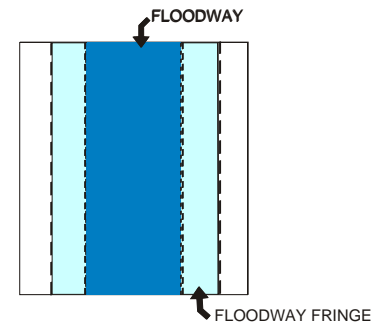


**DOCKET #:** W2720

**PROPOSED ZONING:**  
RM8-S (Residential Building, Townhouse)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
PM Development, LLC  
for property owned by Same



**SCALE:** 1" represents 400'

**STAFF:** Gallaway

**GMA:** 3

**ACRE(S):** 6.34

**MAP(S):** 618838



August 25, 2004

PM Development, LLC  
2104 Peters Creek Parkway  
Winston-Salem, NC 27107

RE: ZONING MAP AMENDMENT W-2720

Dear Sirs:

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  
Gupton & Associates, PA, 2200 Silas Creek Parkway, Suite 2-B, Winston-Salem, NC  
27103

**ACTION REQUEST FORM**

**DATE:** August 25, 2004  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of PM Development, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of PM Development, LLC from RS-9 to RM-8-S (Residential Building, Townhouse): property is located at the eastern terminus of Falcon Point Drive (Zoning Docket W-2720).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of PM Development, LLC, Docket W-2720

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 changing from RS-9 to RM-8-S (Residential Building, Townhouse) the zoning classification of the following described property:

BEGINNING at an iron in the south right-of-way margin of Gyro Drive, said iron being the northwest corner of Lot 31, Block 6341, New Ardmores, Section Two as recorded in Plat Book 43, Page 115 in the office of the Register of Deeds, Forsyth County, NC; thence from the point of Beginning and running with the west line of said New Ardmores, Section Two south 01° 04' 47" west 485.20 feet to an iron, said iron being the southwest corner of Lot 25, Block 6411, thence north 84° 41' 00" west 110.30 feet to an iron, said iron being the northwest corner of Lot 24, Block 6341, of said New Ardmores, Section Two, and the northeast corner of property owned by F. W. Properties II being Tax Lot 17D, Block 3838, as recorded in Deed Book 1982, Page 3159 in said Forsyth County Registry, thence with the line of F. W. Properties II south 80° 33' 51" west 460.58 feet to an iron, thence on a new line crossing the end of Falcon Point Drive north 07° 22' 24" west 30.00 feet to a point, said point being the southeast corner of Tax Lot 102R, Block 3837 owned by Paul W. Ward as recorded in Deed Book 1510, page 18 of said Forsyth County Registry, thence continuing with the east line of Paul Ward north 07° 22' 24" west 577.99 feet to a point, thence on a new line running with the south line of New Ardmores, Section Three south 69° 22' 05" east 564.21 feet thence north 26° 45' 09" east 115.70 feet, thence north 01° 04' 47" east 47.06 feet to a point in the south right-of-way margin of Gyro Drive, thence running with the south right-of-way margin of Gyro Drive south 88° 55' 13" east 70.00 feet to the point and place of BEGINNING. Containing 6.34 acres and being a portion of Tax Lot 110C, Block 3837.

Section 2. This Ordinance is adopted after approval of the site plan entitled PM Development, LLC/New Ardmores-Section 4 and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to PM 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 PM Development, LLC/New Ardmore-Section 4. 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 PM Development, LLC, (Zoning Docket W-2720). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM-8-S (Residential Building, Townhouse), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer should have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **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 Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. All required fire hydrants shall be installed in accordance with the City Fire Department.
  - b. Developer shall improve Falcon Point Drive to City of Winston-Salem Public Street standards to western property line in accordance with subdivision requirements for New Ardmore (Section 3) (Subdivision # 96051).

