PROPOSED ZONING:
HB-S Site Plan Amendment

EXISTING ZONING:
HB-S Two Phase

PETITIONER:
Robinhood Pediatrics LLC for property owned by Same

SCALE: 1" represents 300'

STAFF: King

GMA: 3

ACRES: 2.69

NEAREST BLDG: 61' northwest

MAP(S): 612862

DOCKET #: W3182
June 19, 2013

Robinhood Pediatrics LLC
c/o David Anderson
200 Robinhood Medical Plaza
Winston-Salem, NC 27106

Re: Site Plan Amendment W-3182

Dear Mr. Anderson:

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

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
<table>
<thead>
<tr>
<th><strong>ACTION REQUEST FORM</strong></th>
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<tbody>
<tr>
<td><strong>DATE:</strong></td>
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<tr>
<td><strong>TO:</strong></td>
</tr>
<tr>
<td><strong>FROM:</strong></td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on site plan amendment of Robinhood Pediatrics LLC

**SUMMARY OF INFORMATION:**

Site plan amendment request of Robinhood Pediatrics LLC for a HB-S Two-Phase (Offices) zoned site: property is located on the west side of Whitaker Ridge Road, north of Robinhood Road (Zoning Docket W-3182).

**PLANNING BOARD ACTION:**

<table>
<thead>
<tr>
<th><strong>MOTION ON PETITION:</strong></th>
<th>APPROVAL</th>
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<tbody>
<tr>
<td><strong>FOR:</strong></td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td><strong>AGAINST:</strong></td>
<td>NONE</td>
</tr>
<tr>
<td><strong>SITE PLAN ACTION:</strong></td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Robinhood Pediatrics LLC,
Docket W-3182

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

BE IT ORDAINED by the City Council 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 granting a Site Plan Amendment for
property zoned HB-S (Offices - Site Plan Amendment) and described as follows:

PIN #6816-34-0051

Section 2. This Ordinance is adopted after approval of the site plan entitled Forsyth
Pediatrics at Robinhood and identified as Attachment "A" of the Special Use District Permit
issued by the City Council the _____ day of ________________, to Robinhood Pediatrics
LLC.

Section 3. The City Council 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 Forsyth Pediatrics at Robinhood. 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 City Council
of the City of Winston-Salem

The City Council 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 Robinhood Pediatrics LLC, (Zoning Docket W-3182). 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 HB-S (Offices - Site Plan Amendment), approved by the Winston-Salem City Council the _____ day of __________________, 20___" and signed, provided the property is developed in accordance with requirements of the HB-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:

The original conditions of approval for W-1887 included the following condition:

All the restrictions and other requirements for this development shown in “Exhibit B – Technical Data Sheet” shall become conditions of approval. If any of these conditions conflicts with those conditions volunteered by the developer, the stricter condition would apply. (Exhibit B shows the 15’ buffer along Whitaker Ridge Drive). Approval of this request would delete the 15’ buffer requirement for the 411’ of frontage on Whitaker Ridge Drive for PIN # 6816-34-0051 only.

All other applicable conditions of W-1887 and the final development plan for Robinhood Pediatrics shall remain in effect for PIN# 6816-34-0051.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3182</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Robinhood Pediatrics LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6816-34-0051</td>
</tr>
<tr>
<td>Address</td>
<td>1350 Whitaker Ridge Drive</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Site plan amendment</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting a site plan amendment to remove an existing condition of approval which requires a bufferyard to be installed along the frontage of Whitaker Ridge Drive. The current approved use of the site is for Offices.</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>None noted.</td>
</tr>
</tbody>
</table>

## ZONING DISTRICT PURPOSE STATEMENT

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.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>West side of Whitaker Ridge Road, north of Robinhood Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Northwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 2.69 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Medical office</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td></td>
</tr>
<tr>
<td>Direction</td>
<td>Zoning District</td>
</tr>
<tr>
<td>North</td>
<td>HB-S</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
</tr>
<tr>
<td>South</td>
<td>HB-S</td>
</tr>
<tr>
<td>West</td>
<td></td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>The site is developed with a medical office that was constructed in 2011. The building and parking lot sit a few feet below Whitaker Ridge Drive.</td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>The site is served by public water and sewer.</td>
</tr>
<tr>
<td>Stormwater/ Drainage</td>
<td>No known issues.</td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not located within a water supply watershed.</td>
</tr>
</tbody>
</table>
### Analysis of General Site Information
The site is developed with a newly constructed medical office and associated parking areas. There are no development related issues associated with this request.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitaker Ridge Drive</td>
<td>Local Street</td>
<td>417'</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s):** The site has one access point onto Whitaker Ridge Drive and one onto the shopping center’s driveway.

**Sidewalks:** Sidewalks are present along the frontage of Whitaker Ridge Drive.

**Transit:** Route 21 runs along Robinhood Road, south of the subject property.

### CONFORMITY TO PLANS AND PLANNING ISSUES

**Legacy GMA:** Growth Management Area 3 (Suburban Neighborhoods)

**Relevant Area Plan(s):** *West Suburban Area Plan*

**Area Plan Recommendations:**
- The area plan recommends the subject property for office development.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request Description</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-1887</td>
<td>Final Development Plan</td>
<td>Approved March 11, 2010</td>
<td>Subject property</td>
<td>2.69</td>
<td>Approval</td>
</tr>
<tr>
<td>W-1887</td>
<td>R-4 to B-3-S</td>
<td>Approved April 4, 1994</td>
<td>Includes subject property</td>
<td>29.97</td>
<td>Approval</td>
</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Required Square Footage</th>
<th>Proposed Square Footage</th>
<th>Placement on Site</th>
<th>Layout</th>
</tr>
</thead>
<tbody>
<tr>
<td>17,285 sf</td>
<td>58 spaces</td>
<td>101 spaces</td>
<td>Western ¼ of site</td>
<td>90° head-in</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>60’</td>
<td></td>
<td>27’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>85%</td>
<td></td>
<td>53.63%</td>
</tr>
</tbody>
</table>

**Complies with:**
- (A) *Legacy policies:* Yes
- (B) *Environmental Ord.*: Yes
- (C) *Subdivision Regulations:* Yes

**Analysis of Site Plan Compliance with UDO Requirements:**
The original rezoning for Whitaker Square was approved in 1994 and included a condition of approval that read:

All the restrictions and other requirements for this development shown in “Exhibit B – Technical Data Sheet” shall become conditions of approval. If any of these conditions conflicts with
those conditions volunteered by the developer, the stricter condition would apply.

Exhibit B depicted a 15’ buffer along the entire frontage of Whitaker Ridge Drive. The buffer was installed and the vegetation included is now mature, creating an almost opaque vegetative screen. In 2010, the developer submitted a site plan for final development plan approval by the Planning Board. During the review of that case, the developer inquired about removing the bufferyard plantings and staff explained that a site plan amendment would be required in order to do so. The developer chose to proceed with the final development plan approval. In conflict with the original conditions of approval, the petitioner had the required evergreen plantings trimmed down to approximately three feet in height. The existing Crape Myrtles still remain.

The petitioner wishes to remove the existing buffer condition and instead, have the traditional streetyard plantings installed along Whitaker Ridge Drive. The streetyard plantings would screen the view of the parking lot but also allow the existing building to be visible from the public road.

When the original rezoning (W-1887) was approved, it was likely envisioned that this property would be developed with buildings oriented toward the shopping center with their backs turned toward Whitaker Ridge Drive. In that scenario, a buffer along Whitaker Ridge Drive would serve the purpose of screening the backs of buildings from view along the public street. Now that the site has been developed with a building that fronts Whitaker Ridge Drive, the need to completely screen this parcel appears to be unnecessary. Staff still has a concern about the view of the back of the shopping center which is now visible from the public road. Staff shared this concern with the petitioner and they have agreed to install additional evergreen plantings along the north side of their parking lot in an effort to screen/break-up the view of the shopping center. Staff commends the petitioner for providing these additional plantings. While staff does not condone the removal of required vegetation prior to receiving the necessary approval from City Council, staff does support the request to remove the buffer requirement for this parcel. (Note: the buffer condition included in W-1887 will remain in effect for all other applicable portions of the original rezoning.)

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
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<tbody>
<tr>
<td>Positive Aspects of Proposal</td>
</tr>
<tr>
<td>Removal of bufferyard plantings allows the building to be seen from Whitaker Ridge Drive.</td>
</tr>
<tr>
<td>Bufferyards typically aren’t installed/required between the front of a building and the public road.</td>
</tr>
</tbody>
</table>
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The original conditions of approval for W-1887 included the following condition:

All the restrictions and other requirements for this development shown in “Exhibit B – Technical Data Sheet” shall become conditions of approval. If any of these conditions conflicts with those conditions volunteered by the developer, the stricter condition would apply. (Exhibit B shows the 15’ buffer along Whitaker Ridge Drive). Approval of this request would delete the 15’ buffer requirement for the 411’ of frontage on Whitaker Ridge Drive for PIN # 6816-34-0051 only.

All other applicable conditions of W-1887 and the final development plan for Robinhood Pediatrics shall remain in effect for PIN# 6816-34-0051.

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-3182
JUNE 13, 2013

PUBLIC HEARING

FOR: None
AGAINT: None

WORK SESSION

During discussion by the Planning Board the following comment was made:

Lynne Mitchell: I remember when this came through a couple of years ago and they agreed to the condition; after which they hacked these plants down. I thought that was not very respectful of the process. I will reluctantly support it.

MOTION: Paul Mullican moved approval of the site plan amendment.
SECOND: Clarence Lambe
VOTE:
FOR: Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
AGAINT: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3182

PROPOSED ZONING:
HB-S Site Plan Amendment

EXISTING ZONING:
HB-S Two Phase

PETITIONER:
Robinhood Pediatrics LLC for property owned by Same

SCALE: 1" represents 300'
STAFF: King
GMA: 3
ACRES: 2.69
NEAREST BLDG: 61' northwest
MAP(S): 612862
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE  
Project Case Number: W-3182

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS
Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE NUMBER: W-3182  PROJECT TITLE: Forsyth Pediatrics at Robinhood
DATE: May 29, 2013

PROJECT DESCRIPTION: West side of Whitaker Ridge Road and Old Lexington Road

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT</td>
<td>336.747.7900</td>
<td><a href="mailto:skjones@ncdot.gov">skjones@ncdot.gov</a></td>
<td>No Comment</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WSDOT</td>
<td>336.747.6872</td>
<td><a href="mailto:conniec@cityofws.org">conniec@cityofws.org</a></td>
<td>No Comment</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Engineer</td>
<td>336.747.6846</td>
<td><a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></td>
<td>&quot;No comments&quot; (per email from Al Gaskill)</td>
</tr>
<tr>
<td>City Streets Division</td>
<td>336.734.1550</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inspections (Zoning)</td>
<td>336.727.2626</td>
<td><a href="mailto:jeffv@cityofws.org">jeffv@cityofws.org</a></td>
<td>No comments (per email from Jeff Vaughn)</td>
</tr>
<tr>
<td>Erosion Control</td>
<td>336.727.2388</td>
<td><a href="mailto:matthewo@cityofws.org">matthewo@cityofws.org</a></td>
<td>No comment</td>
</tr>
<tr>
<td>Stormwater Division</td>
<td>336.747.6961</td>
<td><a href="mailto:josephfi@cityofws.org">josephfi@cityofws.org</a></td>
<td></td>
</tr>
</tbody>
</table>

Signature

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<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email</th>
<th>Comment</th>
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Signature
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3182

**Fire (City) - Phone # - 336. 734.1290 Email: douglasc@cityofwsfire.org**
No comment
(per email from Doug Coble)

**Utilities - Phone # - 336.747.7499 Email: mikep@cityofws.org**
“Show easements on the sewer from manholes 1, 2 and 3. If easements do not exist, they will need to be
dedicated and recorded.”
(per email from Mike Patton)

**Sanitation - Phone # - 336.748.3080 Email: randallb@cityofws.org**
“Bulk containers shall be located so as to provide easy ingress and egress by a container tender truck to the
containers. The location of the container shall be free from any overhanging wires or other obstructions which
have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping
area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on
all sides from the bulk container. Portable packing units will not be serviced by the city. Please consider
subscribing w/a commercial recycling firm to handle all your recyclable waste.”
(per email from Randy Britton)

**Planning - Phone # - 336.747.7043/747.7068 Email: earonk@cityofws.org**
“May need to add some additional plantings at northern end of the site to screen back of shopping center.”
(per email from Aaron King)

**Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc**

**Vegetation Management -336.748.3020 Email: keithf@cityofws.org**

**Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org**
“No addressing or street naming concerns.”
(per email from Ben Stamey)
APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3182
(ROBINHOOD PEDIATRICS, LLC)

The proposed site plan amendment to remove the existing condition of the initial site plan
approval that required a bufferyard, not normally required between the front of a building and
public road, to be installed along the frontage of Whitaker Ridge Drive is:

1. Generally consistent with the Legacy Comprehensive Plan and with the West
Suburban Area Plan; and

2. Reasonable because it allows for the removal of the bufferyard plantings which
will allow the building to be seen from Whitaker Ridge Drive.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3182
(ROBINHOOD PEDIATRICS, LLC)

Although the proposed site plan amendment is generally consistent with the Legacy
Comprehensive Plan and the West Suburban Area Plan, denial of the request is reasonable
because the petitioner did not adhere to the process for amending the site plan before proceeding
to remove the required bufferyard.