: May 25, 2005
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Site Plan Amendment of Hillcrest Property Development, LLC

SUMMARY OF INFORMATION:

Site Plan Amendment of Hillcrest Property Development, LLC for MU-S Mixed Use District - Special Use [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Congregate Care Facility; Life Care Community; Planned Residential Development; ABC Store; Arts and Crafts Studio; Food or Drug Store; Furniture or Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Lab; Medical or Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Day Care, Drop In; Child Day Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; School, Vocational or Professional; and Stadium, Coliseum, or Exhibition Building - TWO PHASE]: property is located on the west side of Stratford Road north of Somerset Drive (Zoning Docket W-2763).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL  
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS
CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Hillcrest Property Development, LLC. Docket W-2763

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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Congregate Care Facility; Life Care Community; Planned Residential Development; ABC Store; Arts and Crafts Studio; Food or Drug Store; Furniture or Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Lab; Medical or Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Day Care, Drop In; Child Day Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery;
Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; School, Vocational or Professional; and Stadium, Coliseum, or Exhibition Building - TWO

PHASE - Site Plan Amendment] and described as follows:

Tax Block 3900, Tax Lots 400B, 400C, 402, 403, 404, 405, 406, 407 & 28K

Section 2. This Ordinance is adopted after approval of the site plan entitled Hillcrest Property Development, LLC and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, to Hillcrest Property Development, 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 Hillcrest Property Development, LLC. 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.
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 Hillcrest Property Development, LLC, (Zoning Docket W-2763). 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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Combined Use; Congregate Care Facility; Life Care Community; Planned Residential Development; ABC Store; Arts and Crafts Studio; Food or Drug Store; Furniture or Home Furnishings Store; General Merchandise Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Lab; Medical or Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Testing and Research Lab; Veterinary Services; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Day Care, Drop In; Child Day Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery;
Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; School, Vocational or Professional; and Stadium, Coliseum, or Exhibition Building - 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 MU-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 BUILDING PERMITS**
  a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  b. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. Developer shall obtain a driveway permit from the North Carolina Department of Transportation (NCDOT). NCDOT will require additional road improvements based on the discussions described in the staff report analysis and consistent with the Traffic Impact Analysis submitted by the petitioner.
  b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

- **OTHER REQUIREMENTS**
  a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each major entranceway.

**General Conditions**

1. A minimum of two (2) interconnecting public streets to Area 2 shall be provided.
2. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association.
3. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.
Neighborhood Center/Mixed Use - Area 1

Conditions:

1. Maximum allowable square footage for Business & Personal Services Uses/Institutional & Public Uses shall be 520,000 square feet with the following exception: The allowable square footage may be increased above the maximum by reducing the maximum allowable Retail & Wholesale Trade Uses by 1 square foot for every square foot of Business & Personal Services Uses/Institutional & Public Uses added.

2. Maximum allowable square footage for Retail & Wholesale Trade Uses shall be 80,000 square feet with the following exception: The allowable square footage may be increased above the maximum by reducing the maximum allowable Business & Personal Services by 2 square feet for every square foot of Retail & Wholesale Trade Uses added.

3. Maximum number of Residential Units shall be 340 units with the following exception: The maximum number of units allowed may be increased by reducing the maximum allowable Retail & Wholesale Trade Uses by 500 square feet or by reducing the maximum allowable Business & Personal Services Uses/Institutional & Public Uses by 1000 square feet for every unit added.

4. Densities and maximum square footages may be reduced.

5. Individual buildings shall have a maximum total square footage of 100,000 square feet. Buildings linked together by awnings, pedestrian bridges or covered hallways may be counted as separate structures.

6. Buildings shall be a maximum of 3 stories.

7. Buildings shall be primarily oriented towards public streets. Buildings shall have at least one entrance oriented towards the public street.

8. Buildings terminating major axes created by streets, drives, greens, etc. shall be on axis or utilize architectural features to terminate that axis.

9. Fronts of buildings shall have a maximum setback of 20’ from the right-of-way of public streets internal to the property.

