



DOCKET #: W1204

PROPOSED ZONING:
Final Development Plan for
Banking and Financial Services

EXISTING ZONING:
HB-S

PETITIONER:
Piedmont Federal Savings
and Loan

SCALE: 1" represents 200'

STAFF: Hall

GMA: 3

ACRE(S): 0.9

MAP(S): 624834



ZONING STAFF REPORT

DOCKET # W-1204
STAFF: S. Chad Hall

Petitioner(s): Piedmont Federal Savings and Loan
Ownership: Same

REQUEST

From: HB-S Highway Business District (Multiple Uses including Banking and Financial Services)
To: Final Development Plan

Acreage: 0.9 acre

LOCATION

Street: South side of SouthPark Boulevard east of Peters Creek Parkway.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Banking and Financial Services
Square Footage: 3400 sf
Building Height: 1 story
Parking: Required: 19; Proposed: 28; Layout: Suburban model
Bufferyard Requirements: None
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: There are no existing structures on site.

Adjacent Uses:

- North - HB-S; K&W Cafeteria
- East - HB-S; Motor Vehicle Body or Paint Shop
- South - HB-S; Shopping Center
- West - HB-S; First Union bank

GENERAL AREA

Character/Maintenance: Well-maintained commercial and business uses.
Development Pace: Moderate

TRANSPORTATION

Direct Access to Site: South Park Boulevard; Peters Creek Parkway.

Street Classification: South Park Boulevard - a Collector Road; Peters Creek Parkway - a Major Thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Traffic Counts along Peters Creek Parkway between Clemmons Road and Brewer Road: 19,000 / 46,000.

Sight Distance: Good

Interior Streets: Private

Traffic Impact Study recommended: No. NOTE: Subject tract is already zoned for this use under the current HB-S (TWO PHASE) zoning. Otherwise, a Traffic Impact Study would be required.

Connectivity of street network: Connections to two private drives are provided.

Sidewalks: None existing; development proposes a sidewalk along the south side of South Park Boulevard.

Transit: Route 13 runs along South Park Boulevard and Peters Creek Parkway.

ANALYSIS

The proposed final development plan is for Piedmont Federal Savings and Loan. The bank will have approximately 3,400 square feet and will be one story in height. Four drive-through lanes are proposed. Access to the site is through two existing private drives. Both drives were approved as part of the original rezoning petition. All of the outparcels and the shopping center site were interconnected with private drives to provide on-site connections between all uses on the property.

Staff would like to see sidewalk connections not only along Southpark Boulevard, but also along the western private drive in order to connect a sidewalk system from the proposed bank to the shopping center. This is a pedestrian connection that stands to benefit the overall shopping center concept. However, there are conflicts between the streetyard requirements and the feasibility of placing a sidewalk in this location, but there does appear to be room on the overall site plan to make adjustments to incorporate the sidewalk.

This Final Development Plan meets all conditions of the original rezoning petition.

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 stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered

stormwater management plan submitted and approved by the Public Works Department of the City of Winston-Salem.

C PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required stormwater management devices must be installed per the approval of the Public Works Department of the City of Winston-Salem.
- b. All required fire hydrants by the City Fire Department shall be installed.
- c. Developer shall install a sidewalk along the entire frontage of the property on Southpark Boulevard and along the private drive to the west to the specifications of the Public Works Department of the City of Winston-Salem.
- d. The species of street trees planted along the south side of Southpark Boulevard shall match the species to the east along Southpark Boulevard and shall be installed in compliance with the UDO streetyard requirements shall be installed.
- e. All additional landscaping as shown on the site plan.
- f. Vehicular lanes shall be striped for pedestrian crossing where sidewalks lead to such crossings.

C OTHER REQUIREMENTS

- a. Only one (1) freestanding monument sign with a maximum height of five (5) feet shall be permitted.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

FINAL DEVELOPMENT PLAN MOTION: Arnold King certified that the final development plan meets all code requirements and recommends staff conditions, including a condition volunteered by the petitioner which shall read as follows: "Vehicular lanes shall be striped for pedestrian crossing where sidewalks lead to such crossings."

SECOND: Jimmy Clark

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning