

DOCKET #: W2910
(continued from 2/8/2007)

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
GO-S

PETITIONER:
Hubbard Realty of Winston-Salem Inc. for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 1.32

NEAREST BLDG: 80' north

MAP(S): 612846

F

March 21, 2007

Hubbard Realty of Winston-Salem, Inc.
c/o Franklin C. Kane, Vice President
2110 Cloverdale Avenue
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2910

Dear Mr. Kane:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Bruce Hubbard, 2110 Cloverdale Ave., Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: March 21, 2007
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Hubbard Realty of Winston-Salem Inc.

SUMMARY OF INFORMATION:

Zoning Map Amendment of Hubbard Realty of Winston-Salem Inc. from GO-S (Offices, Miscellaneous; Professional Office; and Banking and Financial Services - TWO-PHASE) to GO-S (Professional Office; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical or Surgical Offices; Offices, Miscellaneous; Services, Business A; Services, Business B; and Personal Services): property is located on the southeast corner of Westbrook Plaza Drive and Westgate Center Drive (Zoning Docket W-2910).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Hubbard Realty of Winston-Salem Inc., Docket W-2910

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from GO-S (Offices, Miscellaneous; Professional Office; and Banking and Financial Services - TWO-PHASE) to GO-S (Professional Office; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical or Surgical Offices; Offices, Miscellaneous; Services, Business A; Services, Business B; and Personal Services) the zoning classification of the following described property:

Tax Block 6198, Tax Lot 002B

Section 2. This Ordinance is adopted after approval of the site plan entitled Hubbard Realty of Winston-Salem, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Hubbard Realty of Winston-Salem Inc..

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Hubbard Realty of Winston-Salem, Inc. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Hubbard Realty of Winston-Salem Inc., (Zoning Docket W-2910). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GO-S (Professional Office; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical or Surgical Offices; Offices, Miscellaneous; Services, Business A; Services, Business B; and Personal Services), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the GO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. Developer shall obtain approval from the Inspections Division for the required off-site parking modifications and parking requirements for the building at 1605 Westbrook Plaza Drive.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
 - b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The developer shall contact the City/County Utilities Department in regard to the required Sanitary Sewer Special Privilege Fee.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all required storm water management devices.
 - b. Developer shall install all improvements as per driveway permit.

- **OTHER REQUIREMENTS:**
 - a. Signage shall be limited to one (1) monument sign with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2910
Staff	Gary Roberts, AICP
Petitioner(s)	Hubbard Realty of Winston-Salem Inc
Owner(s)	Same
Subject Property	Tax Lot 2B / Tax Block 6198
Type of Request	Special use rezoning from GO-S to GO-S
Proposal	<p>The subject request was continued from the January 11, 2007 Planning Board meeting and from the February 8, 2007 meeting in order to resolve site plan issues pertaining to parking.</p> <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GO-S General Office District (Offices, Miscellaneous; Professional Office; and Banking and Financial Services TWO-PHASE) to General Office District. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • (Professional Office; Banking and Financial Services; Health Services, Miscellaneous; Medical or Dental Laboratory; Medical or Surgical Offices; Offices, Miscellaneous; Services, Business A; Services, Business B; and Personal Services)
Zoning District Purpose Statement	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, activity centers, and Growth Management Area 3 with access to thoroughfares.
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	Southeast corner of Westbrook Plaza Drive and Westgate Center Drive
Jurisdiction	City of Winston-Salem
Ward(s)	Southwest
Site Acreage	Approximately ± 1.32 acres
Current Land Use	72 space parking lot

