

PETITION INFORMATION	
Docket #	C-240
Staff	Nasser Rahimzadeh; Caroline Drake
Petitioner(s)	Gateway West Apartments, LLC
Owner(s)	Gateway West Apartments, LLC
Address/PIN	2070 Lewisville-Clemmons Road PIN 5883-99-1851
Type of Request	Special Use Zoning District – Map Amendment
Proposal	<p>The petitioner is requesting an amendment to the Official Zoning Map for the subject properties from RS-40 (Residential Single Family) to RM-12-S (Multifamily Residential – Special). The petitioner is requesting the following use:</p> <ul style="list-style-type: none"> Residential building, multi-family – <i>Special</i> <p>NOTE: General use, special use district zoning, were discussed with the petitioner(s) who decided to pursue a special use district map amendment.</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 Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(1) Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the use is multifamily at a density of 11.9 units per acre, and the district is located in GMA 3 off of a major thoroughfare with access to public water and sewer.</p>

GENERAL SITE INFORMATION			
General Location	The site is addressed 2070 Lewisville-Clemmons Road and is at the corner of the intersection of Culler Road and Lewisville-Clemmons Road.		
Jurisdiction	Village of Clemmons		
Site Acreage	5.88± acres or 43,560± square feet		
Physical Characteristics	A single-family residence and several accessory structures are concentrated to the southeast of the site. The remaining portion of the site has significant topographical variation.		
Proximity to Water & Sewer	The site has access to public water/sewer to the south.		
Stormwater/Drainage	The site requires a stormwater management permit (quality and quantity required).		
Watershed & Overlay Districts	Property is inside the WS-IV Watershed and shall be subject to all Village of Clemmons and other applicable state and federal environmental rules. The maximum impervious area shall not exceed 70% of the site.		
Historic, Natural Heritage, and/or Farmland Inventories	No identified historic and farmland inventories. No identified National Wetlands.		
Current Land Use	Residential building, single-family		
Surrounding Property Zoning & Use	Direction	Zoning District	Use
	North	RM-12	Multifamily
	East	RM-12	Multifamily
	South	RM-8-S	Townhouses; condominiums
	West	RS-40	Residential buildings, single-family

Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.1(Q)	<p>B.6-2.1(Q)(2) Is/are the uses permitted under the proposed classification compatible with uses permitted on other property in the vicinity?</p> <p>The use being requested is compatible with the parcels to the north, east, and south as they are all multi-family. The parcels to the west located in Forsyth County jurisdiction are single-family residential on large tracts of land.</p>
Analysis of General Site Information	<p>The proposed development will need a grading permit as it is likely to disturb greater than 10,000 square feet of land. It will also need a stormwater management and stormwater occupancy permits.</p>
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Obtain a stormwater management and occupancy permit from the Village of Clemmons Stormwater Administrator • Obtain a grading permit if 10,000 square feet or more of land is disturbed.

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Culler Road	Local Road	770'±	No data	No data
Lewisville-Clemmons Road	Major Thoroughfare	290'±	23,500	LOS – D
Proposed Access Point(s)	<p>Two proposed access points located on Culler Road. The first will be at the intersection of Weststone Road and Culler Road. The second access point is further to the west of the intersection.</p>			
Planned Road & Improvements	<p>The Village/NCDOT have not proposed any road improvements. Both are asking the developer to upfit portions of Culler Road to NCDOT standard.</p>			
Trip Generation – Existing/Proposed	<p>The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th edition) Land Use Category: 220 Multifamily Housing (Low-Rise)</p> <p><u>Existing:</u> Current gross trip generation is 9.44</p> <p><u>Proposed:</u> Average daily traffic of 488 vehicles per day (244/244 enter/exit)</p> <p>(AM peak hour for adjacent) Fitted Curve: 34 (Total), 8 (Entry), 26 (Exit)</p> <p>(PM peak hour for adjacent) Fitted Curve: 43 (Total), 27 (Entry), 16 (Exit)</p> <p>Original RM-18-S was 564 vehicles per day (282 entering and 282 exiting)</p>			
Sidewalks	<p>Village is requesting installation of sidewalks across Lewisville-Clemmons Road and a portion of Culler Road so it may connect with the sidewalk located on the east side of Weststone Road.</p>			
Transit	<p>No proposed transit stops in proximity</p>			
Traffic Impact Study	<p>Conclusion from the developer's consulting firm, Ramey Kemp Associates: "Based on the capacity and queuing results, the low-rise multifamily housing is not expected to have a significant impact to the operation of the adjacent transportation network. While the side-street approach of Hanesbrook Circle could be expected to experience increased delays, heavier delays are also present</p>			

	in the existing conditions. Queuing analysis results show that with the addition of the proposed development traffic, queues are not expected to increase by more than 21 feet when comparing build to no-build conditions. The development is expected to add 13 vehicles to the intersection of Hanesbrook Circle and Weststone road during the AM peak hour (approximately 1 vehicle every 5 minutes) and 22 trips (ap-proximately 1 vehicle every 3 minutes) to the same intersection during the PM peak hour. Based on the results of the traffic study, no improvements are being recommended.”
Concurrency Model	The proposal will consume a negligible amount of Lewisville-Clemmons Road capacity between Linwood Drive and Peace Haven Road.
Analysis of Site Access & Transportation Information	Access to and from the site will be from two points on Culler Road. Traffic will be through Hanesbrook Circle, Weststone Road, and Lewisville-Clemmons Road. Based on the information from the Technical Memorandum submitted by Ramey Kemp and checked by Kimley Horn, Planning staff is not requesting any traffic flow improvements. Planning staff is requesting that the developer upfit the portion of Culler Road that is currently not two lane to two lane per NCDOT standards. Planning staff requests that the developer obtain a driveway permit from NCDOT and complies with all requests made by NCDOT.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Obtain a driveway permit from NCDOT and comply with all NCDOT requests • Upfit the portion of Culler Road that is currently one lane to two lane per NCDOT standards.

