DOCKET #: W2777
Continued from 6/9/05 and 7/14/05

PROPOSED ZONING:
RM12-S Site Plan Amendment (Residential Building, Multifamily)

EXISTING ZONING:
RM12-S (Residential Building, Multifamily)

PETITIONER:
Jack Hamilton for property owned by Preferred Properties of the Triad, LLC

SCALE: 1" represents 400'
STAFF: King
GMA: 3
ACRE(S): 0.92
MAP(S): 612882
DOCKET # W-2777
STAFF: Aaron King

Petitioner(s): Jack Hamilton
Ownership: Preferred Properties of the Triad, LLC

REQUEST

From: RM-12-S Residential Multifamily District, maximum density 12 units/acre
(Residential Building, Multifamily)
To: Site Plan Amendment

Acreage: 0.92

CONTINUANCE REQUEST

The petitioner has requested a withdrawal of the subject request which was continued from the June 9, 2005 Planning Board meeting to the July 14, 2005 Planning Board meeting and from the July 14, 2005 Planning Board meeting to the August 11, 2005 Planning Board meeting.

LOCATION:

Street: Northeast corner of Shattalon Drive and Ionia Street
Jurisdiction: City of Winston-Salem
Ward: North

SITE PLAN

Proposed Use: Residential Building, Multifamily
Square Footage: 5,836 sf.
Building Height: 28 feet
Density: 11 du/ac
Parking: Required: 17.5 spaces; Proposed: 18 spaces
Bufferyard Requirements: Type II bufferyard required along the northern property line.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None
Adjacent Uses:

North- Single family homes, zoned RS-9
East- Shopping center, zoned NSB-S
South- Single family homes, zoned RS-9
Southwest- Apartments, zoned RM-12
West- Single family homes, zoned RS-9
GENERAL AREA

Character/Maintenance: The dominant land use in the general area is single family homes, although in the general proximity of the subject property there are some multifamily units as well as a neighborhood shopping center.
Development Pace: Slow to moderate

HISTORY

Relevant Zoning Cases:

1. W-2714; RS-9 to MH; withdrawn at the August 12, 2004 Planning Board meeting; north side of Shattalon Drive west of Murray Road; 1.23 acres; staff recommended denial.

2. W-2486; RM-12-S (Residential Building, Multifamily) to LO-S (Professional Office; and Offices, Miscellaneous); withdrawn at the September 13, 2001 Planning Board meeting; northeast corner of Shattalon Drive and Ionia Street (subject property); 0.92 acre; staff recommended denial.

3. W-1990; RM-12-S (Residential Building, Multifamily) to RM-12-S (PRD; and Child Day Care Center); denied November 20, 1995; west side of Murray Road across from Becks Church Road; 21.64 acres; Planning Board and staff recommended approval.

4. W-1210; R-5 to R-2-S (Dwellings, Multifamily); approved December 17, 1984; northeast corner of Shattalon Drive and Ionia Street (subject property); 0.92 acre; Planning Board and staff recommended approval.

5. W-704; R-6 to R-2; approved March 19, 1978; south side of Shattalon Drive west of Ionia Street; 12.6 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing vegetation will be removed. Much of the site will have to be graded and paved.
Topography: The subject property is relatively flat.
Streams: A tributary of the Bethabara Branch runs north/south through the middle of the property.
Vegetation/habitat: The property currently contains a mixture of trees and low growth vegetation.
Water Supply Watershed: The subject property is not located within a water supply watershed. Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all appropriate Federal and State stream and wetland protection regulations.
TRANSPORTATION

Direct Access to Site: Shattalon Drive; Ionia Street
Street Classification: Shattalon Drive – Minor Thoroughfare; Ionia Street – Local Road
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
  - On Shattalon Drive between Bethabara Road and Murray Road = 10,000/11,100
  - On Shattalon Drive between Murray Road and Bethania Station Road = 10,000/16,100
Trip Generation/Existing Zoning: RM-12-S (Residential Building, Multifamily)
  - 10 units x 6.59 (Multifamily Trip Rate) = 65 Trips per Day
Trip Generation/Proposed Zoning: RM-12-S (Site Plan Amendment)
  - 10 units x 6.59 (Multifamily Trip Rate) = 65 Trips per Day

Planned Road Improvements/Thoroughfare Plan:
- Sight Distance: Good
- Sidewalks: Staff has recommended that a sidewalk be constructed along the frontage of Shattalon Drive.
- Transit: Route 44 runs along Shattalon Drive.
- Bicycle Route: None

CONFORMITY TO PLANS

Growth Management Plan Area (Legacy): Suburban Neighborhoods, (GMA 3)
Relevant Comprehensive Plan Recommendation(s): Legacy recommendations related to residential development include: encourage a mixture of housing types in neighborhoods; encourage infill development; and allow higher density infill development at appropriate locations; apply traditional neighborhood design principles and standards to existing neighborhoods.

Relevant Development Guide Recommendation(s): The site is located in an area designated for Traditional Neighborhood Developments. To help create multifamily developments that are better integrated into the community and that support walking consideration is to be given to the following design features:
  - buildings oriented to the street and with entrances on the street;
  - the use of small parking courts;
  - parking lots placed to the side or rear of buildings so that they do not dominate the streetscape;
  - parking lots that are well lit and visible from windows and doorways;
  - the use of Crime Prevention Through Environmental Design (CPTED) techniques.
  - sidewalks;
  - open space that is accessible, safe and functional;
  - private outdoor space (i.e. a courtyard or deck);
  - garages located to the rear of buildings or recessed from the front entrance.
WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

Winston-Salem/Forsyth County Schools have estimated this project, when completed, will add a total of 9 students to the system, as indicated by the following chart.

<table>
<thead>
<tr>
<th>Project</th>
<th>Number Units</th>
<th>Schools</th>
<th>Projected Students from Project</th>
<th>2004-2005 Enrolled Students</th>
<th>2004-2005 Projected Students with Accumulated Totals since 4/15/04</th>
<th>School Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shattalon Townhouses</td>
<td>10</td>
<td>Old Town Elementary School</td>
<td>4</td>
<td>710</td>
<td>714</td>
<td>608</td>
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<tr>
<td></td>
<td></td>
<td>Northwest Middle School</td>
<td>2</td>
<td>945</td>
<td>947</td>
<td>826</td>
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<tr>
<td></td>
<td></td>
<td>North Forsyth High School</td>
<td>3</td>
<td>1409</td>
<td>1412</td>
<td>1099-1458</td>
</tr>
</tbody>
</table>

ANALYSIS

The subject request is for a site plan amendment to allow the relocation of one of the multifamily buildings and the dumpster, along with removing other features such as the gazebo and swimming pool. The dedication of additional right-of-way on Shattalon Drive and improvements to Ionia Street are also included in this site plan amendment. The subject property was rezoned in 1984 from R-5 to R-2-S (Dwellings, Multifamily) and has not been developed. The property is located at the northeast corner of Shattalon Drive and Ionia Street and is approximately 0.92 acre in size.

The existing site plan contains two multifamily buildings containing a total of ten townhouse units configured in an “L” shaped layout along the northern and eastern property lines. The proposed site plan retains that same general layout, but provides further separation between the two buildings to accommodate the stream that runs through the middle of the property in a north-south direction. The existing site plan also shows a swimming pool and a gazebo that have been removed on the proposed site plan. The dumpster location will also be moved from the southwest corner to the northeastern portion of the site.

The subject property is located within the North Suburban Area Plan (NSAP), adopted by the City Council in March 2005. The property is within close proximity to a Neighborhood Activity Center (NAC) located near the intersection of Shattalon Drive and Murray Road. Due to the subject property’s close proximity to this NAC, staff recommends a sidewalk along Shattalon Drive to provide better pedestrian accessibility to the shopping center to the east. While staff
views this as a reasonable request, there is some concern over losing the swimming pool from
the southwest corner of the property. By removing this design element, the southwest corner of
the site is left with no focal point. Staff has recommended to the petitioner that it would be
desirable to add some type of design element in this corner of the property. Another design
concern is the uninterrupted building façade that is shown on the proposed site plan. The
existing site plan shows every other unit to be recessed, creating a more attractive building
façade. Building elevations required as part of this review may address this concern, but have
not been received as of this writing.

Although minor design issues have been noted, staff still views this request in a favorable manor.
Staff recommends approval of this request.

FINDINGS

1. The subject property is located within the North Suburban Area Plan.

2. This site plan amendment proposes only minor changes to the site.

3. The multifamily use of this property blends well with the Neighborhood Activity Center
located east of the subject property.

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 GRADING PERMITS
  a. Developer shall obtain a driveway permit from WSDOT; additional
     improvements may be required prior to issuance of driveway permit.
  b. Developer shall have a storm water management study submitted for review by
     the Public Works Department of the City of Winston-Salem.
  c. Developer shall obtain DE NR Water Quality approval.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS
  a. Developer shall dedicate right-of-way along Shattalon Drive as shown on the site
     plan.
  b. Developer shall record a negative access easement along the entire frontage on
     Shattalon Drive.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Developer shall install sidewalk along the frontage of Shattalon Drive to City of
     Winston-Salem Public Works standards.
  b. Developer shall install curb and gutter along the east side of Ionia Street from
     Shattalon Drive to the proposed driveway entrance thirteen feet from the
     centerline of Ionia Street.
• OTHER REQUIREMENTS  
a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

PUBLIC HEARING - June 9, 2005

FOR: None
AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved continuance of the site plan amendment to July 14, 2005.
SECOND: Paul Mullican
VOTE:  
FOR: Clark, Eickmeyer, King, Lambe, Mullican, Smith  
AGAINST: None  
EXCUSED: None

PUBLIC HEARING - July 14, 2005

FOR: None
AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved continuance of the site plan amendment to August 11, 2005.
SECOND: Jerry Clark
VOTE:  
FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith  
AGAINST: None  
EXCUSED: None

PUBLIC HEARING - August 11, 2005

FOR: None
AGAINST: None

WORK SESSION

MOTION: Dara Folan moved withdrawal of the site plan amendment.
SECOND: Paul Mullican
VOTE:
  FOR:  Clark, Curtis, Eickmeyer, Folan, King, Mullican, Smith
  AGAINST: None
  EXCUSED: None

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A. Paul Norby, AICP
Director of Planning