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	GO		Medium scale office uses
	East	GB-S		Hotel
	South	GB-S		I-40
	West	GO-S		Medium scale office
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			
Physical Characteristics	The majority of the site has been graveled and is relatively flat.			
Proximity to Water and Sewer	Public water and sewer are available to the site; however, the petitioner must pay a Sanitary Sewer Acreage Fee.			
Stormwater/ Drainage	No known issues.			
Analysis of General Site Information	The site is adjacent to I-40 and therefore must comply with the requirements of the Thoroughfare Overlay District.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> • Thoroughfare Overlay condition • Sanitary Sewer Acreage Fee condition 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Westbrook Plaza Drive	Local Street	287'	NA	NA
Westgate Center Drive	Minor Thoroughfare	174'	NA	16,100
Proposed Access Point(s)	One driveway (which is existing) on to Westbrook Plaza Drive.			
Planned Road Improvements	The Thoroughfare Plan recommends sidewalks along Westgate Center Drive.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GO-S</u> No trip generation available for off-site parking lot.</p> <p><u>Proposed Zoning: GO-S</u> 19,920 sf / 1,000 x 11.01 (General Office Building Trip Rate) = 219 Trips per Day</p>			
Sidewalks	Sidewalks are currently located on both street frontages of the site.			
Transit	Route 19 along Hanes Mall Boulevard			

Analysis of Site Access and Transportation Information	Access to the site is adequate.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Driveway permit condition
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Concentrate the highest densities and mixed use development in the Municipal Services Area at Metro Activity Centers, along Urban Boulevards and in City/Town Centers. Ensure that zoning along Urban Boulevards, other major roads and at Activity Centers support the mix, type, density and design of development that facilitates walking, bicycling and the use of public transportation. • Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure and safety. Parking should be located to the rear and sides or under retail and office buildings.
Relevant Area Plan(s)	<i>South Stratford Road Development Guide</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The site is located in an Activity Center and is designated for office use.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	Yes
Analysis of Conformity to Plans and Planning Issues	The proposed office use is consistent with the recommendations of the <i>South Stratford Road Development Guide</i> and <i>Legacy</i> . In regard to the building placement as per the recommendations of <i>Legacy</i> , while staff would prefer to see the building pulled up to the intersection with the parking located to the side or rear, an existing sewer line, which traverses this site precludes such a design.

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2627	RS-9 to LO-S	Approved 10-6-03	±425' northeast	.59	Denial	Approval
W-1155	GO-S Final Development Plan (off-site parking lot)	Approved by Planning Board on 7-13-00	Current site	1.32	Denial	Approved
W-1155	R-5 to R-1-S (GO-S) TWO-PHASE	Approved 6-4-84	Included current site	25.7	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	19,920 sf		Rear (southern) portion of site.			
Parking	Required	Proposed		Layout		
	64 spaces	70 spaces		In front and on both sides of proposed building		
Building Height	Maximum			Proposed		
	60'			2 story		
Impervious Coverage	Maximum			Proposed		
	80%			66%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (D) General Office District Chapter B, Article II, Section 2-1.6 (B) Thoroughfare Overlay 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>When the Final Development Plan for the subject property was approved in 2000 (W-1155), it was to provide off-site parking for the office building located across Westbrook Plaza Drive. Therefore one of the challenges for the current request has been to ensure that the parking requirements for said adjacent property at 1605 Westbrook Plaza Drive are met. In working with the Inspections staff, the petitioner has demonstrated how additional parking spaces could be accommodated on-site for 1605 Westbrook Plaza Drive. These new spaces combined with the 6 “extra” spaces located on the subject property will then meet the parking requirements for both sites.</p>					
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Off-site parking condition 					

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Request will allow for new office building construction on a lot which is currently under utilized.	
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 ISSUANCE OF ANY PERMITS:</u>	
a. Developer shall obtain approval from the Inspections Division for the required off-site parking modifications and parking requirements for the building at 1605 Westbrook Plaza Drive.	
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>	
a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.	
b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.	
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>	
a. The developer shall contact the City/County Utilities Department in regard to the required Sanitary Sewer Special Privilege Fee.	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
a. Developer shall install all required storm water management devices.	
b. Developer shall install all improvements as per driveway permit.	
<u>OTHER REQUIREMENTS:</u>	
a. Signage shall be limited to one (1) monument sign with a maximum height of eight (8) feet and a maximum copy area of fifty (50) square feet.	

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 - February 8, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to March 8, 2007.