CONFORMITY TO PLANS AND PLANNING ISSUES	
Forsyth Legacy GMA	<p>Growth Management Area 3 (Suburban Neighborhoods)</p> <p>GMA 3 (Suburban Neighborhoods) consists of neighborhoods built after World War II, and is where most development has occurred in recent decades. The area has a more separated growth pattern of different land uses with subdivisions that cater to specific housing styles and price ranges, featuring curvilinear streets that often lack connectivity.</p>
Pertinent Legacy Recommendations	<p><i>Legacy 2030</i> identifies Lewisville-Clemmons Road as a growth corridor. The plan has the following relevant goals for growth corridors:</p> <ul style="list-style-type: none"> • Promote construction of sidewalks • Encourage attached single-family, multifamily, and mixed-use developments where appropriate
Clemmons Community Compass (2040)	<p><i>Clemmons Community Compass</i> designates the site as mixed-use residential and within the Lewisville-Clemmons Road (North) Strategic Planning Area.</p> <p>Mixed-use residential areas should provide self-supporting neighborhoods that contain a mix of housing types, including single-family detached, single-family attached, and multi-family uses. Secondary uses include small neighborhood serving commercial uses, such as corner markets, personal service shops, small offices, and civic uses. More intense commercial and residential uses should be located at the center of the development organized around a park, open space, civic use, or small community plaza.</p> <p>The Lewisville-Clemmons Road (North) Strategic Planning Area future</p>

	land use intent emphasizes reducing the pace of commercial and higher-intensity developments along Lewisville-Clemmons Road Corridor. Residential land uses should be integrated with adjacent developments to provide easy alternative transportation access to mixed use areas and should be buffered by trees and landscaping to reduce visual and noise impacts from the corridor.
Clemmons Transportation Plan (2009)	The portion of Lewisville-Clemmons Road that the property abuts is identified by the plan as a priority area for the construction of sidewalks.
Greenway Plan Information	N/A
Other Applicable Plans & Planning Issues	N/A
Applicable Rezoning Considerations from Chapter B, Article VI, Section 6-2.6(C)	B.6-2.6(C)(3) Have changing conditions substantially affected the area included in the petition?
	The north portion of Lewisville-Clemmons Road has seen an increase in residential development. Proposals have been multifamily and that has been in line with existing development.
	B.6-2.6(C)(3) Is the requested action in conformance with Community Compass & Legacy?
	The <i>Clemmons Community Compass</i> denotes this area as part of the mixed-use residential land use category. Mixed-use residential encompasses the full scope of residential types and promotes land use development in a sliding scale fashion with more intense residential development in closer proximity to public infrastructure and non-residential uses with a gradual phasing to low-intensity residential uses. Forsyth County's <i>Legacy</i> Plan encourages increased density around activity centers and growth corridors in Growth Management Area 3 (Suburban Neighborhoods).
Analysis of Conformity to Plans & Planning Issues	See staff recommendation for C-240.

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-175	RS-40 to RM-18-S	Denial 07/09/2007	Site	5.88	Approval	Approval
C-200	PB-S to RM-8-S	Approval 11/12/2013	South	2.6	Approval	Approval
C-121	RS-40 to PB-S & RM-8-S	Approval 10/08/2001	South	27.79	Approval	Approval
C-088	RS-40 and RM-12 to RM-8-S	Denial 04/1999	North	19.68	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage		Square Footage		Placement on Site		
		98,808 sf		50' north of Culler Rd lot line 50' west of L-C Road lot line		
Parking		Required		Proposed	Layout	
		120 spaces		133 spaces	Between and behind buildings	

Building Height	Maximum	Proposed
	60 ft	60 ft. max
Impervious Coverage	Maximum	Proposed
	70%	34.55%
UDO Sections Relevant to Subject Property	Chapter B, Zoning Ordinances Chapter C, Environmental Ordinances	
Compliance with Chapter B Article VII, Section 7-5.3	(A) Legacy Policies	Yes
	(B) Environmental Ordinance	Yes
	(C) Subdivision Regulations	N/A
	(D) Other Relevant Standards	Yes
Analysis of Site Plan Compliance with UDO Requirements	The site satisfies applicable UDO requirements.	

REMAINING SITE PLAN ISSUES	
Issues	Status
Failed to submit TIA	Submitted TIA in July
Elevations do not specify height	Development has changed from 4 to 3 stories

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.
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>
<ul style="list-style-type: none"> a. Developer shall obtain driveway permit from NCDOT and comply with all related requests made by NCDOT. b. Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator c. Developer shall obtain a driveway permit from the Village of Clemmons Public Works d. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards of the ordinance. e. Developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 10,000 square feet of land disturbance.
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>
<ul style="list-style-type: none"> a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator. b. Developer shall upfit the portion of Culler Road that is currently one lane to two lane with sidewalks and curb/gutter.
<u>OTHER CONDITIONS:</u>
<ul style="list-style-type: none"> a. All service utility areas shall be sufficiently screened b. All internal sidewalks shall be ADA compliant and provide curb cuts with tactile paving at proposed internal crossings along with handicap parking area. c. Developer shall screen any external dumpsters. Material shall be the same as the building.

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.