



DOCKET #: W2565
 (Continued from 10/14/04
 CCPB meeting)

PROPOSED ZONING:
 Final Development
 Plan Approval (Adult
 Daycare Center; Services,
 Personal; Offices,
 Miscellaneous; and
 Recreation Services,
 Indoor) - TWO PHASE

EXISTING ZONING:
 GB-S

PETITIONER:
 Senior Services, Inc.,
 for property owned by Same

SCALE: 1" represents 400'

STAFF: Gould

GMA: 2

ACRE(S): 6.0

MAP(S): 630866



DRAFT ZONING STAFF REPORT

DOCKET # W-2565
STAFF: Nancy Gould

Petitioner(s): Senior Services, Inc.
Ownership: Same

REQUEST

From: GB-S General Business (Adult Day Care Center; Services, Personal;
Offices, Miscellaneous; and Recreation Services, Indoor - TWO PHASE)
To: Final Development Plan

Acreage: 10.00 acres (total acreage)
+/- 6.0 acres (Final Development Plan)

LOCATION

Street: South side of Thirtieth Street between Shorefair Drive and Millbrook Drive
Jurisdiction: City of Winston-Salem
Ward: North

SITE PLAN

Proposed Use: Offices, Miscellaneous
Square Footage: 30,000 sq. ft.
Building Height: One-story
Parking: Required – 75 spaces, Proposed – 237 spaces (Note: additional parking needed
due to the unique needs of this special senior services operation)
Bufferyard Requirements: Type III and II adjacent to RS-9 and RM-18 zoning
respectively along the site's south property line.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

TRANSPORTATION

Direct Access to Site: Thirtieth Street; Shorefair Drive;
Street Classification: Thirtieth Street - minor thoroughfare; Shorefair Drive - minor
thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per
Day):
Thirtieth Street between Shorefair Drive and Greenway Drive = NC/13,400
Shorefair Drive between Thirtieth Street and Twenty-Seventh Street = NC/30,100
Trip Generation GB-S: Final Development Plan 30,000 / 1,000 x 11.01 (General
Office Trip Rate) = 330 Trips per Day

Sight Distance: Good.

Traffic Impact Study: A Traffic Impact Study was submitted with the Final Development Plan which demonstrates that adjacent roadways can accommodate additional traffic generated by the proposed development.

Sidewalks: Sidewalks exist on the south side of Thirtieth Street, west side of Shorefair Drive

Transit: Route 4 along Shorefair Drive; Route 7 along Thirtieth Street and Millbrook Drive.

ANALYSIS

The first phase of this GB-S petition was for the approval of various service and office uses, establishment of vehicular access points, and the establishment of site plan conditions to apply to subsequent Final Development Plan(s).

The Final Development Plan now being considered is for the western half (approximately 6 acres) of the total 10 acre site, which is currently a large parking lot. A 30,000 sq. ft. one-story office building (Offices, Miscellaneous) is proposed, which was a use approved in the first phase, GB-S zoning. Seventy-five parking spaces are required for an office building of this size. Senior Services proposes to construct a total of 237 parking spaces to serve the special service needs of the new office building as well as future uses to be constructed on the eastern half of the site.

The Final Development Plan currently under review shows one access point off of Shorefair Drive and one off of Thirtieth Street. An existing access point to the old parking lot is shown to remain gated and closed pending Final Development Plan approval for future development on the eastern portion of the site. Monument type signs are proposed at each entrance and at the corner.

Planning staff's report regarding the Phase I plan stressed that Final Development Plan(s) should demonstrate the following:

- Strong relationships of buildings to the street and other buildings.
- Connections to the surrounding neighborhood, especially to the south.
- Limited parking as part of the design and the provision of open space to be beneficial to the project as well as to the surrounding neighborhood.

To accomplish the above, the staff report encouraged that a "campus type" master plan for the entire site be developed. Planning staff offered to be available to assist with the design should the petitioner desire.

Planning staff is satisfied that the proposed final development plan adequately addresses those needs by locating the new office building to the northwest corner of the site, providing for attractively landscaped areas, and by providing good pedestrian access both internal to the site and external via existing and proposed new sidewalk connections.

FINDINGS

1. The Final Development Plan proposes a use approved during the first phase of the GB-S TWO PHASE zoning, and the petitioner agrees to the other conditions established during the first phase.
2. Planning staff is satisfied that the proposed final development plan demonstrates the features requested in the Phase I submittal.
3. A required Traffic Impact Study was submitted with the Final Development Plan which demonstrates that adjacent roadways can accommodate additional traffic generated by the proposed development.

STAFF RECOMMENDATION

Final Development Plan: Staff certifies that **the final development plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO GRADING PERMITS**
 - a. Storm water calculations must be submitted with the application for a grading permit
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Driveway permit shall be obtained from the City of Winston-Salem
 - b. “Large variety” trees (per UDO section 3-4.10) shall be installed in required streetyards. Plan shall be submitted for approval to Inspections Division
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
 - b. Sidewalk shall be installed along the entire frontage of the property adjacent to Shorefair Drive.
- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to three (3) monument type signs shown on the site plan, with a maximum height of six (5) feet.