SECOND: Wesley Curtis

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

EXCUSED: None

PUBLIC HEARING - March 8, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

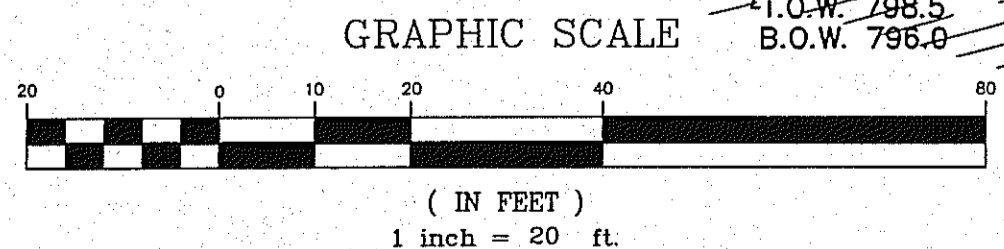
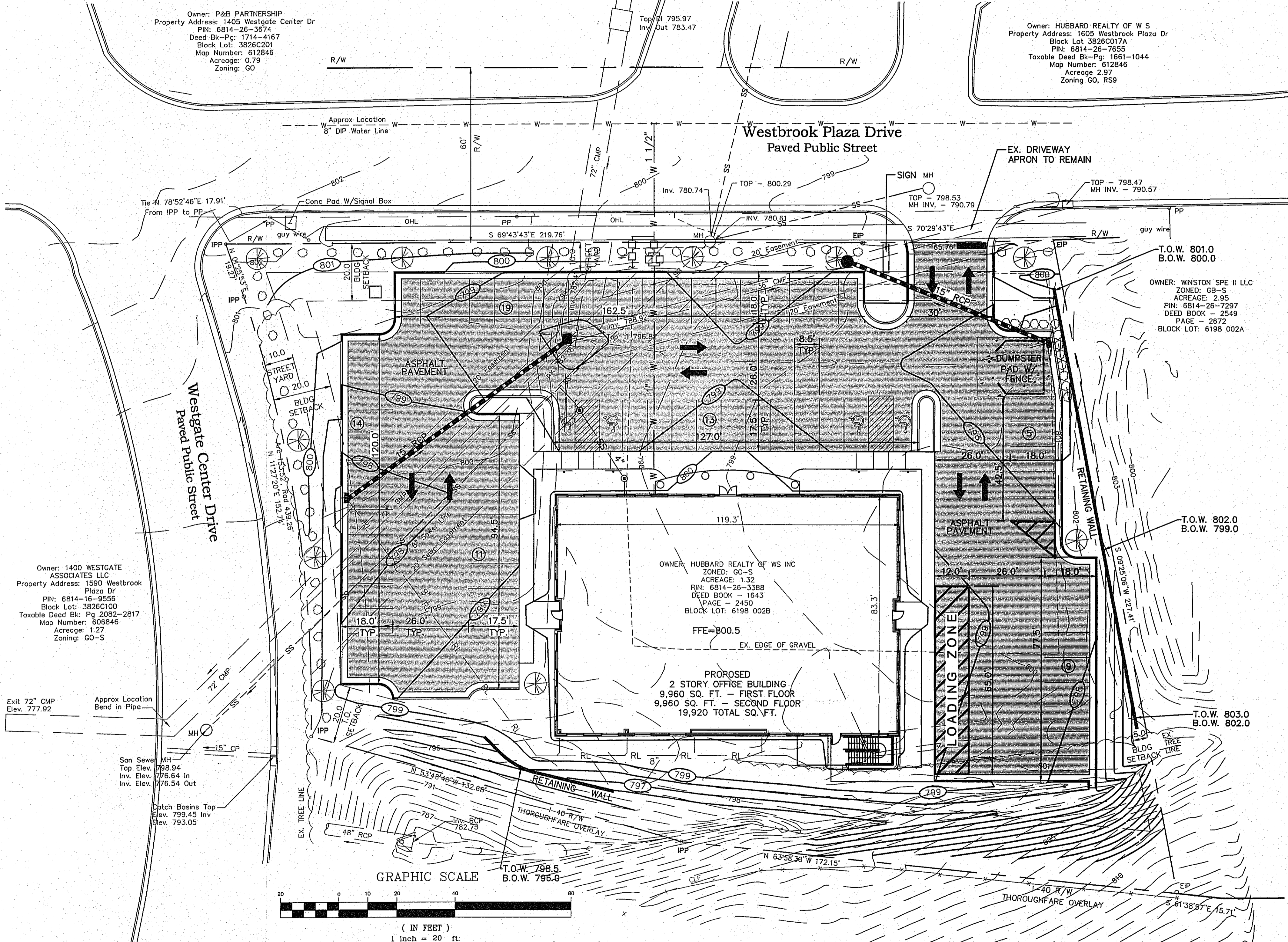
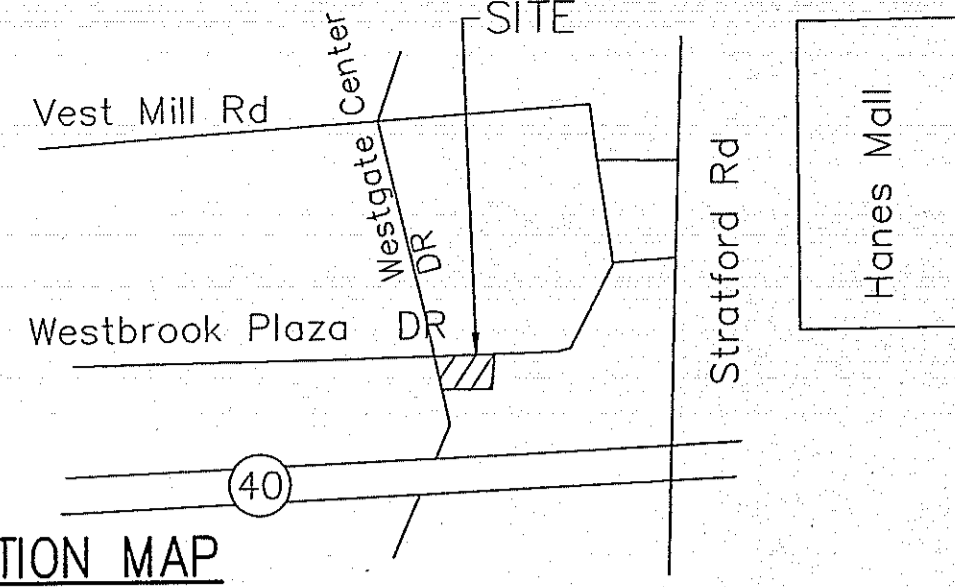
FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

