



**DOCKET #:** W2444

**PROPOSED ZONING:**  
GO-S (Multiple Uses)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Dr. James Trujillo

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 2.37

**MAP(S):** 612846



December 20, 2000

Dr. Jaime Trujillo  
The Salem Center  
2928 Maplewood Avenue  
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2444

Dear Dr. Trujillo:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen will hear this petition.

Sincerely,

A. Paul Norby, AICP  
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102  
Ed Cunnings, 1416 Hannaford Road, Winston-Salem, NC 27103  
Frank M. Bender, 1457 Hannaford Road, Winston-Salem, NC 27103  
Doug Stimmel, 305 W. 4th Street, Winston-Salem, NC 27101

**ACTION REQUEST FORM**

**DATE:** December 20, 2000  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Dr. Jaime Trujillo for property owned by Reed Family Limited Partnership

**SUMMARY OF INFORMATION:**

Zoning map amendment of Dr. Jaime Trujillo for property owned by Reed Family Limited Partnership from RS-9 to GO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous): property is located on the northwest side of Westbrook Plaza Drive east of Westgate Center Drive (Zoning Docket W-2444).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** APPROVED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Dr. Jaime Trujillo for property owned by Reed Family Limited Partnership, Docket W-2444

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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BE IT ORDAINED by the Board of Aldermen of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to GO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous) the zoning classification of the following described property:

Tax Lots 045R, Tax Block 3901

Section 2. This Ordinance is adopted after approval of the site plan entitled Dr. Trujillo Office Building and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Dr. Jaime Trujillo for property owned by Reed Family Limited Partnership.

Section 3. The Board of Aldermen hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Dr. Trujillo Office Building. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Dr. Jaime Trujillo for property owned by Reed Family Limited Partnership (Zoning Docket W-2444). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for GO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous), approved by the Winston-Salem Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the GO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall have a storm water management plan submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. On-site fire hydrant locations shall be approved by the City of Winston-Salem in writing to the Inspections Division.
  - b. A Sewer Impact Fee of \$512.99 per acre shall be paid to the City of Winston-Salem.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. All required storm water management devices shall be installed.
  - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  - c. Developer shall install five (5) foot wide sidewalks as shown on the site plan along Westbrook Plaza Drive with outside edge of the sidewalk located at edge of the existing right-of-way.
  
- **OTHER REQUIREMENTS**
  - a. A maximum of one (1) free standing monument sign with a maximum height of five (5) feet shall be allowed along the entire frontage of Westbrook Plaza Drive.

## ZONING STAFF REPORT

**DOCKET #** W-2444  
**STAFF:** Gary Roberts

Petitioner(s): Dr. Jaime Trujillo  
Ownership: Reed Family Limited Partnership

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
To: GO-S General Office District (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous)

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

Acreage: 2.25 acres

### **LOCATION**

Street: North side of Westbrook Plaza Drive east of Westgate Center Drive.  
Jurisdiction: City of Winston-Salem.  
Ward: Southwest.

### **SITE PLAN**

Proposed Use: Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous.  
Square Footage: 14,500 square feet.  
Building Height: One story.  
Parking: Required: 73; proposed: 74.  
Bufferyard Requirements: 40' type III bufferyard required adjacent to residential zoning.  
Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: None. Site is currently wooded.

Adjacent Uses:

- North - Recently approved GO-S site currently under construction.
- East - Red Lobster restaurant zoned GB-S.
- South - Best Western hotel zoned HB-S.
- West - Single family residential neighborhood zoned RS-9.

## **GENERAL AREA**

Character/Maintenance: Well maintained area.

Development Pace: Fast.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Vegetation removal and regrading of 95 % +/- of the site.

Topography: Gradual slope down to the east. Hannaford neighborhood is elevated above this site.

Streams: A small stream runs along the north property line.

Vegetation/habitat: Dense evergreen and mature deciduous trees.

## **TRANSPORTATION**

Direct Access to Site: Westbrook Plaza Drive; Stratford Road; I-40.

Street Classification: Westbrook Plaza Drive - local street; Stratford Road - major thoroughfare; I-40 - freeway.

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

Stratford Road from Vest Mill Road to I-40 - 25,000/34,000

I-40 from Hanes Mall Boulevard to 54,000/81,000

Trip Generation/Existing Zoning: RS-9

$2.25 \times 43,560/9,000 = 10 \text{ units} \times 9.57 \text{ (SFR trip rate)} = 96 \text{ trips}$

Trip Generation/Proposed Zoning: GO-S

$14,500/1,000 = 14.5 \times 36.13 \text{ (medical/dental office trip rate)} = 524 \text{ trips}$

Sidewalks: Existing walk terminates at property line and is proposed to be extended.

Transit: WSTA 18 along Westbrook Plaza Drive.

## **HISTORY**

Relevant Zoning Cases:

1. W-2360; RS-9 to GO-S (Banking & Financial Services and Professional Offices) approved January 3, 2000; northwest side of Westbrook Plaza Drive, west of Stratford Road, adjacent to and immediately north of subject property; 10.03 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.
3. W-2096; RS-9 and GB to GB-S [Restaurant (without drive-through service)]; approved October 7, 1996; southeast of the proposed site next to the hotel approved in W-1978 (see below); Planning Board and staff recommended approval of this petition which was for a new Red Lobster restaurant.



4. W-1978; HB-S to Site Plan Amendment; approved August 7, 1995; southeast side of Westbrook Plaza Drive, south of the current site; Planning Board and staff recommended approval of this petition. This petition changed the site from one type of hotel to an Innkeeper Hotel with more rooms and a higher building height.

### **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* recommends that office development occur as part of a mixed use development and that downtown Winston-Salem be a major location for future office space. The plan also recommends that residential uses be protected from conflicting nonresidential land uses.

Area Plan/Development Guide: *South Stratford Road Development Guide* (1989)

Relevant Development Guide Recommendation(s): This rezoning request lies in an area identified for office development. For all projects adjacent to the I-40, I-40 Bypass, I-40 Business, and US 421 rights-of-way on both sides of the highways, developers will be required to either meet performance standards regarding landscaping, parking, and rooftop mechanical equipment or install a type A bufferyard along the right-of-way line.

### **ANALYSIS**

Currently, the 2.25 acre subject property is undeveloped and zoned RS-9. The request is for GO-S in order to construct a 14,500 +/- sf. office building. *Vision 2005* and the *South Stratford Road Development Guide* (1989) both support office development on this site. Clearly, single family residential is not a practical option for the property.

Staff concurs with the recommendations of the adopted plans and recommends approval of this request. Office use is consistent with the development pattern in the general area. In addition, the one story nature of the proposed structure will minimize the impact and degree of visual intrusion onto the single family area along Hannaford Road to the west. Regarding inner site connectivity, topographic considerations preclude the opportunity to connect the interior parking lot of the subject property to the adjoining office building to the north.

Staff remains consistent in its support of the recommendations contained within the development guide and *Vision 2005*, however it was decided that the benefits of multifamily residential use for this property as part of a complementary mixture of uses in the larger area should also be conveyed to the Planning Board. The intersection of Stratford Road and Westbrook Plaza Drive is one of the most congested in the City. While office use requires the influx of additional motorists into the area, medium to high density residential provides a housing opportunity, which over the long term, will likely be occupied by some of the employees and/or customers of the surrounding office and retail uses. Providing a fine grain mix of uses is the most effective means to reduce traffic increases and shorten vehicular trip lengths. Finally, although this proposal involves only a small amount of square footage, the construction of Class A office space in greenfield and suburban infill locations further delays such developments in the downtown area where the overall benefit to the community is much greater.

### **FINDINGS**

1. *Vision 2005* recommends office development for the subject property.
2. *South Stratford Road Development Guide* recommends office for the subject property.
3. Surrounding zoning is a mix of single family residential along with office and retail.
4. Staff could support medium to high density residential as per the Analysis comments.

### **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall have a storm water management plan submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
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  - c. Developer shall install five (5) foot wide sidewalks as shown on the site plan along Westbrook Plaza Drive with outside edge of the sidewalk located at edge of the existing right-of-way.
- **OTHER REQUIREMENTS**
  - a. A maximum of one (1) free standing monument sign with a maximum height of five (5) feet shall be allowed along the entire frontage of Westbrook Plaza Drive.

[*For information purposes only:* The draft *Legacy* plan encourages the fine grained mixing of commercial and residential uses. The plan also promotes walkable developments.]

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: Steve Johnson.

VOTE:

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

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Kerry Avant certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: Steve Johnson

VOTE:

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

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning