

DOCKET #: W2725

PROPOSED ZONING:
HB-S (Motor Vehicle
Repair & Maintenance)

EXISTING ZONING:
RS-9

PETITIONER:
Marguerite S. Bowles
for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 0.88

MAP(S): 606834



September 22, 2004

Marguerite S. Bowles
1225 Arbor Road
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2725

Dear Ms. Bowles:

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: September 22, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Marguerite S. Bowles

SUMMARY OF INFORMATION:

Zoning map amendment of Marguerite S. Bowles from RS-9 to HB-S (Motor Vehicle Repair and Maintenance): property is located on the northwest corner of Stratford Road and Densmore Street (Zoning Docket W-2725).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Marguerite S. Bowles,
Docket W-2725

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 RS-9 to HB-S (Motor Vehicle Repair and Maintenance) the zoning classification of the following described property:

Tax Block 3931, Tax Lots 045B and 046B

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

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 Marguerite S. Bowles. 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 Marguerite S. Bowles, (Zoning Docket W-2725). 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 HB-S (Motor Vehicle Repair and Maintenance), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the HB-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. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. 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 OCCUPANCY PERMITS**
 - a. Developer shall complete any improvements, as required by the Winston-Salem and the North Carolina Departments of Transportation.
 - b. Parking lot and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.
 - c. Developer shall install a minimum five (5) foot wide sidewalk along the entire frontage of the property along Stratford Road and Densmore Street at the back edge of the right-of-way to City of Winston-Salem standards.
 - d. Developer shall install to the property line a minimum 20' wide cross access drive as shown on the site plan. Developer shall also record an associated vehicular access easement in the office of the Register of Deeds to allow cross access between adjoining properties. Said cross access drive and easement may be blocked until such time as the adjacent property to the north is rezoned for retail commercial or office uses with similar provisions for vehicular cross access easements to Stratford Road.

e. Developer shall record a negative access easement in the Office of the Register of Deeds along the full frontage of Stratford Road.

• **OTHER REQUIREMENTS**

- a. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
- b. All on site lighting shall be a maximum of 15 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
- c. No outside storage of tires shall be permitted.
- d. Security fencing shall be of a black or green vinyl finish.

ZONING STAFF REPORT

DOCKET # W-2725
STAFF: Gary Roberts

Petitioner(s): Marguerite S. Bowles
Ownership: Same

REQUEST

From: RS-9 Single Family Residential District; minimum lot size 9,000 sf
To: HB-S Highway Business District (Motor Vehicle, Repair and Maintenance)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.88 acre

LOCATION:

Street: West side of Stratford Road, south of Somerset Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Motor vehicle repair.
Square Footage: 4,800 sf.
Building Height: 18 feet.
Parking: Required: 27 spaces; Proposed: 35 spaces.
Bufferyard Requirements: 15 foot type III bufferyard adjacent to RS-9.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is undeveloped.

Adjacent Uses:

North-	Pope Sand and Gravel, a non conforming use, and some single family homes zoned RS-9.
East-	Stratford Road, Norfolk Southern Railroad and West Point Business Park with industrial uses zoned GI.
South-	Undeveloped property zoned LI.
Southwest-	Single family home zoned RS-9.
West-	Single family home and undeveloped RS-9 property.

GENERAL AREA

Character/Maintenance: Sporadic mixture of well maintained residential, business and industrial uses along a major thoroughfare.

Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. W-2575; RS-9 and NSB-S (Multiple business and office uses) to RS-9; approved October 7, 2002; southeast corner of Somerset Drive and Brandywine Road; 2.84 acres; Planning Board and staff recommended approval.
2. W-1857; R-2-S (Dwellings, Multifamily) to R-1-S (Offices; and Medical, dental or related offices); approved December 20, 1993; west side of Stratford Road north of Jonestown Road; 2.09 acres; Planning Board and staff recommended approval.
3. F-846; R-6 to B-3-S (Stores or Shops, Retail; Offices; Services; and Wholesale Storage, Sales or Storage); approved July 27, 1987; west side of Stratford Road, 1,400 feet south of Somerset Drive; 1.68 acres; Planning Board recommended approval, staff recommended denial.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan appears to remove all of the existing vegetation.