LOCATION MAP
N.T.S.



SITE PLAN LEGEND	
ZONING	OFF-STREET PARKING
EXISTING ZONING: GO-S	PROPOSED USE: PROFESSIONAL OFFICES
PROPOSED ZONING: GO-S	REQUIRED SPACES: 67
TYPE OF REVIEW: SITE PLAN	SPACES PROVIDED: 71
PROPOSED USES:	1 SPACE / 300 S.F. = 67
BANKING AND FINANCIAL SERVICES	PROFESSIONAL OFFICE
HEALTH SERVICES, MISCELLANEOUS	SERVICES, BUSINESS A
MEDICAL OR DENTAL LABORATORY	SERVICES, BUSINESS B
MEDICAL AND SURGICAL OFFICES	SERVICES, PERSONAL
OFFICES, MISCELLANEOUS	
SITE SIZE AND COVERAGES	
TOTAL ACREAGE: 57,500 S.F. (1.32 AC)	
SITE COVERAGES: 38,726 S.F. (.89 AC)	
PRE DEVELOPED IMP. AREA: 18,767 S.F. (.43 AC) [GRAVEL]	
PROP. BUILDINGS TO LAND: 17%	
PROP. PAVEMENT TO LAND: 50%	
OPEN SPACE: 33%	
(EXT.) BUILDING S.F.: 0 S.F.	
(NEW) BUILDING S.F.: 19,920 S.F.	
BUILDING HEIGHT: 30'	
IMPERVIOUS SURFACE ADDED: 19,959 S.F.	
IMPERVIOUS TOTAL: 38,726 S.F. (67%)	
EXISTING STREET - PUBLIC: 480 L.F. (FRONTAGE)	PROPOSED STREET - PUBLIC: 0 L.F.
	PRIVATE: 0 L.F.
INFRASTRUCTURE	BUFFERYARDS
WATER: PUBLIC	ADJOINING ZONING: GB-S
SEWER: PUBLIC	TYPE REQUIRED: NONE
STREETS: PUBLIC	WIDTH PROVIDED: NONE
	FENCE OPTION: YES ___ NO ___ X
PURPOSE STATEMENT	SITE LOCATION
MODIFY CURRENT ZONING TO ALLOW FOR DEVELOPMENT OF COMMERCIAL OFFICE BUILDING. GO-S TO GO-S SITE PLAN AMENDMENT.	THIS PROJECT IS LOCATED WITHIN WINSTON-SALEM CITY LIMITS.
DENSITY CALCULATIONS	OFF-STREET LOADING
NUMBER UNITS/LOTS: N/A	REQUIRED LOADING/ UNLOADING SPACES: N/A
DENSITY: N/A	PROVIDED LOADING/ UNLOADING SPACES: N/A
	SIZE: N/A
WATERSHED CALCULATIONS	
TOTAL SITE SQUARE FOOTAGE: N/A	
TOTAL MAXIMUM COVERAGE PROPOSED BUILT UPON AREA: N/A	
LESS: EXISTING BUILDING UPON AREA	
VACANT LAND AREA	
MAXIMUM NEW BUILT UPON AREA	
- WSIV BALANCE OF WATERSHED	
- % IF NO CURB AND GUTTER	
- % WITH CURB AND GUTTER	
- WS-111 AND W-S W	
- % RESERVOIR PROTECTION AREA	
TOTAL SITE SQUARE FOOTAGE	
- % RESERVOIR PROTECTION AREA	
- % BALANCE OF WATERSHED	
- % WITH STORMWATER CONTROLS	
**TOTAL MAXIMUM COVERAGE	
LESS: EXISTING BUILT UPON AREA	
NEW ALLOWABLE COVERAGE	
ACCESS DRIVE/ PARKING AREA	

ENGINEERING TECTONICS, PA
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Permit Seal
NORTH CAROLINA PROFESSIONAL ENGINEER
SEAL 028494
JOHN D. LIPKA
12.11.06

W-2910
Hubbard Realty
Office Building
Westgate Center Drive
Winston-Salem, NC

PROJECT ENGINEER:
ENGINEERING TECTONICS
JOHN D. LIPKA, PE
1720 VARGRAVE STREET
WINSTON-SALEM, NC 27107
PHONE: 336.724.6994
FAX: 336.724.7095
MOBILE: 336.289.3577
jlipka@eng-tec.com

PROJECT CONTRACTOR:
DAVIS CONSTRUCTION
BRAD CHAPMAN
6000 MEADOW BROOK MALL COURT
CLEMMONS, NC 27012-1724
PHONE: 336.766-5740
FAX: 336.766-3939
bchapman@davisconstruction.com

PROPERTY OWNER:
HUBBARD REALTY OF WS INC 2110
COVERDALE AVE. WINSTON
SALEM, NC 27103
PHONE: (336) 723-0303
FAX: (336) 723-4306
hubbardrealty@gmail.com

PRELIMINARY
NOT FOR CONSTRUCTION

Title: SITE PLAN

Revision: _____ Date: _____

Issued: _____ Date: _____

Planning Board: _____ 12.05.06

File Name: _____

Project No.: 30 06 0133
Designed By: JDL
Drawn By: SAS
Date: 12.05.2006
Scale: 1" = 20'

C1

W-2910

SITE PLAN FILE COPY