## **ZONING STAFF REPORT**

**DOCKET #** W-2720  
**STAFF:** David Reed/Glenn Simmons

Petitioner(s): P M Development, LLC  
Ownership: Same

### **REQUEST**

From: RS-9  
To: RM-8-S (Residential Building, Townhouse)

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

Acreage: 6.34

### **LOCATION:**

Street: Eastern terminus of Falcon Point Drive  
Jurisdiction: city of Winston-Salem  
Ward: South

### **SITE PLAN**

Proposed Use: Residential Building, Townhouse  
Building Height: 40 foot maximum  
Density: 2.36 Units per acre  
Parking: Required: 30 Spaces; Proposed: 30 Spaces (provided in garages and driveways)  
Bufferyard Requirements: 30 Foot Type II where adjacent to Single Family zoning

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is vacant

Adjacent Uses:

North-	Recently approved single family subdivision, zoned RS-9.
East-	Single family subdivision, zoned RS-9
Southwest-	Multifamily development, zoned RM-12-S
West-	Single family homes zoned RS-9 and a multifamily development, zoned RM-12-S

## **GENERAL AREA**

Character/Maintenance: Well-maintained mixture of single family and multifamily structures  
Development Pace: Moderate

## **HISTORY**

Relevant Zoning Cases:

1. W-2539; RS-9 to RM-8-S; approved May 6, 2002; north side of Ardmore road southeast of Ebert Road; 15.04 acres; Planning Board and staff recommended approval.
2. W-2269; RS-9 to RM-8-S; approved April 5, 1999; southeast corner of Ardmore Road and Ebert Road; 27.53 acres; Planning Board and staff recommended approval.
3. W-2168; RS-9 to RS-Q-S; approved August 18, 1997; southwest side of Ardmore Road west of Ebert Road and east of Ralee Drive; 31.87 acres; Planning Board recommended approval, staff recommended denial.
4. W-2112; RS-9 to RM-8-S; approved December 2, 1996; northwest side of Falcon Point Drive and Penny Lane; ; 6.81 acres; Planning Board and staff recommended approval.
5. W-1232; R-4 to R-2-S; approved February 14, 1985; north side of Ardmore Road east of Ebert Road; 32.0 acres; Planning Board and staff recommended approval.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: The proposed site plan does not appear to significantly impact the site's existing physical features. However, existing vegetation is not indicated on the site plan.

Topography: The subject property experiences an elevation change of about 94 feet, rising from about 728 feet along its eastern border up to about 822 feet in its southwest corner.

Streams: A branch of Salem Creek crosses the eastern section of the property. Salem Creek lies about 550 feet to the north of the subject property.

Vegetation/habitat: The subject property has some amount of existing vegetation, mostly in the southeast section.

Floodplains: Floodway Fringe area from a branch of Salem Creek lies along the eastern edge of the subject property. Additional floodway fringe area lies about 200 feet from the northern border of this site.

Environmental Resources Beyond the Site: The propose site plan should not significantly impact environmental resources beyond the site.

Water Supply Watershed: The site is not within the boundaries of a water supply watershed

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.

## **TRANSPORTATION**



Direct Access to Site: Falcon Point Drive; Ebert Road; Ardmore Road  
Street Classification: Falcon Point Drive – Local Road; Ebert Road – Major Thoroughfare;  
Ardmore Road – Minor Thoroughfare  
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):  
Ebert Road between Ardmore Road and London Lane = 13,000/16,100  
Ardmore Road between Ebert Road and Old Salisbury Road = 4,000/16,100  
Trip Generation/Existing Zoning: RS-9:  $6.34 \times 43,560/9,000 = 30$  lots  $\times 9.57$  (SFR Trip Rate) =  
287 Trips per Day  
Trip Generation/Proposed Zoning: RM-8-S: 15 units  $\times 6.59$  (Multi-Family Trip Rate) = 98 Trips  
per Day  
Sidewalks: None existing on adjacent streets  
Transit: Route 23 along Ebert Road, west of site  
Bicycle Route: Route 23, Idols Dam Connector, along Ebert Road, west of site

