



DOCKET #: W1714
 (Continued from 4/11/02
 CCPB meeting)

PROPOSED ZONING:
 FDP for Fuel Dealer

EXISTING ZONING:
 HB-S (Shopping Center)

PETITIONER:
 Sam's Club Gas
 for property owned by
 Boddie Noell Enterprises, Inc.

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 1.19

MAP(S): 618886, 624886



DRAFT ZONING STAFF REPORT

DOCKET # W-1714

STAFF: Gary Roberts

Petitioner(s): Sam's Club Gas

Ownership: Boddie Noell Enterprises, Inc.

CONTINUANCE HISTORY

The petitioner requested a continuance from the April 11, 2002 Planning Board meeting to the May 9, 2002 meeting in order to respond to the results of the traffic study required by the Winston-Salem Department of Transportation. Letter has been received requesting withdrawal, staff supports this request.

REQUEST

From: HB-S (Shopping Center)

To: Final Development Plan for a Fuel Dealer

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

Acreage: 1.19 acres

LOCATION

Street: West side of Summit Square Boulevard east of University Parkway.

Jurisdiction: City of Winston-Salem.

Ward: Northeast.

SITE PLAN

Proposed Use: Fuel Dealer.

Building Height: 60 foot maximum.

Parking: Required: Two spaces per three employees; proposed: five spaces.

Bufferyard Requirements: Type IV adjacent to RS-9.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

TRANSPORTATION

Direct Access to Site: Summit Square Boulevard.

Street Classification: Local.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
University Parkway between Hanes Mill Road (Southern Leg) and US 52 = 33,000 / 32,000

Trip Generation/Existing Zoning: HB-S

Trip Generation/Proposed Zoning: HB-S (Fuel Dealer)

12 pump stations x 168.56 (Gasoline/Service Station Trip Rate) = 2,022 trips per day.

Sidewalks: Recommended as a condition along frontage of Summit Square Boulevard.

Transit: Route 10 along University Parkway and Hanes Mill Road.

HISTORY

The most pertinent rezoning case was the request for B-3-S zoning of which the current Final Development Plan is a part. The case was originally approved by the Board of Aldermen on May 6, 1991, with the following conditions (only the relevant conditions pertaining to outparcel sites are listed):

- a. All outparcels and future development areas must receive Final Development Plan approval from the City-County Planning Board prior to the issuance of building permits.
- b. As volunteered by the development, architectural standards will be established for outparcels that complement the shopping center, as well as a structure to enforce compliance with these standards.
- c. The following are outparcel requirements:
 1. A twenty-five foot "Vehicular Landscape Ordinance" streetyard shall be installed along all frontages on University Parkway and Patterson Avenue.
 2. All outparcels must provide parking in accordance with the City Zoning Ordinance on their sites and are not allowed to borrow parking from the shopping center parking lot.
 3. Access to each outparcel shall be located either on Summit Square Boulevard or Summit Point Lane (private). No outparcel shall be allowed direct access to University Parkway or Patterson Avenue.
 4. Each outparcel shall be allowed one freestanding ground sign. Sign shall be a maximum of five (5) feet in height and shall be restricted to a maximum of thirty-six (36) square feet for advertising or copy area.

To date, five Final Development Plans for outparcels have been approved in the TWO PHASE portion of this rezoning petition. A Burger King has been built on the northeast corner of University Parkway and one of the entrance drives to Summit Square Shopping Center. A Taco Bell and a Hot 'N' Now have been built at the south corner of Summit Square Boulevard, Summit Point Lane (private), and University Parkway. A Boston Market restaurant is located at the northeast corner of Summit Square Boulevard and University Parkway, and a Parrish Tire Store is located on Summit Square Boulevard beside Boston Market. All of these outparcels were developed in accordance with the conditions of the original rezoning petition as discussed above.

ANALYSIS

This proposed Final Development Plan is for a Sam's Club Gas. The site fronts along Summit Square Boulevard and its driveway will align with one of the main entrances to the shopping center. Specifically proposed is a twelve pump fuel station.

The proposed Final Development Plan meets the applicable conditions of the original rezoning petition which includes a maximum five-foot high monument sign with a 36 square foot maximum copy area. In addition, staff is recommending that a sidewalk be installed at the back edge of the public right-of-way and that large variety street trees be installed as well. The particular species and spacing intervals should match that which is already in place across the street.

STAFF RECOMMENDATION

Final Development Plan: **APPROVAL** with the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall submit a storm water study to the Inspections Division.
 - b. Developer shall submit a Traffic Impact Study to Winston-Salem Department of Transportation.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Building improvements shall be consistent with established outparcel architectural standards and shall be approved by Planning staff.
 - b. Developer shall submit a plan showing large variety street trees of the same species and spacing intervals as that which is already in place across the street.
 - c. Cross access agreements shall be provided to the adjacent properties to the north and south.
 - d. A type IV bufferyard plan is required adjacent to RS-9 zoning or a variance from the Zoning Board of Adjustment must be obtained.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install a five foot wide sidewalk along the back edge of the Summit Square Boulevard right-of-way.
 - b. Developer shall install large variety street trees of the same species and spacing intervals as that which is already in place across the street.
 - c. Driveway connections shall be installed to the adjacent properties to the north and south.

- **OTHER REQUIREMENTS**
 - a. One freestanding ground sign shall be permitted on Summit Square Boulevard. Said sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of thirty-six (36) square feet.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Terry Powell moved withdrawal of the Final Development Plan.

SECOND: Philip Doyle

VOTE:

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

AGAINST: None

EXCUSED: Doyle