Topography: Gentle slope upward from the southern section of the property northern section of the site.

Streams: No streams are on the subject property.

Vegetation/habitat: The subject property is almost completely covered with vegetation.

Environmental Resources Beyond The Site: The propose site plan should not significantly impact environmental resources beyond the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Stratford Road; Densmore Street

Street Classification: Stratford Road – Major Thoroughfare; Densmore Street – Local Road

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

Stratford Road between Somerset Drive and Clemmons Road = 12,000/42,200

Trip Generation/Existing Zoning: RS-9

$0.88 \times 43,560/9,000 = 4 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 38 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: HB-S

$8 \text{ bays} \times 12.48 \text{ (Automobile Repair Shop Trip Rate on Saturday)} = 99 \text{ Trips per Day}$

Planned Road Improvements: None.
Traffic Impact Study recommended: No.
Sidewalks: None.
Transit: Route 19 along Stratford Road.
Bicycle Route: None.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods, GMA 3.

Relevant Comprehensive Plan Recommendation(s): *Legacy* calls for daily shopping needs and services to be integrated into neighborhoods. These non-residential uses should be designed in such a way as to minimize their impact on the residential character of an area.

Area Plan/Development Guide: South *Stratford Road Development Guide* (1989)

Relevant Development Guide Recommendation(s): The *Stratford Road Development Guide* recommends the subject property be developed for commercial use, provided certain performance standards are met. The standards (listed on page 18) include:

- A minimum of 300' between commercial curb cuts;
- Commercial zoning frontage not to extend longer than one-half (1/2) mile;
- Right-of-way dedication sufficient to create a total right-of-way of 95' for South Stratford Road;
- Type "A" (type III per UDO) bufferyard/fence option required where commercial development adjoining residential development; and
- No off-premise signs (through special use zoning).

ANALYSIS

The subject request is to rezone 0.88 acre located on the northwest corner of Stratford Road and Densmore Street from RS-9 to HB-S. The request would permit the construction of a 4,800 square foot motor vehicle repair and maintenance facility.

The site is currently undeveloped and the surrounding development pattern is a mixture of industrial and commercial uses along Stratford Road with single family residential development to the west. The site is located within the *Stratford Road Development Guide* which recommends the subject property be developed for commercial use provided certain performance standards, as noted above, are met. The submitted site plan shows a driveway onto both Stratford Road and Densmore Street. Due to the existing commercial entrance of Pope Sand and Gravel directly to the north, the proposed site plan does not comply with the 300 foot spacing recommendation of the development guide. More conclusive however, is NCDOT's denial of a driveway permit onto Stratford Road because the subject property is a corner lot. This limitation has obvious site design and circulation implications which must be addressed in a revised plan. Densmore Street is currently a city maintained street with a gravel surface. As a condition of rezoning, the Winston-Salem City Streets Division has requested this street be paved with curb and gutter and sidewalk along the frontage of the subject property.

In addition, and consistent with other non-residential rezonings further north along Stratford Road, Planning staff recommends that a cross access driveway connection be provided along the western portion that would connect to the site to the north with Densmore Street. Such connections, as evidenced elsewhere in the City, facilitate site to site travel and minimize turning movements along the major thoroughfare. The developer has stated that for various reasons, such an easement would be problematic to the proposed operation, however if larger trucks can be prohibited from using said easement then he is agreeable to this request. Condition “d” under Prior to the Issuance of Occupancy Permits should address the Petitioners concerns.

Furthermore, in order to minimize the cumulative impact of strip commercial development along this major thoroughfare, Planning staff has suggested several other less critical site plan modifications for the petitioner to consider. These modifications relate to: signage, parking layout and building placement, security fencing material, lighting and the outside storage of tires.

