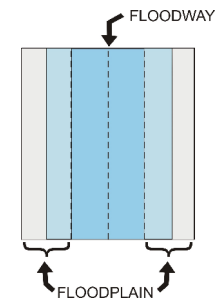


DOCKET #: W1714

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
HB-S

PETITIONER:
New Bridge Bank for property
owned by Lowe's Home Center,
Inc



SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 1.43

**NEAREST
BLDG:** 144' north

MAP(S): 618886, 624868

F

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-1714
Staff	Gary Roberts Jr., AICP
Petitioner(s)	New Bridge Bank
Owner(s)	Same
Subject Property	Portion of PIN# 6828-47-6823
Type of Request	Final Development Plan for property zoned HB-S TWO PHASE
Proposal	The petitioner is requesting Final Development Plan approval for property zoned HB-S TWO PHASE. The petitioner is requesting the following use: <ul style="list-style-type: none"> • Banking and Financial Services
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.
GENERAL SITE INFORMATION	
Location	East side of University Parkway, north of Patterson Avenue
Jurisdiction	City of Winston-Salem
Ward(s)	Northeast
Site Acreage	Approximately ± 1.43 acres
Current Land Use	Undeveloped
Physical Characteristics	The site is partially grassed and has a gentle slope downward toward the south, the remainder of the site is currently used as parking for the Lowe's Home Improvement store. A portion of the site is within the NCDOT right-of-way of University Parkway. The developer will need to obtain approval for right-of-way disposal.
Proximity to Water and Sewer	Public water and sewer are available to the site.
Stormwater/ Drainage	No known issues. The City Engineer stated that additional stormwater is not to flow to Paterson Avenue without approval.
Watershed and Overlay Districts	The site is not within a water supply watershed.
Analysis of General Site Information	Site is adequate for the proposed improvements.

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
University Parkway	Major Thoroughfare	227'	19,000	32,200
Summit Point Lane (private)	Private street	200'	NA	NA
Proposed Access Point(s)	Two driveways onto Summit Point Lane and one onto the parking lot of Lowe's Home Improvement.			
Sidewalks	Sidewalks will be required along the frontage of University Parkway and up the throat of the drive.			
Transit	Route 44 Northern Connector along University Parkway			
Analysis of Site Access and Transportation Information	Access to the site is adequate.			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Square Footage	Square Footage		Placement on Site	
	4,199 sf		Central portion	
Parking	Required	Proposed		Layout
	21 spaces	32 spaces		On three sides of the building
Building Height	Maximum		Proposed	
	60'		One story	
Impervious Coverage	Maximum		Proposed	
	85%		64%	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (I) Highway Business District 			
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes	
	(B) Environmental Ord.		NA	
	(C) Subdivision Regulations		NA	
Analysis of Site Plan Compliance with UDO Requirements	<p>This proposed Final Development Plan is for a 4,199 sf, one-story bank with drive-through within the original W-1714 rezoning site.</p> <p>The revised site plan complies with the requirements of the UDO.</p>			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> See conditions below. 			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION				
Positive Aspects of Proposal		Negative Aspects of Proposal		
Request would all allow the establishment of a new bank.				

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 record a plat in the office of the Register of Deeds.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. One (1) freestanding monument type ground sign shall be permitted with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
 - b. Developer shall install a 25’ Streetyard along the frontage of University Parkway.

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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the Final Development Plan, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Wesley Curtis

VOTE:

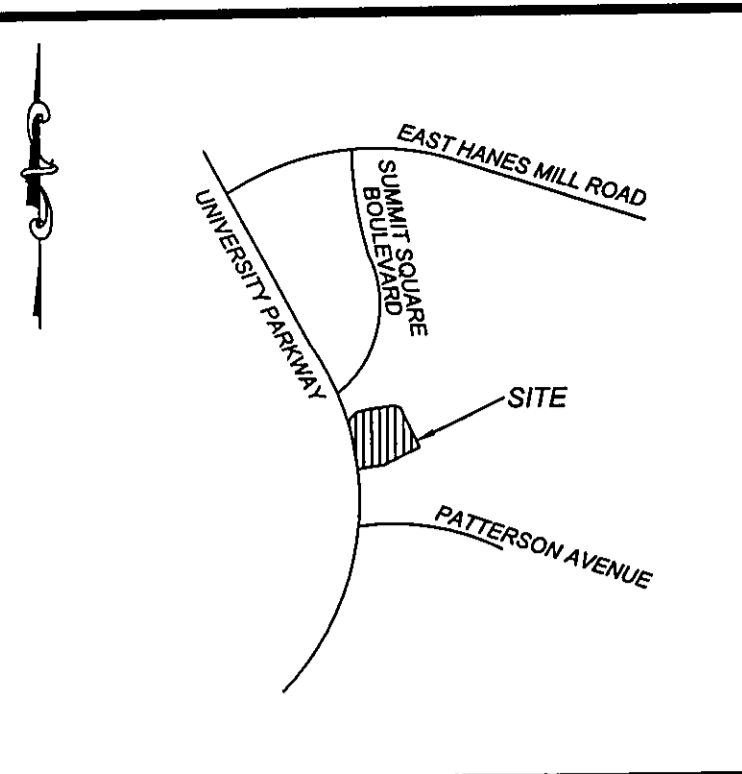
FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican

AGAINST: None

EXCUSED: None

ABSENT: Carol Eickmeyer, Brenda Smith

A. Paul Norby, FAICP
Director of Planning



VICINITY MAP
NTS

FLOOD NOTE:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 37067C0142, WITH AN EFFECTIVE DATE OF OCTOBER 20, 1998.

**CITY OF WINSTON-SALEM
OVERALL DEVELOPMENT DATA**

CITY PROJECT NO: W-1714
CCPB PROJECT NO: W-1714
ORIGINAL APPROVAL DATE: 5/6/91
AREA PLAN: N/A
GMA: 3

SITE INFORMATION

SITE ADDRESS:	UNIVERSITY PARKWAY & PATTERSON AVENUE
PIN NO:	PORTION OF 6828-47-6823
CORPORATE LIMITS:	CITY OF WINSTON-SALEM
OWNER / DEVELOPER:	SS ACQUISITION, LLC c/o TRIAD COMMERCIAL PROPERTIES 4035 PREMIER DRIVE, SUITE 203 WINSTON-SALEM, NORTH CAROLINA 27285
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PH.: (919) 848-6121, FAX: (919) 848-3741 EMAIL: clayton@csitedesign.com
ZONING:	HB-S (HIGHWAY BUSINESS-SPECIAL DISTRICT)
CITY OF WINSTON-SALEM FILE NO.:	W-1714
EXISTING USE:	VACANT
PROPOSED USE:	BANKING AND FINANCIAL SERVICES
BUILDING SETBACKS: FRONT (UNIVERSITY PARKWAY) CORNER SIDE (NORTH) SIDE (SOUTH) REAR (EAST)	40 FEET 20 FEET 12 FEET 20 FEET
PARKING REQUIREMENTS:	1 SPACE PER 200 SF OF GROSS FLOOR AREA 3,572 SF / 200 = 18 SPACES REQUIRED
PARKING PROVIDED:	36 REGULAR SPACES - PROPOSED 2 HANDICAP SPACES - PROPOSED 38 TOTAL SPACES - PROPOSED
NUMBER OF EXISTING SPACES REMOVED TO ACCOMMODATE LAYOUT:	87 SPACES REMOVED
SITE AREA: DISTURBED AREA: IMPERVIOUS AREA: PERCENT OF IMPERVIOUS AREA: PERCENT OF BUILDING COVERAGE: PERCENT OF OPEN SPACE:	62,288 SF OR 1.43 ACRES 66,908 SF OR 1.54 ACRES 37,262 SF OR 0.86 ACRES 60% 40% 40%
BUILDING AREA:	3,572 SF
MAXIMUM BUILDING HEIGHT: (PER ZONING)	60 FEET
WATER:	CITY OF WINSTON-SALEM/FORSYTH CO. UTILITIES
SEWER:	CITY OF WINSTON-SALEM/FORSYTH CO. UTILITIES
LINEAR FOOTAGE OF PUBLIC / PRIVATE STREETS:	NONE
WATERSHED:	MILL CREEK

