

**VILLAGE OF CLEMMONS PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION			
Docket #	C-144		
Staff	Megan Ledbetter		
Petitioner(s)	YMCA of Northwest NC		
Owner(s)	YMCA of Northwest NC		
Subject Property	1150 S Peacehaven Road		
Type of Request	Special Use Zoning District Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from IP-S to IP-S (Institutional and Public-Special Use)-Site plan amendment. The petitioner is requesting the following uses:</p> <p style="text-align: center;">Recreation Services, Indoor, recreation facility public</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
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	The site is located at 1150 S Peacehaven Road across from the Village Club development		
Jurisdiction	Village of Clemmons		
Site Acreage	28.81 acres		
Current Land Use	The current property is developed with both indoor and outdoor recreation services.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	RS-15	Single family residential and IP

	E	GB-S	Future commercial development	
	S	RS-15/PB-S	SFR and Pedestrian Business	
	W	RS-15	SFR	
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, the site is part of an existing development			
Physical Characteristics	The site has a gentle slope to the rear of the property			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	<ul style="list-style-type: none"> • Obtain Stormwater Management and Occupancy permits 			
Watershed and Overlay Districts	N/A			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The site requires a stormwater management and occupancy permits. All new impervious coverage will be managed by the stormwater device designed for Zoning Docket C-207. The developer has oversized the future pond to handle any new development from the YMCA.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT AND OCCUPANCY PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Peacehaven Road	Minor Thoroughfare	463'	11,100	16,100
Proposed Access Point(s)	The existing development currently has a full access movement into the site. With the completion of off-site road improvements associated with the Zoning Docket C-207 the full access movement for the YMCA site will be relocated to Jessie Village Lane at a signalized intersection. The current access point will be modified to a right in-right out.			

Planned Road Improvements (Village Transportation Plan 2009)	The VTP (2009) recommends Lewisville-Clemmons Road between I-40 and Peace Haven Road be constructed as a four lane divided major thoroughfare with raised median, curb and gutter, standard inside lanes, widened outside curb lanes with sidewalks. Peace Haven Road is recommended to extend turn lanes with a raised median along this segment of the corridor including a sidewalk or a multi-use path along the eastern side of Peace Haven Road.				
Trip Generation - Existing/Proposed	<p>Existing-28.31 acres X 90.38 (Multipurpose Recreational Facility Trip Rate)= 2558 trips per day</p> <p>Proposed-28.31 acres X 90.38 (Multipurpose Recreational Facility Trip Rate)=2558 trips per day</p> <p>The site has already been approved and traffic counts have been accounted in off-site improvements</p>				
Sidewalks	The developer is required to construct sidewalks along the frontage of both public streets as well as a lateral connection to the new parking lot.				
Transit	There is not any proposed transit in the general vicinity.				
Traffic Impact Study (TIS)	A TIS is not required for this site				
Analysis of Site Access and Transportation Information	Prior to the granting of the certificate of occupancy of zoning docket C-207 the offsite improvements including the newly created Jessie Village Lane, signalization and the installation of a median to remove the left movement into the YMCA’s existing driveway must be completed. The YMCA will be providing a new driveway off Jessie Village Lane to access the site.				
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • DRIVEWAY PERMIT ISSUED BY THE VILLAGE OF CLEMMONS 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2014-2015 Enrolled Students	2014-2015 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	N/A				
Clemmons Middle	N/A				
West Forsyth High School	N/A				
School System Remarks and	Not applicable				

Analysis	
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Creating more “compact development” will necessitate increasing the overall intensity and density of residential and commercial development in areas with public sewer, good roads and other urban services. • Consider rezoning land where public facilities become available when this promotes urban standards of development, contributes to the reduction of sprawl and maximizes the use of costly infrastructure
Community Compass 2010	The <i>Community Compass</i> (2010) designates this area as park and open space to include public- or privately-owned greenways, park space, recreational areas, and other open lands unlikely to be developed. Areas on the future land use map include a network of greenways, existing parks (Greendale and Tanglewood), and future parks recommended within the planning area to serve both the people of Clemmons and the plants and wildlife that have habitats in these areas. This network will serve primarily as a linear park system of greenways linking local parks, neighborhoods, and key destinations, such as schools and activity centers.
Thoroughfare Plan Information	n/a
Greenway Plan Information	There are not any proposed greenway trails in the vicinity of this development.
Other Applicable Plans and Planning Issues	n/a
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?
	No
	(S)(4) - Is the requested action in conformance with <i>Community Compass/Legacy</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The YMCA originally rezoned a secondary site plan in 2003 to include a new private drive to connect to Jessie Lane. The improvements included outdoor pavilions, multi-purpose fields, playgrounds, an amphitheater, soccer fields, skate park, softball, baseball and t-ball fields, volleyball areas and additional parking. Since the conditions of the surrounding area have changed due to the approval of Zoning Docket C-207 the YMCA is requesting to modify the original proposal to only include an aquatic building addition and required parking at this time. As noted on the revised plan the petitioner has noted future expansion for multi-

purpose fields on the remainder of the IP-S zoned property.						
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-207	IP-S and RS-15 to GB-S	Approved Jan 2016	East	19.5 acres	Approval	Approval
C-208	RS-40 to PB-S	February 2016	North	1.8 acres	Approval	Approval
C-144	RS-20 to IP-S	November 2003	Site	30.24 acres	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	New building S.F. 15,000 sf		Centrally located			
Parking	Required	Proposed		Layout		
	496	648		Dispersed throughout the site		
Building Height	Maximum			Proposed		
	60'			One story		
Impervious Coverage	Maximum			Proposed		
	60%			27.28%		
UDO Sections Relevant to Subject Request	Chapter B, Article II, Section 2-1.5 (A) Chapter B, Landscape Standards Chapter C, Environmental Ordinance					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		N/A			
Analysis of Site Plan Compliance with UDO Requirements	The site meets all UDO requirements					
REMAINING SITE PLAN ISSUES						
Issue			Status			
N/A						

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. All new conditions are noted *bold italics*.

PRIOR TO THE ISSUANCE OF GRADING PERMITS

- a) *Developers shall submit a stormwater management permit to the Village of Clemmons*

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a) *Developer shall obtain an Environmental Grading and Erosion Control Permit*
- b) On site fire hydrant locations shall be approved by the Forsyth County Fire Department in writing to the Inspections Division.
- c) Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show proposed public street rights-of-way, property lines, tentative building locations and all access and utility easements including a negative access easement along the length of Lewisville-Clemmons Road.
- d) All required fire hydrants shall be installed in accordance with the Forsyth County Fire Department.
- e) No parking areas shall be located closer than 350 feet to Peace Haven Road.
- f) *Developer shall submit elevations for review and approval by the Village of Clemmons Planning Department*

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a) *Developer shall submit a stormwater occupancy permit to the Village of Clemmons Stormwater Department*
- b) *Developer shall install all required site plan features to include: street trees, sidewalks and crosswalks.*
- c) *All offsite improvements as required for Zoning Docket C-207 shall be installed.*

OTHER REQUIREMENTS

- a) All new free standing exterior lighting higher than twelve (12) feet high shall be of the “shoebox” type or full-cutoff or otherwise shielded in a manner not to cast direct light onto adjacent properties. *No more than ½ candle disbursement on adjoining and adjacent property owners as shown by a photometric lighting plan provided by the developer.*

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the Village of Clemmons 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.**