

**LEWISVILLE PLANNING STAFF REPORT**  
**DOCKET # L-075**  
**September 24, 2014**

PETITION INFORMATION			
<b>Staff</b>	J. Martin Myers, AICP, Planning Administrator		
<b>Petitioner(s)</b>	Estates at Lissara, LLC 1598 Westbrook Plaza Dr. Suite 200 Winston-Salem, North Carolina 27103		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN# 5876-04-5130		
<b>Type of Request</b>	Rezoning for PRD		
<b>Proposal</b>	AG and YR to RS40-PRD and YR-PRD		
<b>Zoning District Purpose Statement (UDO)</b>	The AG and RS-40 district are primarily intended to accommodate low to moderate density single-family detached dwellings in a rural atmosphere. These districts are primarily intended for application in Growth Management Area 5.		
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b> Yes		
GENERAL SITE INFORMATION			
<b>Location</b>	The property lies on the south side of Thunderwood Farm Lane and runs generally southwest toward the Yadkin River containing 88.1 acres.		
<b>Jurisdiction</b>	Forsyth County (Pending Voluntary Annexation)		
<b>Site Acreage</b>	88.1 acres		
<b>Current Land Use</b>	Single-family		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	East	AG	Homeplace/Farm
	West	YR	Rural Farming
	North	AG	Low Density Residential
	South	AG	Low Density Residential

<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	Yes			
<b>Physical Characteristics</b>	The entire site has a gentle rolling topography and has a moderate slope downward from east to west and is well drained. Several surface water tributary streams flow toward the Yadkin River located along the lower portion of the property. The property is mostly wooded. There is a large area of the tract that has been historically used for cultivation and other agricultural activities.			
<b>Proximity to Water and Sewer</b>	The site does not have access to the City/County sanitary sewer at this time. There is a minimum eight (8") inch waterline located within the Conrad Road right-of-way that has been extended into the site to provide domestic water service and to meet county fire protection requirements. The applicant has constructed a private package sewer treatment plant which provides sewer service to the subdivision project. Said plant discharges into the Yadkin River under permit from the State of North Carolina.			
<b>Storm water/ Drainage</b>	All subdivision streets are private and are ribbon paved. Said streets conform to NCDOT design for Local Residential Streets as found in the Subdivision Streets Manual 2010 edition. Stormwater piping based on a minimum ten (10) year storm calculation has been constructed to convey stormwater to existing drainage areas. Best management practices have been used to manage the amount and velocity of all waters in this system and to reduce exposure to flood hazards.			
<b>Watershed and Overlay Districts</b>	Yes - WS-IV Yadkin River Watershed			
<b>Analysis of General Site Information</b>	The subject property is 88.1 acres in size and is located in the Yadkin River WS-IV watershed. The site plan demonstrates that the proposed built upon area will not exceed twenty-four (24%) percent impervious surface area and will have a overall density of one (1) unit per 4.2 acres.			
<b>Generalized Recommended Conditions</b>	None			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS-D</b>
Conrad Road	Major Thoroughfare	None* <u>See Below</u>	5000+/-	11,500
<b>Proposed Access Point(s)</b>	The subdivision is reached by way of an existing access easement that grants the ability of the owners and their successors to "egress, ingress and regress over, upon and across" the tract or parcel as described in the easement agreement.*			
<b>Planned Road</b>	Construction of new cul-de-sac to be named Wood Thrush Way.			

<b>Improvements</b>	
<b>Trip Generation - Existing/Proposed</b>	<p><u>Existing Zoning: AG and YR</u> 13 units x 9.57 (SFR Trip Rate) = 124 Trips per day</p> <p><u>Proposed Zoning: YR-PRD and RS40-PRD</u> 21 units x 9.57 (SFR Trip Rate) = 200 Trips per day</p>
<b>Sidewalks</b>	Sidewalks are not required within the PRD sat this time because the streets are to be privately maintained. The developer has provided a system of retained open spaces and perpetual conservation easements for the use of residents. Staff strongly supports the provision of this amenity and supports its connection to existing or future greenway projects proposed by the Town of Lewisville or the WS/FC Parks and Open Space Plan.
<b>Transit</b>	N/A
<b>Connectivity</b>	The initial street design as approved by the County and the location and pattern of new lots discourages connections to adjoining sites. Topographic constraints also impact fulfillment of this item.
<b>Analysis of Site Access and Transportation Information</b>	All streets are to be privately maintained by the Estates at Lissara Home Owners Association.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	Area 4 - This area is designated at GMA 4 (Future Growth Area) by the Town of Lewisville. If annexed, the area will change to GMA 5.
<b>Relevant Legacy-Recommendation</b>	Legacy recommends that consideration be given to rezoning land where public/private infrastructure becomes available when this promotes urban standards of development, contributes to the reduction of sprawl and maximizes the use of costly infrastructure. Further, the proposed plan promotes the intent of the Lewisville Rural Overlay standards as amended by the Lewisville Town Council in 2014 by promoting a density of less than two units per acre and utilizing the PRD as a preferred method of development.
<b>Relevant Area Plan(s)</b>	Lewisville Rural Overlay Standards (LRO) found in the UDO.
<b>Relevant 2010 Comprehensive Plan</b>	Cluster residential uses, encourage PRD's Require minimum of 20% open space dedication in residential development. Require dedication of greenway and/or conservation easements through the

<b>Recommendation</b>	zoning and subdivision process. Promote open space connections through the PRD and site plan review process.
<b>Other Applicable Plans and Planning Issues</b>	None
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>	<b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>(S)(4) - Is the requested action in conformance with Legacy?</b>
	Yes
<b>Applicable Rezoning Consideration from 160A-383</b>	<b>Is the requested action in conformance with the 2010 Lewisville Comprehensive Plan?</b>
	Yes
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>	
<b>Units (by type) and Density</b>	21 single-family homes on 88.1 acres at an overall density of 1 unit per 4.2 acres.
<b>Building Height</b>	<b>Maximum</b> 40' Max

<b>UDO Sections Relevant to Subject Request</b>	Section 2-1.2(G)(1)(2)(3) - Residential Zoning Districts Regulations Section 2-5.59 - Planned Residential Development Stormwater	
<b>Complies with Chapter B, Article VII, Section 7-5.3 (Site Plans)</b>	<b>(a) Legacy Policies:</b>	Yes
	<b>(b) Environmental Ord.</b>	Yes
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan proposes 21 lots located on 88.1 acres of wooded land.  The property will be developed as a Planned Residential Development (PRD) with usable common open space and pedestrian easements provided within the development. Stormwater goals are achieved and/or exceeded by the need for minimal site grading and small impervious surface coverages on individual lots.	

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
<p>The request is consistent with the nearby surrounding area.</p> <p>The request is in conformance with the recommendations of Legacy and the Town's Comprehensive Planning document.</p>	<p>There are no plans at this time to extend public sewer to the subject property to eliminate the need for a private package treatment plant.</p>
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	

**STAFF RECOMMENDATION: APPROVAL**

**NOTE:** These are **staff comments** only; final recommendations on projects are made by the Lewisville Planning Board, with final decisions being made by the Lewisville Town Council 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.**

**PLANNING BOARD PUBLIC HEARING: September 24, 2014**

**FOR:**

**AGAINST:**

**WRITTEN RECOMMENDATION ADDRESSING PLAN CONSISTENCY:**