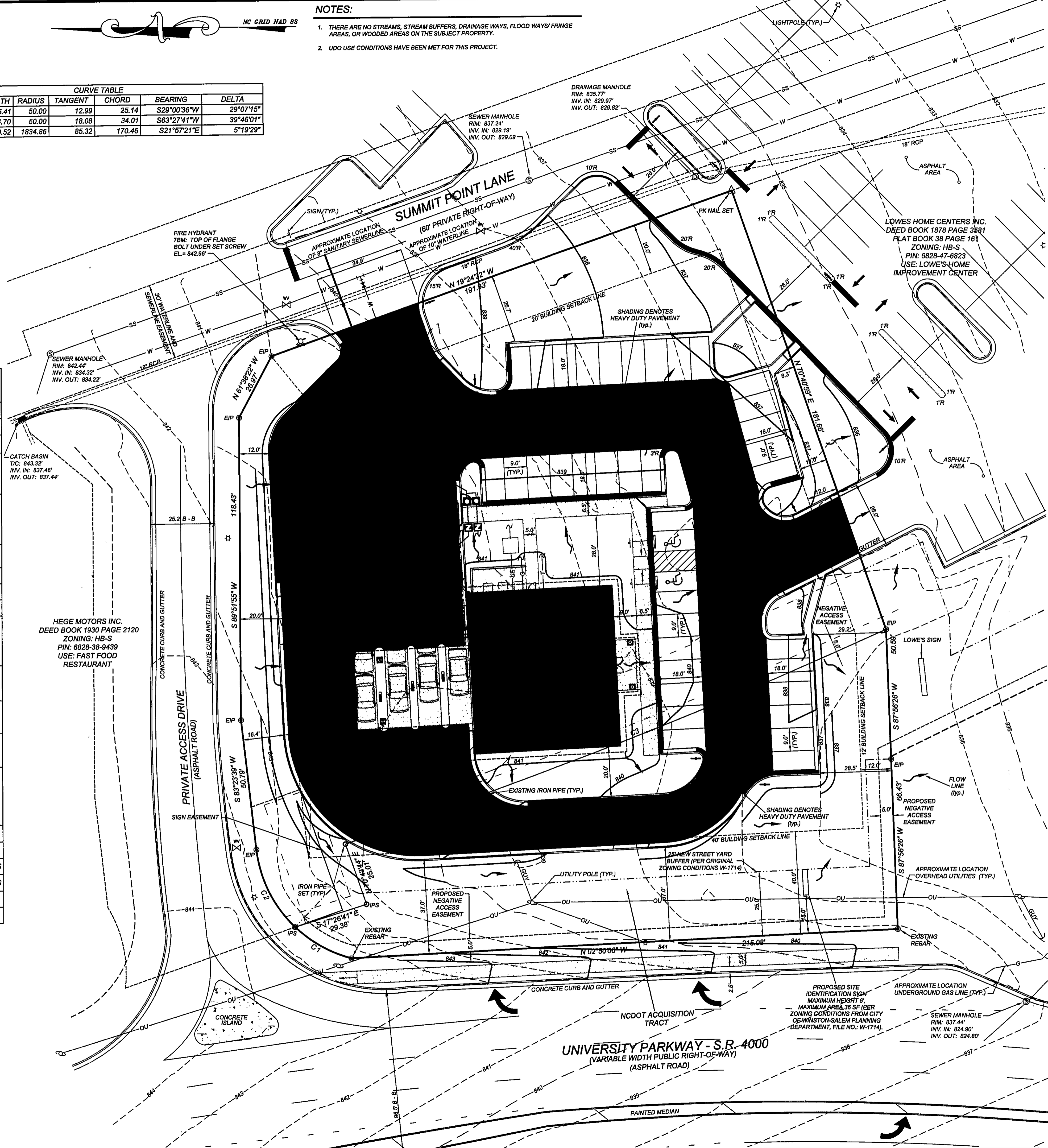
SITE LEGEND

- SPILL CURB
- HANDICAP RAMP
- HANDICAP STALL
- CONCRETE
- PROPERTY LINE
- FLOW ARROWS
- SIGN
- BOLLARD
- EX. FIRE HYDRANT
- FENCE
- POLE MOUNTED AREA LIGHT
- PROPERTY CORNER
- FINISH FLOOR ELEVATION

NOTES:

- THERE ARE NO STREAMS, STREAM BUFFERS, DRAINAGE WAYS, FLOOD WAYS/FRINGE AREAS, OR WOODED AREAS ON THE SUBJECT PROPERTY.
- UDO USE CONDITIONS HAVE BEEN MET FOR THIS PROJECT.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	25.41	50.00	12.99	25.14	S29°00'36"W	29°07'15"
C2	34.70	50.00	18.08	34.01	S63°27'41"W	39°46'01"
C3	170.52	1834.86	85.32	170.46	S21°57'21"E	5°19'29"



GENERAL NOTES:

- THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY COMMERCIAL SITE DESIGN 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA PHONE: (919) 848-6121 FAX: (919) 848-3741
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

PURPOSE STATEMENT:

THE PURPOSE OF THIS FORM 2 SUBMITTAL IS TO CREATE AN OUTPARCEL TO ALLOW FOR DEVELOPMENT OF THE SITE WITH A BANK AND ASSOCIATED INFRASTRUCTURE. THE PARCEL WILL BE CREATED BY OBTAINING 1.04 ACRES FROM THE EXISTING LOWE'S HOME IMPROVEMENT AND 0.39 ACRES OF EXISTING NCDOT RIGHT-OF-WAY. THE TOTAL LOT ACREAGE WILL BE 1.43 ACRES.

OVERALL LOWE'S PARKING CALCULATIONS:

NOTE: AT THE TIME OF THE ORIGINAL REZONING CASE, THE PARKING CLASSIFICATION FOR THE LOWE'S FACILITY WAS DETERMINED TO BE A BUSINESS SUPPLY FACILITY.

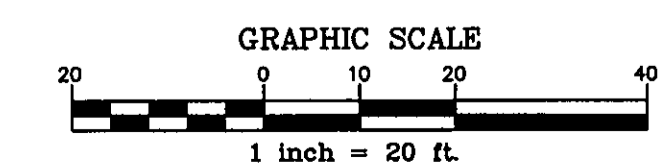
REQUIRED PARKING: ONE SPACE PER 500 SQUARE FEET (INCLUDING ANY GARDEN CENTER AREA AND FLEX AREA)
TOTAL LOWE'S BUILDING AREA:
MAIN BUILDING = 131,569 SF
GARDEN CENTER = 33,118 SF
FLEX AREA = 16,300 SF
TOTAL = 180,987 SF
REQUIRED PARKING: 180,987 SF / 500 = 362 SPACES

PARKING PROVIDED: 680 SPACES

EXISTING SPACES REQUIRED TO BE REMOVED TO ACCOMMODATE PROPOSED BANK LAYOUT = 87 SPACES

CROSS-ACCESS EASEMENT STATEMENT:

NOTE: A PRIVATE CROSS-ACCESS EASEMENT AGREEMENT CURRENTLY EXISTS IN THE LOWE'S COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE OVERALL SITE. THIS AGREEMENT WILL BE UTILIZED FOR CROSS-ACCESS BETWEEN THE PROPOSED NEW BRIDGE BANK PROPERTY AND THE LOWE'S PROPERTY.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	9-04-08	REVISIONS
2	10-01-08	REVISE PER ARCHITECT AND CITY TRC

**COMMERCIAL
SITE DESIGN**



CLIENT:
SS ACQUISITION, LLC
c/o TRIAD COMMERCIAL PROPERTIES
4035 PREMIER DRIVE, SUITE 203
WINSTON-SALEM, NORTH CAROLINA 27285
PHONE: 336-668-9889
FAX: 336-668-0888
EMAIL: bill@triadcommercial.com

**NEW BRIDGE BANK
UNIVERSITY PARKWAY AND PATTERSON AVENUE
WINSTON-SALEM, NORTH CAROLINA
DEVELOPMENT PLAN**

PROJECT NO:	TRI-0704
FILENAME:	TRI0704-DVP
DRAWN BY:	JWR
SCALE:	1" = 20'
DATE:	JULY 31, 2008
SHEET NO:	1 of 2

W-1714 Revised File Copy

