

DOCKET #: W3069

PROPOSED ZONING:
Special Use Permit for
Kennel Enclosure and
Setback Reductions

EXISTING ZONING:
HB

PETITIONER:
Paws 4 Fun Real Estate LLC
for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 0.67

NEAREST BLDG: adjacent to the west

MAP(S): 618850



June 23, 2010

Paws 4 Fun Real Estate, LLC
c/o Kim Vaughn
340 Witt Street
Winston-Salem, NC 27103

RE: SPECIAL USE PERMIT W-3069

Dear Ms. Vaughn:

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
Roger Vaughn, 3772 Burbank Lane, Winston-Salem, NC 27106
Lonnie Clark, 1212 Watson Avenue, Winston-Salem, NC 27103
Staci Kyle, 2529-C Miller Park Circle, Winston-Salem, NC 27103
Brenda Evans, 2525-B Miller Park Circle, Winston-Salem, NC 27103
Marie Mingus, 2523-C Miller Park Circle, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: June 23, 2010
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Special Use Permit of Paws 4 Fun Real Estate, LLC

SUMMARY OF INFORMATION:

Special Use Permit of Paws 4 Fun Real Estate, LLC for an outdoor enclosure of a Kennel, Indoor use and setback reductions: property is located on the south side of Witt Street, east of Knollwood Street (Zoning Docket W-3069).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: WESLEY CURTIS, ARNOLD KING, ARTHUR KING,
CLARENCE LAMBE, DARRYL LITTLE, LYNNE
MITCHELL, PAUL MULLICAN
AGAINST: BARRY LYONS
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of Paws 4 Fun Real Estate, LLC,
Docket W-3069

AN ORDINANCE ISSUING A SPECIAL USE
PERMIT FOR AN OUTDOOR ENCLOSURE OF
A KENNEL, INDOOR USE AND SETBACK REDUCTIONS

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for an outdoor enclosure of a Kennel, Indoor use and setback reductions in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Paws 4 Fun Real Estate, LLC to be established on the following described property:

PIN #6825-03-8840

Section 3. This Ordinance is adopted after approval of the site plan entitled Ruff Housing Doggie Daycare and identified as Attachment "A" of the Special Use Permit issued by the City Council the _____ day of _____, to Paws 4 Fun Real Estate, LLC.

Section 4. The City Council hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Ruff Housing Doggie Daycare. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE 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 Permit for the site shown on the site plan map included in this zoning petition of Paws 4 Fun Real Estate, LLC, (Zoning Docket W-3069). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use Permit for an outdoor enclosure of a Kennel, Indoor use and setback reductions, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - b. Dumpster shall be screened with opaque wooden fence.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION				
Docket #	W-3069			
Staff	Gary Roberts, Jr. AICP			
Petitioner(s)	Paws 4 Fun Real Estate, LLC			
Owner(s)	Same			
Subject Property	PIN # 6825-03-8840			
Address	340 Witt Street			
Type of Request	Special Use Permit			
Proposal	The petitioner is requesting a Special Use Permit for an outdoor enclosure expansion and setback reductions for a Kennel, Indoor use.			
GENERAL SITE INFORMATION				
Location	South side of Witt Street, east of Knollwood Street			
Jurisdiction	City of Winston-Salem			
Ward(s)	Southwest			
Site Acreage	± 0.67 acre			
Current Land Use	Existing indoor kennel with outdoor enclosure			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	HB	Habitat for Humanity Re-store	
	East	GB-S, LB	Parking lot	
	South	RM-18	Multifamily units	
	West	HB	Commercial building	
Physical Characteristics	The site slopes down gently from north to south. No streams or wetlands are located on the site.			
Proximity to Water and Sewer	Public water and sanitary sewer are available to the site.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	Staff does not anticipate any significant changes to the site from this request.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Witt Street	Local Road	166'	NA	NA
Proposed Access Point(s)	The site plan reflects the two existing driveways onto Witt Street.			
Trip Generation - Existing/Proposed	Staff does not anticipate any change in trip generation numbers based on the enlargement of the indoor kennel area or the outdoor enclosure.			

