



DOCKET #: W2338

PROPOSED ZONING:
Final Development Plan for
a Restaurant without Drive
Through Service

EXISTING ZONING:
HB-S (Shopping Center)

PETITIONER:
O'Charley's, Inc.

SCALE: 1" represents 200'

STAFF: Hall

GMA: 3

ACRE(S): 1.64

MAP(S): 618890



ZONING STAFF REPORT

DOCKET # W-2338
STAFF: S. Chad Hall

Petitioner(s): O'Charley's Inc.
Ownership: Same

REQUEST

From: HB-S Highway Business District (Shopping Center - TWO PHASE)
To: Final Development Plan

Acreage: 1.64 acres

LOCATION

Street: North side of Hanes Mill Road east of University Parkway.
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

SITE PLAN

Proposed Use: Restaurant without drive-through service.
Square Footage: 6,799 sf.
Building Height: One story.
Parking: Required: 91; proposed: 95.
Bufferyard Requirements: None required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

North -	HB-S shopping center.
East -	HB-S Chick-Fil-A.
South -	HB-S.
West -	RM-18 Multifamily, HB-S.

GENERAL AREA

Character/Maintenance: Many new businesses and a mix of housing types; well-maintained.
Development Pace: Rapid.

TRANSPORTATION

Direct Access to Site: Hanes Mill Road; North Summit Square Boulevard; University Parkway.
Street Classification: Hanes Mill Road - major thoroughfare; North Summit Square Boulevard - local road; University Parkway - major thoroughfare.

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

Hanes Mill Road between University Parkway and Germanton Road = 9,400/30,100

University Parkway between Hanes Mill Road (Southern Leg) and US 52 = 33,000/32,200

Trip Generation/Existing Zoning: HB-S

Trip Generation/Proposed Zoning: Final Development Plan

6,799/1,000 x 130.34 (High Turnover Sit Down Restaurant Trip Rate) = 886 Trips per Day

Planned Road Improvements: No new improvements planned.

Sight Distance: Good.

Interior Streets: Private drives to provide direct access to site.

Transit: Routes 10 & 44 along University Parkway; Route 44 along Hanes Mill Road.

HISTORY

This site was approved on October 4, 1999 as one of three outparcels for the Oak Summit Place (TWO PHASE) shopping center (W-2338). This is the second Final Development Plan to be considered; the first was Chick-Fil-A.

ANALYSIS

The subject Final Development Plan is the second of three outparcels to be reviewed by the Planning Board as part of the larger Oak Summit Place shopping center. The shopping center development was approved on October 4, 1999.

Vehicular access to the site is to be provided via private internal access drives approved as part of the first phase of Oak Summit Place development. A sidewalk along Hanes Mill Road was included in the first phase approval.

According to Phase One site plan conditions, the proposed O'Charley's restaurant building will be built using the same brick material and color as the primary shopping center buildings. The site plan as submitted also conforms to all other Phase One site plan conditions.

FINDINGS

1. The current site is the second of three outparcel sites approved for the Oak Summit Place shopping center.
2. The proposed use and site plan meets all the requirements of the Phase One requirements of the TWO PHASE project.

STAFF RECOMMENDATION

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

- **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.
 - b. As volunteered by the developer as a condition of the first phase site plan approval, the exterior architectural treatment of the outparcel building shall have the same basic design character and color as depicted in the elevation of Wal-Mart in Zoning File Docket W-2338 located in the office of the City-County Planning Board.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices must be installed per the approval of the Public Works Department of the City of Winston-Salem.
 - b. All fire hydrants required by the City Fire Department shall be installed.
 - c. Developer shall install a sidewalk to connect the interior sidewalks of the site to the existing sidewalk along Hanes Mill Road to specification of the Public Works Department of Winston-Salem.
 - d. All pedestrian pathways/walkways, pavement markings in the parking lots, or other devices indicating pedestrian walkways as shown on the site plan shall be installed.
 - e. Ten (10) foot streetyards with consistent landscaping plants shall be installed around the eastern, southern, and northern perimeter of the site.

- **OTHER REQUIREMENTS**
 - a. This outparcel shall be limited to one (1) freestanding monument ground sign with a maximum height of five (5) square feet and a maximum copy area of thirty-six (36) square feet.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved approval of the Final Development Plan, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Terry Powell

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Kennedy-Sloan, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning