



DOCKET #: W2242

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
GO-S (Multiple Uses
- TWO PHASE)

PETITIONER:
Sarah Elizabeth Frye Foster

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 2.71

MAP(S): 606846

DRAFT ZONING STAFF REPORT

DOCKET # W-2242
STAFF: Suzanne Hughes

Petitioner(s): Sarah Elizabeth Frye Foster
Ownership: Same

REQUEST

From: GO-S General Office District (Fraternity or Sorority; Arts and Crafts Studio; Banking and Financial Services; Funeral Home; Health Services, Miscellaneous; Medical and Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Personal; Recreation Facility, Public; Adult Day Care Center; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community ; Church or Religious Institution, Neighborhood; College or University; Government Offices; Hospital or Health Center; Library, Public; Museum or Art Gallery; Neighborhood Organization; Nursing Care Institution; Police or Fire Station; Post Office; School, Vocational or Professional; Broadcast Studio; Park and Shuttle Lot; Utilities - TWO PHASE)
To: Final Development Plan.

Acreage: 2.71 acres

LOCATION

Street: South side of Vest Mill Road between Westbrook Plaza Drive and Westgate Center Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest

SITE PLAN

Proposed Use: Medical or Surgical Office.
Square Footage: 3,560 square feet
Parking: Required: 18; Proposed: 18; Layout: Staff has recommended moving the four proposed spaces fronting Vest Mill Road presently shown between existing trees, to another portion of the site.
Bufferyard Requirements: None required. This property is surrounded by GO-S zoning.
Vehicular Use Landscaping Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One-story residential structure
Adjacent Uses:
North - Office, zoned GO-S

East - Office, zoned GO-S
South - Office, zoned GO-S
West - Office, zoned GO-S

GENERAL AREA

Character/Maintenance: Subject site is surrounded by well-maintained offices.
Development Pace: Fast.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed.
Topography: Site slopes down slightly to the south.
Vegetation/habitat: Site is developed.
Constraints: Minor.

TRANSPORTATION

Direct Access to Site: Vest Mill Road
Street Classification: Collector Street
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Trip Generation/Existing Zoning: GO-S Multiple Uses - Medical/Dental Office
 $3,560\text{sf}/1,000 = 3.56 \times 36.13 = 129$ trips
Trip Generation/Proposed Zoning: Final Development Plan - Medical/Dental Office
 $3,560\text{sf}/1,000 = 3.56 \times 36.13 = 129$ trips

HISTORY

Relevant Zoning Cases:

1. W-2360; RS-9 to GO-S; approved December 9, 1999; northwest side of Westbrook Plaza Drive, west of Stratford Road; 10.01 acres; Planning Board and staff recommended approval.
2. W-2128; from GO-S (Offices - Two Phase) to GB-S (Hotel or Motel); approved February 3, 1997; south side of Westbrook Plaza Drive and north side of I-40, east of Westgate Center Drive; 2.72 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban
Relevant Comprehensive Plan Recommendation(s): Develop office, commercial, and industrial developments at planned activity nodes; adequate separation and buffering of office, commercial, and industrial land uses from residential land uses; and an improved transportation system.

Area Plan/Development Guide: *South Stratford Road Development Guide*

Relevant Development Guide Recommendation(s): The development guide recommends office use on this property, and identifies the larger area as an Activity Center.

ANALYSIS

Proposed is a Final Development Plan for Medical or Surgical Offices. Several conditions were made part of the original approval of this petition. Some of the conditions apply to the current submittal and some will apply to future phases. The existing conditions are as follows:

- a. This is a TWO PHASE zoning petition and must have a Final Development Plan approved by the City-County Planning Board prior to the issuance of building permits. The Planning Board reserves the right to add additional conditions to the Final Development Plans when they are submitted for review and approval in accordance with UDO Section 6-2.2(D)(2).
- b. The existing house on this property may be used as a residence under this rezoning approval. If the house is converted to an office use, a Final Development Plan must be approved by the City-County Planning Board in accordance with condition "a." above.
- c. The following are some of the general conditions which will apply to the second phase Final Development Plan approvals for this property:
 1. Developer shall be required to widen the frontage on Vest Mill Road 18 feet from centerline with curb and gutter and a sidewalk. If only the existing house is converted to an office use with no other development on the property, this condition may be delayed until other buildings are constructed on the property.
 2. New office buildings on the rear of this property will be required to access Rymco Drive. If the existing house and driveways on Vest Mill Road are removed, a new driveway may be permitted on Vest Mill Road opposite Vest Mill Circle.
 3. This property is subject to the Stratford Road Impact Fee approved for this area. This fee shall be paid prior to the issuance of any building permits.
 4. Stormwater management study will be required for this site. The stormwater management system shall be designed for the entire 2.71 acre site and not for individual sites as they develop.
 5. All buildings shall be limited to a maximum height of three (3) stories/45 feet.
 6. All signs on the property shall be monument types with a maximum height of five (5) feet and a maximum copy area of thirty-six (36) square feet.

Staff has recommended to the petitioner that the four parking spaces shown on the original site plan, located among the trees facing Vest Mill Road to be relocated. The vegetation existing in

this area of the site should be maintained.

FINDINGS

1. Proposed is a Final Development Plan for a Medical or Surgical Office.
2. There are several conditions made upon the original approval of this petition. Some of the conditions apply to the current submittal and some will apply to future phases.
3. Staff supports the Final Development Plan with the attached conditions.

STAFF RECOMMENDATION

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

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- d. One (1) freestanding monument type ground sign shall be permitted on Vest Mill Road with a maximum height of five (5) feet and a maximum copy area of thirty-six (36) square feet.

C OTHER REQUIREMENTS

- a. All other conditions of the first phase approval will be required as subsequent phases are approved.