10. The overall lineal footage of building frontage along the main entrance drive (Hillcrest Drive) may not be reduced more than 40% from that as shown on the site plan. A decorative wall, fence or hedge a minimum of 3’ in height shall be provided at the building line where building frontage is reduced.
11. Building footprints, parking lot configurations, and road layouts shall have the flexibility to be adjusted from those shown on the plan. Building footprints and parking lots can shift location and shape. Any changes or adjustments pursuant to this condition shall continue to retain the design elements described in Conditions 6-10 and shall relate to other areas in a general similar fashion as shown on plan. Adjustments according to this condition shall not require a staff change.

12. Off-street parking shall be located to the rear or side of the building per section 2-1.5(C)(3)(c) of the Forsyth County/Winston-Salem UDO.

13. Shared parking and cross access agreements are permitted.

14. Dumpster and/or trash compactors locations can be added wherever necessary and shall be screened per the UDO Section 3-4.6.

15. The maximum impervious area for the Neighborhood Center/Mixed Use - Area 1 shall be 75% with individual lots being limited to a maximum impervious area of 85%.

16. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association. Public street tree plantings shall be reviewed by Planning staff.

17. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

18. Solely within the common area shown on the plan in the south corner of the property adjoining Tax Block 3900 Lot 20 and Tax Block 3900B Lot 16 a 60’ tree preservation buffer, retaining all trees with a caliper 10” or greater, shall be provided along the common property lines.

19. Any building, other than single-family residential structures, or either in whole or in part within 300’ from the common property lines between the property and adjoining Tax Block 3900 Lot 20 and Tax Block 3900B Lot 16 shall be limited to 2 stories and 35’ in height.

20. Hotel use is limited to 3 stories and shall be limited in location within 600 feet of the Stratford Road right-of-way line.

21. Outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property.

22. A stub street connection shall be made to the Hensley tract.
Mixed Residential - Area 2

Conditions:

1. Maximum allowable square footage for Business & Personal Services Uses shall be 5,000 square feet.

2. Maximum allowable square footage for Institutional & Public Uses shall be 5,000 square feet.

3. Maximum number of Residential Units shall be 6.44 units per acre equaling 300 units. Density may be reduced.

4. Building shall be a maximum of 2 stories with the exception of buildings with a 2-story front and 3 story back, in order to make up grade.

5. Buildings shall be primarily oriented towards public streets. Buildings shall have at least one entrance oriented towards the public street.

6. Buildings terminating major axes created by streets, drives, greens, etc. shall be centered on the axis.

7. Fronts of buildings shall have a maximum setback of 20’ from the right-of-way of public streets internal to the property.

8. Off-street parking shall be located to the rear or side of the building per section 2-1.5(C)(3)(c) of the Forsyth County/Winston-Salem UDO.

9. Building footprints and parking lot configurations and road layouts shall have the flexibility to be adjusted from those shown on the plan. Building footprints and parking lots can shift location and shape.

10. In general, the public street layout shall be developed on a grid or modified grid system.

11. A minimum of two (2) interconnecting public streets to Area 3 shall be provided.

12. A minimum of one (1) interconnecting public street to Area 4 shall be provided.

13. Dumpster and/or trash compactors locations can be added wherever necessary and shall be screened per the UDO section 3-4.6.

14. The maximum impervious area for the Mixed Residential - Area 2 shall be 75%.
15. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association.

16. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

17. In the northwest corner of the property adjoining Tax Block 3900 Lot 27N and Tax Block 6307 Lots 3 and 4 a 60’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 100’ building setback shall be provided along the common property lines.

18. Along the southern border of the property adjoining Tax Block 3900B Lots 42 and 43 a 45’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 45’ building setback shall be provided along the common property lines.

19. All trees with a caliper of 10” or greater to the south and west of the line indicated on the site plan at the western edge of the property shall be preserved. No building other than gazebos and other passive recreation structures shall be constructed to the south or west of this line. Walking trails, paved sidewalks, greenways and fitness courses are permitted to the south or west of this line.

20. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property.

**Single-Family Residential - Area 3**

**Conditions:**

1. The lot layout is for illustrative purposes only. Major changes from the current layout will only be required to be heard by the Planning Board.

