

DOCKET #: W2742

PROPOSED ZONING:
GB-S (Carwash)

EXISTING ZONING:
GB-S

PETITIONER:
Lowes Home Center,
Inc., for property
owned by Same

SCALE: 1" represents 400'

STAFF: Gould

GMA: 3

ACRE(S): 1.67

MAP(S): 612842



DRAFT ZONING STAFF REPORT

DOCKET # W-2742

STAFF: Gould

Petitioner(s): Lowe's Home Centers, Inc.

Ownership: Same

REQUEST

From: GB-S General Business District [Restaurant (without drive-through service); Retail Stores, Specialty or Miscellaneous; Banking and Financial Services; General Merchandise Store; and Parking, Commercial – TWO PHASE]
To: GB-S General Business District (Car wash)

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

Acreage: 1.67 acres

LOCATION:

Street: Southwest corner of Stratford Road/US158 and Hanes Mall Boulevard and the northwest corner of Stratford Road/US 158 and Summerlin Street.

Jurisdiction: Winston-Salem, NC

Ward: Southwest

SITE PLAN

Proposed Use: Carwash on an outparcel owned by Lowe's Home Center

Square Footage: 4152 square feet

Building Height: 27 feet.

Parking: Required: 8 spaces, employees; 6 spaces, dry-down area; 10 spaces, stacking lane

Provided: 9 spaces, employees; 15 spaces, dry-down area; 16 spaces, stacking lane

Bufferyard Requirements: None required. Extensive bufferyards have been established along the Summerlin Street frontage.

Vehicular Use Landscaping Standards Requirements: UDO standards shall apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: High tension electrical power lines run east-west through the site.

Adjacent Uses:

North- Circuit City store zoned GB-S

Northeast- GB zoned property across Stratford Road/US158 which has been developed with an Applebees's restaurant and a Best Buy store.

East- HB-S zoned property developed in a Village Tavern restaurant.

Southeast- LaQuinta Motel
South- GB-S zoned property at the corner of Stratford Road and Summerlin Street owned by Lowes Home Centers, which is a substantial bufferyard areas. Across Summerlin Street is a dental office zoned LO-S.
Southwest- RS-9 zoned land developed in single family homes
West- GB-S zoning, containing the Lowe's Home Center.
Northwest- GB-S zoned retail uses.

GENERAL AREA

Character/Maintenance: The are is comprised of large commercial centers with some outparcels. All are maintained in good condition.
Development Pace: Rapid. This is the most rapidly developing commercial area in Winston-Salem.

TRANSPORTATION

Direct Access to Site: Hanes Mall Boulevard; Stratford Road
Street Classification: Hanes Mall Boulevard – Major Thoroughfare; Stratford Road – Major Thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Hanes Mall Boulevard between Westgate Center Drive and Stratford Road = 25,000 / 40,900
Stratford Road between Hanes Mall Boulevard and Burke Mill Road = 25,000 / 42,200
Trip Generation/Existing Zoning: GB-S
No trip rate available since the property is vacant.
Trip Generation/Proposed Zoning: GB-S
No trip rate available for “full service” car wash; Trip rate for “self-service” car was as follows:
4 stalls x 132.80 (Self-Service Car Wash on Saturday) = 531 Trips per Day
Planned Road Improvements: Hanes Mall Boulevard between Stratford Road and Jonestown Road; from 2-5 lanes to 4 lanes divided; 2005-2014
Sidewalks: Proposed along Hanes Mall Boulevard
Interior Streets: Private
Traffic Impact Study recommended: No.
Connectivity of street network: Good
Transit: Route 43 along Hanes Mall Boulevard; Route 19 along Stratford Road
Bicycle Route: None

HISTORY

Relevant Zoning Cases:

Case Site

1. W-2181; GB-S to GB-S (multiple commercial uses and Parking, Commercial- TWO PHASE); approved October 6, 1997; property located at the southwest corner of Stratford Road/US158 and Hanes Mall Boulevard and the northwest corner of Stratford Road/US158 and Summerlin Street (contained the current site as an out parcel); 4.59 acres; Planning Board and staff recommended approval.

