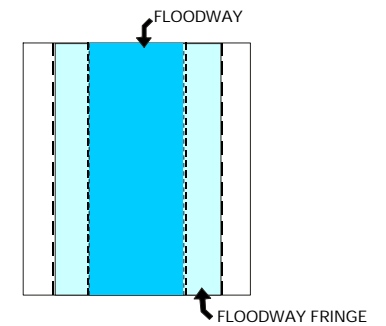


DOCKET #: W2466

PROPOSED ZONING:
HB-S (Multiple Business Uses)

EXISTING ZONING:
LO

PETITIONER:
Clint F. and Martha Bodford



SCALE: 1" represents 200'

STAFF: McGee

GMA: 3

ACRE(S): 1.87

MAP(S): 624842



DRAFT ZONING STAFF REPORT

DOCKET # W-2466
STAFF: Tony McGee

Petitioner(s): Clint F. and Martha Bodford
Ownership: Same

REQUEST

From: LO Limited Office District
To: HB-S Highway Business District (Convenience Store, Multiple Business Uses)

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

Acreage: 1.72 acres

LOCATION

Street: East side of Peters Creek Parkway across from I-40 ramp.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Convenience Store.
Square Footage: 4,024 square feet.
Building Height: N/A
Density: N/A
Parking: Required: 20 spaces; 1 space per 200 SF; proposed: 33.
Bufferyard Requirements: HB-S adjoining RS-9, 15-foot type III; proposed: 15-foot type IV.
Vehicular Use Landscaping Standards Requirements: 10-foot streetyard.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None.

Adjacent Uses:

North -	Libby Hill Restaurant zoned HB-S.
East -	Single family residences zoned RS-9.
South -	BMW and Saturn car dealerships zoned HB-S.
West -	Honda car dealership zoned HB.

GENERAL AREA

Character/Maintenance: Well maintained commercial properties.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is considerably lower than surrounding area and is being filled.

Topography: GIS maps show a grade change of approximately 40', sloping toward the south.

Streams: A stream crosses the southern portion of this property.

Vegetation/habitat: Mixed pine and hardwood trees

Floodplains: None.

Wetlands: None.

Will development of the site affect environmental resources beyond the site? Yes. Grading, filling and construction will effect water regime of site, however such grading is not inconsistent with other commercial development in the area.

TRANSPORTATION

Direct Access to Site: Peters Creek Parkway.

Street Classification: Major thoroughfare.

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

Peters Creek Parkway between I-40 Ramps and Trademark Blvd. = N/C/34,000

Trip Generation/Existing Zoning: LO

$4,024/1,000 \times 265.21$ (Bank Trip Rate) = 1,067 trips

Trip Generation/Proposed Zoning: HB-S

$4,024/1,000 \times 845.6$ (Convenience Store with Gas Pumps) = 3,402 trips

Connectivity of street network: Driveway to be consolidated with existing commercial use to north.

Sidewalks: None.

Transit: Route #13.

HISTORY

Relevant Zoning Cases:

1. W-2223; HB and MH to HB; approved May 20, 1998; located on the northeast side of Silas Creek Parkway between Lockland Avenue and Salisbury Ridge Road; property also adjoining the southeast side of Salem Creek; 1.04 acres; Planning Board and staff recommended approval.
2. W-2065 HB-S (General Merchandise Store) and LO-S (Professional Office) to HB-S (Building Contractors, General; Professional Office; Offices, Miscellaneous; Storage and Salvage Yard; and Building Materials Supply); approved June 19, 1996; located at the northeast corner of Old Salisbury Road and Brewer Road; 1.61 acres; Planning Board and staff recommended approval.

3. W-1312; R-7 to B-3 (converted to HB in the UDO); approved November 4, 1985; property located on the northeast side of Silas Creek Parkway, currently the Mazda car dealership; 4.5 acres; Planning Board and staff recommended approval. The small portion of the site zoned MH is a remnant of a larger R-7 tract of land, the subject of petition W-1312.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for the development of commercial activity nodes at planned locations and the separation of commercial as well as office and industry from residential uses.

Area Plan/Development Guide: None.

Relevant Development Guide Recommendation(s): N/A.

ANALYSIS

The site is currently zoned LO. The request is for HB-S to allow construction of a convenience store, with provision for additional uses. There are HB-S zoned properties to the north and south as well as HB (general use) zoned properties across Peters Creek Parkway from the site. East of the site are RS-9 zoned properties. Rezoning this property to HB-S would be consistent with similarly zoned adjacent properties along Peters Creek Parkway. There are residentially zoned single family houses to the east. These properties are adequately buffered from the proposed commercial uses by a 15' type IV bufferyard.

By coordinating driveway access with the adjacent restaurant to the north, significant improvements to existing driveway connections to Peters Creek Parkway may be achieved. As part of the proposed site plan, developer will coordinate closely with North Carolina Department of Transportation and the Winston-Salem Department of Transportation to provide coordinated and safe access off Peters Creek Parkway directly opposite the entrance and exit ramps off I-40.

FINDINGS

1. Consistent with *Vision 2005* recommendations.
2. Compatible and consistent with surrounding uses.
3. Adequately buffered from adjacent residential uses.
4. Significant improvements to existing drive connections to Peters Creek Parkway may be achieved.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

C PRIOR TO ISSUANCE OF GRADING PERMITS

- a. Developer shall contact the City of Winston-Salem Engineering Department to coordinate and provide any sewer improvements to City specifications.
- b. Developer shall secure cross access agreement in writing with adjacent property to the north (Libby Hill) as shown on site plan. Said access agreement shall clearly specify the elimination of existing Libby Hill Restaurant access to Peters Creek Parkway.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. Developer shall coordinate right-in-right-out on Peters Creek Parkway to the specifications of the North Carolina Department of Transportation
- b. Developer shall coordinate signal modifications with the City of Winston-Salem Department of Transportation
- c. Developer shall install sidewalks along Peters Creek Parkway to the specifications of the City of Winston-Salem Public Works Department.

[For information purposes only: The draft Legacy plan indicates that the petitioner's site is in the Suburban Neighborhoods Growth Management Planning Area. Legacy calls for focused commercial development with a mix of uses that are interconnected.]