



DOCKET #: W1897

PROPOSED ZONING:
Final Development Plan
for Office Buildings

EXISTING ZONING:
LB-S (Multiple Business
and Office Uses)

PETITIONER:
Vision Properties for
property owned by
Charlene Bennett

SCALE: 1" represents 200'

STAFF: L. Weston

GMA: 3

ACRE(S): 0.43

MAP(S): 606854

DRAFT ZONING STAFF REPORT

DOCKET # W-1897
STAFF: Larry F. Weston

Petitioner(s): Vision Properties
Ownership: Charlene S. Bennett

REQUEST

From: LB-S Limited Business District (Multiple retail and office uses - TWO PHASE)
To: Final Development Plan for Offices, Miscellaneous; and Professional Office

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

Acreage: 0.43 acre

LOCATION

Street: North side of Country Club Road, between Cavalier Drive and Tucker Avenue.
Jurisdiction: City of Winston-Salem.
Ward: West.

SITE PLAN

Proposed Use: The project site is the eastern portion (Tract Two) of a larger lot zoned as a TWO PHASE business zone in 1994. Tract One included the Wright Bird Center bird haven; the current Tract Two proposes two office buildings.
Square Footage: 1,128 sf and 2,356 sf (two separate office buildings).
Building Height: One each one-story building and one each two story building.
Parking: 12 spaces are required; 12 spaces are provided.
Bufferyard Requirements: A 15-foot type II bufferyard is required along all property lines adjacent to residential zoning.
Vehicular Use Landscaping Requirements: City standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Phase I - vacant; Phase II - one single family structure, to be retained as an office building.

Adjacent Uses:
North - Single family homes.
East - Church.
South - Single family homes.
West - Commercial uses.

GENERAL AREA

Character/Maintenance: Well-maintained single family and business uses.
Development Pace: Slow.

PHYSICAL FEATURES

Topography: Site slopes down slightly to the north.
Vegetation/habitat: Site is partially wooded.
Impact on Existing Features: Minor.

TRANSPORTATION

Direct Access to Site: Country Club Road.
Street Classification: Major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
17,000/16,000
Trip Generation/Existing Zoning: $1,128\text{sf./}1,000 = 1.1 \times 11.01$ (trip rate) = 12 trips per day
Trip Generation/Proposed Zoning: $2,356\text{sf./}1,000 - 2.4 \times 11.01$ (trip rate) = 26 trips per day plus
 $1,128\text{sf./}1,000 = 1.1 \times 11.01$ (trip rate) = 12 trips per day
Total trips = 38 trips per day for phase two.
Planned Road Improvements: None.
Sight Distance: Good.
Transit: Route 12 along Country Club Road.
Bike: Route 2 along Country Club Road.

HISTORY

Relevant Zoning Cases:

1. W-1897; from R-4 to B-3-S (Stores or Shops, Retail; Offices; and Medical, dental, or related offices - TWO PHASE); approved May 2, 1994; current site and adjoining lot to west; 1.2 acres; Planning Board and staff recommended approval.
2. W-627; from R-4 to B-3; withdrawn December 12, 1977; included portion of current site; 0.5 acre; Planning Board and staff recommended denial.
3. W-1758; from R-4 to B-3-S (Multiple uses); approved April 6, 1992; north of Country Club Road, west of current site; 0.58 acre; Planning Board and staff recommended approval.
4. W-983; from R-4 to B-3-S (Parking); approved November 2, 1982; north of Country Club Road, west of current site; 0.57 acre; 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, office, and industrial uses from residential areas.

Area Plan/Development Guide: *Country Club/Jonestown Area Plan*.

Relevant Development Guide Recommendation(s): Moderate density residential.

ANALYSIS

The petition is a final development plan that completes a TWO PHASE rezoning which began in 1994. This site is located between a business district to the west, a church to the east, and RM-5 zoning across Country Club Road to the south. The current Tract Two site has one small residential structure; a structure on the tract one portion has already been torn down.

The current project for Tract Two proposes to add an office structure to the zoning lot and retain the existing structure as another office building. The uses proposed have previously been approved in the first phase rezoning. These uses, in conjunction with the church to the east, form a gradual transition from the business district to the residential district further east.

Although this site is adjacent to single family homes to the north, the northernmost 146 feet of this site has remained an undisturbed natural area. This provides a substantial buffer between those homes and the business uses approved for the site, and is therefore consistent with *Vision 2005*. Phase one included parking and an outdoor display area for the existing business directly west of this site.

Staff commends the petitioner for the buffering of uses to the north and the nearby business, multifamily, and institutional uses along Country Club Road.

FINDINGS

1. This site is located between a business district and a church and is directly across the road from RM-5 zoning.
2. This petition is consistent with *Vision 2005*.
3. This second part of a TWO PHASE rezoning contains office uses that have been previously approved.

STAFF RECOMMENDATION

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

C PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. New driveway permit shall be obtained from the Public Works Department of the City of Winston-Salem and the North Carolina Department of Transportation (NCDOT).

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. Developer shall close the existing curb cut on the east side of the project and install a sidewalk along the frontage of the property on Country Club Road as shown on the site plan to the specifications of the Public Works Department of the City of Winston-Salem.
- b. The existing exit only driveway from the Wright Bird Center shall be combined with this new driveway as shown on the site plan to the specifications of the Public Works Department of the City of Winston-Salem and the NCDOT.

C OTHER REQUIREMENTS

- a. Only one (1) free standing ground sign shall be permitted. Said sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of twenty (20) square feet.