2. Maximum number of Single-Family Residential Units shall be 60 units.

3. A minimum of one (1) interconnecting public street to Area 1 shall be provided.

4. Along the southern border of the property adjoining Tax Block 3900B Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 34, 35, 36, ,41 and 42 a 45’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 45’ building setback shall be provided along the common property lines.

5. Lots abutting the existing RS-9 lots to the south shall be a minimum lot size of 12,000 sf.
Single-Family Residential - Area 4

Conditions:

1. The lot layout is for illustrative purposes only. Major changes from the current layout will only be required to be heard by the Planning Board.

2. Maximum number of Single-Family Residential Units shall be 60 units.

3. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association.

4. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

5. In the northwest corner of the property adjoining Tax Block 3900 Lot 27N and Tax Block 6307 Lot 4 a 60’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 100’ building setback shall be provided along the common property lines.

6. A 30’ building setback shall be provided where the property adjoins Farmbrook Road and Burlwood Drive.

7. A negative access easement shall be provided where the property adjoins Farmbrook Road and Burlwood Drive.

8. Outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property.
ZONING STAFF REPORT

DOCKET #: W-2763
STAFF: Aaron King

Petitioner(s): Hillcrest Property Development, LLC
Ownership: Same

REQUEST

From: MU-S Mixed Use District [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Congregate Care Facility; Life Care Community; Planned Residential Development; Combined Use; ABC Store (Liquor); Arts & Crafts Studio; Food or Drug Store; Furniture & Home Furnishings Store; General Merchandising Store; Hardware Store; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; Shopping Center; Banking & Financial Services; Bed & Breakfast; Funeral Home; Hotel or Motel; Medical or Dental Lab; Medical & Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Testing & Research Lab; Veterinary Services; Golf Course; Golf Driving Range; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Swimming Pool, Private; Theater, Indoor; Adult Day Care Center; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Child Day Care, Drop In; Child Day Care, Sick Children; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Post Office; School, Private; School, Public; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building - TWO PHASE]

To: Site Plan Amendment

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 161.57

CONTINUANCE HISTORY

This petition was continued from the April 14, 2005 Planning Board meeting to the May 12, 2005 meeting. The public hearing was held and closed at the May 12 meeting. The petition was then continued to the May 26, 2005 Planning Board meeting.
LOCATION

Street: Northwest corner of Stratford Road and Somerset Drive.
Jurisdiction: City Winston-Salem.
Ward: Southwest

SITE PLAN

Area One:
Proposed Use: Neighborhood Center/Mixed Use
Square Footage: 600,000 sf.
Building Height: Three stories, 60’/unlimited; the height of structures may be increased one foot for each foot of additional setback beyond 40’ from RS-9 zoned land.
Density: Max. 340 units = 4.69 dwelling units per acre (du/a)
Parking: Required: 3,080 (If most intense uses are maximized); Proposed: 2,042
  Note: All parking requirements to be determined by use and may be reduced 15% from off-street parking required; on street parking may be used for credit up to 35% of the off-street parking requirement.
Bufferyard Requirements: To be determined through site plan review.

Area Two:
Proposed Use: Mixed residential; Institutional and Public Uses; Business and Personal Services.
Square Footage: 10,000 sf. (+ 300 residential units)
Building Height: Two stories, 50’ max.
Density: Max. 300 units = 6.44 du/a.
Parking: Required: 639 (If most intense uses are maximized); proposed: 453
  Note: All parking requirements to be determined by use and may be reduced 15% from off-street parking required; on street parking may be used for credit up to 35% of the off-street parking requirement.
Bufferyard Requirements: To be determined through site plan review.

Area Three:
Proposed Use: Single family residential
Square Footage: Not available (60 single family residential units)
Building Height: Three stories, 60’ max.
Density: 60 units = 2.96 du/a.
Parking: Required: Two spaces per dwelling unit
Bufferyard Requirements: To be determined through site plan review.

