

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION				
Docket #	W-3174			
Staff	Gary Roberts, Jr. AICP			
Petitioner(s)	Bojangles' Restaurants, Inc.			
Owner(s)	Glenn Crossing Associates, LLC			
Subject Property	PIN # 6874-17-5272			
Address	The address assignment for this new building is 1375 Glenn Center Drive.			
Type of Request	Final development plan for property zoned HB-S Two-Phase			
Proposal	The petitioner is requesting final development plan approval for a HB-S Two-Phase (Highway Business – Special Use) zoned site. The requested use is Restaurant (with drive-through service)			
GENERAL SITE INFORMATION				
Location	Northwest corner of Union Cross Road and Glenn View Drive			
Jurisdiction	City of Winston-Salem			
Ward(s)	East			
Site Acreage	+/- 1.52 acres			
Current Land Use	The site has been rough graded but is currently undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	HB-S	Undeveloped	
	East	GB-S	Undeveloped	
	South	HB-S	Undeveloped	
	West	HB-S	Undeveloped	
Physical Characteristics	The undeveloped site has been cleared and graded and has a gentle slope downward to the southwest.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	The stormwater is shown to be channeled to an existing 18" pipe located along Glenn Center Drive at the southwestern portion of the site.			
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, steep slopes, or watersheds and appears to be suitable for development within the existing HB-S Two Phase district.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Union Cross Road	Boulevard	290'	19,000	23,600
Glenn View Drive	Local Street	210'	N/A	N/A
Glenn Center Drive	Private street	362'	N/A	N/A

Proposed Access Point(s)	The site will have two driveways onto Glenn Center Drive. This private street connects directly to Glenn View Drive which has a right-in, right-out and left-over access point onto Union Cross Road.
Planned Road Improvements	Union Cross Road is currently being improved to a multilane, median divided facility with right deceleration lanes, left turn lanes, and sidewalks.
Trip Generation - Existing/Proposed	<u>Proposed Final Development Plan for a Restaurant (with drive-through service):</u> 3,808 sf /1,000 x 496.12 (Fast Food Restaurant with Drive Through Trip Rate) = 1,889 Trips per Day.
Sidewalks	Sidewalks are currently located along Union Cross Road. The overall HB-S Two Phase zoned site, includes public and private streets with sidewalks which will provide a connection from the proposed restaurant to Union Cross Road and (via Glenn Center Drive) to Glenn Hi Road.
Transit	Route 20 runs along High Point Road approximately 3.7 miles to the west.
Connectivity	The overall first phase site plan included public street connectivity within the larger 31 acre, HB-S Two Phase zoned site, and a public street stub the RS9 zoned property to the west.
Traffic Impact Study (TIS)	A TIS was submitted as part of the initial HB-S Two Phase rezoning in 2005.
Analysis of Site Access and Transportation Information	The site is located adjacent to an active Transportation Improvement Project for Union Cross Road. The proposed 3,808 square foot restaurant would generate approximately 1,889 trips per day.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3- Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Promote new, convenient commercial and business services to support neighborhood needs.
Relevant Area Plan(s)	<i>Southeast Forsyth County Area Plan Update (2013)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The subject property is located within the Union Cross Road/I-40 Activity Center. The plan recognizes the 30 acre portion of this quadrant of I-40 and Union Cross Road as already being zoned for commercial use.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is within the Union Cross Road/I-40 Activity Center.
Addressing	There are no addressing or street naming concerns.

Analysis of Conformity to Plans and Planning Issues	<p>The subject request is a Final Development Plan for a 1.52 acre site zoned HB-S Two-Phase. The overall 31.2 acre site was rezoned in 2005 and the infrastructure has been in place for several years. This is the second Final Development Plan request. The site plan proposes a 3,808 square foot restaurant with a drive through.</p> <p>The request is consistent with the recommendation of <i>Legacy</i> in that it will promote new, convenient commercial (restaurant) services to support the surrounding neighborhood needs. The <i>Southeast Forsyth County Area Plan Update</i> identifies this site as being within the Union Cross Road/I-40 Activity Center and recognizes the existing commercial zoning.</p> <p>The developer has submitted building elevations which comply with the approved conditions pertaining to the use of brick as the main exterior treatment and has agreed to a condition that all rooftop HVAC equipment shall be screened from view of the adjacent public streets.</p> <p>In addition to the above mentioned building appearance conditions, the first phase approval included conditions regarding signage, a common landscaping theme for the overall development, and for lighting i.e. pole height, and fixture type. The proposed site plan is consistent, in regard to these elements.</p>
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RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3174	HB-S Final Development Plan (Sheetz)	Approved 3-14-13	600' south	2.85	Approval	Approved
F-1434	RS9 to HB-S Two Phase	Approved 9-12-05	Included subject property	31.2	Denial	Tie vote

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage		Placement on Site	
	3,808		Central portion of the site	
Parking	Required	Proposed		Layout
	38 spaces	66 spaces		On four sides of the proposed building
Building Height	Maximum		Proposed	
	34' (as per volunteered, approved condition)		22'	
Impervious Coverage	Maximum		Proposed	
	85%		52.22%	
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (I) Highway Business 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	<p>The proposed final development plan is for a 3,808 sf restaurant with drive-through service. The site plan complies with the requirements of the UDO and with the approved first phase conditions regarding common landscaping and lighting. It also complies with the building appearance conditions.</p> <p>Said first phase conditions also included the requirement of a minimum two (2) foot high earthen berm to be installed along Union Cross Road. However, because the finished grades of the site will be approximately ten (10) feet below the road grade of Union Cross Road, such a berm is impractical. Planning staff does recommend a condition that all rooftop HVAC equipment shall be screened from view of the adjacent public streets.</p>	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The site is already zoned HB-S.		The proposed restaurant will result in an increase in traffic volume.
The site is part of a comprehensive development with coordinated access, stormwater management, and common lighting and landscaping.		The site plan includes 28 more parking spaces than are required.
The proposed restaurant will provide food services to the area south of I-40 which currently does not have such an establishment and is therefore consistent with <i>Legacy</i> .		
The proposed building elevations comply with the first phase conditions.		
The request may spur additional development within the overall HB-S Two Phase zoned site.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u> <ul style="list-style-type: none"> 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. Developer shall obtain a Land Disturbing Permit. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS</u> <ul style="list-style-type: none"> a. Developer shall complete construction (including final inch of asphalt and connections to public streets) of Glenn View Drive and Glenn Center Drive. 		

- b. Building shall be constructed in substantial conformance with the approved building elevations.

- **OTHER REQUIREMENTS**

- a. The proposed building shall not exceed a building height of more than 27 feet or with architectural features not more than 34 feet.
- b. No exterior amplification, exterior loudspeakers, or similar devices (including a customer call system) that are audible outside the boundaries of the subject Tract or Parcel, other than reasonable drive-up or drive-through facilities shall be installed.
- c. All storage tanks and trash containers located on the subject property shall be screened from view from any public street in a manner architecturally compatible with the buildings located on the subject property.
- d. The proposed building shall use brick as the main exterior treatment, including the rear and sides. Other materials such as siding, stucco, etc. are allowed as complimentary elements.
- e. The following HB uses shall not be allowed on the subject property: services, indoor; club or lodge, school, vocational or professional; public library; funeral home; outdoor display retail; boarding or rooming house; motorcycle dealer; bed and breakfast; building contractors, general; motor vehicle rental and leasing; motor vehicle, repair and maintenance; motor vehicle, body or paint shop; motor vehicle, storage yard; storage services, retail; testing and research lab; warehousing; golf course; golf driving range; recreation facility, public; recreational vehicle park; riding stable; theater, drive-in; academic medical center; adult day care center; animal shelter, public; cemetery, licensed; cemetery, unlicensed; child care, drop-in; child care, sick children; church or religious institution, community scale; church or religious institution, neighborhood scale; college or university; correctional institution; dirt storage; habilitation facility C; hospital or health center; landfill, land clearing and inert debris; landfill, construction and demolition; school, private; school, public; stadium, coliseum, or exhibition building; borrow site; storage and salvage yards; helistop; parking, commercial; terminal, bus or taxi.
- f. No structure of a temporary nature shall be allowed on the property except that during construction, a construction trailer may be utilized.
- g. No temporary signage shall be allowed except that new business announcements signs may be used during the construction phase.
- h. Freestanding signage for the subject property shall be limited to one monument sign with a maximum height of six (6) feet.
- i. All on site lighting shall be a maximum of 18 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.
- j. All utility lines shall be entirely underground, provided however, equipment such as transformers; junction boxes and meters may be located above ground.

