



**DOCKET #:** W2973

**PROPOSED ZONING:**  
MU-S

**EXISTING ZONING:**  
MU-S

**PETITIONER:**  
Tetra Investments Group  
22 LLC for property  
owned by Same

**SCALE:** 1" represents 1000'

**STAFF:** Roberts

**GMA:** 3

**ACRES:** 36.09

**NEAREST  
BLDG:** 7' west

**MAP(S):** 624830, 618830

**F**

March 26, 2008

Tetra Investments Group 22, LLC  
315 East Chatham Street  
Cary, NC 27511

RE: ZONING MAP AMENDMENT W-2973

Dear Mr. Bednar:

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:** March 26, 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 Tetra Investments Group 22, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of Tetra Investments Group 22, LLC from MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; and Manufacturing A] to MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; Manufacturing A; Testing and Research Laboratory; and Veterinary Services]; property is located on the south side of West Clemmons Road Extension, west of Peters Creek Parkway (Zoning Docket W-2973).

**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 Tetra Investments Group 22, LLC, Docket W-2973

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; and Manufacturing A] to MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; Manufacturing A;

Testing and Research Laboratory; and Veterinary Services] the zoning classification of the following described property:

Tax Lots 4A and 4E, Tax Block 3864

Section 2. This Ordinance is adopted after approval of the site plan entitled Tetra Investments Group 22, LLC and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ to Tetra Investments Group 22, 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 Tetra Investments Group 22, 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.

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 Tetra Investments Group 22, LLC, (Zoning Docket W-2973). 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, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; Manufacturing A; Testing and Research Laboratory; and Veterinary Services], 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 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 obtain driveway permits from City of Winston-Salem Public Works Department; prior to the issuance of the driveway permit developer shall make payment for approved left turn lanes within the median of Stafford Village

Boulevard; specific improvements shall include those noted within condition “a” and “f” under Prior to the Issuance of Occupancy Permits.

- b. Developer shall have an engineered storm water management plan submitted to and approved by the Public Works Department of the City of Winston-Salem. The plan shall address water quality as well as water quantity issues.
- c. Developer shall submit sealed plans for the retaining walls and obtain approval from the Inspections Division.

- **PRIOR TO THE SIGNING OF PLATS**

- a. All documents including covenants, restrictions, and homeowner’s association agreements shall be recorded in the office of the Register of Deeds.
- b. All required fire hydrants shall be installed or bonded in accordance with the Winston-Salem Fire Department.
- c. A private access and cross parcel access easement agreement from Ward Cabin Lane to the western property line (Either Tax Lots 7C or 7A of Block 3862) shall be recorded.
- d. A pedestrian access easement shall be recorded to connect with Tax Lot 5C of Block 3864.

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

- a. Developer shall record a plat showing utility and access easements in the office of the Register of Deeds.
- b. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than ½ foot candle of light at the property line.
- c. The final building elevations shall be in substantial conformity with the elevations as shown in Exhibits A, B, C, and D, as approved by Planning staff.
- d. Prior to issuance of a building permit for any lot on the eastern tract the developer shall construct a vehicular and pedestrian connection, as shown on site plan, from said eastern tract to the central tract.

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

- a. Developer shall install all the on- site improvements recommended in the Traffic Impact Study (TIS) and by the requirements specified in the driveway permits to the specifications of the Public Works Department of the City of Winston-Salem. Said improvements shall include: payment for all costs associated with traffic signal at Stafford Place Boulevard; construction of a 12’ thru lane, curb and gutter and sidewalk across said property on the southern side of West Clemmonsville Road Extension (renaming to Stafford Village Boulevard pending); right turn lanes at Stafford Place Boulevard and Chatham Place Drive.
- b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
- c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
- d. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to indicate the line between public/private streets.

- e. Developer shall install or financially guarantee large variety street trees as defined in UDO Section 3-4.10, within street yards, bufferyards and motor vehicle parking areas.
- f. Developer shall contact the Winston-Salem Transit Authority (WSTA) to coordinate with WSTA for a transit pull out. Any required transit stop or shelter recommended by WSTA along West Clemmons Road Extension (renaming to Stafford Village Boulevard pending) shall be installed or completed by the developer prior to the issuance of occupancy permits.
- g. Developer shall plant the equivalent of a Type I Bufferyard excluding the trees within the northern five feet of the waterline easement where the easement runs along the southern property line of the site.

