



DOCKET #: W1206A

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
HB-S (Multiple Business Uses)

PETITIONER:
The Thrifty Nickel

SCALE: 1" represents 200'

STAFF: McGee

GMA: 3

ACRE(S): 0.5

MAP(S): 624838

ZONING STAFF REPORT

DOCKET # W-1206a
STAFF: Tony McGee

Petitioner(s): The Thrifty Nickel
Ownership: Fred W. Hege

REQUEST

From: HB-S Highway Business District [Multiple Business Uses including: Offices, Miscellaneous; and Professional Office]
To: Final Development Plan

Acreage: 0.50 acre

LOCATION

Street: East side of Peters Creek Parkway/NC 150; 160' south of Ethel Drive.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Offices
Square Footage: 2880 sq. ft
Building Height: N/A
Parking: 10 required; 16 provided
Bufferyard Requirements: Existing white pine trees adjacent to RS-9 zoned property (installed as part of First Phase development)
Vehicular Use Landscaping Standards Requirements: Standards would apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None

Adjacent Uses:

- North - Developed property a (Steak Out restaurant) zoned HB-S
- South - Developed property (offices) zoned HB-S
- West - Developed multi-family property (Deerwood Apartment Complex) zoned RM-18
- East - Developed single-family property zoned RS-9

GENERAL AREA

Character/Maintenance: Poor to moderately maintained single-family residential development north, south, west and east of the property.

Development Pace: Slow

PHYSICAL FEATURES

Topography: Site slopes to the southeast.

Vegetation/habitat: Mostly grass lawn and canopy trees.

Impact on Existing Features: The project site was graded when SouthPark was originally developed in the mid-1980's. There will be little change in the existing topography on the site.

TRANSPORTATION

Direct Access to Site: Peters Creek Parkway/NC150

Street Classification: Major Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Peters Creek between Brewer Rd and Clemmons Rd = 25,000/32,000

Trip Generation/Existing Zoning: N/A (multiple business uses permitted)

Trip Generation/Proposed Zoning: 2,880/1000 = 2.88 11.01 (general office) = 32 trips

Planned Road Improvements: N/A

Sight Distance: Good.

HISTORY

W-1206; B-3-S (Multiple Business and Office Uses - TWO PHASE) to Site Plan Amendment; approved November 5, 1984; the petition included all the land on the east side of Peters Creek Parkway/NC 150 from SouthPark Boulevard Road to the north end of the SouthPark Development which is just south of Brewer Road; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): Separation and buffering of commercial form residential uses.

Area Plan/Development Guide: The project is not located within a development guide study area.

ANALYSIS

The proposed Final Development Plan is for "Offices Miscellaneous" on one of the remaining undeveloped parcels in the SouthPark Development. The office will be located just south of the southeast corner of Peters Creek Parkway/NC 150 and Ethel Drive. Two existing access drives/driveways, one to Peters Creek Parkway and one to Ethel Drive, will be utilized. The

drive to Peters Creek Parkway will be a shared drive with the parcel to the north. The drive to Ethel Drive will also be a shared drive with the parcel to the north. No additional driveways will be permitted to this tract of land in accordance with the original First Phase approval of SouthPark.

There are a number of site plan and UDO features which should minimize impacts on the residential area to the east. The project site was graded when SouthPark was originally developed in the mid-1980's. There will be little change in the existing topography on the site. The original grading resulted in the current project site lying approximately ten to twelve feet below the residential lots to the east. In addition, during the original development of the property, a bufferyard of white pines was installed along the rear of the property. That buffer is located at the top of a slope which was the original contour of this land and has grown up to provide a good visual break from the adjoining residential properties fronting on Ethel Drive, Russell Drive, and Scottsdale Lane. The buffer area must be retained undisturbed. The resulting sloped area and bufferyard will provide attenuation of noise and light/glare impacts. These impacts are further addressed by UDO provisions to orient outdoor lighting away from adjacent residential properties and to keep dumpsters at least fifty (50) feet from adjacent residential properties.

The proposed Final Development Plan meets all the conditions of the original zoning for the property. The staff will request additional conditions for development in accordance with UDO requirements. The property must meet the UDO development conditions and cannot be developed under the old zoning ordinance (existing white pines along eastern property line satisfies bufferyard requirements).

FINDINGS

1. Proposed is a Final Development Plan "Offices, Miscellaneous" on this site.
2. Two existing access drives/driveways, one to Peters Creek Parkway and one to Ethel Drive, will be utilized. The drive to Peters Creek Parkway will be a shared drive with the parcel to the north. The drive to Ethel Drive will also be a shared drive with the parcel to the north. No additional driveways will be permitted to this tract of land in accordance with the original First Phase approval of SouthPark.
3. During the original development of the property, a bufferyard of white pines was installed along the rear of the property. The buffer is located along the existing slope which was the original contour of this land and has grown up to provide a good visual break from the adjoining residential properties. The buffer area must be retained and undisturbed.

STAFF RECOMMENDATION

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

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- 1. Developer shall tie the new parking lot into the existing driveway on the north side of this property.

C OTHER REQUIREMENTS

- 1. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet.
- 2. The existing white pine buffer along the east side of this property shall be retained and not disturbed. This area shall not be graded and shall be cordoned off prior to the issuance of grading permits. All trees located in these areas shall be protected.

[For information purposes only: The draft Legacy plan identifies the area within which the project lies as the Suburban Neighborhoods area of the Municipal Services Area. The Suburban Neighborhoods area contains most of the undeveloped land appropriate for future residential, commercial, industrial, and institutional development. The plan recommends future urban and suburban development as appropriate.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kem Schroeder moved approval of the final development plan with staff recommendations.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning