

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

PETITION INFORMATION			
Docket #	C-212		
Staff	Megan Ledbetter		
Petitioner(s)	Peacehaven Development LLC		
Owner(s)	Larry Jarvis, William Alexander and Peacehaven Development LLC		
Subject Property	2551 Lewisville Clemmons Road		
Type of Request	Special Use Zoning District rezoning from HB-S to HB-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-40 (Single Family Residential to RM-5-S (Residential Multifamily):</p> <ul style="list-style-type: none"> • Single Family Residential, Townhomes <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	<p>The RM-5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for GMAs 2 and 3, and may be suitable for GMA 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.</p>		
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	Northeast intersection of Harper/Peace Haven Road		
Jurisdiction	Village of Clemmons, Forsyth County		
Site Acreage	6.33 acres		
Current Land Use	Existing single family residential and vacant land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	RS-40	Single Family Residential
	E	RM-8	Nursing Care Institution

	S	IP-S	YMCA	
	W	RS-40	Duke Energy	
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 proposed use(s) are permitted within the UDO and is compatible with other properties in the vicinity			
Physical Characteristics	The subject site is developed with relatively flat topography.			
Proximity to Water and Sewer	Public water and sewer are available onsite.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The proposed use does not adversely affect the pre-existing development.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT PERMIT • STORMWATER MANAGEMENT PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Lewisville-Clemmons Road	Major Thoroughfare	Site is located approximately 1600 linear feet off the thoroughfare	19000-38000 ADT	LOS B
Peacehaven Road	Minor Thoroughfare	443'	8445 ADT	LOS A
Harper Road	Minor Thoroughfare	630'	1007 ADT	LOS A
Proposed Access Point(s)	Currently the site has one point of access off Harper Road and a proposed gravel fire access on Peace Haven Road, however, NCDOT will not approve a fire access at this location.			
Planned Road Improvements	None at this time.			
Trip Generation -	Existing- 9.57 X 4= 38 trips per day			

Existing/Proposed	Proposed -1 single family residential 9.57 X 1= 9.57 Trips per day 5.81 X 25 Units=145 trips per day				
Sidewalks	Currently there is not pedestrian accommodations along Peace Haven Road, the proposed site provides sidewalks along Peace Haven Road and Harper Road. The proposed sidewalk shall connect to the existing pedestrian facility at Carillon Assisted Living.				
Transit	The subject site does not have any existing or proposed transit routes.				
Traffic Impact Study (TIS)	A Traffic Impact Study is not required.				
Analysis of Site Access and Transportation Information	The development's primary access is located off Harper Road and the proposal is required to add a right slip lane to entrance. The petitioner is showing a secondary gravel fire access along Peace Haven Road, however, this configuration is not acceptable to NCDOT or the Village of Clemmons. As part of the rezoning request of C-192, the Village required a stub access to this property for future connections most specifically due to the roundabout location				
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • DRIVEWAY PERMIT FROM THE VILLAGE OF CLEMMONS AND NCDOT • RIGHT SLIP LANE ON HARPER ROAD • 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2007-2008 Enrolled Students	2007-2008 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	0	n/a	n/a	n/a	n/a
Clemmons Middle	0	n/a	n/a	n/a	n/a
West Forsyth High School	0	n/a	n/a	n/a	n/a
School System Remarks and Analysis	Awaiting numbers from Winston-Salem Forsyth County Schools				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	Suburban Neighborhoods (GMA 3)				
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Create more compact and efficient development patterns that accommodate growth yet help maintain environmental quality and economic competitiveness • Developments are designed and built in an environmentally sensitive manner • Provide a variety of housing types within the Village 				