Staff anticipates the forthcoming revised site plan to substantially comply with the previously noted site plan elements. Pending review of the revised site plan, staff recommends approval.

FINDINGS

1. *Legacy* calls for non-residential uses to be designed in such a way as to minimize their impact on the residential character of an area.
2. The *Stratford Road Development Guide* recommends the subject property be developed for commercial use provided certain performance standards are met.
3. The site plan does not comply with the access and improvement requirements of WSDOT and NCDOT.
4. The site plan provides a cross access driveway connection which would connect to the site to the north.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements** (pending staff review of revised site plan), and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. 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 OCCUPANCY PERMITS**
 - a. Developer shall complete any improvements, as required by the Winston-Salem and the North Carolina Departments of Transportation.
 - b. Parking lot and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.
 - c. Developer shall install a minimum five (5) foot wide sidewalk along the entire frontage of the property along Stratford Road and Densmore Street at the back edge of the right-of-way to City of Winston-Salem standards.
 - d. Developer shall install to the property line a minimum 20' wide cross access drive as shown on the site plan. Developer shall also record an associated vehicular access easement in the office of the Register of Deeds to allow cross access between adjoining properties. Said cross access drive and easement may be blocked until such time as the adjacent property to the north is rezoned for retail commercial or office uses with similar provisions for vehicular cross access easements to Stratford Road.
 - e. Developer shall record a negative access easement in the Office of the Register of Deeds along the full frontage of Stratford Road.

- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
 - b. No on site lighting shall be taller than 15 feet and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
 - c. No outside storage of tires shall be permitted.
 - d. Security fencing shall be of a black or green vinyl finish.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jimmy Norwood

VOTE:

