

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

PETITION INFORMATION			
Docket #	C-220		
Staff	Megan Ledbetter		
Petitioner(s)	Tony Smith		
Owner(s)	Tony Smith		
Subject Property	2590 Old Glory Road		
Type of Request	Special Use Zoning District rezoning from RS-15 to RM-12-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-15 to RM-12-S:</p> <ul style="list-style-type: none"> • Multi-family (12 units per acres) <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 RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for GMAs 1, 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.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes.</p>		
GENERAL SITE INFORMATION			
Location	2590 Old Glory Road		
Jurisdiction	Village of Clemmons		
Site Acreage	13.80 acres		
Current Land Use	Vacant single family residential with a current home located at 2590 Old Glory		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	E	HB	Church, offices, variety of commercial uses
	W	RS15	Single Family Residential
	S	RS15	Vacant
	N	RS15	Single Family Residential

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 uses are allowed in the UDO. The site is located between Commercial Development and an established single-family residential neighborhood.			
Physical Characteristics	The site has relatively flat topography sloping to the west.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	The site will require stormwater management and occupancy permit			
Watershed and Overlay Districts	N/A			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The site requires stormwater management and occupancy permits.			
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
Old Glory	Local street	1,000 along the unopened public ROW	N/A	
Lewisville-Clemmons Road	Major Thoroughfare	866' from the proposed property	20,000	
Proposed Access Point(s)	One point of access off Old Glory from Lewisville-Clemmons Road			
Planned Road Improvements	There is not any current proposed improvements funded for this geographic area at this time.			
Trip Generation - Existing/Proposed	Proposed: RM-12-S (Apartments) 108 Units X 6.65 (Apartment Rate) =718 trips per day AM peak 108 Units X .55=59 AM trips			

	PM peak 108 Units X .67=72 PM Trips				
Sidewalks	Developer is required to construct a sidewalk along the newly constructed segment of Old Glory as well as provide connection throughout the multi-family complex				
Transit	N/A				
Traffic Impact Study (TIS)	N/A				
Analysis of Site Access and Transportation Information	The site is accessed from Old Glory which provides access to Lewisville-Clemmons Road. Neudorf Road intersects with Old Glory and could provide a circuitous route to Lewisville-Clemmons Road as well.				
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • DRIVEWAY PERMIT FROM THE VILLAGE OF CLEMMONS • SIDEWALKS 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2016-2017 Enrolled Students	2016-2017 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	0		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	N/A				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	Suburban Neighborhoods (GMA 3)				
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 • To promote a sense of community and to reduce dependence on the automobile, neighborhoods with sidewalks, street trees and houses close to the street and to each other should be created. 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. 				

<p>Clemmons Community Compass(2010)</p>	<p>The Community Compass (2010) denotes this area as a future growth area within the strategic corridor section of the Lewisville-Clemmons Road (South).</p> <p>Neighborhood residential areas include existing and future single-family detached and attached housing that range 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. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces as part of the development program. Schools, churches, and other civic and institutional facilities are appropriate secondary uses and should incorporate design features to mitigate impacts on neighborhoods. Existing neighborhoods may include existing condominium or apartment housing. New master planned neighborhoods may also include condominium or apartment housing if located adjacent to major corridors or activity centers. Subdivisions should be designed to provide vehicular, bicycle, and pedestrian access and connectivity throughout. Developments should connect to adjacent neighborhoods and commercial/employment areas. The protection of mature tree canopy is encouraged on private residential lots.</p>
<p>Thoroughfare Plan Information</p>	<p>N/A</p>
<p>Greenway Plan Information</p>	<p>The subject site is not a designated greenway site.</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 Legacy? A land use plan amendment was not submitted per the TRC comments.</p>
<p>Analysis of Conformity to Plans and Planning Issues</p>	<p>The current development proposal shows a variety of three story apartment buildings 1, 2 and 3 bedroom units for a total of 108 units as part of the complex. The proposed site provides adequate open space for residents with a community center and recreation area internal to the site. The building elevations provide varied roof lines, window overhang recessions and progression in the façade and material (brick, and vinyl). The site provides an internal sidewalk network for pedestrian movement. Furthermore, along the property perimeter the developer has dedicated a 150’ undisturbed buffer to the west and a 50’ buffer to the north. The use provides a variety of housing for the Village of Clemmons and provides a land use intensity shift from the commercial to the east and the residential to the west. The petitioner has agreed to dedicate a 50’ right-of-way</p>

along the eastern property line for a future road connection in order to provide a portion of a parallel local trip corridor to Lewisville-Clemmons Road. The Village of Clemmons staff requested the petitioner to construct the segment of road along the eastern property line, however, the petitioner has declined the proposed condition. Lastly, in the late 1960's the Forsyth County Board of Commissioners designated "spike strips" to property owners along the stub connections of Springfield, Ranchwood and Willowood Drives so connections to the existing neighborhood to the west cannot be made for vehicular, pedestrian or public services. Staff believes the connection off the proposed ROW dedication to the east of the subject site will be critical for long term connectivity from the Sessions Court area.

As it relates to the land use plan, this area is designated as a future growth area in the long range plan. The current land use designation is neighborhood residential and a land use plan amendment was not included in the final packet by the petitioner for planning board and Council's consideration as noted by the TRC comments. Staff encouraged the developer to provide opportunities for integrated mixed use.

Staff has noted without a land use plan amendment the technical recommendation for this proposal is denial.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-54	RS-15 to SUP	Approval, 12-9-1996	Approx. 1600' south of the site	19.8 acres	Approval	Approval
C-57	RM-8 and HB	RM-12-S	Directly south of the site	11.5	Denial	Denial

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site
		18-1 bedroom units 63-2 bedroom units 27-3 bedroom units	
Parking	Required	Proposed	Layout
	Placed adjacent to the multi-	216	191

	family units		
Building Height	Maximum	Proposed	
	45'	42''	
Impervious Coverage	Maximum	Proposed	
	75%	26.3%	
UDO Sections Relevant to Subject Request	Chapter B-2-1.2(M) RM-12 Residential Multifamily District Chapter C-Environmental		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	To a certain extent	
	(B) Environmental Ord.	Yes	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	The site meets all UDO standards.		
REMAINING SITE PLAN ISSUES			
Issue		Status	
The ROW adjacent to the eastern property line is not shown as improved		Developer has not agreed to improve the proposed ROW dedication	
Land Use Plan recommendation does not reflect use as noted in TRC comments		Noted by petitioner per their response on April 9, 2017	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
Positive Aspects of Proposal		Negative Aspects of Proposal	
Provides a varied housing category within the Village.		The ROW dedication is not improved nor does the site meet the land use plan.	

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 ANY PERMITS:

- a. The Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. The Developer shall obtain a grading permit if 10,000 square feet or more is disturbed.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- a. The Developer shall obtain a driveway a driveway permit from the Village of Clemmons.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. The Village of Clemmons Planning Department shall review and approve building elevations.
- b. Developer shall have heavy duty truck routes delineated and it shall support 90,000 pounds for fire apparatus movement.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. Developer shall record the 50' right-of-way dedication as shown on the site plan
- c. Developer shall install the wooden privacy fence as noted on the site plan

OTHER CONDITIONS:

- a. All on site lighting shall be a maximum of 18 feet tall and shall be of the full cut off type or otherwise designated not to cast direct light on adjacent properties. Lighting shall be in conformance with the submitted Photometric Plan with light levels not to exceed the 0.5 foot-candle limit at the property line.

STAFF RECOMMENDATION: DENIAL.

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.**