CITY-COUNTY PLANNING BOARD  
DRAFT STAFF REPORT

<table>
<thead>
<tr>
<th>PETITION INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Docket #</td>
<td>W-3174</td>
</tr>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>O’Reilly Auto Parts</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Glenn Crossing Associates, LLC</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN # 6874-16-4861</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Final development plan</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting final development plan approval for a Retail Store in a HB-S Two-Phase zoning district</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>The application does not indicate that a neighborhood meeting has been held.</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Southwest corner of Union Cross Road and Glennview Drive</td>
</tr>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 1.1 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently undeveloped.</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Direction</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The subject property has been cleared and graded. It contains a moderate slope downward from Union Cross Road. The remainder of the site is flat.</td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site has access to public water and sewer.</td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>The site is included in a previously approved stormwater plan.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The subject property contains 1.1 acres of land that was cleared and graded in conjunction with the larger Shops at Glenn Crossing development. The site appears suitable for the proposed development.</td>
</tr>
</tbody>
</table>
## SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Union Cross Road</td>
<td>Boulevard</td>
<td>254’</td>
<td>19,000</td>
<td>44,800</td>
</tr>
<tr>
<td>Glennview Drive</td>
<td>Local Street</td>
<td>180’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Glenn Center Drive</td>
<td>Local Street</td>
<td>182’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The site plan proposes full access points onto Glennview Drive and Glenn Center Drive.

**Trip Generation - Existing/Proposed**
7,225 sf / 1,000 x 61.91 (Automobile Parts Sales Trip Rate) = 447 Trips per Day

**Sidewalks**
Sidewalks are located along the frontage of Union Cross Road. The developer will be required to install sidewalks along its other two road frontages.

**Transit**
Transit is not available in this area.

**Traffic Impact Study (TIS)**
A TIS was submitted with the original rezoning (F-1434).

## Analysis of Site Access and Transportation Information
The site plan submitted with this request proposes two internal access points onto the adjacent local streets. Union Cross Road has recently been widened in this area providing additional capacity. Sidewalks are currently located along the frontage of Union Cross Road and the developer will be required to install sidewalks along their remaining adjacent street frontages. Staff does not anticipate any transportation related issues associated with this request.

## CONFORMITY TO PLANS AND PLANNING ISSUES

### Legacy 2030 Growth Management Area
Growth Management Area 3 (Suburban Neighborhoods)

### Relevant Legacy 2030 Recommendations
- Promote existing activity centers for more concentrated mixed-use activity rather than creating new activity centers
- Ensure new mixed-use development provides opportunities for healthy and active lifestyles by encouraging bicycle and pedestrian circulation
- Encourage convenient services at designated areas to support neighborhoods (p. 54)

### Relevant Area Plan(s)
*Southeast Forsyth Area Plan* (adopted 2013)

### Area Plan Recommendations
The southwest quadrant of the Union Cross Road/I-40 Activity Center (including the subject parcel) is currently zoned for commercial with intermediate-density residential recommended to the west (p. 31)

### Site Located Along Growth Corridor?
No
### Site Located within Activity Center?

| Site Located within Activity Center? | Union Cross Road/I-40 |

### Addressing

| Addressing | The proposed building’s address will be 1088 Glennview Drive. |

### Analysis of Conformity to Plans and Planning Issues

| Analysis of Conformity to Plans and Planning Issues | This final development plan request is consistent with the area plan’s recommendation for commercial land use. |

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>F-1434</td>
<td>RS9 to HB-S Two-Phase</td>
<td>Approved 9/12/05</td>
<td>Includes subject property</td>
<td>31.20</td>
<td>Denial Tie Vote</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7,225 sf</td>
<td>Northwest corner of the site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>36 spaces</td>
<td>36 spaces</td>
<td>90° parking</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>27' (per 1st phase condition)</td>
<td>19'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>85%</td>
<td>54.5%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 2-1.3(I) HB District</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
<th>(A) Legacy 2030 policies:</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(B) Environmental Ord.</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>(C) Subdivision Regulations</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### Analysis of Site Plan Compliance with UDO Requirements

The site plan submitted with this request proposes a 7,225sf building located on the northwest portion of the site with parking located to the east and south. The site plan does comply with minimum UDO requirements and with the approved first phase conditions of F-1434. Staff does recommend that the developer consider options for improving the appearance of the north and west facades of the buildings as they are highly visible from the adjacent internal road frontages.

### CONCLUSIONS TO ASSIST WITH RECOMMENDATION

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is already zoned for commercial use.</td>
<td>The back of the building will be highly visible from the remainder of the shopping center.</td>
</tr>
<tr>
<td>The request is consistent with the recommendations of the area plan.</td>
<td></td>
</tr>
<tr>
<td>This request complies with all first phase conditions.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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.

- **PRIOR TO ISSUANCE OF ANY PERMITS:**
  a. Developer shall record a negative access easement across the site’s frontage on Union Cross Road.

- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Exhibit A” as verified by Planning staff. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.
  b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25’ or less and no more than 0.5 foot-candles at the property line.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
  a. Building shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
  b. Lighting shall be installed per approved lighting plan and certified by an engineer.
  c. Developer shall install a five (5) foot wide sidewalk along the site’s frontage on Glennview Drive and Glenn Center Drive as shown on the site plan.

- **OTHER REQUIREMENTS:**
  a. Building height shall not exceed twenty-seven (27’) feet.
  b. The proposed dumpster shall be screened from any public street with the same materials as the building.
  c. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
  d. All proposed landscaping shall be consistent (with respect to species) with existing landscaping in the overall HB-S zoning (F-1434).

**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.**
CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3174
OCTOBER 13, 2016

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the final development plan.
SECOND: Allan Younger
VOTE:
    FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger
    AGAINST: None
    EXCUSED: None

____________________________
A. Paul Norby, FAICP
Director of Planning and Development Services
PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
HB-S Two Phase

PETITIONER:
O'Reilly Auto Parts for property owned by Glenn Crossing Associates, LLC

DOCKET #: W3174

SCALE: 1" represents 300'

STAFF: King

GMA: 3

ACRES: 1.10

NEAREST BLDG: 195' east

MAP(S): 6874.01