



DOCKET #: W2242

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
GO-S

PETITIONER:
Austin L. Temple III and
Kenneth B. Russell for
property owned by
Robert J. Cosgrove

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 2.00

MAP(S): 606846



DRAFT ZONING STAFF REPORT

DOCKET # W-2242
STAFF: Gary Roberts

Petitioner(s): Austin L. Temple III and Kenneth B. Russell
Ownership: Robert J. Cosgrove

REQUEST

Final Development Plan 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). The specific uses being proposed are: Medical and Surgical Offices; Professional Office; Government Offices; and Offices, Miscellaneous.

Acreage: 2.00

LOCATION:

Street: West side of Rymco Drive (private) south of Vest Mill Road.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Multiple office uses.
Square Footage: Two 5,200 square foot buildings.
Building Height: One story.
Parking: Required: 52 spaces; Proposed: 77 spaces.
Bufferyard Requirements: None required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is undeveloped.
Adjacent Uses:
 North- Office, zoned GO-S.
 East- Office, zoned GO-S.
 South- Office, zoned GO-S.

West- Office, zoned GO-S.

TRANSPORTATION

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

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

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

Westgate Center Drive between Healy Drive and Hanes Mall Boulevard = 8,600 / 16,100

Trip Generation/Existing Zoning: GO-S (TWO PHASE)

No trip generation rate available

Trip Generation/Proposed Zoning: GO-S

10,400 / 1,000 x 36.13 (Medical/Dental Trip Rate) = 375 Trips per Day

Traffic Impact Study recommended: No TIS is required.

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 is a condition of an adjacent pending Site Plan Amendment, W-2689.

ANALYSIS

The subject request is a Final Development Plan for a 2 acre portion of a larger GO-S TWO PHASE site. The property is located on the west side of Rymco Drive (private) south of Vest Mill Road.

The site is surrounded by other GO-S properties, which are developed with small to medium sized offices. In 2000 the initial TWO PHASE petition was approved for the subject property along with an adjacent 0.72 acre parcel which fronts onto Vest Mill Road. Said parcel was recently approved for a Site Plan Amendment to add an additional 3,617 square feet of office space. Planning staff recommended approval of the initial TWO PHASE request and said pending Site Plan Amendment.

The subject request consists of two, 5,200 square foot, single story structures with connected parking and individual drive connections to Rymco Drive. The proposed Final Development Plan is compatible with the surrounding GO-S development pattern and the original TWO PHASE approval. Staff recommends approval of the subject request.

FINDINGS

1. Proposed is a Final Development Plan for two 5,200 square foot office buildings.
2. The proposed Final Development Plan is compatible with the surrounding GO-S development pattern and the original TWO PHASE approval.

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. Stormwater management study will be required for this site. The stormwater management system shall be designed for the entire 2.71 acre site.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. This property is subject to the Stratford Road Impact Fee approved for this area.
 - b. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City Fire Department.