Area Four:
Proposed Use: Single family residential
Square Footage: Not available (60 single family residential units)
Building Height: Three stories, 60’ max.
Density: 60 units = 2.71 du/a.
Parking: Required: Two spaces per dwelling unit.
Bufferyard Requirements: To be determined through site plan review.
All parking requirements to be determined by use. Parking shown on the plan is for illustrative purposes and only outline the general location of parking lots.

**PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: All original structures associated with the golf course have been removed and the majority of the property has been graded.

Adjacent Uses:
- **North**: Existing single family zoned RS-9, lot sizes average 20,000 sf.
- **East**: Existing lake and floodplain leading down to Little Creek; across Little Creek is existing single family zoned RS-9, lot sizes average 12,000 sf.
- **Southeast**: Existing GI (across Stratford Road).
- **South**: Undeveloped land zoned NSB-S (Shopping Center).
- **Southwest**: Existing single family zoned RS-9, lot sizes average 15,000 sf.
- **Northeast**: Existing “Cities” restaurant zoned HB.
- **Northwest**: Existing single family zoned RS-9, lot sizes average 20,000 sf.

**GENERAL AREA**

Character/Maintenance: The area around the proposed development primarily consists of stable single family residences surrounding the site. A sprinkling of business zoning occupies the surrounding area with the “Cities” restaurant having been built to the west of the subject property. Across Stratford Road lies existing industrial land that is currently developed. The industrial zoning extends southwestwardly to Clemmons ville Road.

Development Pace: Moderate to rapid.

**HISTORY**

Relevant Zoning Cases:

1. W-2582; RS-9 to MU-S; Approved February 3, 2003; northwest intersection of Stratford Road and Somerset Drive; 161.45 acres; Planning Board and staff recommended approval.

**PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: No significant impacts foreseen.

Topography: The topography in the specific area of the proposed site plan amendment is moderate with the property dropping in elevation approximately fifteen feet before rising almost twenty feet adjacent to Hewes Street.

Streams: Little Creek and some smaller tributaries pass through the subject property. There is a stream along a portion of the southern property line, a stream along the northern property line and a stream that crosses the northern portion of the site near the northern single-family “pod” and the impounded wetlands.

Vegetation/habitat: No additional vegetation should be required to be removed with this request.
Floodplains: Floodway and floodway fringe for Little Creek is present on the subject property. Wetlands: The Winston-Salem West National Wetlands Inventory Map shows the ponds on this site as palustrine, unconsolidated bottom, permanently dammed and impounded wetlands (PUBHh). Encroachment into wetland areas would require Federal and State permits.

TRANSPORTATION

Direct Access to Site: Stratford Road; Somerset Drive; Farmbrook Road
Street Classification: Stratford Road – major thoroughfare; Somerset Drive – minor thoroughfare; Kimwell Drive – minor thoroughfare; Farmbrook Road – local road.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
- Stratford Road between Somerset Drive and Burke Mill Road = 23,000/42,200
- Somerset Drive between Stratford Road and Jonestown Road = 2,000/11,100
- Kimwell Drive between Stratford Road and end = 6,200/16,100

Trip Generation/Proposed Zoning: The Traffic Impact Analysis Report (submitted with the original rezoning) estimates that 17,607 trips per day will be generated from this site. The estimated number of 17,607 includes trips generated from single family residential, multifamily residential, general office, retail, and restaurant uses.

Planned Road Improvements/Thoroughfare Plan: While there are no immediate public improvements planned for Stratford Road in this area, the Traffic Impact Study (submitted with the rezoning to MU-S) has made the following recommendations:

Intersection of Stratford Road and Main Entrance:
- Install a left over at this intersection provided for left turn movement into the Main Entrance from Stratford Road.
- Construct an exclusive right turn lane on Stratford Road at the Main Entrance. Provide a minimum of 200 feet of full storage and an appropriate bay taper. The bay taper length may need to be shorter than desired in order to maximize storage while preventing the taper from extending across existing driveway connections.
- Provide a three-lane cross-section consisting of one ingress lane and two egress lanes. The driveway approach should provide exclusive right turn lanes to accommodate the anticipated movements. The three-lane section is recommended in order to minimize the number of lanes so that a landscaped median can be constructed within the driveway stem to provide an aesthetically pleasing appearance while maintaining the site entrance’s functionality. The multi-lane cross-section should extend a minimum of 300 feet, or to the first internal intersection, so that conflicts associated with the left-turning movements can be prevented at the internal intersection.

Intersection of Stratford Road and Site Entrance 1 (approx. 750’ NE of Main Entrance):
- Install a traffic signal at this intersection with protected/permissive phasing provided for left turn movement into Site Entrance 1 from Stratford Road. This signal should be coordinated with the existing traffic signal on Stratford Road at Kimwell Drive and the proposed signal at Stratford Road at Somerset Drive. Provide a minimum of 100 feet of full storage and an appropriate bay taper; the bay taper length may need to be shorter than desired in order to maximize storage while preventing the taper from extending across existing driveway connections.
• Provide a three-lane cross-section consisting of one ingress lane and two egress lanes. The driveway approach should provide an exclusive left turn lane and an exclusive right turn lane to accommodate the anticipated egress movements. The three-lane cross-section should extend to the first internal intersection (at a minimum) to prevent conflicts associated with the left-turning and/or crossing movements at the internal intersection.

Sight Distance: Good
Interior Streets: Public with on-street parking throughout
Traffic Impact Study recommended: An updated Traffic Impact Study has been requested.
Connectivity of street network: Within the development, there are multiple connections to various uses. Connections to development areas beyond the site are not represented; while topography and environmental restrictions prevent connections to the west and south, connections to the north would be advantageous.
Sidewalks: None existing.
Transit: Route 19 along Stratford Road
Bicycle Route: None.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: Greenway Plan for Winston-Salem and Forsyth County; South Stratford Road Development Guide.
Greenway/Trail Name: Little Creek
Easement Requested: 40 feet
Side of Creek: East side
Comments/Status of Trail: The greenway plan proposes a greenway along Little Creek. This can ultimately connect the Muddy Creek Greenway to Hanes Mall Boulevard (see Greenway Plan Map). The site plan conditions for the approved rezoning reflect the proposed greenway.

CONFORMITY TO PLANS

GMP Area (Legacy): Suburban Neighborhoods (GMA 3).
Relevant Comprehensive Plan Recommendation(s): Legacy promotes compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces and amenities, and offer a variety of transportation options.
Relevant Development Guide Recommendation(s): The South Stratford Road Development Guide recommends that the subject property remain as a site for recreation [see Maps 6 and 7 of the development guide (pages 16 and 17)].

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Environmental Resources Beyond The Site: Little Creek, a tributary of Muddy Creek and eventually the Yadkin River, runs north-south along the western edge of the site.
Water Supply Watershed: The subject property is not located within a water supply watershed.
Compliance with Watershed Protection Regulations: NA
WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

Winston-Salem/Forsyth County Schools have estimated this project, when completed, will add a total of 806 students to the system, as indicated by the following chart.

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<th>Number Units</th>
<th>Schools</th>
<th>Projected Students from Project</th>
<th>2002-2003 Enrolled Students</th>
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**ANALYSIS**

The current request is to amend the approved site plan for Hillcrest Towne Center to reduce the number and layout of multifamily buildings on the eastern portion of the property and to eliminate the proposed vehicular connection to Hewes Street. The currently approved site plan has seven multifamily buildings served by an interconnected network of streets and parking along with a connection to Hewes Street. The site plan submitted with this request proposes five multifamily buildings that front on a cul-de-sac, eliminating the connection to Hewes Street.

While this proposed site plan does present a better layout of the multifamily units by pulling them off of the adjacent property lines, it also eliminates the connection to Hewes Street. This connection is the last remaining vehicular connection to the north. At the request of the Planning Board at the April 14, 2005 public hearing, the petitioner submitted documents to demonstrate why opening Hewes Street would be a hardship. The City Public Works Department has reviewed the documents and has met with the petitioner and is not opposed to the petitioner’s request not to construct Hewes Street.