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
JANUARY 8, 2015**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the final development plan with staff recommended conditions.

SECOND: Paul Mullican

VOTE:

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

AGAINST: None

EXCUSED: None

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

DOCKET #: W3174

PROPOSED ZONING:

Final Development Plan
(Restaurant With Drive-Thru)

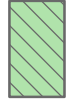
EXISTING ZONING:

HB-S Two-Phase

PETITIONER:

Bojangles' Restaurants, Inc
for property owned by Others

 Property included
in zoning request

 500' mail notification
radius. Property not
in zoning request

SCALE: 1" represents 400'

STAFF: Roberts

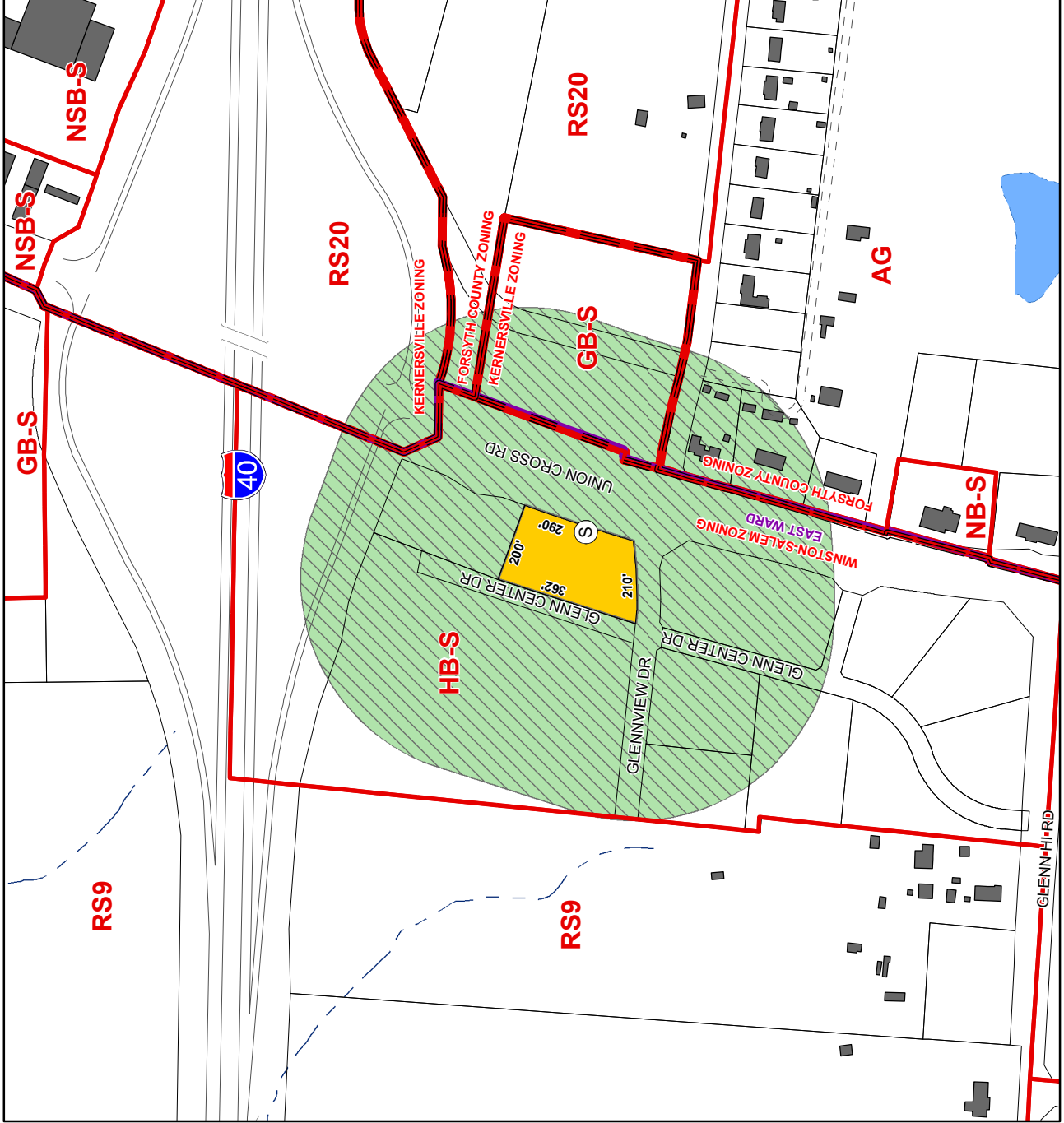
GMA: 3

ACRES: 1.52

NEAREST

BLDG: 263' southeast

MAP(S): 6874.01



INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3174

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 lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. 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-3174 **PROJECT TITLE:** Bojangles' **DATE:** December 23, 2014

PROJECT DESCRIPTION: Northwest corner of Union Cross Road and Glennview Drive

NCDOT- Phone # - 336.747.7900 Email: warcher@ncdot.gov

Glenn Center Drive must be connected to Glenn Hi Road and right turn lane constructed per original driveway permit. No lots to this development should be allowed to have certificate of occupancy until this work is complete.

WSDOT- Phone # - 336.747.6872 Email: conniej@cityofws.org

Install WCRs on all sidewalks at intersections and driveways

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org

1. No comments

Inspections (Zoning)- Phone # - 336.747.7455 Email: donnagb@cityofws.org

- Make sure the dumpster enclosure is consistent with building architecture
- Label 10' streetyard along Union Cross Rd
- 2' berm required along Union Cross Rd
- Label zoning of the property to the north
- Landscaping notes should be amended to require a minimum 8' height for streetyard and interior trees

