

April 12, 2007

Southeast Gateway Ventures, LLC
c/o Chadwick D. Davis
301 Brookstown Avenue, Suite 300
Winston-Salem, NC 27101

RE: SITE PLAN AMENDMENT W-2923

Dear Mr. Davis:

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, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: April 13, 2007
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 Southeast Gateway Ventures, LLC

SUMMARY OF INFORMATION:

Site Plan Amendment for Southeast Gateway Ventures, LLC for property zoned MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Urban; Combined Use; Fraternity or Sorority; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; 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; Testing and Research Lab; Recreation Services Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Library, Public; Museum or Art Gallery; Nursing Care Institution; School, Private; School, Public; Stadium, Coliseum or Exhibition Building - Site Plan Amendment]: property is located on the south side of Salem Avenue between Broad Street and Main Street (Zoning Docket W-2923).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Southeast Gateway Ventures, LLC,
Docket W-2923

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, Multifamily; Residential Building, Townhouse; Residential Building, Urban; Combined Use; Fraternity or Sorority; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; 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; Testing and Research Lab; Recreation Services Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Library, Public; Museum or Art Gallery; Nursing Care Institution; School, Private; School, Public; Stadium, Coliseum or Exhibition Building - Site Plan Amendment] and described as follows:

Tax Block 6501, Tax Lots 6C, 6D, 101, 102, and 104

Section 2. This Ordinance is adopted after approval of the site plan entitled Southeast Gateway Ventures, LLC and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Southeast Gateway Ventures, 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 Southeast Gateway Ventures, 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 Southeast Gateway Ventures, LLC, (Zoning Docket W-2923). 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, Multifamily; Residential Building, Townhouse; Residential Building, Urban; Combined Use; Fraternity or Sorority; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; 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; Testing and Research Lab; Recreation Services Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Library, Public; Museum or Art Gallery; Nursing Care Institution; School, Private; School, Public; Stadium, Coliseum or Exhibition Building - 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 GRADING PERMITS**

- a. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
- b. Developer shall obtain a driveway permit from WSDOT and NCDOT, if applicable.
- c. In conjunction with the Flood Study being prepared by other parties for the City's work along Salem Creek, the developer will, in coordination with the Floodplain Manager, provide additional cross sections that may be added to this study to include areas of the subject property which are a concern.

- **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. 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 where no conflict occurs with overhead utility lines.
- d. Easements for the greenway and fee simple dedication for the Strollway shall be recorded on a final plat.

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

- a. Developer shall record a plat showing utility, access and greenway easements in the office of the Register of Deeds.
- b. Developer shall provide profile and cross section of the proposed sewer relocation along Main Street adjacent to the proposed YWCA.
- c. The final building elevations ~~for the multifamily residential buildings~~ shall be in substantial conformity with the elevations and narrative as provided in Exhibit A. ***All rooftop mechanical equipment shall be screened from view of adjacent public streets.***
- d. ***All site lighting shall have a maximum height of 20 feet. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than 1/2 foot candle of light at the property line.***

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All road improvements shall be completed before the issuance of occupancy permits.
 - b. All Fire Hydrants shall be installed in accordance with the City of Winston-Salem Fire Department in logical phasing of the development.
 - c. The sidewalk along Salem Avenue shall be removed from the back of the curb and relocated to provide a 5 foot minimum planting strip between the sidewalk and the curbing in accordance with the specifications of the Public Works Department of the City of Winston-Salem.
 - d. ***Certification from a qualified professional shall be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.***

- **OTHER REQUIREMENTS**
 - a. All uses and square footages shall match those indicated in the associated Traffic Impact Study. A Site Plan Amendment will be required for any changes not in keeping with those calculations and a new TIS may need to be submitted as part of the Site Plan Amendment process.
 - b. Developer shall be permitted a maximum of two freestanding signs along , Salem Avenue and Main Street and ***one freestanding sign along Broad Street.*** All signage shall be of a monument type with a six (6) foot maximum height and a 24 foot maximum area each.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2923
Staff	Gary Roberts, AICP
Petitioner(s)	Southeast Gateway Ventures, LLC
Owner(s)	Same
Subject Property	Tax Lots 6C, 6D, 101, 102, and 104 / Tax Block 6501
Type of Request	Site Plan Amendment for property zoned MU-S
Proposal	<p>The petitioner is requesting a Site Plan Amendment to a previously zoned MU-S site to remove the upper three stories of residential (35 units) from one of the buildings along with other comparatively minor modifications.</p> <p>The already approved MU-S zoning allows the following uses: [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Urban; Combined Use; Fraternity or Sorority; Furniture and Home Furnishings Store; General Merchandise Store; Hardware Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Retail Store, Specialty or Miscellaneous; 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; Testing and Research Lab; Recreation Services Indoor; Recreation Facility, Public; Swimming Pool, Private; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; College or University; Government Offices; Library, Public; Museum or Art Gallery; Nursing Care Institution; School, Private; School, Public; Stadium, Coliseum or Exhibition Building]</p>
Zoning District Purpose Statement	<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 surrounded 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</p>

	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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	South side of Salem Avenue between Broad Street and Main Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± 23.67 acres		
Current Land Use	With the exception of several structures which are being renovated, the site has been cleared. The YWCA is currently under construction on the southern portion of the site as per the approved plan.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI, PB and HB	Single family home, The Enrichment Center and an auto parts distribution center
	East	IP	Central Park
	South	HB, GI and LI	Multiple commercial and industrial operations
	West	MU-S and IP	Undeveloped property and electrical utilities
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	Yes		
Physical Characteristics	The site has recently been graded and is relatively flat with a gentle slope downward toward Salem Creek, which along with its associated floodplain, traverses the central portion of the site. The NC Department of Environment and Natural Resources has designated Salem Creek as an impaired urban stream.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Stormwater/ Drainage	No known issues. A stormwater condition was included in the original rezoning.		
Watershed and Overlay Districts	The site is not within a water supply watershed.		

Analysis of General Site Information	The site, in its initial state prior to the original 2004 rezoning, possessed a substantial degree of natural and man-made constraints which placed practical limitations on any redevelopment activity. These constraints, some of which remain, included multiple ownership, extensive overhead and underground utilities, isolated locations of contaminated soil, and being bisected by Salem Creek along with its associated 100 year floodplain. The required flood study has been approved and extensive site preparation and construction activity has taken place.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • See previously adopted conditions below (beginning on page 8) 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Salem Avenue	Minor Thoroughfare	682'	6,100	12,700
Main Street	Minor Thoroughfare	971'	8,600	16,100
Doune Street	Local Street	250'	NA	NA
Broad Street	Minor Thoroughfare	710'	7,900	16,100
Proposed Access Point(s)	Two access points onto Salem Avenue and one access onto Main Street and Broad Street.			
Planned Road Improvements	The two lane roundabout at the intersection of Main Street and Salem Avenue, along with a new multilane bridge on Main Street, has recently been completed.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: MU-S</u> 99 units x 6.59 (Multi-Family Trip Rate) = 652 Trips + 93,530/1,000 x 22.88 (Recreational Community Center Trip Rate) = 2,140 Trips + 76,207/1,000 x 40.67 (Specialty Retail Trip Rate) = 3,099 Trips + 7,360/1,000 x 130.34 (High Turnover Sit Down Restaurant Trip Rate) = 959 Trips +100,817/1,000 x 11.01 (General Office Trip Rate) = 1,109 Trips = 7,959 Total Trips per Day</p> <p><u>Proposed Zoning: MU-S</u> 64 units x 6.59 (Multi-Family Trip Rate) = 422 Trips + 90,355/1,000 x 22.88 (Recreational Community Center Trip Rate) = 2,067 Trips + 45,605/1,000 x 40.67 (Specialty Retail Trip Rate) = 1,855 Trips + 15,665/1,000 x 130.34 (High Turnover Sit Down Restaurant Trip Rate) = 2,042 Trips + 92,274/1,000 x 11.01 (General Office Trip Rate) = 1,016 Trips + 10,000/1,000 x 36.13 (Medical-Dental Office Building Trip Rate) = 361 Trips = 7,763 Total Trips per Day</p>			