### **CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)  
Relevant Comprehensive Plan Recommendation(s): *Legacy* recommends a variety of housing  
types and prices within neighborhoods. It also proposes residential infill development at  
higher densities, where appropriate, to make such development attractive to developers.  
Infill development makes use of land that already has a full complement of services and  
infrastructure and removes pressure for development on the rural fringe. Infill  
development should be done in such a way that it is an asset to existing surrounding  
neighborhoods.  
Area Plan/Development Guide: This site is not within an area plan or development guide area.

### **HISTORIC RESOURCES REVIEW**

Comments: Originally, there was a structure identified on the FCAI Survey maps located either  
on, or in the general vicinity of, the subject property. Staff has conducted a site visit and  
has determined that the building has been removed.

## WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

Winston-Salem/Forsyth County Schools have estimated this project, when completed, will add a total of 14 students to the system, as indicated by the following chart.

Project	Number Units	Schools	Projected Students from Project	2004-2005 Enrolled Students	2004-2005 Projected Students with Accumulated Totals since 4/15/04	School Capacity
W-2720	15	Griffith ES	7	693	700	520
		Clemmons MS	3	1161	1164	758
		Parkland HS	4	1372	1376	1043-1368

## ANALYSIS

The current request is to rezone 6.34 acres from RS-9 to RM-8-S. The proposal requests only the Residential Building, Townhouse use. Proposed are 15 Townhouse units. The surrounding area is a mix of single family homes and multifamily structures. Currently the site is vacant and if the request is approved much of the site will remain undeveloped.

Traffic has been a major concern of developments in the area. Ebert Road is likely to be over capacity with the construction of multifamily developments since the Summer 2001 traffic counts. With this in mind, any new development would likely increase traffic in the area. However, the proposed project has a lower traffic generation than would be generated by the existing development potential. RS-9 development could generate up to 287 trips per day, whereas the subject request would generate 98 trips per day.

This is an appropriate example of residential infill development. It provides the developer and community with a housing choice that is different than the single family or multifamily in the area while maintaining the character of the area. Additionally, infrastructure is in place for the development. The proposed request is consistent with both the surrounding and *Legacy* recommendations for infill. The proposal also adds less traffic to a busy area than the current development potential would. For these reasons, staff recommends approval.

## FINDINGS

1. The proposal requests only the Residential Building, Townhouse use.
2. Traffic has been a major concern of developments in the area, any new development would likely increase traffic in the area.

3. The proposed project has a lower traffic generation than would be generated by the existing development potential.
4. RS-9 development could generate up to 287 trips per day, whereas the subject request would generate 98 trips per day.
5. The proposed request is consistent with both the surrounding area and *Legacy* recommendations for infill.

### **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 should have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **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 Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. All required fire hydrants shall be installed in accordance with the City Fire Department.
  - b. Developer shall improve Falcon Point Drive to City of Winston-Salem Public Street standards to western property line in accordance with subdivision requirements for New Ardmore (section 3) (Subdivision # 96051).

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Dara Folan moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

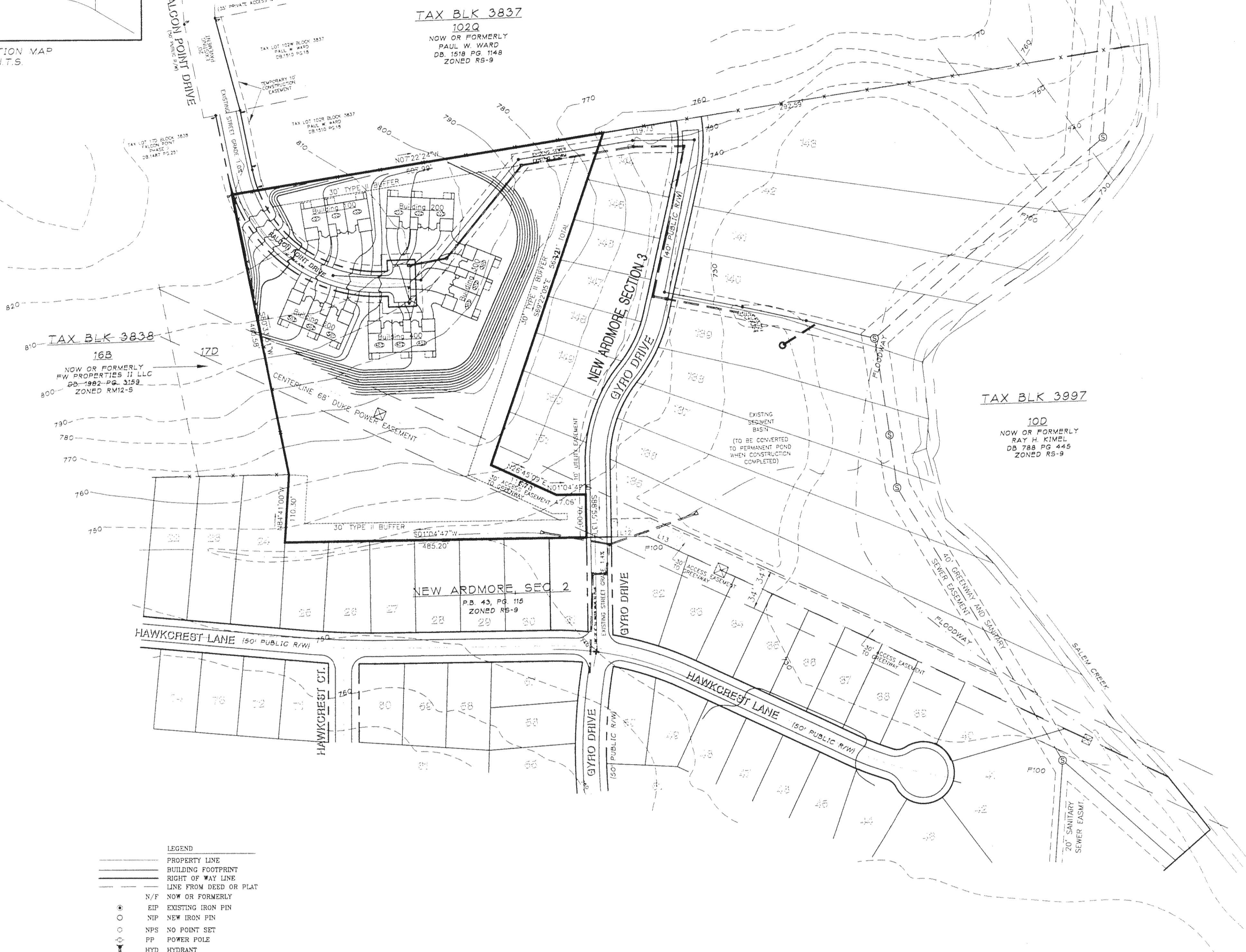
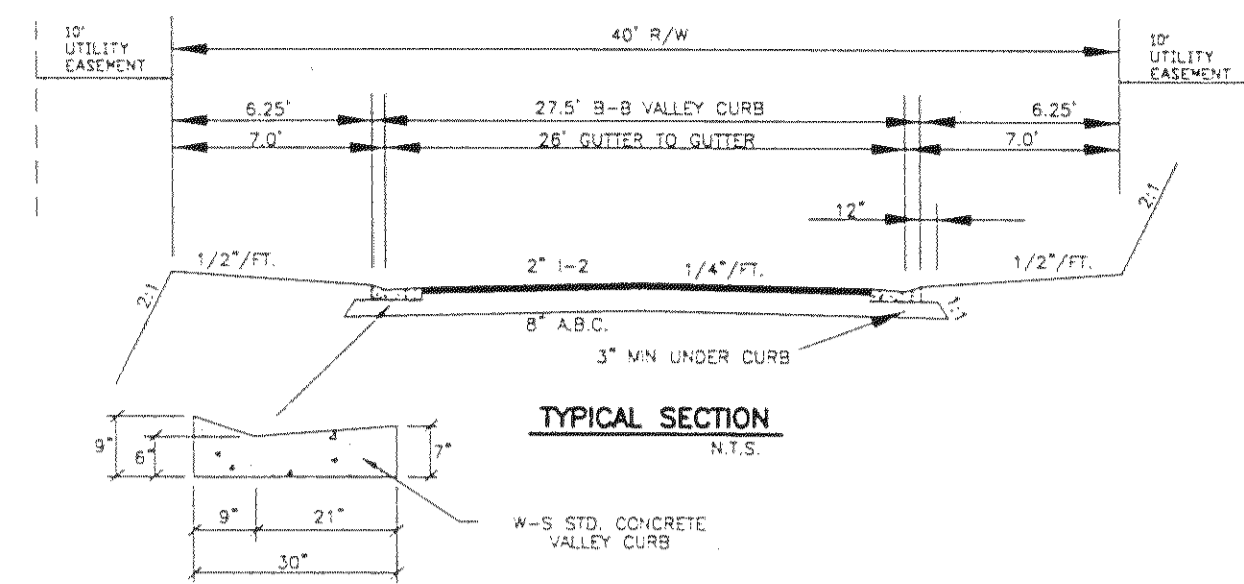
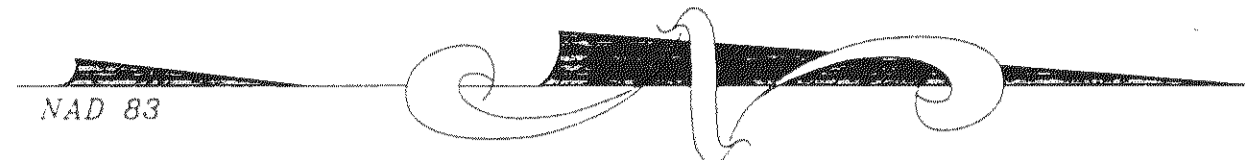
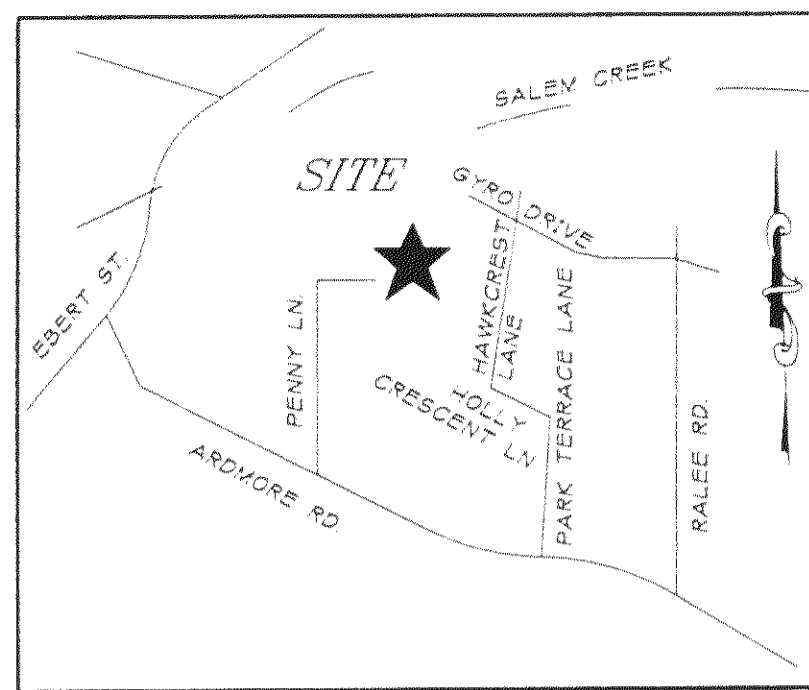
FOR: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

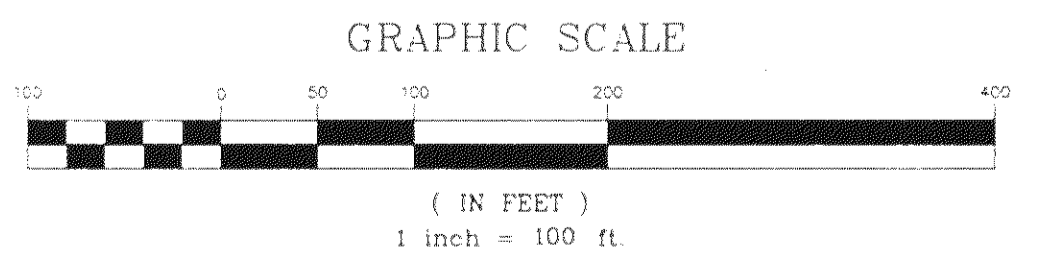
EXCUSED: None

---

A. Paul Norby, AICP  
Director of Planning



- LEGEND**
- PROPERTY LINE
  - BUILDING FOOTPRINT
  - RIGHT OF WAY LINE
  - LINE FROM DEED OR PLAT
  - NOW OR FORMERLY
  - EXISTING IRON PIN
  - NEW IRON PIN
  - NPS NO POINT SET
  - PP POWER POLE
  - HYD HYDRANT
  - TB TRAFFIC SIGN BOX
  - TV CABLE TV FED.
  - TELE TELEPHONE PED.
  - LP LIGHT POLE
  - WM WATER METER
  - CO SEWER CLEAN-OUT
  - YI YARD INLET
  - CB CATCH BASIN



**COUNTY PLANNING BOARD  
SITE PLAN LEGEND**

<b>ZONING</b>	
Existing Zoning:	RS-9
Proposed Zoning:	RM-15
Type of Review Requested:	REZONING & SITE PLAN APPROVAL
Proposed Use:	TOWNHOUSE
<b>SITE DATA</b>	
Being Part of Tax Lot 110C, Block 3837	
Total Acreage:	6.336 ACRES
Total Units:	15
Density:	2.36 Units/ Acre
Total Length Streets:	450' PUBLIC
<b>INFRASTRUCTURE</b>	
Water:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Sewer:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Streets:	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
<b>BUFFERYARDS</b> (if applicable)	
Adjoining Zoning:	RM-12S & RS-9
Type Required:	TYPE II (Adjacent to RS-9)
Width Provided:	30 Ft
Fence Option:	Yes <input checked="" type="checkbox"/> No
<b>PARKING</b>	
TOTAL PARKING SPACES REQUIRED	2 Spaces per Unit @ 15 Units = 30
Parking Spaces provided in Garages &/or Individual Driveways	TOTAL SPACES PROVIDED = 30

**W-2720/#04061  
PRELIMINARY SITE PLAN**

SCALE: 1" = 100'	<b>NEW ARDMORE, SECTION 4 WINSTON SALEM, N.C.</b>	SHEET NO. 1 OF 1
REVISIONS:	OWNER-DEVELOPER P M DEVELOPMENT, LLC 2104 PETERS CREEK PKWY WINSTON SALEM, N.C. 27107 (336)784-7991 FAX (336)784-6070	
	<b>GUPTON &amp; ASSOCIATES P.A.</b> ENGINEERS-PLANNERS-SURVEYORS 2200 SILAS CREEK PKWY. - SUITE 2B WINSTON-SALEM, N.C. 27103 (336)723-2459 FAX (336)761-1425	
DRAWN BY: HBG	SURVEYED BY:	
DESIGNED BY: HBG	DATE: 7/08/04	11164-04D
APPROVED BY: HBG		