- **OTHER REQUIREMENTS**

- a. Development shall be permitted: one (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area at the eastern most entrance; Each parcel within the eastern most section shall be permitted one (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area; (1) freestanding, fifteen (15) foot high monument sign with a seventy-five (75) square foot sign area at the Stafford Place Drive and Town Square Drive entrance; and (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area at the western most entrance. If the developer wishes to have two signs at the Stafford Place Drive and Town Square Drive entrances then said signs shall have a maximum height of eight (8) feet and a maximum area of seventy-five (75) feet. Attached signage shall be limited to 15% of the associated wall space.
- b. Developer shall ensure that all utilities are installed underground.



## ZONING STAFF REPORT

**DOCKET #** W-2973  
**STAFF:** [Gary Roberts, AICP](#)

Petitioner(s): Tetra Investment Group 22, LLC  
Ownership: Same

### REQUEST

From: MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (Without Drive-Through Service); Restaurant (With Drive-Thru Service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; and Manufacturing A]

To: MU-S [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (Without Drive-Through Service); Restaurant (With Drive-Thru Service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; Manufacturing A; Testing and Research Lab; and Veterinary Services]

### ANALYSIS

The subject request is to add two uses to this recently approved development. These two uses were included in the request made by the developer but were inadvertently left off when Planning staff typed the legal ad. No changes are proposed for the site plan. The new uses are Testing and Research Lab; and Veterinary Services. The former use was recently added to the Gateway Development located along South Main Street and Salem Avenue, which is also zoned MU-S. The following Staff Report summarizes the recently approved request which included the initial site plan review, W-2964.

When case W-2964 was initiated, both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: ±36.09

**LOCATION:**

Street: South side of West Clemmons Road Extension (renaming to Stafford Village  
Boulevard pending) west of Peters Creek Parkway  
Jurisdiction: Winston-Salem

**STAFF RECOMMENDATION**

**APPROVAL**

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-2973
<b>Staff</b>	<a href="#">Gary Roberts, AICP</a>
<b>Petitioner(s)</b>	Tetra Investments Group 22, LLC
<b>Owner(s)</b>	Percy Snyder, Jr., et al
<b>Subject Property</b>	Tax Lots 4A and 4E / Tax Block 3864
<b>Type of Request</b>	Special use rezoning from MU-S to MU-S in order to add the uses of Testing and Research Lab; and Veterinary Services.
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> MU-S Mixed Use District <b>to</b> MU-S Mixed Use District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• [Residential Building, Multifamily; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; General Merchandise Store; Restaurant (Without Drive-Through Service); Restaurant (With Drive-Thru Service); Retail Store, Specialty or Miscellaneous; Wholesale Trade A; Wholesale Trade B; Building Contractor, Heavy; Shopping Center; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; Storage Services, Retail; Recreation Services, Indoor; Child Care Institution; Child Day Care Center; Government Offices; School, Private; School, Vocational or Professional; Manufacturing A; Testing and Research Lab; and Veterinary Services]</li> </ul>
<b>Zoning District Purpose Statement</b>	<p>The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounding area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctly different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1,2,3,4, and activity centers.</p>

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>		
	Yes		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	South side of West Clemmonsville Road Extension (renaming to Stafford Village Boulevard pending) west of Peters Creek Parkway		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	South		
<b>Site Acreage</b>	Approximately ± 36.09 acres		
<b>Current Land Use</b>	Site is undeveloped		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RS-9	Undeveloped
	East	MRB-S	Lowes Home Improvement and Wal- Mart
	South	RS-9	Undeveloped
	West	RS-9	Undeveloped and single family homes
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	The proposed mixture of uses is compatible with the surrounding commercial and residential uses and the adjacent undeveloped property.		
<b>Physical Characteristics</b>	The site is heavily wooded with mature vegetation. The topography is variable and does include some steep slopes which drain into the three creeks which traverse the site. Said creeks are tributary streams which flow south to the South Fork of Muddy Creek. The National Wetlands Inventory Map (Winston-Salem West USGS Quad) does not show a wetland on the subject property. However, the submitted site plan denotes several wetlands along said creeks. The petitioner is responsible for complying with all State and Federal wetland regulations, including securing appropriate permits from the NC Department of Environment and Natural Resources and the US Army Corp of Engineers for any wetland impacts.		
<b>Proximity to Water and Sewer</b>	Public water and sewer are available. However, a 48" water transmission main which traverses the site will need to be partially relocated.		
<b>Stormwater/ Drainage</b>	A storm water management study will be required. The site plan shows three (3) storm water management ponds. One of the requirements for approval of the City of Winston-Salem's permit from the US Army Corps of Engineers to cross the streams with West Clemmonsville Road Extension, is that any development adjacent to said roadway must address stormwater quality as well as quantity issues.		

<b>Analysis of General Site Information</b>	With extensive grading, wetlands protection and said water line relocation, the site is adequate for the proposed improvements.			
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>• Developer shall obtain all necessary permits from the NC Division of the Environment and Natural Resources (DENR) and the US Army Corps of Engineers.</li> <li>• Developer shall provide a storm water study.</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
West Clemmons ville Road Extension (currently unbuilt)	Thoroughfare	2,082'	NA	NA
Jay Avenue	Local Street (Platted, Unopened)	292'	NA	NA
<b>Proposed Access Point(s)</b>	The site plan proposes four access points onto West Clemmons ville Road Extension (proposed).			
<b>Planned Road Improvements</b>	West Clemmons ville Road Extension (renaming to Stafford Village Boulevard pending) is being constructed with bond monies from Peters Creek Parkway to Old Salisbury Road as a two lane facility with a center median. However, because the ultimate design is a four lane section with curb and gutter and sidewalks, the developers adjacent to the roadway are responsible for the additional improvements as their projects are approved.			
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: RS-9</u>  <math>36.09 \times 43,560 / 9,000 = 174 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 1,665 \text{ Trips per Day}</math></p> <p><u>Proposed Zoning: MU-S</u>  7,898 Trips per Day as per the revised TIS</p>			
<b>Sidewalks</b>	The proposed site plan includes the recommended sidewalks along the proposed West Clemmons ville Road Extension (renaming to Stafford Village Boulevard pending). The plan also includes a good internal network of sidewalks including the use of decorative concrete crosswalks.			
<b>Transit</b>	Route 13 along West Clemmons ville Road Extension (renaming to Stafford Village Boulevard pending) to Wal-Mart.			
<b>Connectivity</b>	The proposed development is divided into three separate development tracts with individual access points onto the proposed West Clemmons ville Road Extension (renaming to Stafford Village Boulevard pending). The three building areas are connected to each other by a sidewalk along West Clemmons ville Road Extension (renaming to Stafford Village Boulevard pending) and by an internal pedestrian link. The existing site plan also includes a vehicular connection between the two eastern most tracts.			

	<p>Initially the center tract was the only one which included a future public street connection to undeveloped property. Because the subject property is almost ½ mile in length and surrounded by approximately 65 acres of undeveloped property to the south and west, staff recommended the site plan be revised to include two additional vehicular connections to the south and one to the west. Considering the subject property is completely within the core of the Peters Creek Metro Activity Center, these connections become even more important for interconnecting the various land uses. The existing plan includes an access easement to the west, a public street right-of-way to connect with Jay Avenue and a condition to provide a pedestrian access easement to the south in the eastern portion of the site which is in close proximity to the adjacent Wal-Mart site.</p> <p>It should be noted that in the case of Jay Avenue, it is the policy of the Winston-Salem Department of Public Works to require the developer of adjacent property to either improve the platted unopened right-of-way to City standards or petition for closure. However, due to the topography where Jay Avenue abuts the subject property, the Assistant City Manager for Public Works, has determined that a connection at this point cannot be made and meet the City’s street design standards without significant off-site grading, thus this section of Jay Avenue will not be improved as part of this request. As noted, the public street, Ward Cabin Lane, does connect to the right-of-way for Jay Avenue. Because this will eventually provide an important north/south connection, it is therefore anticipated that the necessary off-site grading will take place to allow for such a connection, when the adjacent property is developed. The existing site plan includes a 40’ construction easement.</p>
<p><b>Traffic Impact Study (TIS)</b></p>	<p>The revised Traffic Impact Study has been received. Based upon the study WSDOT staff recommends the following improvements: payment for all costs associated with traffic signal at Stafford Place Boulevard; construction of a 12’ thru lane, curb and gutter and sidewalk across said property on the southern side of West Clemmons Road Extension (renaming to Stafford Village Boulevard pending); right turn lanes at Stafford Place Boulevard and Chatham Place Drive; and coordination with WSTA for transit pull out.</p>
<p><b>Analysis of Site Access and Transportation Information</b></p>	<p>The proposed access to the site is along the future West Clemmons Road Extension (renaming to Stafford Village Boulevard pending). The site plan illustrates four connections to said roadway with three being full access intersections and one right-in, right-out. The developer will be responsible for the signalization cost at Stafford Place Boulevard. The developer will also be responsible for left turn lane costs and for constructing a second eastbound lane with curb and gutter and sidewalk along said roadway and with right turn lanes at Stafford Place Boulevard and Chatham Place Drive. The developer will need to coordinate with the City of Winston-Salem Engineering Division regarding West Clemmons Road Extension (renaming to Stafford Village Boulevard pending).</p>

<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b> <ul style="list-style-type: none"> <li>Obtain a driveway permit from WSDOT.</li> <li>Record access easements to the two adjacent properties to the south and one to the west.</li> </ul>				
<b>SCHOOL DISTRICT INFORMATION</b>					
<b>Schools Serving Zoning Site</b>	<b>Projected Students From Project</b>	<b>2007-2008 Enrolled Students</b>	<b>2007-2008 Projected Students w/ Accumulated Totals</b>	<b>School Capacity</b>	<b>Number of Mobile Classrooms on Site</b>
Griffith ES	119	764	883	490	12
Clemmons MS	60	1,254	1,314	664	16
Parkland HS	79	1,541	1,620	1,076-1,434	15
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>					
<b>Legacy GMA</b>	Growth Management Area 3: Suburban Neighborhoods				
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>The site is within the core area of the Peters Creek Parkway Metro Activity Center (see attached map).</li> <li>When residential, retail and employment uses are mixed it becomes possible to walk instead of drive for some trips. More importantly, the pedestrian environment which mixed use creates encourages people to walk to bus and rail stops by providing interesting pathways and places to stop along the way. At employment locations, a mix of uses allows employees to take care of day-to-day errands within walking distance of their jobs. Similarly, locating a grocery store, dry cleaner or day-care center adjacent to a residential neighborhood or near a bus or rail stop allows people to do these errands on their way to and from work. (p. 51)</li> <li>Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings. (p. 52)</li> <li>Increased infill development could bring new opportunity and improved quality of life for residents within the Municipal Services Area, especially for neighborhoods within the city. Increased tax base, property values, jobs closer to home and increased investment and amenities in these neighborhoods are some of the potential benefits. (p. 38)</li> </ul>				

