

DOCKET #: F1417A

PROPOSED ZONING:
FDP

EXISTING ZONING:
MU-S

PETITIONER:
Robinhood Village/BB&T
Branch Bank for property
owned by Center 166
LLC

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 1.42

**NEAREST
BLDG:** 200' west

MAP(S): 594862, 594866

F

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1417A
Staff	Gary Roberts, AICP
Petitioner(s)	BB&T Branch Bank
Owner(s)	Center 166 LLC
Subject Property	Portion of Tax Lot 302 / Tax Block 4635
Type of Request	Final Development Plan for property zoned MU-S (Shopping Center; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential, Multi-Family and Residential Building, Single Family) in order to construct a 3,999 square foot bank.
Proposal	The petitioner is requesting Final Development Plan approval for property zoned MU-S. The petitioner is requesting the following uses: <ul style="list-style-type: none"> • Banking and Financial Services
Zoning District Purpose Statement	The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounding area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctly different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1,2,3,4, and activity centers.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes
GENERAL SITE INFORMATION	
Location	North side of Olivet Church Road at Fleetwood Circle
Jurisdiction	Forsyth County
Site Acreage	Approximately ± 1.42 acres
Current Land Use	Site is undeveloped
Physical Characteristics	The site has recently been graded and has a gentle slope downward toward the northeast.

Proximity to Water and Sewer	Public water and sewer are available			
Stormwater/ Drainage	A stormwater study was a condition of the first phase approval.			
Analysis of General Site Information	The site poses no development constraints.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Stormwater study 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Olivet Church Road	Minor Thoroughfare	213'	5,900	16,100
Village Link Road	Private street	175'	NA	NA
Proposed Access Point(s)	Two access points onto Village Link Road (private).			
Planned Road Improvements	Robinhood Road from Shattalon Drive to the Northern Beltway from 2 lanes to 3 lanes; 2015-2020			
Sidewalks	Sidewalks will be provided along both street frontages as per the approved plan. Staff recommends a lateral sidewalk connection be provided from the site to the sidewalk along Olivet Church Road. The revised site plan includes this linkage.			
Connectivity	A cross access and parking easement is in place with the adjacent out parcel.			
Traffic Impact Study (TIS)	A TIS was submitted with the original request. The improvements shown on the on the approved master plan are consistent with the recommendation of the TIS.			
Analysis of Site Access and Transportation Information	The proposed access to the site will be from Village Link Road which will be a private drive within the development. Because the subject property is the first structure within the overall 34 acre MU-S site, staff recommends the inclusion of a condition to ensure that the paved access to the site will be in place prior to approval of the Certificate of Occupancy for the proposed building.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Condition for improved access to the site. 			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Square Footage	Square Footage		Placement on Site	
	3,999 sf + 750 sf future expansion		Central portion	
Parking	Required	Proposed		Layout
	24 spaces	38 spaces		Front and both sides of proposed building

Building Height	Maximum	Proposed
	60'	27'
Impervious Coverage	Maximum	Proposed
	NA	66.8%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.5 (C) Mixed Use – Special Use District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan meets the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request is the first installment within a new shopping center.		Request is for an outparcel within a shopping center within which the infrastructure has not been constructed.
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts. The following conditions are from the original F-1417A petition. Some of the conditions may not be applicable to the subject outparcel. New conditions are shown in <i>bold italics</i>.</p> <p>PRIOR TO THE ISSUANCE OF GRADING PERMITS</p> <ol style="list-style-type: none"> A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department. Limits of clearing for the entire site shall be flagged in the field. Developer shall obtain water quality approval for stream disturbances from the Department of Environment and Natural Resources if required by the Erosion Control Officer. Developer shall provide the information necessary to comply with the requirements of the <u>Architectural Resources Documentation Requirements</u> checklist to Historic Resources staff for the Doub/Pratt house prior to demolition. This checklist is available from the City-County Planning Board staff. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to the issuance of a driveway permit. 		

- f. Provide additional low-walls or screening alternative, as approved by Planning Staff, along relocated Fleetwood Circle between the street and parking areas, except for Outparcel #5, which will be addressed at the Final Development Plan stage.
- g. Record final plat with Office of the Register of Deeds.

PRIOR TO THE SIGNING OF PLATS

- a. All documents including covenants, restrictions, and homeowner's association agreements shall be recorded in the office of the Register of Deeds.
- b. Relocate the proposed exterior sidewalks into the right-of-way or provide public access and maintenance easements.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All road improvements shall be completed prior to the issuance of occupancy permits.
- b. All Fire Hydrants shall be installed in accordance with the Forsyth County Fire Department.
- c. Sidewalks along the full frontage of the property along Attanook Road, Fleetwood Circle, Robinhood Road, and Olivet Church Road shall be installed to the specifications of the Public Works Department of the City of Winston-Salem.
- d. Developer shall install or financially guarantee large variety street trees as defined in UDO Section 3-4.10, along both sides of all streets, within street yards, bufferyards and motor vehicle parking areas where no conflict occurs with over head utility lines.
- e. *Developer shall provide paved access to the subject property.*

OTHER REQUIREMENTS

- a. All uses and square footages shall match those indicated in the associated Traffic Impact Study. A Site Plan Amendment will be required for any changes not in keeping with those calculations and a new TIS may need to be submitted as part of the Site Plan Amendment process.
- b. All outparcels shall only have access from roads internal to the subject property site and shall not have access from Attanook Road, Robinhood Road, and Olivet Church Road.
- c. Freestanding signage for the shopping center shall be limited to two signs with a maximum height of 18 feet and a maximum copy area of 100 square feet each, per side. Said signs shall be located at least 300 feet apart. Freestanding signage for each outparcel shall be limited to one sign with a maximum height of six (6) feet.
Freestanding signage for the residential development shall be limited to two signs on either side of the entrance onto Olivet Church Road with a maximum height of six (6) feet and a maximum area of 36 square feet each.

- d. Provide missing sidewalk linkages (connection between public and private sidewalk near Olivet Church Road; linkage between front and back sidewalk along west end of retail stores; northern end of eastern most office and Attanook Drive; northern frontage of Outparcel #5; and frontage of proposed open space to Robinhood Road;
- e. Provide a consistent 10' minimum sidewalk width in traffic circle area;
- f. Add crosswalks at Attanook/Fleetwood Circle intersection and at all four (4) crossing points at main entrance along Robinhood/Meadowlark;
- g. TWO PHASE buildings should be oriented toward the private drive when submitted for Final Development Plan approval, as determined by Planning Staff. These buildings should not turn their back on Robinhood and Olivet Church Road, but have two “fronts.” In this context, the two “fronts” does not refer to two sets of doors, windows, etc., but rather providing consistent materials and design for both the front and back of the buildings and hiding/screening the building mechanicals from view from the public rights-of-way; ***Building elevations shall be in substantial compliance with Exhibits A, B and C***; and
- h. Volunteered design conditions for the use of similar materials and architectural style between the shopping center, multifamily and office (FIRST PHASE) components and the TWO PHASE outparcels. All proposed buildings in the development shall have similar design and materials and shall be substantially consistent with the architectural renderings and/or elevations submitted by the developer.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

FINAL DEVELOPMENT PLAN MOTION: Clarence Lambe certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

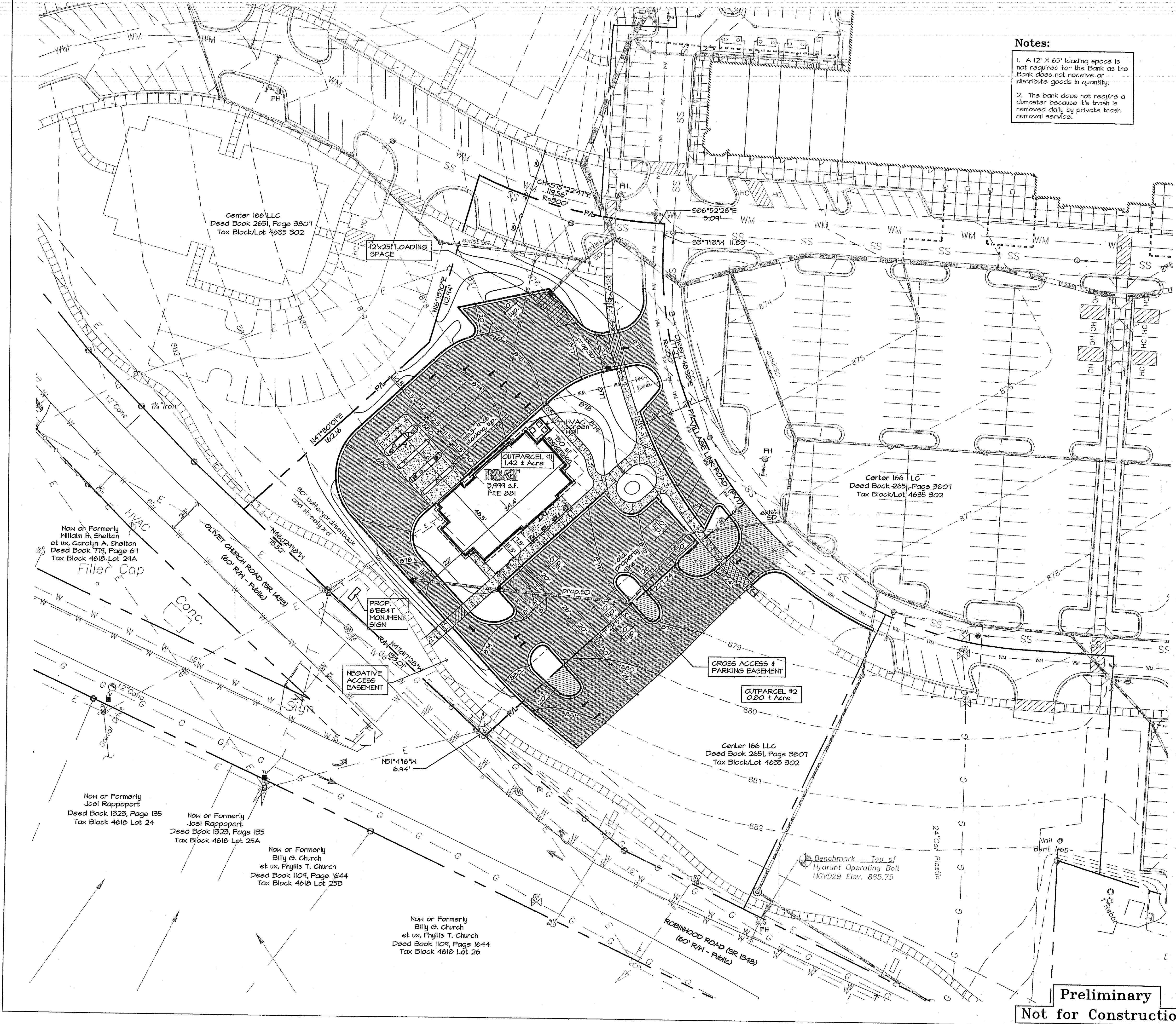
VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Brenda Smith

