

DOCKET #: W2732

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
LO-S

PETITIONER:
Piedmont Federal Savings and
Loan for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 0.80

**NEAREST
BLDG:** 60' south

MAP(S): 612862



**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION				
Docket #	W-2732			
Staff	Gary Roberts, Jr. AICP			
Petitioner(s)	Piedmont Federal Savings and Loan Association			
Owner(s)	Same			
Subject Property	Portion of PIN #6816-25-9007			
Address	The address assignment for the proposed building on the subject property is 1086 Whitaker Road.			
Type of Request	Final Development Plan			
Proposal	Final Development Plan request for an LO-S (Limited Office District) TWO-PHASE zoned property for the use of Offices. The approved uses for the site are: Residential Building, Single Family; Banking and Financial Services; and Offices			
GENERAL SITE INFORMATION				
Location	Southeast corner of Peace Haven Road and Whitaker Road			
Jurisdiction	City of Winston-Salem			
Ward(s)	Northwest			
Site Acreage	± .8 acre			
Current Land Use	The site is undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS9	Single family homes	
	East	RS9	Single family homes	
	South	LO-S	Bank and undeveloped parcel	
West	RS9	Undeveloped property		
Physical Characteristics	The previously graded site is relatively flat with perimeters that slope downward along the southern and western edges of the site.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	The proposal is exempt from stormwater controls as it will add less than 20,000 sf of impervious cover.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site has no apparent constraints and is suitable for the proposed Final Development Plan improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peace Haven Road	Minor Thoroughfare	190'	16,000 (West of Robinhood Road)	11,100
Whitaker Road	Local Street	240'	NA	NA

Proposed Access Point(s)	The access will be onto Whitaker Road.					
Trip Generation - Existing/Proposed	<u>Estimated Trip Generation</u> 4,500 / 1,000 x 36.13 (Medical-Dental Trip Rate) = 163 Trips per Day					
Sidewalks	Sidewalks will be provided along Peace Haven Road and Whitaker Road.					
Transit	Route 21 runs along Peace Haven Road.					
Connectivity	The approved site plan for the adjacent LO-S zoned site includes a driveway stub to the north to connect with the subject property. However, due to topography, this connection will not be made.					
Analysis of Site Access and Transportation Information	While the subject request will lead to an increase in traffic, the underlying zoning which permits the proposed improvements, is already in place. The entrance to the site will be onto Whitaker Road and not directly onto Peace Haven Road.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3094	RS9 to LO-S	Approved 3-7-11	Directly southwest	1.43	Approval	Approval
W-2732	RS9 to LO-S TWO PHASE	Approved 12-6-04	Includes current site	2.78	Denial	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	4,500 sf		Southwestern corner close to Peace Haven Road			
Parking	Required	Proposed		Layout		
	15 spaces	17 spaces		90° head-in		
Building Height	Maximum			Proposed		
	40'			One story		
Impervious Coverage	Maximum			Proposed		
	75%			45.47%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (B) Limited Office District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>		Yes			
	(B) <i>Environmental Ord.</i>		NA			
	(C) <i>Subdivision Regulations</i>		NA			
Analysis of Site Plan Compliance with UDO Requirements	This Final Development Plan request is for a one story, 4,500 sf dental office. The site was rezoned from RS9 to LO-S TWO PHASE in 2004. The proposal meets the conditions of said original rezoning including the one regarding building architecture and materials (see condition below). Planning staff commends the petitioner for good building placement where no parking is located between the proposed building and Peace Haven Road. The site plan meets the requirements of the UDO.					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The site is zoned appropriately for the proposed use.	The request will generate additional traffic.
The request will provide for another business establishment.	
The property will not have direct access to Peace Haven Road.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments or are carried forward from W-2732 and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Improvements include the widening of Whitaker Road 13' from center with curb and gutter from the intersection of Peace Haven Road to the driveway entrance. • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ul style="list-style-type: none"> a. The proposed building shall be constructed in substantial conformance with the submitted elevations labeled "Exhibit A" as verified by Planning staff. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. All requirements of the City of Winston-Salem driveway permit shall be completed. b. Sidewalks shall be installed as shown on the site plan. c. Repair any damages to Peace Haven Road and Whitaker Road from construction. d. For the overall zoning site, a maximum of one six (6) foot high monument sign shall be allowed along the frontage of Peace Haven Road. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County 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.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-2732
FEBRUARY 9, 2012**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the Final Development Plan.

SECOND: Wesley Curtis

VOTE:

FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-2732

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: W-2732 **PROJECT TITLE:** Peace Haven Dental **DATE:** January 25, 2012

PROJECT DESCRIPTION: Southeast corner of Peace Haven Road and Whitaker Road

NCDOT- Phone # - 336.703.6600 Email: jprhyne@ncdot.gov

"NSR"

(per email from Steven Jones)



Signature

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org

"Construct sidewalk along the property frontage on Peace Haven Road connecting to existing sidewalk as shown. Also, provide a pedestrian connection from the proposed building to the sidewalk on Peace Haven Road."

(per email from Connie Curtis)



Signature

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org

"DW permit req'd. Conc aprons req'd."

(per email from Al Gaskill)



Signature

City Streets Division- Phone # - 336.734.1550 Email: robbys@cityofws.org

"Repair any damages that occur to Whitaker Road and Peacehaven Road during construction. Widen Whitaker Road 13' from the center line and install curb and gutter from the intersection of Peacehaven to the driveway entering the property off of Whitaker."

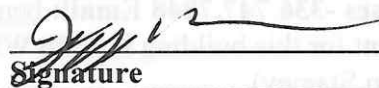
(per email from Robby Stone)

Signature

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org

"Portion of parking near at entrance is in the streetyard. Cannot have parking in streetyard. What is sign and sign easement for? Tree Save Summary: Include total acreage Change total limits of land disturbance to 34,922.28. Use Inspections "Tree Save Legend" it can be found on our website: www.inspectnet.org"

(per email from Jeff Vaughn)



Signature

Inspections (Erosion Control)- Phone # - 336.727.2388 Email: josephf@cityofws.org

No comment

Signature

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-2732

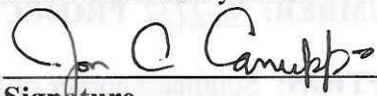
Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

“Land Disturbing Permit Required”
(per email from Joe Fogarty)


Signature

Fire (City)- Phone # - 336.747.7359 Email: jonc@cityofwsfire.org

“Provide fire hydrant within 500 feet of most remote corner of building, as measured by the manner in which the hose would come off the fire truck as it proceeds into the scene from the hydrant.”
(per email from Jon Canupp)



Signature

Utilities- Phone # - 336.747.7499 Email: courtneyd@cityofws.org

“Subject to Utilities plan review for permits and/or authorization to construct”
(per email from Courtney Driver)


Signature

Sanitation- Phone # - 336.748.3080 Email: christec@cityofws.org


Signature

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org

“Only one sign allowed along frontage on Peace Haven as per original conditions of approval, move sign back to be at least even with Peace Haven side of building; no signs for lot 2B allowed on this lot; looks like parking lot encroaches into streetyard; staff recommends having a sidewalk connection to the building; condition for consistency with submitted building elevations (elevations need to be revised to label materials); some landscaping along the back side of the building would help soften the appearance along Peace Haven; 7' wide sidewalks adjacent to head-in parking.”
(per email from Aaron King)


Signature

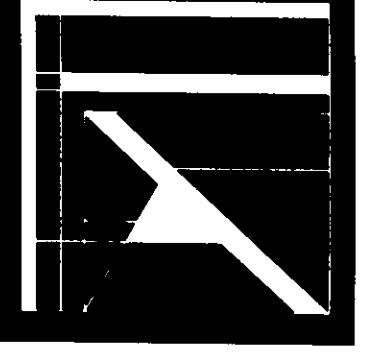
Vegetation Management -336.748.3020 Email: keithf@cityofws.org


Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org

“The address assignment for this building is 1086 Whitaker Rd.”
(per email from Ben Stamey)


Signature



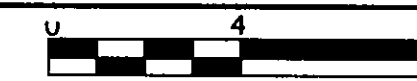
FULLER
ARCHITECTURE

68 COURT SQUARE
SUITE 200
MOCKSVILLE NC
27028
336 751 0400

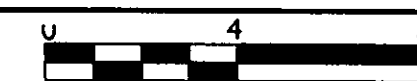
WILKINSON DENTAL OFFICE
WINSTON-SALEM, NORTH CAROLINA



1 NORTH SIDE BUILDING ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



2 WEST SIDE BUILDING ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



BUILDING
ELEVATIONS

DATE:
JANUARY 2, 2012

REVISIONS:

A3.0

FILE COPY

W-2732