Sidewalks	Sidewalks are existing along both sides of all the surrounding streets and are proposed throughout the subject property. Planning staff recommends a second pedestrian connection west of the westernmost building to the future Salem Creek Greenway, consistent with the previously approved plan.
Transit	Route 14 along Main Street and Route 29 along Waughtown and Marshall Streets
Connectivity	The proposed Site Plan Amendment retains the same general connectivity as the previously approved plan.
Traffic Impact Study (TIS)	A revised TIS has been submitted, however: there are some calculation corrections which need to be made and approved by the Winston-Salem Department of Transportation. As revised, this site plan indicates less total traffic generation than the previously approved plan.
Analysis of Site Access and Transportation Information	The site has adequate access and proposes good internal vehicular and pedestrian circulation. Planning staff recommends that a second connection to the future Salem Creek Greenway be provided. The approved plan includes two such connections. In addition, the petitioner will need to make the necessary corrections to the revised TIS as per the recommendations of Winston-Salem Department of Transportation staff.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • See previously adopted conditions below (beginning on page 8)
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 2, Urban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> ▪ Creating a more “compact pattern of development” will necessitate increasing the overall density and intensity of residential and commercial development in areas with public sewer, good roads and other urban services. It will also mean concentrating higher density and mixed use urban development around certain activity centers and along major transportation corridors. (p. 28) ▪ Locate neighborhoods and jobs and shopping closer together so that the lengths of transit and automobile trips are reduced. By creating land use patterns that allow for transportation choices, decrease commuting time, diminish traffic congestion, improve air quality and increase the livability of the community. (p. 51) ▪ Intensifying land uses within one-quarter to one-half mile walking distance of existing or planned major transit stations and corridors (bus or rail) encourages higher levels of transit ridership. (p. 51) ▪ 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)

	<ul style="list-style-type: none"> ▪ Support the redevelopment of business and residential neighborhoods around the N.C. School of the Arts. (p. 81)
Relevant Area Plan(s)	<i>South Central Area Plan (2003)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> ▪ The <i>Southeast Gateway NAC</i> should have a quality of life focus, providing specialty foods and services, as well as neighborhood services, to area institutions and schools, surrounding neighborhoods and area and downtown employees. (p.37) ▪ <i>Southeast Gateway-Urban Village</i>: Development in the area will serve the surrounding neighborhoods and institutions (including tourists visiting Old Salem and other sites in the area) and will also be a destination for downtown workers and the community as a whole. (p.48) ▪ The mix, type, density and design of development should facilitate walking, bicycling and use of public transportation. (p.25) ▪ New and redeveloped commercial uses should be designed in a manner that makes them compatible with nearby residential uses. (p.33)
Greenway Plan Information	The Winston-Salem/Forsyth County Greenway Plan identifies the Salem Creek/Strollway running along the northern side of Salem Creek through the subject property. The original zoning for the property included a condition for an easement and fee simple dedication and the petitioners are aware of the requirement and have been actively involved in the construction process for this greenway.
Other Applicable Plans and Planning Issues	As was noted in the Staff Report for the original rezoning, the development of the subject property represents a long term, collaborative redevelopment effort between various public and private entities. The city of Winston-Salem has invested approximately \$2,000,000 in the acquisition, and clearance of the property and approximately \$1,000,000 for site preparation, remediation and infrastructure improvements.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	Road improvements, as noted previously, have been recently completed and the site is currently under construction as per the approved plan.
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?
	Yes

<p>Analysis of Conformity to Plans and Planning Issues</p>	<p>The site is strategically located in the center of various historical neighborhoods, educational institutions, and recreational opportunities. The approved plan, W-2736, is for a comprehensively designed, mixed use project which is currently under construction.</p> <p>The proposed amendments to the site plan are located on the portion of the site north of Salem Creek. Specifically, the buildings on the western side of the proposed southern extension of Marshall Street would be reconfigured. The approved plan included two four-story buildings with a parking bay between them linking to the western side of the site and ultimately to Broad Street. These buildings are shown as having retail on the ground floor and residential on the upper three floors. The overall site includes a total of 99 upper-level multifamily residential units. The proposed plan would consist of three buildings in this area. The southern most building, adjacent to Salem Creek, would remain a four-story, vertically mixed use building. The other two buildings would be one story for retail, office and restaurant type uses. There would be two east/west pedestrian linkages between the buildings and the vehicular connection has been reduced in width and relocated to the south. Therefore, one of the results is a more intact and appropriately scaled, center courtyard which is not divided by a bay of parking.</p> <p>The submitted elevations also depict the northernmost one-story building, located at the entrance along Salem Avenue, as having a vertical corner element. This would provide a vertical element on the west side to partially compensate for the loss of the four-story building shown in this location of the previously approved plan.</p> <p>Staff's preference would be for no reduction in the number of residential units in this development. The proposed plan would include 64 units as opposed to the previously approved 99. The developer has stated that with better knowledge of market conditions, there is a limit to the amount of upper floor residential that is feasible. In light of that and due to the above noted design features and the retention of two four-story mixed use buildings on the site, staff is comfortable with the overall proposed concept. It should be noted that the west side of the new street still includes a multi-story, mixed use building including residential, which staff believes is important in retaining the concept of an urban village.</p>
<p>Generalized Recommended Conditions</p>	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • See previously adopted conditions below (beginning on page 8)

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2736	IP, HB, LI & GI to MU-S TWO PHASE	Approved 12-6-04	Included current site	49.04	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	±253,899 sf of office, retail and restaurant uses and + 1,500 sf outdoor dining area		The buildings generally address the public and private streets.			
Units (by type) and Density	64 multifamily units on 23.67 acres = 2.7 units per acre					
Parking	Required	Proposed		Layout		
	853 spaces	958 spaces		Mixture of angled on-street and conventional parking lot surface parking		
Building Height	Maximum			Proposed		
	60'			4 stories		
Impervious Coverage	Maximum			Proposed		
	NA			60.87%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.5 (C) Mixed Use – Special Use District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		Yes			
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> See previously adopted conditions below 					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The request will continue to include a significant multifamily residential component within a vertically mixed use, village design concept.	The request would remove some of the vertical character of the approved plan and approximately 1/3 of the upper-level residential units.
The request is consistent with the recommendations of <i>Legacy</i> and the <i>South Central Area Plan</i> .	
The request represents a long term, collaborative redevelopment effort between various public and private entities.	
The request will add office space that could accommodate additional needed medical services for the neighborhood and the downtown area.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts. The following conditions are from the original W-2736 petition. New conditions are shown in ***bold italics***.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

- a. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
- b. Developer shall obtain a driveway permit from WSDOT and NCDOT, if applicable.
- c. In conjunction with the Flood Study being prepared by other parties for the City’s work along Salem Creek, the developer will, in coordination with the Floodplain Manager, provide additional cross sections that may be added to this study to include areas of the subject property which are a concern.

- **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. 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 where no conflict occurs with overhead utility lines.
- d. Easements for the greenway and fee simple dedication for the Strollway shall be recorded on a final plat.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall record a plat showing utility, access and greenway easements in the office of the Register of Deeds.
 - b. Developer shall provide profile and cross section of the proposed sewer relocation along Main Street adjacent to the proposed YWCA.
 - c. The final building elevations ~~for the multifamily residential buildings~~ shall be in substantial conformity with the elevations and narrative as provided in Exhibit A. *All rooftop mechanical equipment shall be screened from view of adjacent public streets.*
 - d. *All site lighting shall have a maximum height of 20 feet. The developer shall submit a photometric plan prepared by a qualified professional showing that the proposed lights shall not produce more than 1/2 foot candle of light at the property line.*

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All road improvements shall be completed before the issuance of occupancy permits.
 - b. All Fire Hydrants shall be installed in accordance with the City of Winston-Salem Fire Department in logical phasing of the development.
 - c. The sidewalk along Salem Avenue shall be removed from the back of the curb and relocated to provide a 5 foot minimum planting strip between the sidewalk and the curbing in accordance with the specifications of the Public Works Department of the City of Winston-Salem.
 - d. *Certification from a qualified professional shall be submitted certifying that the lighting was installed in accordance with the approved plan and the above noted condition.*

- **OTHER REQUIREMENTS**
 - a. All uses and square footages shall match those indicated in the associated Traffic Impact Study. A Site Plan Amendment will be required for any changes not in keeping with those calculations and a new TIS may need to be submitted as part of the Site Plan Amendment process.
 - b. Developer shall be permitted a maximum of two freestanding signs along , Salem Avenue and Main Street and *one freestanding sign along Broad Street.* All signage shall be of a monument type with a six (6) foot maximum height and a 24 foot maximum area each.

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: Wesley Curtis moved approval of the site plan 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

A. Paul Norby, FAICP
Director of Planning