Sidewalks	None existing, none proposed.
Transit	Routes 19 and 20 along Stratford Road, +/- 450' to the north.
Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 2, Urban Neighborhoods
Relevant Legacy Recommendations	<i>Legacy</i> encourages convenient commercial services to support neighborhood needs.
Relevant Area Plan(s)	<i>Southwest Area Plan</i> , 2009
Area Plan Recommendations	The <i>Southwest Area Plan</i> recommends this site for commercial development.
Other Applicable Plans and Planning Issues	<p>For Special Use Permits (SUP) requiring approval by the Elected Body, certain findings have to be met. Findings of the Planning Board accompanying a favorable recommendation shall include:</p> <p><u>Planning Board Findings:</u></p> <ol style="list-style-type: none"> a. The development is in conformity with <i>Legacy</i>. (<i>Yes</i>) b. Water and sewer service are available in adequate capacity. (<i>Yes</i>) c. Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment. (<i>No new buildings are proposed; existing building is single story</i>) d. Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard. (<i>Yes</i>) e. General layout and design of the development meet all requirements of this Ordinance. (<i>Yes</i>) f. Adequate, safe and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc) and service vehicles and personnel (sanitation, postal delivery, etc). (<i>Yes</i>) g. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. (<i>See "SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL" section below</i>) <p>The Elected Body shall issue a Special Use Permit only when the Elected Body makes an affirmative finding as follows:</p> <p><u>Elected Body Findings:</u></p> <ol style="list-style-type: none"> a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved. (<i>Yes</i>)

	<p>b. That the use meets all required conditions and specifications. <i>(Yes)</i></p> <p>c. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and, <i>(Yes)</i></p> <p>d. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. <i>(Yes)</i></p>					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The existing Kennel, Indoor use and outdoor enclosure area was established in 2008 and expanded in 2009. This request would extend the indoor area by 18' to the western property line. The outdoor enclosure area, which basically runs parallel to the multifamily property to the south, would be extended eastward by approximately 13'. There is an existing 30' Type IV bufferyard between the building/outdoor enclosure and the multifamily site to the south. Staff views this request as being consistent with the SUP findings described above.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3023	SUP for setback reductions & expansion of outdoor enclosure	Approved 4-6-09	Subject property	.67	Approval	Approval
W-2966	SUP for outdoor enclosure	Approved 1-7-08	Subject property	0.67	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	8,500 SF		Western ½ of site			
Parking	Required	Proposed		Layout		
	18 spaces	20 spaces		90° head-in		
Building Height	Maximum			Proposed		
	60 feet			1-story		
Impervious Coverage	Maximum			Proposed		
	85%			66.5%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3(I) HB District Chapter B, Article II, Section 2-5.39 Kennels, Indoor Use Conditions 					

Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The site plan adequately accommodates the above noted expansions along with a minor parking reconfiguration.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request is consistent with <i>Legacy</i> .		The request may allow for a greater number of dogs to be outside at one time.
The proposed expansion will take place away from adjacent residential zoning.		
The request meets the required SUP findings.		
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 OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department. b. Dumpster shall be screened with opaque wooden fence. 		

STAFF SPECIAL USE PERMIT 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-3069

JUNE 10, 2010

Aaron King presented the staff report.

PUBLIC HEARING

FOR:

Roger Vaughn, 3772 Burbank Lane, Winston-Salem, NC 27106

- I'm speaking on behalf of my wife Kim and myself.
- We asked for and received approval through a Special Use Permit last spring for use of this expanded (outdoor) area. However circumstances changed which necessitated this request for use of the complete area inside the building. We don't currently have plans to use the expanded outdoor area, however we want to avoid coming back here next year if something unforeseen happens again.
- The outdoor space (behind the building) is simply for a path for our employees to safely get the animals to the front play area. It is not a play area.
- We are regulated by the Department of Agriculture, the UDO (*Unified Development Ordinances*), and the standards under Pet Care Service Association.
- The standards typically point to three areas of consideration with indoor kennels and outdoor play yards:
 - 1. The noise level. This building is a solid brick building with no windows in the back which abuts the residential area.
 - 2. Sanitation. These are all outdoor dogs who are used to going to the restroom outdoors. We "scoop the poop", put it in biodegradable bags, tie those off and put them into other trash bags, tie those off, and put them in a dumpster which is emptied weekly by the City. Each day we sanitize the play area with a chemical to dissolve urine. It is ecologically sound with no impact on adjoining land. Due to these measures, there is no smell around the facility.
 - 3. Safety of the animals. For a dog to escape from inside our building to the street would require the dog to pass through five doors. Our air handling and filtering system exceeds all the requirements.
- We have staff there 24 hours a day for the safety and well-being of the dogs.
- We do have group play outside seven days a week.
- We are open for business from 7 AM to 6 PM 365 days a year.
- In response to a question by Wesley Curtis, the petitioner stated that they had only received one complaint and that had been resolved in an acceptable manner.
- The next door neighbors fabricate HVAC units. They have forklifts running and machinery running constantly. They have loading and unloading.