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

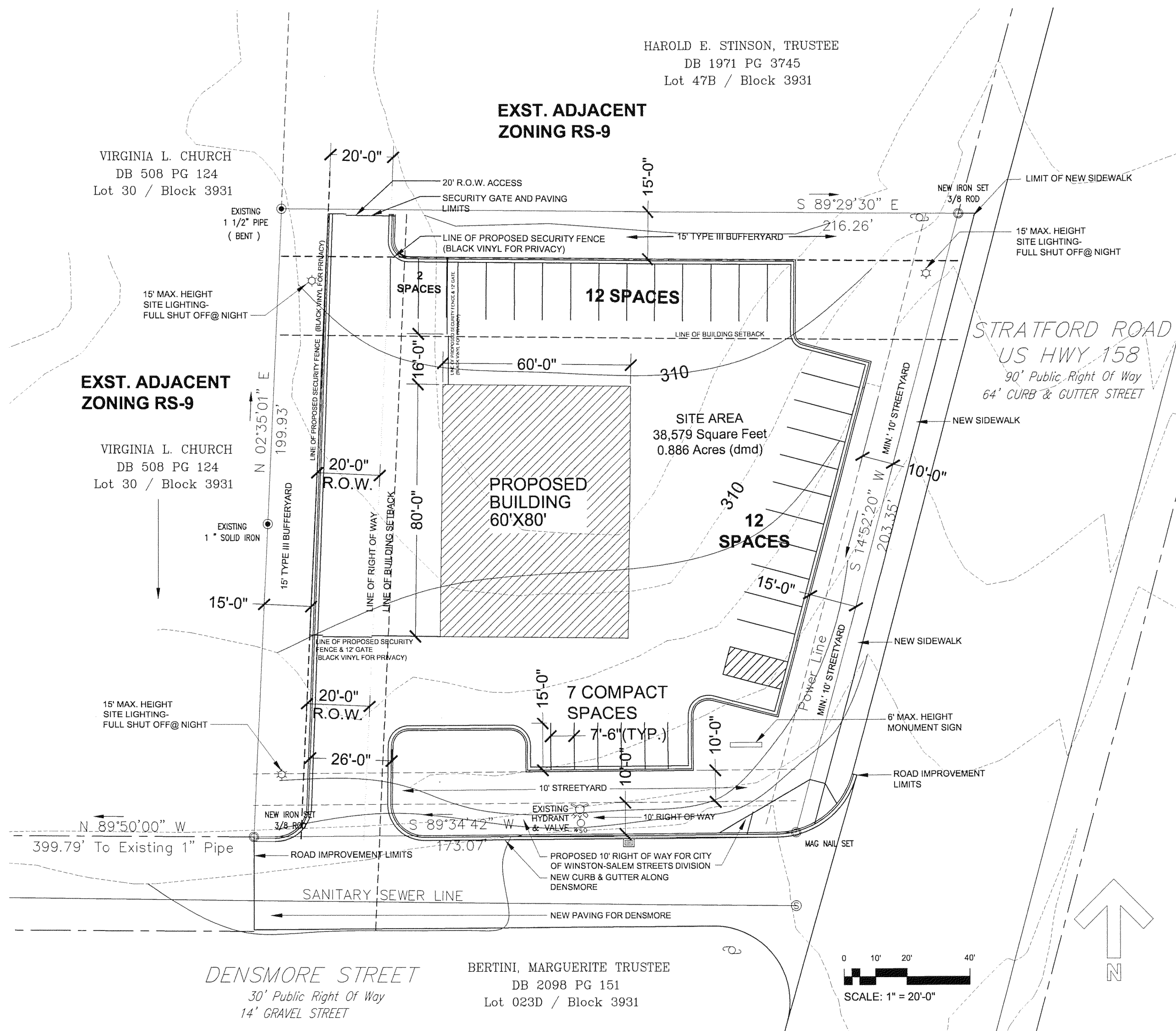
AGAINST: None

EXCUSED: None

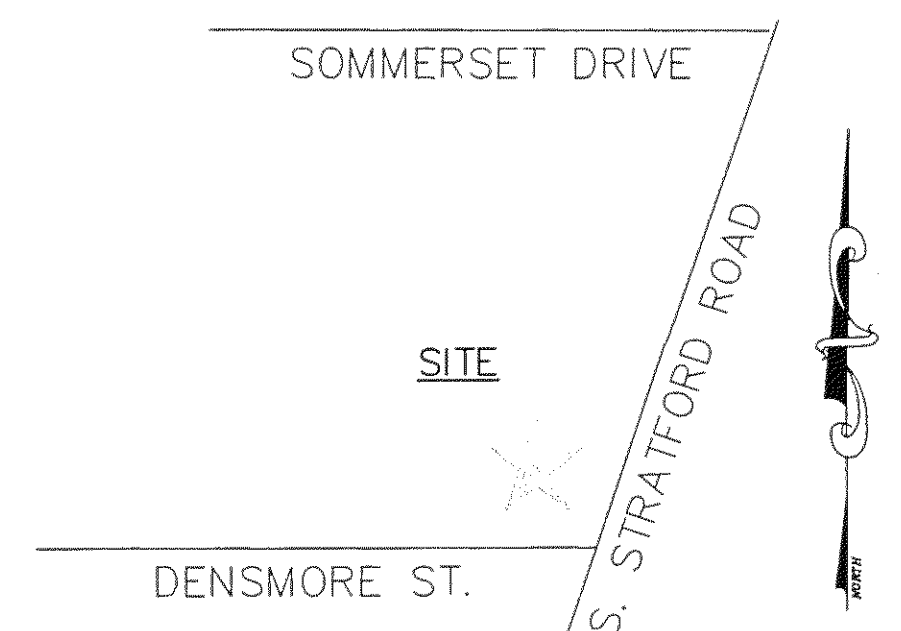
A. Paul Norby, AICP
 Director of Planning