**FINDINGS**

1. The subject request would reduce the number of multifamily buildings from seven to five and eliminate the existing vehicular connection to Hewes Street.

2. The City Public Works Department has reviewed the documents and has met with the petitioner and is not opposed to the petitioner’s request not to construct Hewes Street.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL**
Site Plan: Staff certifies that the site plan meets all code requirements, and recommends the following conditions:

- PRIOR TO THE ISSUANCE OF BUILDING PERMITS
a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
b. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review.

? • PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
   a. Developer shall obtain a driveway permit from the North Carolina Department of Transportation (NCDOT). NCDOT will require additional road improvements based on the discussions described in the staff report analysis and consistent with the Traffic Impact Analysis submitted by the petitioner.
b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

? • OTHER REQUIREMENTS
   a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each major entranceway.

General Conditions

1. A minimum of two (2) interconnecting public streets to Area 2 shall be provided.

2. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association.

3. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

Neighborhood Center/Mixed Use - Area 1

Conditions:

1. Maximum allowable square footage for Business & Personal Services Uses/Institutional & Public Uses shall be 520,000 square feet with the following exception: The allowable square footage may be increased above the maximum by reducing the maximum allowable Retail & Wholesale Trade Uses by 1 square foot for every square foot of Business & Personal Services Uses/Institutional & Public Uses added.

2. Maximum allowable square footage for Retail & Wholesale Trade Uses shall be 80,000 square feet with the following exception: The allowable square footage may be increased above the maximum by reducing the maximum allowable Business & Personal Services by 2 square feet for every square foot of Retail & Wholesale Trade Uses added.

3. Maximum number of Residential Units shall be 340 units with the following exception: The maximum number of units allowed may be increased by reducing
the maximum allowable Retail & Wholesale Trade Uses by 500 square feet or by reducing the maximum allowable Business & Personal Services Uses/Institutional & Public Uses by 1000 square feet for every unit added.

4. Densities and maximum square footages may be reduced.

5. Individual buildings shall have a maximum total square footage of 100,000 square feet. Buildings linked together by awnings, pedestrian bridges or covered hallways may be counted as separate structures.

6. Buildings shall be a maximum of 3 stories.

7. Buildings shall be primarily oriented towards public streets. Buildings shall have at least one entrance oriented towards the public street.

8. Buildings terminating major axes created by streets, drives, greens, etc. shall be on axis or utilize architectural features to terminate that axis.

9. Fronts of buildings shall have a maximum setback of 20’ from the right-of-way of public streets internal to the property.

10. The overall lineal footage of building frontage along the main entrance drive (Hillcrest Drive) may not be reduced more than 40% from that as shown on the site plan. A decorative wall, fence or hedge a minimum of 3’ in height shall be provided at the building line where building frontage is reduced.

11. Building footprints, parking lot configurations, and road layouts shall have the flexibility to be adjusted from those shown on the plan. Building footprints and parking lots can shift location and shape. Any changes or adjustments pursuant to this condition shall continue to retain the design elements described in Conditions 6-10 and shall relate to other areas in a general similar fashion as shown on plan. Adjustments according to this condition shall not require a staff change.

12. Off-street parking shall be located to the rear or side of the building per section 2-1.5(C)(3)(c) of the Forsyth County/Winston-Salem UDO.

13. Shared parking and cross access agreements are permitted.

14. Dumpster and/or trash compactors locations can be added wherever necessary and shall be screened per the UDO Section 3-4.6.

15. The maximum impervious area for the Neighborhood Center/Mixed Use - Area 1 shall be 75% with individual lots being limited to a maximum impervious area of 85%.

16. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the
Developer or Property Owners’ Association. Public street tree plantings shall be reviewed by Planning staff.

17. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

18. Solely within the common area shown on the plan in the south corner of the property adjoining Tax Block 3900 Lot 20 and Tax Block 3900B Lot 16 a 60’ tree preservation buffer, retaining all trees with a caliper 10” or greater, shall be provided along the common property lines.

19. Any building, other than single-family residential structures, or either in whole or in part within 300’ from the common property lines between the property and adjoining Tax Block 3900 Lot 20 and Tax Block 3900B Lot 16 shall be limited to 2 stories and 35’ in height.

20. Hotel use is limited to 3 stories and shall be limited in location within 600 feet of the Stratford Road right-of-way line.

21. Outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property.

22. A stub street connection shall be made to the Hensley tract.

**Mixed Residential - Area 2**

**Conditions:**

1. Maximum allowable square footage for Business & Personal Services Uses shall be 5,000 square feet.

2. Maximum allowable square footage for Institutional & Public Uses shall be 5,000 square feet.

3. Maximum number of Residential Units shall be 6.44 units per acre equaling 300 units. Density may be reduced.

4. Building shall be a maximum of 2 stories with the exception of buildings with a 2-story front and 3 story back, in order to make up grade.

5. Buildings shall be primarily oriented towards public streets. Buildings shall have at least one entrance oriented towards the public street.

6. Buildings terminating major axes created by streets, drives, greens, etc. shall be centered on the axis.

7. Fronts of buildings shall have a maximum setback of 20’ from the right-of-way of public streets internal to the property.
8. Off-street parking shall be located to the rear or side of the building per section 2-1.5(C)(3)(c) of the Forsyth County/Winston-Salem UDO.

9. Building footprints and parking lot configurations and road layouts shall have the flexibility to be adjusted from those shown on the plan. Building footprints and parking lots can shift location and shape.

10. In general, the public street layout shall be developed on a grid or modified grid system.

11. A minimum of two (2) interconnecting public streets to Area 3 shall be provided.

12. A minimum of one (1) interconnecting public street to Area 4 shall be provided.

13. Dumpster and/or trash compactors locations can be added wherever necessary and shall be screened per the UDO section 3-4.6.

14. The maximum impervious area for the Mixed Residential - Area 2 shall be 75%.

15. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association.

16. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

17. In the northwest corner of the property adjoining Tax Block 3900 Lot 27N and Tax Block 6307 Lots 3 and 4 a 60’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 100’ building setback shall be provided along the common property lines.

18. Along the southern border of the property adjoining Tax Block 3900B Lots 42 and 43 a 45’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 45’ building setback shall be provided along the common property lines.

19. All trees with a caliper of 10” or greater to the south and west of the line indicated on the site plan at the western edge of the property shall be preserved. No building other than gazebos and other passive recreation structures shall be constructed to the south or west of this line. Walking trails, paved sidewalks, greenways and fitness courses are permitted to the south or west of this line.

20. Outdoor lighting shall be shielded and oriented as to cast no direct light onto adjacent property.

**Single-Family Residential - Area 3**
Conditions:

1. The lot layout is for illustrative purposes only. Major changes from the current layout will only be required to be heard by the Planning Board.

2. Maximum number of Single-Family Residential Units shall be 60 units.

3. A minimum of one (1) interconnecting public street to Area 1 shall be provided.

4. Along the southern border of the property adjoining Tax Block 3900B Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 34, 35, 36, 41 and 42 a 45’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 45’ building setback shall be provided along the common property lines.

5. Lots abutting the existing RS-9 lots to the south shall be a minimum lot size of 12,000 sf.

Single-Family Residential - Area 4

Conditions:

1. The lot layout is for illustrative purposes only. Major changes from the current layout will only be required to be heard by the Planning Board.

2. Maximum number of Single-Family Residential Units shall be 60 units.

3. Street trees shall be provided at a maximum 50’ on center on both sides of all public streets. Street trees may be located between the back of curb and sidewalk/right-of-way with a maintenance agreement provided by either the Developer or Property Owners’ Association.

4. Sidewalks a minimum of 5’ in width shall be provided on both sides of all public streets.

5. In the northwest corner of the property adjoining Tax Block 3900 Lot 27N and Tax Block 6307 Lot 4 a 60’ tree preservation buffer, retaining all trees with a caliper 10” or greater, and a minimum 100’ building setback shall be provided along the common property lines.

6. A 30’ building setback shall be provided where the property adjoins Farmbrook Road and Burlwood Drive.

7. A negative access easement shall be provided where the property adjoins Farmbrook Road and Burlwood Drive.
8. Outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property.

PUBLIC HEARING - April 14, 2005

FOR: None

AGAINST: None against the continuance.

WORK SESSION

MOTION: Jimmy Norwood moved continuance of the site plan amendment to May 12, 2005.
SECOND: Jerry Clark
VOTE:
   FOR: Clark, Folan, Glenn, King, Mullican, Norwood
   AGAINST: None
   EXCUSED: None

PUBLIC HEARING - May 12, 2005

A staff report was not presented due to the receipt of latest plans too late for staff review prior to this meeting. The public hearing was held, but the work session, including action on this request, was continued to the May 26, 2005 work session.

FOR:

Doug Stimmel, 601 N. Trade Street, Suite 200, Winston-Salem, NC 27101
   • Our intention is not to make this more complicated than it really is. We did submit in March for this and the petitioner agreed to continue it so we could get some more facts to Planning staff for them to make a recommendation. Then this came in and there were a lot of things they had to gather information on and information we were providing them, and the petitioners requested that we continue with the public hearing as you mentioned. The only request I would have is if you feel you have enough information after today that you feel like you could vote, we're not opposed to that. We're also not opposed to waiting two weeks. However, since we've already waited 60 days, we would like to resolve this.
   • The issue before us really deals with the area David mentioned before: a creek that is feeds the ponds all the way down to the floodplains. It's essentially the headwaters for this entire area that collects drainage.
   • It's very simply why we're asking not to connect Hewes street. We've been working for a year with DENR, Fish and Wildlife, and the Army Corps of Engineers. The Army Corps of Engineers has asked us to avoid and minimization stream crossings. On this entire property we have 6,300 linear feet of streams on the property. When you deal with DENR, they like you to keep your impacts under 150' of stream impacts. Right now we're underneath 150; however, if we connect Hewes Street, we're over 150'. That kicks us into a whole other process which will take 6 months to a year and which also impacts that stream. Even if this department still wants to connect Hewes Street, DENR and the Army Corps may still disapprove it.
• A representative from Atwood Acres is here. He supports our petition. He is in favor of not connecting Hewes Street. We also have a neighborhood resident on the opposite side of Ashford and she supports not connecting Hewes Street.
• Another key factor is that when we originally rezoned the land, we had 600,000 square feet of retail and office. We are now down to the staff approved amount of 182,000 square feet. So the need to physically connect is not as great as it was in the original rezoning.
• We have revised the traffic study to take all that into consideration. The study indicates that Hewes Street does not need to be connected. We've also talked with Robert McNath at NCDOT and they do not want Hewes Street connected because they want to control all the traffic issues within the traffic signal that's proposed at Hillcrest. If Hewes Street connects, Robert McNath has told us it would cause the NCDOT to have to acquire more right-of-way and add another lane coming into Hewes Street.
• If we connect across the stream, it is a 40' right-of-way, which is below City standards. There's no pavement all the way to Hewes Street. We've agreed to do a pedestrian connection across this and can stay under our impacts by doing that.
• What we have determined is that by connecting Hewes Street across, in order to get down to the creek and then up to this connection, our road would exceed or be 12%+ grade for a public road which does not meet City standards.
• For all those reasons, we are asking not to connect Hewes Street.

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The petitioners have been through 8-12 months work with the Army Corps of Engineers. If work on the site impacts more than 150' linear feet of stream, the permitting process is different and could take up to a year.

2. The petitioner discussed the impacts along streams.

MOTION: Dara Folan moved continuance of the zoning map amendment and site plan to May 26, 2005.
SECOND: Paul Mullican
VOTE:
    FOR: Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood, Smith
AGAINST: None
EXCUSED: None
MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions with the deletion of the condition requiring connection to Hewes Street.
SECOND: Dara Folan
VOTE:
    FOR: Clark, Folan, Glenn, King, Lambe, Mullican, Smith
    AGAINST: None
    EXCUSED: None

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A. Paul Norby, AICP
Director of Planning