Other sites

2. W-2670; RM-18 to GB-S (Multiple commercial uses); approved February 2, 2004; property located on the south side of Hanes Mall Boulevard across from the Shopping Center where the Target Store is located; 32.6 acres; Planning Board and staff recommended approval.
3. W-1824; R-5 to B-3-S (Stores or Shops, Retail – converted to GB-S in the UDO); RS-9 to GB-S (Shopping Center); approved June 7, 1993; south side of Hanes Mall Boulevard across from Westgate Center Drive (the present site of the Lowe’s Home Improvement Store and the current site); 35.77 acres; Planning Board and staff recommended approval.
4. W-1485, R-5 and B-3 and to B-3-S to B-3-S (multiple commercial uses, motels or hotels, service station, wholesale Sales – converted to GB-S in the UDO); approved January 4, 1988; property located on the northwest corner of Hanes Mall Boulevard and Stratford Road where the Sam's Club and Circuit City are now located; Planning Board recommended approval and staff recommended denial.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Proposed grading and a retaining wall alter the site’s existing physical features.

Topography: The subject property’s elevation changes by a total of approximately 14 feet, rising from about 844 feet in the west-central section of the site up to about 860 feet in the southwestern section of the site. The proposed site plan indicates a steep slope along the northern and eastern sections of the subject property that rises to about 865 feet.

Streams: None

Vegetation/habitat: City-County Planning Board Topographic Maps show some existing vegetation on the subject property, but overhead aerials indicate this vegetation has already been removed.

Floodplains: None

Wetlands: None

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

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

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* recommends compact mixed-use walkable developments.

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

Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* recommends that the subject property be developed in commercial uses. The plan also states, "Since the opening of Hanes Mall over a decade ago, the South Stratford Road area had become a retail center of regional importance. The Development Plan anticipates continued demand for new commercial sites." The Development Plan also recommends a minimum of three hundred feet between commercial curb cuts, that sufficient right-of-way be dedicated along Stratford Road and Hanes Mall Boulevard, and that adequate buffering occur where commercial development adjoins residential development, and that no off-premise signs be allowed.

ANALYSIS

The current request is to rezone a 1.67 acre outparcel associated with the Lowe's Home Improvement Store on Hanes Mall Boulevard, from GB-S (multiple commercial uses – TWO PHASE) to GB-S (Carwash). The subject site is part of a larger, previously approved TWO-PHASE GB-S rezoning. However, because the proposed carwash use was not included in the original approval, rezoning is necessary.

The property is located at the southwest corner of Hanes Mall Boulevard and South Stratford Road. A majority of the business zoning along Hanes Mall Boulevard and at its intersection with South Stratford Road is GB-S.

The site is located in the Suburban Neighborhoods Growth Management Area (GMA 3) and is located in a Metro Activity Center (MAC), per *Legacy*. The site is also within the *South Stratford Road Development Guide* that recommends commercial uses. The current zoning is GB-S and several types of high intensity commercial uses are currently allowed on the site.

According to Winston-Salem and NCDOT officials, Hanes Mall Boulevard is scheduled to be improved to a full five-lane cross-section (two travel lanes each direction and a center turn lane) starting in 2005. These improvements will extend westward from the current five-lane section east of the I-40 bridge and continue westward to the intersection of Hanes Mall Boulevard and Jonestown Road. Said improvements when completed will adequately accommodate any increased traffic demands of the current zoning request.

In summary, the *South Stratford Road Development Guide* calls for the subject property to be commercial, and the proposed site plan meets the development conditions of the Development Guide. No off-premise signs are proposed, right-of-way dedication and adequate buffering adjacent Summerlin Street has already taken place, and no new driveway cuts are proposed

(Access to the carwash will be from existing parking lots and entry roads to the Lowe's Home Improvement Store.).