WINSTON-SALEM/FORSYTH COUNTY
CITY COUNTY PLANNING BOARD
SITE PLAN LEGEND

- ZONING**
Existing Zoning: RS-9
Proposed Zoning: HB-S
Proposed Review: Rezoning
(i.e. Rezoning, Planning Board Review,
Preliminary Subdivision Approval, etc.)
- OFF-STREET PARKING** (if applicable)
Proposed Use(s): Motor vehicle repair
Required Parking: 3 Spaces /Service bay - 8 Bays Provided= 24 required
Required Parking: 1 Space /500 GSF of Office- 1500 SF of office Proposed = 3 required
(may be more than one calculation required)
Parking Provided: Total Provided Spaces: 33
- SITE SIZE AND COVERAGES**
Total Acreage: 0.886 Acres(s)
Site Coverages:
Building to Land 12.44%
Pavement to Land 67.27%
Open Space 20.29%
- TOTAL 100 %**
Building Square Footage: 4800 Sq. Ft.
Building Height: 18'-0" Ft.
- OFF-STREET LOADING** (if applicable)-NA
Required Loading/Unloading Spaces:
Loading/Unloading Spaces Provided:
Size: ___ Ft. X ___ Ft.
- BUFFERYARDS** (if applicable)
Adjoining Zoning: RS-9
Type Required: Type III
Width Provided: 15'-0" Ft.
- DENSITY CALCULATIONS** (if applicable)-NA
Number of Units or Lots: ___ Units/Lots
Density: ___ Units / Acre or Lots / Acre



Location Map --- Not To Scale



S. STRATFORD ROAD, WINSTON-SALEM, NC 27106

Being A Part Of:
LOTS 31 & 32 OF A. J. REICH EST./ PLAT BOOK 8
PAGE 127

Reference Deed:
Deed Book 502 Page 68

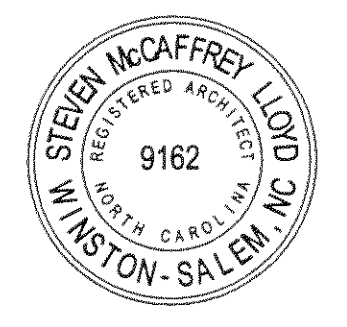
Being:
TAX LOTS 45B & 46B / BLOCK 3931 / MAP 606834
WINSTON TOWNSHIP / FORSYTH COUNTY, N.C.

TOTAL ACRES BY DMD = 0.886

LEGEND

- PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
-
- N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PG PAGE
 - PB PLAT BOOK
 - DMD DOUBLE MERIDIAN DISTANCE
 - CL CENTERLINE
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - ELEV. ELEVATION
 - C & G CURB & GUTTER
 - F F FINISHED FLOOR ELEVATION
 - EIP (EXISTING IRON FOUND)
 - NIP (NEW IRON SET)
 - △ POINT (NO MONUMENTATION SET)
 - ▲ NCDOT R/W MONUMENT
 - EXISTING STONE
 - EXISTING PK NAIL
 - WATER METER
 - UTILITY POLE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - CB (CATCH BASIN)
 - YI (YARD INLET)
 - CO (SEWER CLEAN-OUT)
 - TELEPHONE POLE / PED
 - BM (BENCHMARK)
 - WATER VALVE

Steven Lloyd
Lloyd Architecture, PLLC
169 Yaddin Valley Road
Suite 200
Advance, NC
Telephone (336) 940-6263
FAX (336) 940-3479
E-MAIL
arkhitekton@earthlink.net



10/3/04
DESIGN DEVELOPMENT DOCUMENTS
PRELIMINARY- DO NOT USE FOR CONSTRUCTION
FOR PRELIMINARY REVIEW ONLY

These documents, as instruments of service, and the design represented are the property of the architect Steven M. Lloyd, AIA. Use of these documents or the design without the written authorization of the architect, Steven M. Lloyd, AIA, is prohibited.

Project:
PROPOSED MOTOR WORKS
WINSTON-SALEM, NC

Project Number:
04-22

Issue Date:
8/9/04

Revisions:
△ 9/11/04
△ 9/3/04

Sheet Title:
PROPOSED SITE PLAN

Sheet Number:

A1.1

W-2725