



DOCKET #: W2689

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
GO-S

PETITIONER:
William Tomaszewski
for property owned by Same

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 3

ACRE(S): 0.72

MAP(S): 606846



April 21, 2004

Dr. William Tomaszewski
8512 US 158 Hwy
Stokesdale, NC 27357

RE: SITE PLAN AMENDMENT W-2689

Dear Dr. Tomaszewski:

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, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: April 21, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Site Plan Amendment of William Tomaszewski

SUMMARY OF INFORMATION:

Site Plan Amendment of William Tomaszewski for property zoned GO-S (Fraternity or Sorority; Arts and Crafts Studio; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Adult Day Care Center; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community ; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Park and Shuttle Lot; Utilities - TWO PHASE - Site Plan Amendment): property is located on the south side of Vest Mill Road west of Westgate Center Drive; property consists of 0.72 acre. (Zoning Docket W-2689)

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of William Tomaszewski,
Docket W-2689

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 granting a Site Plan Amendment for property zoned GO-S (Fraternity or Sorority; Arts and Crafts Studio; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Adult Day Care Center; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community ; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Park and Shuttle Lot; Utilities - TWO PHASE - Site Plan Amendment) and described as follows:

Tax Block 3826, Tax Lot 6Y, 125, & 8D

Section 2. This Ordinance is adopted after approval of the site plan entitled William Tomaszewski and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, to William Tomaszewski.

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 William Tomaszewski. 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 William Tomaszewski, (Zoning Docket W-2689). 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 (Fraternity or Sorority; Arts and Crafts Studio; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Adult Day Care Center; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community ; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Park and Shuttle Lot; Utilities - TWO PHASE - Site Plan Amendment), 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 THE ISSUANCE OF GRADING PERMITS**
 - a. Storm water management study will be required for this site. The storm water management system shall be designed for the entire 2.71 acre site and not for individual sites as they develop.

- b. Developer shall cordon off in the field the limits of grading under the drip line of the existing pecan trees within the front yard.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. This property is subject to the Stratford Road Impact Fee approved for this area.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall be required to widen the frontage on Vest Mill Road 18 feet from centerline with curb and gutter and a sidewalk.
 - b. One (1) freestanding monument type ground sign shall be permitted on Vest Mill Road with a maximum height of five (6) feet and a maximum copy area of thirty six (36) square feet.
- **OTHER REQUIREMENTS**
 - a. Should the existing front yard trees die, they shall be replaced with large variety trees as defined in UDO Section 3-4.10.

ZONING STAFF REPORT

DOCKET # W-2689
STAFF: Gary Roberts

Petitioner(s): William Tomaszewski
Ownership: Same

REQUEST

Site Plan Amendment for property zoned GO-S General Office (Fraternity or Sorority; Arts and Crafts Studio; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Adult Day Care Center; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community ; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Park and Shuttle Lot; Utilities - TWO PHASE)

Acreage: 0.72 acre

LOCATION:

Street: South side of Vest Mill Road west of Westgate Center Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Medical and Surgical Office.
Square Footage: 3,617 sf addition to a 3,202 existing office building.
Building Height: One story.
Parking: Required: 29 spaces; Proposed: 31 spaces.
Bufferyard Requirements: None required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One-story office building.

Adjacent Uses:

North-	Office, zoned GO-S.
East-	Office, zoned GO-S.
South-	Vacant land, zoned GO-S.
West-	Office, zoned GO-S.

GENERAL AREA

Character/Maintenance: Subject site is surrounded by well-maintained offices.
Development Pace: Moderate.

HISTORY

Relevant Zoning Case:

1. W-2242; GO-S (multiple uses including Medical and Surgical Office - TWO PHASE) to Final Development Plan; approved by Planning Board on August 10, 2000; south side of Vest Mill Road west of Westgate Center Drive, included current site; 2.71 acres; staff recommended approval.

TRANSPORTATION

Direct Access to Site: Vest Mill Road; Rymco Drive.

Street Classification: Vest Mill Road – Collector Road; Rymco Drive – Private Drive.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

No counts available for Vest Mill Road.

Trip Generation/Existing Zoning: GO-S

$3,202/1,000 \times 36.13$ (Medical-Dental Trip Rate) = 115 Trips per Day

Trip Generation/Proposed Zoning: Site Plan Amendment

$3,202 + 3,617/1,000 \times 36.13$ (Medical-Dental Trip Rate) = 246 Trips per Day

Sidewalks: No sidewalks are currently located in the general area however a sidewalk along with additional right-of-way and widening on Vest Mill Road are recommended as conditions for site plan approval.

ANALYSIS

The subject request is a Site Plan Amendment for a 0.72 acre portion of a larger GO-S TWO PHASE site. The property is located on the south side of Vest Mill Road west of Westgate Center Drive.

The site is surrounded by other GO-S properties, which are developed with small to medium sized offices. In 2000 a Final Development Plan was approved for the subject property resulting in the conversion of a single family residence into a 3,202 square foot office. Staff recommended approval of the request yet also recommended that four parking spaces, which were shown facing Vest Mill Road, be relocated and that the vegetation within this area be maintained. Both of those requests were agreed to and the site plan was subsequently approved. The vegetation referred to included four, 10-20 inch diameter trees which provided some degree of mature greenery and shading in this non-residential area. Unfortunately during the last four years, two of these trees were removed. One pecan tree and one willow oak tree remain although one of the trees has been topped recently.

The subject request would add 3,617 square feet to the existing structure along with 16 additional parking spaces. The bulk of the new parking would be installed facing Vest Mill Road in the area of said mature trees. While staff has no concern with the additional building square footage, staffs' preference would be to accommodate the associated parking in a manner that maintains the integrity of the original approved site plan. The petitioner has however agreed to replace said existing frontyard trees with other large variety specimens should they not survive the construction activity and proposed site improvements.

The petitioner has also agreed to use wheel stops and not install curbing around the perimeter of the parking area which will reduce the impact within the critical root zone of the trees. Given the existing character of the surrounding development pattern along with said site plan conditions, staff recommends approval of the request.

FINDINGS

1. Proposed is a Site Plan Amendment to more than double the size of an existing Medical and Surgical Office.
2. The proposed Site Plan Amendment is generally compatible with the surrounding development pattern and the original TWO PHASE approval.
3. The petitioner has revised the site plan to better address staff's concerns about protecting the existing vegetation along Vest Mill Road.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
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 - b. Developer shall cordon off in the field the limits of grading under the drip line of the existing pecan trees within the front yard.
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- **OTHER REQUIREMENTS**

a. Should the existing front yard trees die, they shall be replaced with large variety trees as defined in UDO Section 3-4.10.

Public Hearing

FOR: None

AGAINST: None

Work Session

MOTION: Paul Mullican moved approval of the site plan amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

FOR: Clark, Eickmeyer, Glenn, King, Lambe, Mullican, Norwood, Smith

AGAINST:None

A. Paul Norby, AICP