FINDINGS

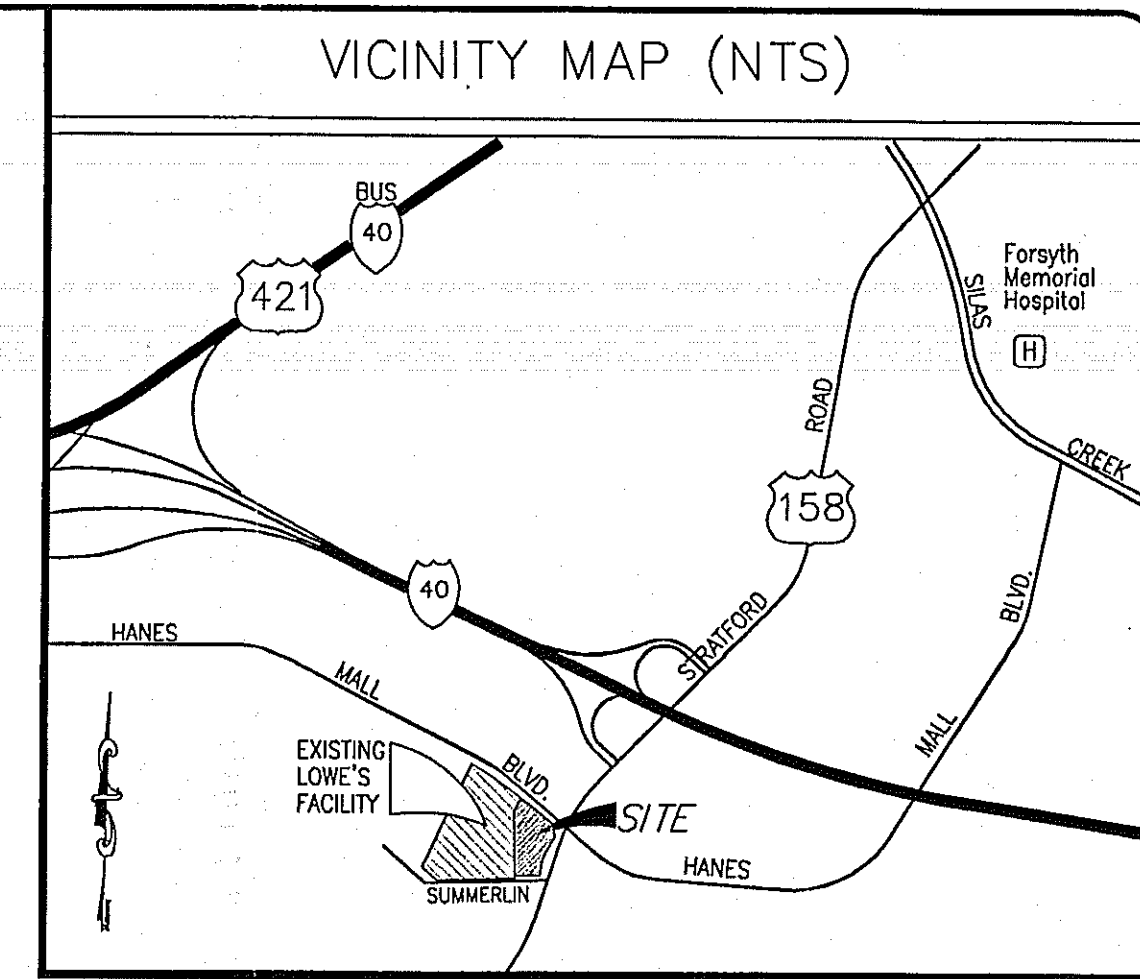
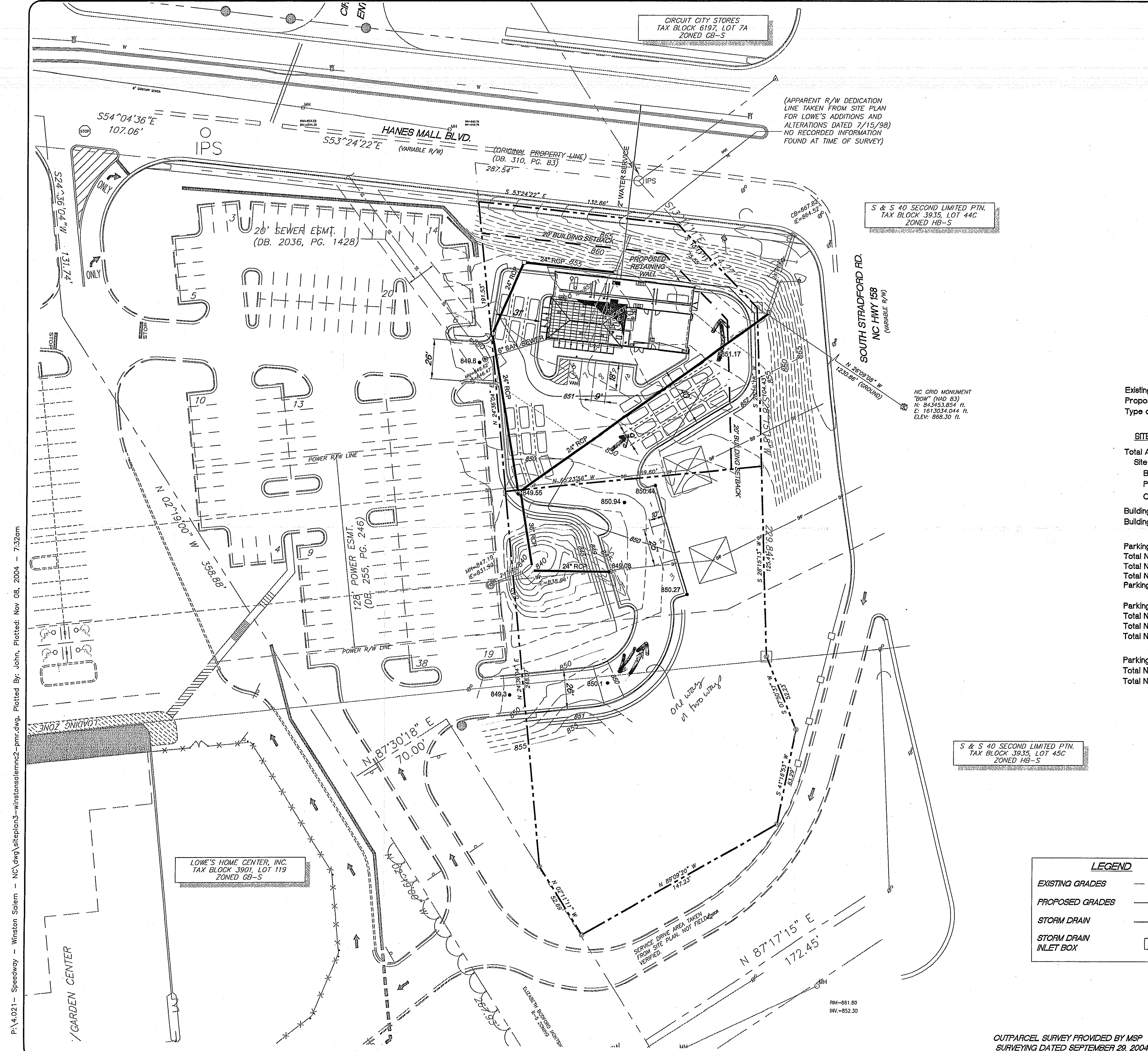
1. The *South Stratford Road Development Guide* calls for the subject property to be commercial.
2. The site and the area surrounding the site area are already zoned GB-S. A carwash is compatible with existing uses and permitted uses in this location.
3. While the proposed development may generate additional traffic on Hanes Mall Boulevard and South Stratford Road, future roadway improvements in 2005 should increase capacity.