Erosion Control - Phone # - 336.747.7453 Email: matthewo@cityofws.org

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

Site will be covered under the existing Stormwater Management Plan already permitted on 06/23/06 for the Shoppes at Glenn Crossing Development. A grading plan will have to be submitted prior to issuance of a grading permit to check/confirm compliance with this approved Stormwater management plan and so that the impervious area can be verified so as it doesn't exceed 70% which is the maximum design BUA in the approved plan.

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3174

Fire (City)- Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org

No Comments

Utilities- Phone # - 336.747.7309 Email: jackf@cityofws.org

Separate taps off main water line will be required for domestic and irrigation service. Label the existing sewer VCP, not PVC.

Try to move the 4" clean-out from the new sidewalk.

Grease trap sized by Utilities Plan review.

Water Meters must be purchased through The City of Winston-Salem.

Sanitation- Phone # - 336.748.3080 Email: randallb@cityofws.org

A bulk container(s) or dumpster is required for this property. The container's location shall have easy ingress and egress by a container tender truck. 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.

Please consider a Commercial Recycling Program, especially for corrugated cardboard as recycling in Winston-Salem is voluntary, but encouraged.

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org

Staff recommends planting streetyard shrubs at the top of slope along Union Cross for better screening; provide striped crosswalks at both driveways; landscaping shall be consistent with other sites in the development; is the brick wall shown on the elevations included? Rooftop HVAC shall be screened from view from all public ROWs.

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org

The address assignment for this new building is 1375 Glenn Center Dr.