	<ul style="list-style-type: none"> <li>It is proposed that the overall density of development in the Municipal Services Area be significantly increased. However, the highest density of development, a range of multifamily housing and a variety of mixed uses is proposed at City/Town Centers, Metro Activity Centers, near transit stations and along Urban Boulevards. (p. 35)</li> </ul>
<b>Relevant Area Plan(s)</b>	The site is not within the boundaries of an area plan or development guide.
<b>Greenway Plan Information</b>	There are no proposed greenways which traverse the site.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>
	Yes, the area directly to the northeast and east of the subject property has rapidly developed with two large scale intensive retail uses in the last two years.
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>
	Yes
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject property is within the core area of the Peters Creek Parkway Metro Activity Center, (MAC). MACs are intended to be focal points for community-wide activities, including working, shopping, and living. MACs should be accessed by a balanced system of major thoroughfares, surface streets and public transportation, should emphasize pedestrian access for internal movement, and should have urban design features and mixed-use development as key elements.</p> <p>The proposed site plan is the result of multiple meetings with the developer and Planning staff. Pedestrian oriented building and site design are heavily emphasized elements within the requested MU-S District. This emphasis becomes even more important within the core area of a MAC where mixed use development is encouraged.</p> <p>The request includes 266 multifamily units and 129,050 sf of non-residential uses. As noted previously, the site is divided into three development pods. The center tract includes a well-balanced mixture of residential and retail uses arranged in a compact, walkable fashion. The adjacent tract to the west is connected to the central area by a sidewalk along West Clemmons Road Extension (renaming to Stafford Village Boulevard pending) and an internal pedestrian linkage which crosses two interior streams. The existing site plan includes a vehicular connection between the central and eastern most tracts as noted above.</p>



In regard to the streetscape along West Clemmons Road Extension (renaming to Stafford Village Boulevard pending), the site plan demonstrates a good effort to internalize the parking areas. This is equally true of the internal building and parking arrangement along Stafford Place Drive and Town Square Drive. In addition to the actual placement of the buildings, the height of the structures, along with the architectural details, plays an important role in creating a satisfying pedestrian oriented street. Both the Wal-Mart and Lowe's sites had a condition that a functional two-story building be placed at the opposite corners of the intersection of Peters Creek Parkway and West Clemmons Road Extension (renaming to Stafford Village Boulevard pending). While the current request does not include a functional second story for the buildings at the main entrance, the existing building elevations adequately address the need for a vertical element at this location in order to provide a good sense of place and orientation.

In order to further achieve a stronger, more unified streetscape within the Peters Creek Parkway MAC, Planning staff recommends the proposed trees along West Clemmons Road Extension (renaming to Stafford Village Boulevard pending) be specified as Willow Oaks. This is the species that was shown on the approved plans for the recently approved Wal-Mart and Lowe's sites along on both the Peters Creek Parkway and West Clemmons Road Extension (renaming to Stafford Village Boulevard pending) street frontages. The existing site plan does include this streetscape element.

Planning staff would envision the north side of West Clemmons Road Extension (renaming to Stafford Village Boulevard pending) developing in a similar pattern as what is proposed in the current request. It should also be noted that the subject request with its commercial component further emphasizes staffs recommendation that no additional commercial development be approved along the nearby segment of Peters Creek Parkway.

<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>Lighting condition</li> </ul>
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**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2964	RS-9 to MU-S	Approved 2-4-08	Current site	36.09	Approval	Approval
W-2844	RS-9 to MRB-S	Approved 7-3-06	Directly northeast	36.91	Approval	Approval
W-2757	RS-9 to MRB-S	Approved 5-2-05	Directly east	29.72	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>
	129,050 sf of non-residential buildings		Various locations on the site
<b>Units (by type) and Density</b>	266 multifamily units on 36.09 acres = 7.37 units per acre		
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Layout</b>
	525 spaces for the multifamily; 956 spaces for non-residential uses	541 spaces for the multifamily; 1,015 spaces for non-residential uses	
<b>Building Height</b>	<b>Maximum</b>		<b>Proposed</b>
	NA		One story – three/four story split
<b>Impervious Coverage</b>	<b>Maximum</b>		<b>Proposed</b>
	NA		51.39%
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.5 (C) MU-S District</li> <li>Chapter B, Article II, Section 2-5.64 Residential Building, Multifamily Use Conditions</li> </ul>		
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>	Yes	
	<b>(B) Environmental Ord.</b>	NA	
	<b>(C) Subdivision Regulations</b>	Yes	
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	<p>The UDO does not give specific standards for signage within the proposed MU-S District as the intent is to treat each request on an individual basis. The signage condition recommended below in the Site-Specific Recommended Conditions of Approval section is consistent with the conditions for the nearby recently approved Wal-Mart and Lowe’s sites. As noted previously, the MU-S District emphasizes pedestrian oriented building and site design elements. The developer has submitted building elevations which are generally consistent with the ordinance requirements. The existing site plan meets the requirements of the UDO.</p>		
<b>Generalized Recommended Conditions</b>	<p><b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b></p> <ul style="list-style-type: none"> <li>Signage condition</li> <li>Building elevation condition</li> </ul>		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>	
The request is consistent with the MAC recommendations of <i>Legacy</i> and proposed MU-S District requirements.		Request will contribute to additional traffic on Peters Creek Parkway	
The development would provide a large, mixed use project located within a developing MAC.			