STAFF RECOMMENDATION

Zoning: Approval.

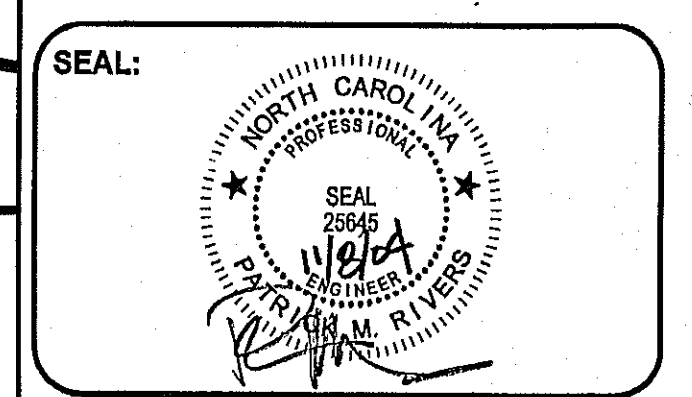
Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. 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. Cross access easements must be recorded as shown on approved site plan.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install Public Fire Hydrants in Accordance with the City Fire and Utilities Departments.
 - b. Developer shall install sidewalks along the entire property frontage on both Hanes Mall Boulevard and Stratford Road. Sidewalks to be built to the Public Works Department of the City of Winston-Salem standards.
- **OTHER REQUIREMENTS**
 - a. All outparcel signage shall be limited to monument type signs with a maximum height of six ft. (6) feet



REVISIONS:

SUBMIT TO COUNTY	11/08/04



ZONING

Existing Zoning: GB-S
Proposed Zoning: GB-S (Special Condition)
Type of Review Requested: Rezoning

SITE SIZE AND COVERAGE

Total Acreage: 167 Acres
Site Coverages:
Building to Land 6.3%
Pavement to Land 26.7%
Open Space 67.0%

Building Square Footage: 4152 Sq. Ft.
Building Height: 27 Ft.

Parking Calculation: 12 Employees x 2 Spaces Per 3 Employees
Total Number of Required Parking Spaces: 8 Spaces
Total Number of Parking Spaces Provided: 9 Spaces
Total Number of Handicap Spaces Provided: 1 Van Accessible
Parking per Table 3.8 of Unified Development Ordinance

Parking Calculation for Dry Down: 3 spaces per vehicle in wash station
Total Number of Required Dry Down Spaces: 6 Spaces
Total Number of Parking Spaces Provided: 6 Spaces
Total Number of Overflow Spaces Provided: 9 spaces

Parking Calculation for Stacking Lane: 5 spaces per vehicle in wash station
Total Number of Required Stacking Lane Spaces: 10 Spaces
Total Number of Spaces Provided: 16 Spaces



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Speed Way CAR WASH
Holdings, INC.

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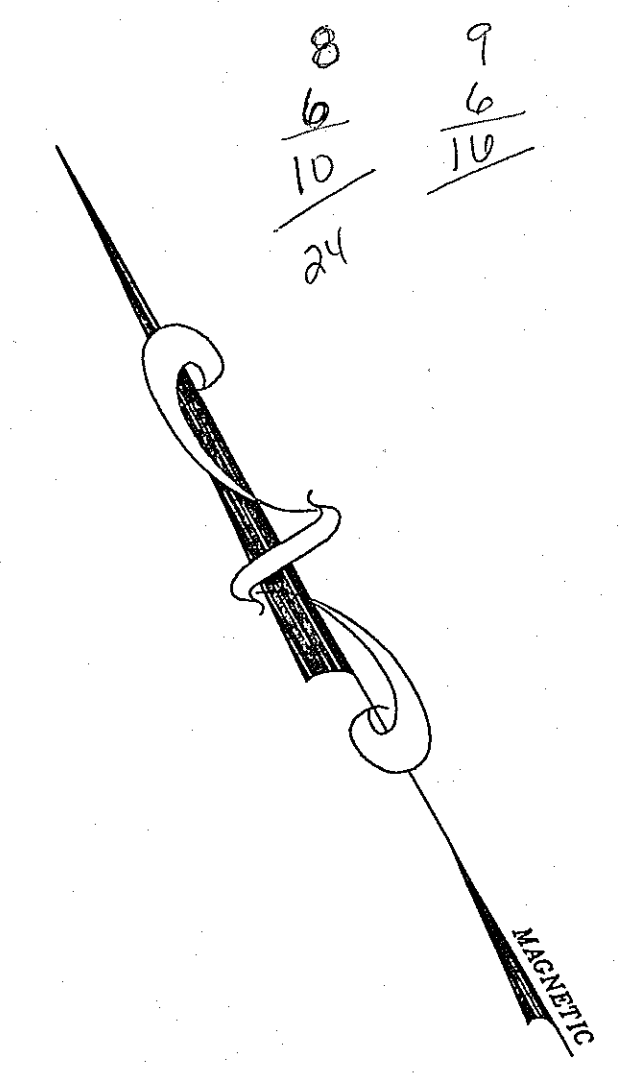
PROPERTY INFORMATION

TAX MAP NUMBER: BLOCK 3901 LOT 119
REF. PLAT:
REF DEED:

ISSUE FOR CONSTRUCTION:

PERMIT DATE:
BID DATE:

CHECKED BY: PMR
DRAWING BY: JDC
DATE: 11/08/04
JOB NUMBER: 4.021
TITLE: Speedway Car Wash Site Plan
Winston Salem, NC
SHEET NUMBER: C-02
COMMENTS:



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