AGAINST: None

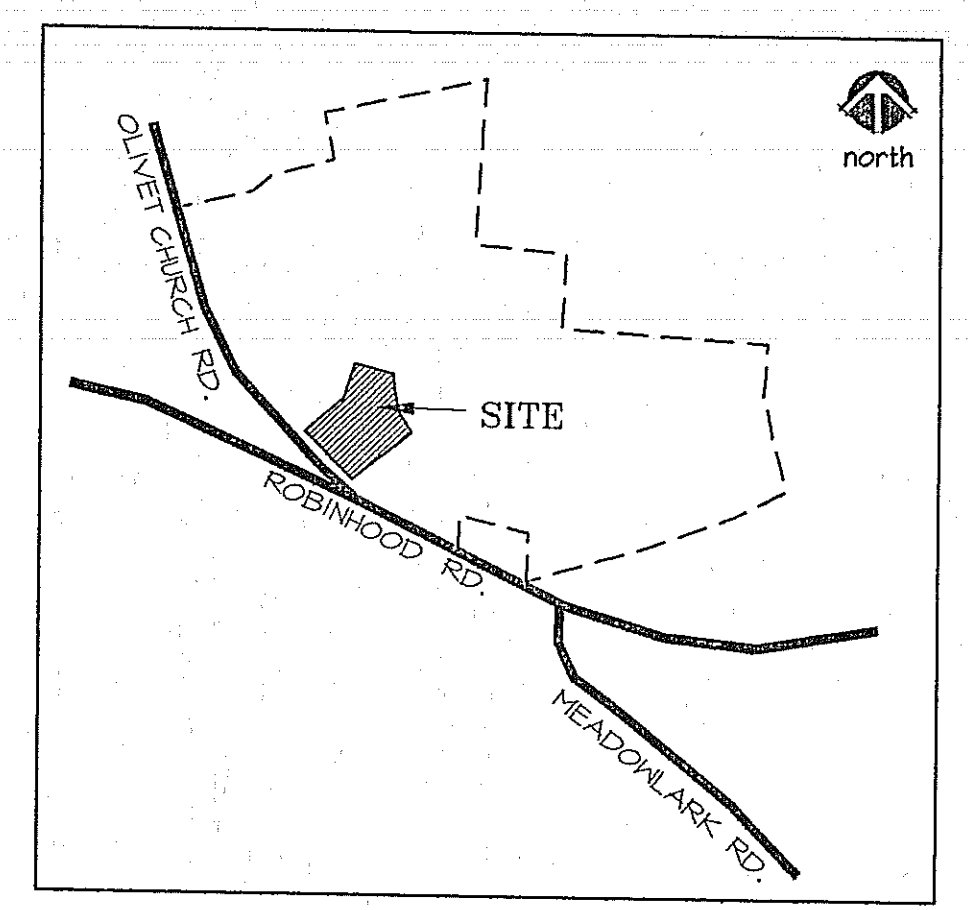
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



Notes:

1. A 12' x 65' loading space is not required for the Bank as the Bank does not receive or distribute goods in quantity.
2. The bank does not require a dumpster because it's trash is removed daily by private trash removal service.



Vicinity Map
Not to scale

Owner:
CENTER 166, LLC
C/O TRIBEK PROPERTIES, INC.
ATTN: SCOTT C. BORTZ - PRINCIPAL
200 PROVIDENCE ROAD
SUITE 106
CHARLOTTE, N.C. 28207-1418
phone: 704-333-8484
fax: 704-333-8485
email: sbortz@tribek.com

Petitioner:
BB&T OF NORTH CAROLINA
BRENDA SHAMLOO, VICE PRES.
FACILITIES DEVELOPMENT
2825 REYNOLDA ROAD
WINSTON-SALEM, N.C. 27106
336-103-5617
FAX 336-103-5640
Email: bshamloob@bbandt.com

Landscape Architect:
SITEPLAN PREPARED BY:
MILLER LANDSCAPE ARCHITECTURE, P.A.
140 CLUB OAKS COURT, SUITE B
WINSTON-SALEM, N.C. 27104
PHONE: 336-765-1423
FAX: 336-765-5023
E-MAIL: mlca@millerla.com

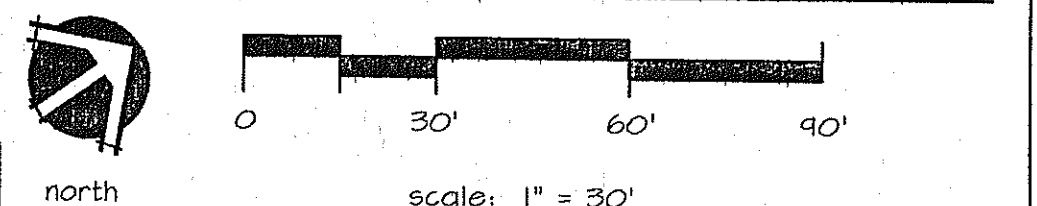
Site Information:
OUTPARCEL #1
BLOCK 4635 LOT 302
DEED BOOK-PAGE: 2651-3807
PIN (NOT YET AVAILABLE)

EXISTING BOUNDARY AND SITE INFORMATION SUPPLIED BY:
STIMMEL ASSOCIATES, P.A.
601 N. TRADE ST.
WINSTON-SALEM, N.C. 27101

Site Plan Legend:

ZONING	OFF-STREET PARKING
Jurisdiction: Forsyth County Existing Zoning: MU-s Proposed Zoning: MU-s Proposed Use: Banking & Financial Services Type of Review Requested: Final Development Plan	Proposed Use: Bank; 3,999 sf Parking Req'd: 1/200 = 20 Future Expansion: 750 sf Parking Req'd: 1/200 = 4 Total Req'd parking: 24 Parking provided: 38
SITE SIZE AND COVERAGES	OFF-STREET LOADING
Acreage (Outparcel#1): 1.42 ± Ac. Acreage (Outparcel#2): 0.80 ± Ac. Site Coverages (Outparcel#1): Building to Land: 7.7% Other Impervious: 59.1% Open Space: 33.2% TOTAL: 100% Total Building Sq. Ft.: 4,749 s.f. (3,999 s.f. + 750 s.f. future addition) Building Height: 27'	Req'd loading space: 1 Proposed loading: 1
WATERSHED CALCULATIONS	BUFFERYARDS
Total site Square Footage: 61,855 sf Less: Existing built-upon area: 0 Vacant Land Area: 61,855 sf Total Max. Coverage: 61,855 sf Proposed built-upon area: 100% Notes: Existing stormwater detention pond services the property. Property is not located in a protected Watershed Area.	Adjacent Zoning: MU-s (side & rear) LB and RS-4 across street Bufferyard: 30' along Olivet Church Road
INFRASTRUCTURE	
Water: Public Sewer: Public Streets: Private	

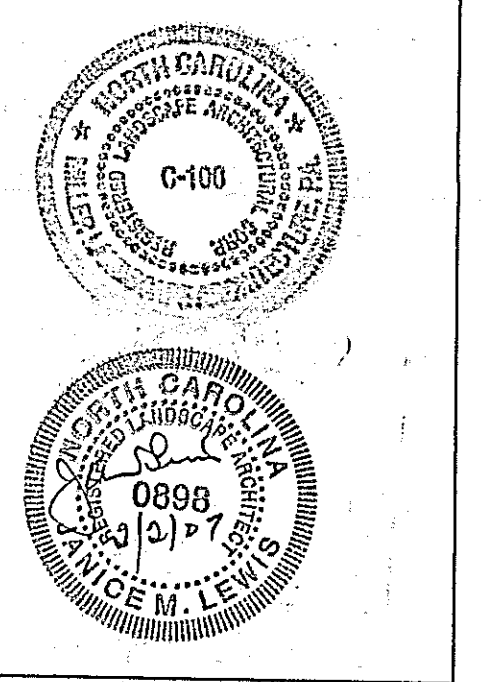
BB&T Robinhood Village
Winston-Salem, N.C.
Docket F-1417a



Preliminary
Not for Construction

MILLER LANDSCAPE ARCHITECTURE
TURNING LAND INTO LANDMARKS
140 Club Oaks Court, Suite B
Winston-Salem, N.C. 27104
(336) 765-1423
fax (336) 765-5023
mla@millerla.com

BB&T
Branch Bank
Robinhood Village
Robinhood Road
Winston-Salem, North Carolina



Date: Jan. 8, 2007
Issued: 2/2/07 changes per inter-departmental comments
Drawn By: JL
Checked By: GMM
Project #:

Sheet Title
Final Development Plan
Sheet 1 of 1

F-1417A "Revised" File Copy