## 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**
  - a. Developer shall obtain driveway permits from City of Winston-Salem Public Works Department; prior to the issuance of the driveway permit developer shall make payment for approved left turn lanes within the median of Stafford Village Boulevard; specific improvements shall include those noted within condition “a” and “f” under Prior to the Issuance of Occupancy Permits.
  - b. Developer shall have an engineered storm water management plan submitted to and approved by the Public Works Department of the City of Winston-Salem. The plan shall address water quality as well as water quantity issues.
  - c. Developer shall submit sealed plans for the retaining walls and obtain approval from the Inspections Division.
  
- **PRIOR TO THE SIGNING OF PLATS**
  - a. All documents including covenants, restrictions, and homeowner’s association agreements shall be recorded in the office of the Register of Deeds.
  - b. All required fire hydrants shall be installed or bonded in accordance with the Winston-Salem Fire Department.
  - c. A private access and cross parcel access easement agreement from Ward Cabin Lane to the western property line (Either Tax Lots 7C or 7A of Block 3862) shall be recorded.
  - d. A pedestrian access easement shall be recorded to connect with Tax Lot 5C of Block 3864.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Developer shall record a plat showing utility and access easements in the office of the Register of Deeds.
  - b. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than ½ foot candle of light at the property line.
  - c. The final building elevations shall be in substantial conformity with the elevations as shown in Exhibits A, B, C, and D, as approved by Planning staff.
  - d. Prior to issuance of a building permit for any lot on the eastern tract the developer shall construct a vehicular and pedestrian connection, as shown on site plan, from said eastern tract to the central tract.
  
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Developer shall install all the on- site improvements recommended in the Traffic Impact Study (TIS) and by the requirements specified in the driveway permits to the specifications of the Public Works Department of the City of Winston-Salem.

Said improvements shall include: payment for all costs associated with traffic signal at Stafford Place Boulevard; construction of a 12' thru lane, curb and gutter and sidewalk across said property on the southern side of West Clemmons Road Extension (renaming to Stafford Village Boulevard pending); right turn lanes at Stafford Place Boulevard and Chatham Place Drive.

- b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
- c. Certification from a qualified professional must be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.
- d. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to indicate the line between public/private streets.
- e. Developer shall install or financially guarantee large variety street trees as defined in UDO Section 3-4.10, within street yards, bufferyards and motor vehicle parking areas.
- f. Developer shall contact the Winston-Salem Transit Authority (WSTA) to coordinate with WSTA for a transit pull out. Any required transit stop or shelter recommended by WSTA along West Clemmons Road Extension (renaming to Stafford Village Boulevard pending) shall be installed or completed by the developer prior to the issuance of occupancy permits.
- g. Developer shall plant the equivalent of a Type I Bufferyard excluding the trees within the northern five feet of the waterline easement where the easement runs along the southern property line of the site.

- **OTHER REQUIREMENTS**

- a. Development shall be permitted: one (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area at the eastern most entrance; Each parcel within the eastern most section shall be permitted one (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area; (1) freestanding, fifteen (15) foot high monument sign with a seventy-five (75) square foot sign area at the Stafford Place Drive and Town Square Drive entrance; and (1) freestanding, six (6) foot high monument sign with a thirty-six (36) square foot sign area at the western most entrance. If the developer wishes to have two signs at the Stafford Place Drive and Town Square Drive entrances then said signs shall have a maximum height of eight (8) feet and a maximum area of seventy-five (75) feet. Attached signage shall be limited to 15% of the associated wall space.
- b. Developer shall ensure that all utilities are installed underground.

**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: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning