

## **CLEMMONS AREA DEVELOPMENT GUIDE PLAN**

**Planning Docket:** CADG-1  
**Planning Board:** June 09, 2009  
**Petitioner:**

**Amendment:** Land Use Plan

### **Related Rezoning Case:**

#### **Purpose of the *Land Use Plan* Amendments:**

The Village Council adopted the current *Land Use Plan* in 1998 and incorporated the *Village Point Land Use Plan* by adoption in 2003. The current *Land Use Plan* has not been modified by the Village of Clemmons since adoption; however, there have been zoning cases with approval that have necessitated land use plan amendments. The *Land Use Plan* was established to guide land use and traffic related decisions. The *Plan* takes a comprehensive growth management look at the entire community. However, a typical *land use plan* is updated every 5-7 years to reflect the changes in the community at large. It offers the opportunity for a community to address varied land use decision as well as its future traffic, industrial, commercial, housing, and recreational issues.

Rezoning is one of the main community development growth management tools that offer the opportunity to implement the *Land Use Plan*. However, some rezoning proposals, if approved, would prevent the *Plan* from being implemented, while other rezoning proposals show an opportunity to modify the *Land Use Plan* to better implement the goals of the community and to provide flexibility in the intent of the approved plan. The *Land Use Plan* is also a major tool in addressing use and transportation improvement decisions. Land uses are the primary variables to generate traffic and must be studied simultaneously.

A non-profit group, Novant Health, has put together 124 acres for the development of mixed use site including: a hospital/medical village, medical support services, school site, a residential component, and support retail/commercial.

The *Land Use Plan*, Southwest Quadrant is situated between Harper Road and I-40 and consists of 106 acres. The Village Point Land Use plan currently recommends the 124 acres as mixed neighborhood which recognizes that a mixture of uses is what provides a dynamic vibrant community. The plan includes a conceptual build-out that depicts *how* the property could develop, but does not dictate the Southwest Quadrant to follow the conceptual build-out plan. The Southwest Quadrant encourages comprehensive office campus development including both small office and flex-office space, new residential development along Harper Road integrating a mixture of housing types, and demands appropriate street connectivity between all new and existing development. Upon built-out, the Southwest Quadrant is envisioned to provide 192,000 square feet of office, 93 attached residential units and 59 single family detached dwelling units. The Southwest Quadrant also encourages formal greens, pockets of open space, greenways construction

and a 50' undisturbed buffer along I-40. It allows provides flexibility in providing more office use at the West Lake property. The West Lake property recommends, as an alternative to residential development, six (6) single story buildings that are approximately 15,000 sf. or less.

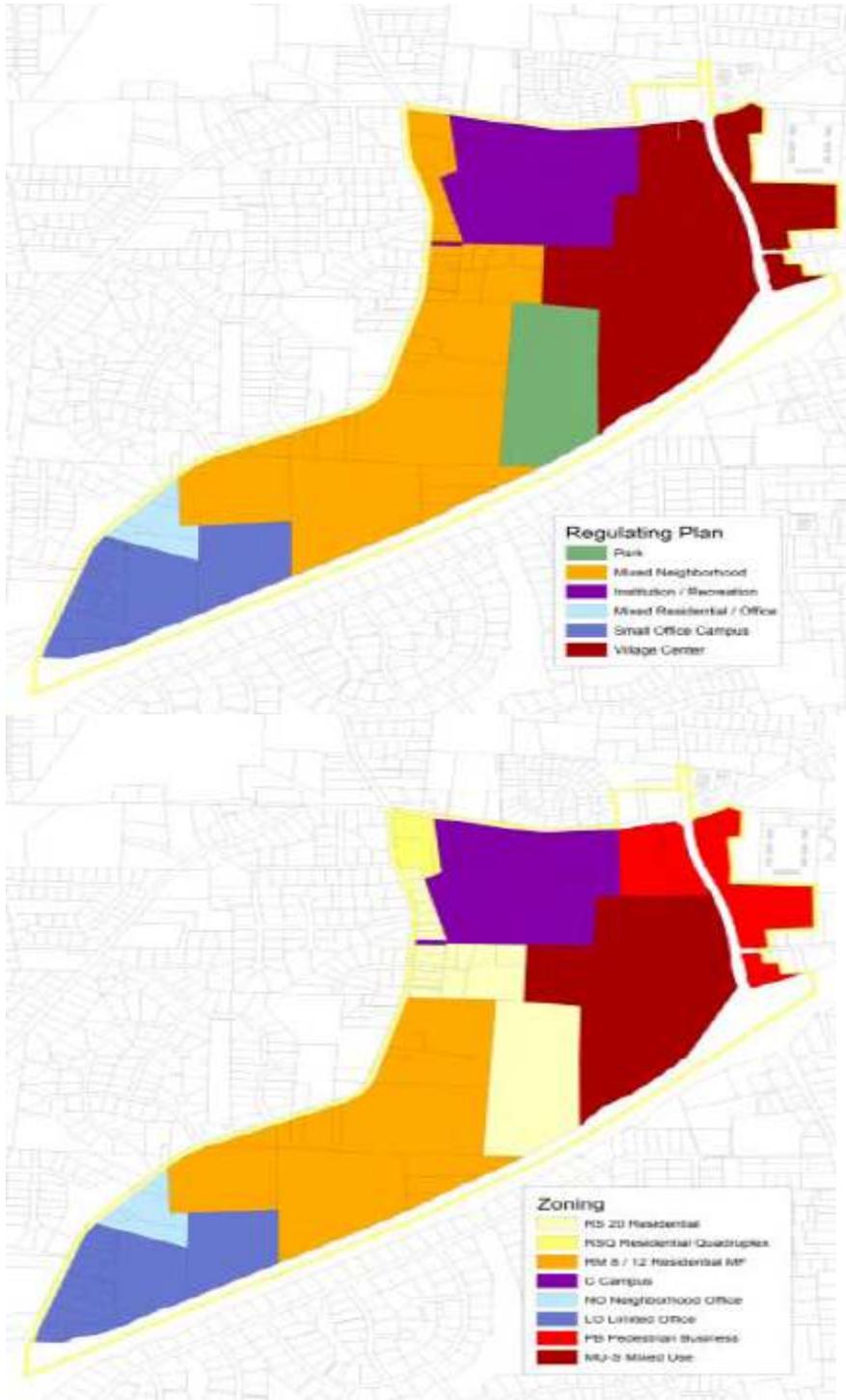


Exhibit A

# Conceptual Build for Village Point



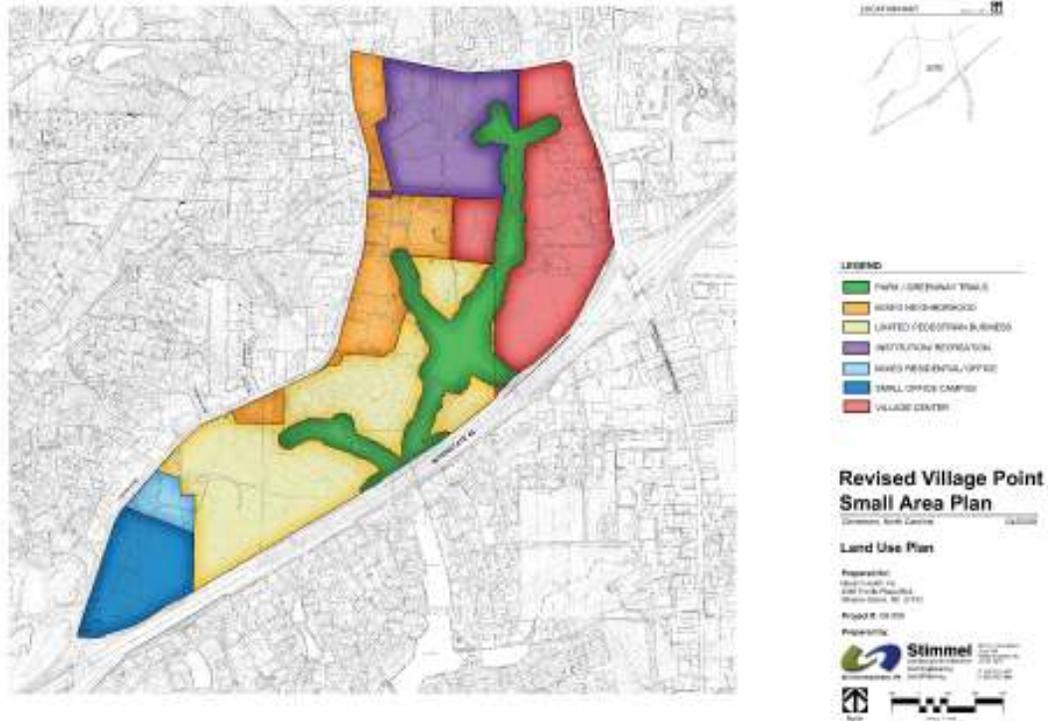
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*Exhibit B*

## **Proposed**

To meet the unique land use needs of an unforeseen hospital and school site staff is recommending a modification to the Village Point Land Use Plan. The proposal meets the intent of the regulating plan of *Mixed Neighborhood* as it provides a varied number of uses that qualify a designation of mixed neighborhood. However, the Southwest Quadrant provides a conceptual build-out and proposed zoning for this site that do not meet the Novant Health proposal. The proposal will consist of reallocating a portion of the Southwest Quadrant's mixed neighborhood to Pedestrian Business zoning. The regulating plan for the Southwest Quadrant calls for RM-8/RM-12 zoning as the preferred land use in this geographic area. This contradicts the future land use plan to foster a mixed neighborhood component. Therefore, by allowing a mixture of uses including: institutional (civic), commercial, office, residential and park/open spaces it allows for a more vibrant community area. The intent of Pedestrian Business is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in GMAs 1, 2, and 3. The subject petitioner provides "complete" streets through this proposal with street trees, 2.25 miles of sidewalk, 2.09 miles of greenway trails, .36 miles of multi-use paths and 2.66 miles of dedicated bike lanes that integrate the commercial, institutional, residential, and office uses for pedestrian traffic. The development proposed in the 124 acres will be required to meet the development standards as noted in the Village Point Design Guidelines. The Land Use Plan amendment will incorporate the intent of the overall Village Point as well as Southwest Quadrant by providing small scale office, residential, civic uses, greenway and open space amenities.

The proposed revision to the Village Point Land Use Plan will allocate a portion of the mixed neighborhood land portion of the plan to Limited Pedestrian Business (Limited-PB). The conceptual build-out for this quadrant as noted in the plan is modified through this land use plan amendment to add civic uses as denoted in the *Village Point Design Guidelines* which provides flexibility to add such uses as schools, hospitals and other governmental facilities to this quadrant. The square footages as noted in the conceptual plan as shown in *Exhibit B* should not be the determinant decision on a land use plan amendment. Land Use Plan amendments should review the preferred land use and make modifications to the plan as specific development warrants such a modification. The *Village Point Design Guidelines* discuss civic uses as options for development of this area. The modification of the land use plan is to allow for a vibrant mixed use neighborhood with the addition of institutional and civic uses, specifically schools, hospitals, and governmental facilities. The other uses associated with this subject petition are noted in the *Village Point Small Area Plan*.



*Exhibit C*

The *Land Use Plan* is a major growth management tool in addressing the health and vitality issues of the Village of Clemmons.

**Traffic**

Land use decisions are the primary factor in determining future traffic issues. Land uses determine the amount of traffic that will be attracted to a specific area. After land uses are determined roads can be designed to accommodate the traffic. If land use decisions are made to accommodate such a tax base, without considering the cost of supporting those land uses with adequate roads, a considerable financial burden could be placed on tax payers.

Novant Health has stated they will construct the east-west connector from Lewisville-Clemmons Road with the associated roundabouts, bike lanes, street trees and sidewalks. This road link will create a link from Lewisville-Clemmons and Harper Road. The site is adjacent to the newly completed Harper Road interchange and will allow interstate traffic to access the site directly off of the highway without taking a circuitous route through existing residential neighborhoods or the already congested corridor of Lewisville-Clemmons Road. The development will also construct a series of greenways

through the development and will dedicate the Reynolds Pond to the Village of Clemmons. The offsite improvements will be studied under phase II and implemented when the traffic warrants such improvements. The *Traffic Impact Study* will be updated through the second phase of this development to ensure future road and off-site improvements are not needed.

**Staff Recommendation for modifying the *Land Use Plan*:**

Approval of the following resolution, based on the facts that:

1. The 124 acres tract provides recreational amenities in the form of sidewalks, greenways, dedicated bike lanes, and the dedication of a pond to the Village of Clemmons for future use.
2. A concentrated and planned 124 acre institutional (civic), office, residential, park land and commercial uses would help assist the development of a mixed neighborhood which is the overall intent of the Southwest Quadrant plan. It consolidates a large quantity of land in order to provide a comprehensive approach to development. It allows the intent of the plan to be seen to fruition in a shorter horizon year and provides a mixed and walkable community that will address all transportation concerns that arise from a 124 acres development.
3. The site provides an east-west connector from Lewisville-Clemmons to Harper Road which will divert trips off of the heavily traveled Lewisville-Clemmons Road. It provides traffic calming measures along the 1.33 miles of proposed roadway such as roundabouts, bike lanes, street trees and sidewalks. The *TIS* shows that with requested offsite improvements as determined by warrants under phase II this site will not adversely impact the transportation system as these improvements are installed incrementally with development.

**Resolution**

WHEREAS, the Village of Clemmons desires to have orderly growth to protect the health, safety and welfare of its residents and businesses; and

WHEREAS, the *Village Point Small Area Plan* is a component of the *Clemmons Area Development Guide* which is the comprehensive plan for the community and contains the community planning elements of land use; transportation; community appearance; historic preservation; parks & recreation; environmental; and

WHEREAS, the *Clemmons Area Development Guide* has been duly adopted and amended; and

WHEREAS, community planning is a process that requires constant evaluation of the community situation and review of its plans; and

WHEREAS, a rezoning has been proposed that requires a review of the *Land Use Plan* to determine if modification should be made.

NOW, THEREFORE, BE IT RESOLVED, by the Village Council of the Village of Clemmons to hereby amend the *Land Use Plan* as shown on Exhibit “C” by reallocating the *Mixed Neighborhood regulating plan* in the Village Point Small Area Plan to incorporate Limited PB-Pedestrian Business the preferred land use for the Southwest Quadrant.