

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION				
Docket #	W-2667			
Staff	Gary Roberts, Jr. AICP			
Petitioner(s)	Eve Jean Taylor and Francesco Parascandolo			
Owner(s)	Same			
Subject Property	PIN #6828-59-7380			
Address	The address assignment for this new building is 930 Gramercy Park Lane.			
Type of Request	Final development plan for property zoned MU-S Two-Phase			
Proposal	The petitioner is requesting final development plan approval for a MU-S Two-Phase (Mixed Use – Special Use) zoned site. The requested use is Restaurant (without drive-through service).			
GENERAL SITE INFORMATION				
Location	Southeast corner of Hanes Mill Road and Brassfield Drive			
Jurisdiction	City of Winston-Salem			
Ward(s)	Northeast			
Site Acreage	+/- 1.28 acres			
Current Land Use	The site has been rough graded but is currently undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	GI	K & W Restaurant	
	East	MU-S	Piedmont Federal Savings Bank	
	South	MU-S	Townhomes	
	West	MU-S	Undeveloped property	
Physical Characteristics	The undeveloped site has a gentle slope downward toward the west.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	No known issues. A stormwater condition was included in the original rezoning.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site includes no regulatory floodplains or watersheds. The site has been rough graded.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Hanes Mill Road	Major Thoroughfare	205'	6,300	27,500
Brassfield Drive	Local Street	252'	N/A	N/A
Gramercy Park Lane	Local Street	185'	N/A	N/A

Proposed Access Point(s)	The site will have access onto Brassfield Drive and Gramercy Park Lane.
Trip Generation - Existing/Proposed	<u>Proposed Trip Generation:</u> 4,000 sf / 1,000 x 89.95 (Quality Restaurant Trip Rate) = 360 Trips per Day.
Sidewalks	The site plan proposes sidewalks along all three street frontages with a seven foot (7') lateral connection from the sidewalk along Brassfield Drive to the restaurant entrance.
Transit	Route 44 Westside Connector runs along Hanes Mill Road.
Connectivity	While the entire 34.33 acre site of the original rezoning has no external street connections except to Hanes Mill Road, the site does have good internal connectivity.
Traffic Impact Study (TIS)	A TIS was submitted as a part of the original approval, W-2667.
Analysis of Site Access and Transportation Information	Access to the site is adequate and there will be no access directly onto Hanes Mill Road. Sidewalks are proposed along all three street frontages.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3- Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. • Encourage mixed-use development. • Increase density at activity centers and growth corridors at planned locations.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update</i> (2014)
Area Plan Recommendations	<ul style="list-style-type: none"> • The proposed land use for this site according to the <i>North Suburban Area Plan Update</i> is Office. • The highest intensity, mixed use development should be located in proposed activity centers. • Good and services should be available near where people live and work. • Site design should incorporate pedestrian-oriented design elements such as street trees, buildings located close to the street, building façade articulation and variety, and transparent windows and doors.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the University/Hanes Mill Activity Center.
Analysis of Conformity to Plans and	The subject property was rezoned in 2004 as part of a 34+ acre site that was rezoned from General Industrial (GI) to a Mixed Use development (MU-S) known as Northern Quarters (W-2667). Since that time, some of

Planning Issues	<p>the approved townhouse and condominium units have been constructed along with a bank directly to the east of the subject property. A site plan amendment (which included said bank and 2.55 acres) was approved in 2009 and a larger site plan amendment was approved in 2013.</p> <p>As noted previously, the subject property is located within the University/Hanes Mill Activity Center. While some of the originally approved, pedestrian oriented design elements for the overall development have been modified, staff commends both the building placement (along with the outdoor dining) and the building elevations of the subject request. Both of these features should work to enhance the streetscape along this portion of Hanes Mill Road. Also, consistent with the intent of the original approval and the adjacent bank, a monument sign condition is recommended.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3206	MU-S Site Plan Amendment	Approved 11-4-13	600' southeast	8.05	Approval	Approval
W-3024	MU-S Site Plan Amendment	Approved 4-6-09	Directly east	2.55	Approval, with site plan changes	Approval
W-2667	GI to MU-S	Approved 2-2-04	Included current site	34.33	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	3,558 sf + 443 sf of outdoor dining		Fronting along Hanes Mill Road	
Parking	Required	Proposed		Layout
	40 spaces	46 spaces		On the southern side of the building
Building Height	Maximum		Proposed	
	60'		16'	
Impervious Coverage	Maximum		Proposed	
	N/A		53.42%	
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.	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The proposed final development plan is for a 3,558 square foot Restaurant (without drive-through service). It includes an outdoor seating area of 443 square feet located on the western side of the building. The site plan meets the requirements of the UDO.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The site is already zoned MU-S.		The proposed restaurant will result in an increase in traffic volume.
The proposed building placement and building elevations should add value to the streetscape of Hanes Mill Road.		
The proposed use of a restaurant would strengthen the mixture of uses within the Northern Quarters development and provide a walkable dining option for the nearby residences.		
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.		
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain a Land Disturbing Permit. b. The proposed building shall be in substantial conformance with the submitted elevations as shown on “Exhibit A” as verified by Planning staff. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. Building shall be constructed in substantial conformance with the approved building elevations approved by Planning staff. • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. Freestanding signage shall be limited to one sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. 		

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-2667
FEBRUARY 12, 2015**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Paul Mullican

VOTE:

FOR: Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican,
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services

DOCKET #: W2667

PROPOSED ZONING:

Final Development Plan
(Restaurant without Drive-thru)

EXISTING ZONING:

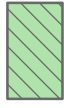
MU-S (Two-Phase)

PETITIONER:

Eve Jean Taylor and Francesco
Parascandolo for property
owned by Same



Property included
in zoning request



500' mail notification
radius. Property not
in zoning request

SCALE: 1" represents 400'

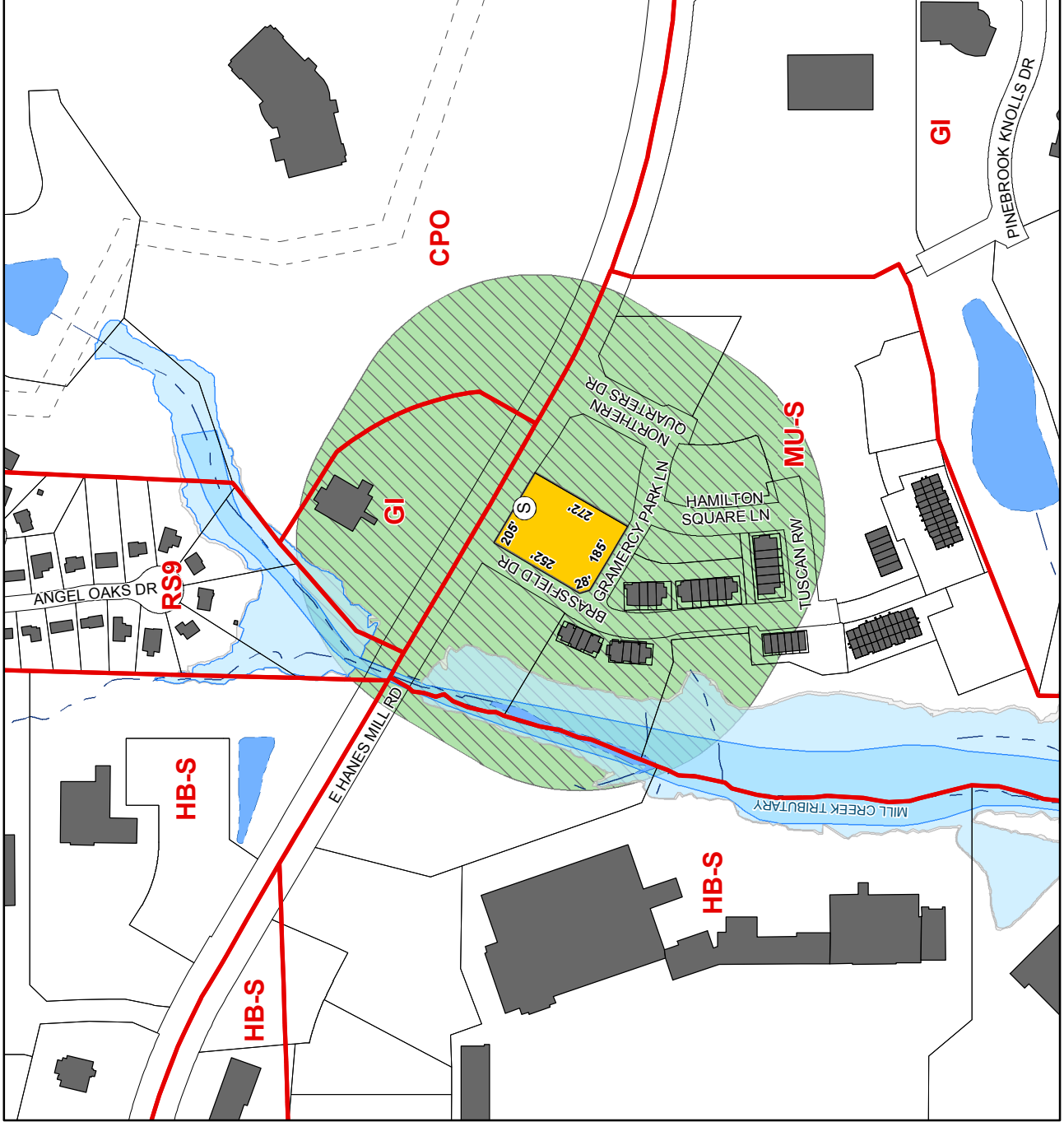
STAFF: Roberts

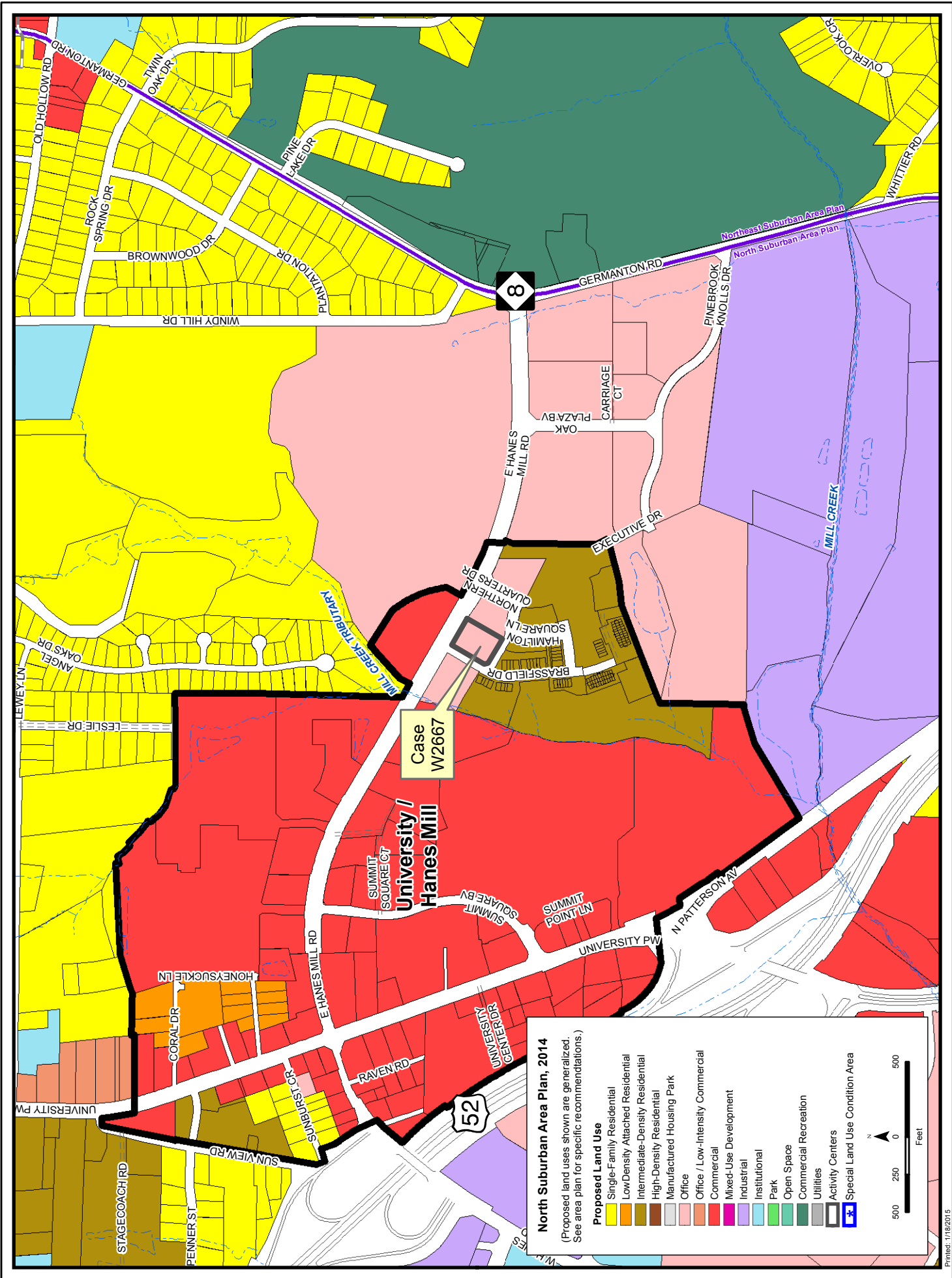
GMA: 3

ACRES: 1.28

**NEAREST
BLDG:** 71' south

MAP(S): 6828.02





North Suburban Area Plan, 2014

(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use

- Single-Family Residential
- Low-Density Attached Residential
- Intermediate-Density Residential
- High-Density Residential
- Manufactured Housing Park
- Office
- Office / Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open Space
- Commercial Recreation
- Utilities
- Activity Centers
- Special Land Use Condition Area