<p>Clemmons Community Compass(2010)</p>	<p>The Community Compass (2010) denotes this area as neighborhood residential which focuses on existing/future single family residential and attached housing that ranges in density by neighborhood. Neighborhood densities should be determined on a case by case basis generally allowing for higher densities near major corridors and activity centers and lower densities near cluster residential and rural preservation areas. Schools, churches and other institutional uses are appropriate secondary uses and should incorporate design features to mitigate impacts on neighborhoods. The protection of mature canopy is also recommended.</p> <p>Throughout the Community Compass plan, there is a strong emphasis on providing housing opportunities for all members of the community, specifically as the Village sees an aging population base.</p>
<p>Village Transportation Plan (2009)</p>	<p>The transportation plan for the western segment of Peace Haven Road called for an intersection improvement at the intersection of Peace Haven and Harper Roads which was completed as part of the Novant proposal. Pedestrian amenities are recommended for both sides of the road as well. Future improvements will be put in place with the Peacehaven Village Development that complete the corridor recommendations for this segment of Peace Haven Road.</p>
<p>Greenway Plan Information</p>	<p>The subject site is not a designated greenway site.</p>
<p>Other Applicable Plans and Planning Issues</p>	<p>n/a</p>
<p>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</p>	<p>(S)(3) - Have changing conditions substantially affected the area in the petition? No</p> <p>(S)(4) - Is the requested action in conformance with <i>Legacy</i>? Yes.</p>
<p>Analysis of Conformity to Plans and Planning Issues</p>	<p>The proposal provides a needed residential component to this segment of the neighborhood residential land use portion of the Comprehensive Plan. The townhomes provide the opportunity to “age in place” for residents looking to stay in our community without the yard and single family dwelling unit upkeep. The site provides common open space, the required tree save area as well as sidewalks and street trees throughout the entire 25 lot development.</p> <p>Connectivity and future stub connections as Clemmons continues to grow is critical for the expanding traffic and increased population base. Providing opportunities to access or maneuver through sites through multiple interconnected routes will help disperse traffic and plan for future development. In 2011, Council required the Carillon</p>

Assisted Living Facility to provide a stub connection to the west for future development. While the situation is somewhat unique a cross access agreement is in place for a connection with a future development. The Village of Clemmons has required business, churches and residential development to provide connections through development review for many years. While the subdivision ordinance requires all future public stub connections to connect, this connection would be connected through a public access easement. The definition of a street is defined by a public right-of-way or private easement which affords traffic circulation and a means of access to abutting property.

Overall, the site is well designed and provides opportunities for future development to connect to the north, however, the connection to the Carillon stub needs to occur as part of the approval process. The current proposal will not be approved by NCDOT through the required driveway permit process.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-79	IP-S	Approval 06-08-98	South	7.35 acres	Approval	Approval
C-121	RM-8-S PB-S	Approval 10.08.01	Northeast	19 acres	Approval	Approval
C-126	LO-S	Approval 03.12.02	East	2.2 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	varies		The southernmost point facing Lewisville-Clemmons Road	
Parking	Required	Proposed	Layout	
	2 spaces per unit	Same	Drive-way(s)/garage	
Building Height	Maximum		Proposed	
	60'		One story	
Impervious Coverage	Maximum		Proposed	
	--		40.51%	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.2 (K) 			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes,	
	(B) Environmental Ord.		N/A	
	(C) Subdivision Regulations		Yes, however, the stub connection to the east is not connected	

Analysis of Site Plan Compliance with UDO Requirements	The outstanding site plan issues are noted below.	
REMAINING SITE PLAN ISSUES		
Issue	Status	
Stub connection	Awaiting	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal	Negative Aspects of Proposal	
Request would permit varied housing types within our community		

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 GRADING PERMITS

- a. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. Developer shall obtain a driveway permit from NCDOT and the Village of Clemmons Public Works Department
- c. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards for the new large variety trees planted to meet the requirements of the ordinance.
- d.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. Developer shall obtain a land disturbing permit from Winston-Salem/Forsyth County Inspection Erosion Control Office
- b. Developer shall submit utility plan for review to the City/County Utility Department.
- c. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show proposed public streets rights-of-way, property lines, tentative building locations, payment in lieu dedications or open space calculations and all access and utility easements, and public access and maintenance easements for any sidewalks located along public streets which are outside of the public right-of-way.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator

OTHER CONDITIONS:

- a. All proposed utilities shall be located underground.
- b. Develop shall bond or provide a letter credit for the required sidewalk. 100% of the sidewalk shall be installed within 2 years from the issuance of the first house building permit, excluding the model home.
- c. Developer shall install a mail kiosk in an area outside of the public ROW for the development. No individual mailboxes shall be allowed

STAFF RECOMMENDATION: CONNECTION TO THE PROPERTY TO THE EAST NEEDS TO OCCUR BEFORE STAFF CAN PROVIDE A FAVORABLE RECOMMENDATION FOR THE SITE.

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.**