AGAINST:

Lonnie Clark, 1212 Watson Avenue, Winston-Salem, NC 27103

- I'm here representing the Neighborhood Alliance of which I'm a member because I'm president of the Ardmore Neighborhood Association.
- We really regret that we have to oppose this. Honestly, they do have a very nice facility. They do a great job. Frankly most of us would take our animals there because this particular owner does a wonderful job.
- One of our concerns is that a Special Use Permit would cover not only this owner but any future owner. Another owner in the future may not pay the same attention to cleanliness, runoff, and odor.
- One of the guiding principles we considered when we were creating the Ardmore plan was the need for a balance between businesses, faith communities, non-profits and residential. We really like the fact that it's convenient and that we have all these things mixed together. We're concerned that allowing Ruff Housing to expand is off-setting that balance.
- The building next door to this site is currently an air conditioning manufacturing place. What happens when they move out? Will it be leased to a quieter operation?
- The second principle was to preserve the quality and economic flexibility and diversity of housing in Ardmore.
- Unfortunately the current barking is enough. Adding 20 dogs (going from 70 to 90) is likely to increase the noise there.
- Many people in this immediate area are medical personnel. We do not work standard business hours so those hours do not always provide the protection you need.
- We are concerned about the precedent this creates for setbacks and for the precedent it sets for multiple Special Use Permits.
- We support the Miller Park Homeowners Association.

Staci Kyle, 2529-C Miller Park Circle, Winston-Salem, NC 27103

- I represent the Board of the Miller Park Homeowners Association
- We have 94 units and are the adjoining property owners.
- We have two concerns. One is the noise.
- We are delighted that this company is near us. However, we are concerned about adding 20 dogs. We are concerned about the number of dogs allowed in the play space at any one time.
- These owners are very concerned about being good neighbors, but any future owners may not be as diligent.
- We are concerned about quality of life and property values.

Brenda Evans, 2525-B Miller Park Circle, Winston-Salem, NC 27103

- Members of the HOA and the Association itself were not made aware of the intent to do a special use permit in 2008. Nor were we made aware of the change in 2009. That may explain a little bit of the confusion about why we are here now as opposed to when this originated.

In response, Aaron King stated that in the discussion he had with one of the residents earlier this afternoon, they made the same statement that they had not been notified on the previous two

requests by this, for the kennel. In looking through that, what we had determined was we indeed did send notification to the property directly south of the site which was the condo association. The problem was that the condo association address that was listed in the Tax Office was incorrect - however, without knowing that, we sent the notification letters to the address listed in the Tax Records for the past two requests as with this one. When we were informed this afternoon that the address listed in the Tax Assessor's record was incorrect, we did advise the residents to contact the tax office to get that updated.

- The Vaughn's have been very gracious to us. They have made every effort to address noise. However, the noise is there. We are seriously concerned about the increased level of noise.
- It's only been a couple of years since the City had to spend money to help us deal with water run-off in that area. This was before the Vaughns moved into the area and they may not even be aware of all that had to go on.
- Although the City's work reduced the problem, it is still a problem for us.

Marie Mingus, 2523-C Miller Park Circle, Winston-Salem, NC 27103

- 2523 1/2 is the actual address of our homeowners association and always has been.
- The address used by the City is that of our property manager from several years ago. [NOTE: The City is required to use the address of record as provided by the Forsyth County Tax Office.]
- I love animals. Noise made by dogs and that made by machinery is very different. Noise by machinery becomes background noise. The noise from dogs is not background noise.
- I've heard nothing about the ratio of persons to dogs at play time. That is important.
- Having a large group of dogs off leashes makes a considerable amount of noise.
- They also make a smell, especially on hot muggy days.
- If this noise gets worse, I won't be able to see the same return on investment in my condo.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. There is a required 20' setback requirement for the use "Kennel, Indoor" even in attached buildings. This request is to allow use of that space.
2. Wesley Curtis: Is there a maximum number of dogs? Staff replied that there is not. However, that applies currently to the existing situation as well as the requested one. Paul Mullican: So going from 70 to 90 is just a number? Aaron King: Correct. I'll let the petitioner confirm the number, but yes there's no limitation on that.
3. In response to a question by the Board, Mr. Vaughn stated that the State Department of Agriculture mandates a ratio of 1 person per 10 dogs whether inside or outside. They also inspect regularly so no one can come in and do a similar operation without the same restrictions applying. There is no maximum

on the number of dogs which can use the outdoor play area at one time, but we rotate them in shifts and don't ever allow the entire group to be there at one time. With an average of 66 dogs right now, we might have 20-30 outside at one time. This expansion is away from the neighborhood rather than moving closer to it.

4. Lynne Mitchell asked the residents for more detail about the noise. Is it during the day or at night? Is it only when they are playing outside? Do you hear the kids from the nearby school as much as you do the dogs? A resident responded that she was outside on Saturday and from 7 am to 8 pm there was continuous barking. The same thing was true first thing Sunday morning. With the air conditioner on and the windows closed we do not hear the dogs inside at night. When the windows are open, you can hear noise although it is much more muffled. Noise from the school was lower and only during the day.
5. Paul Mullican: More dogs would mean more employees.
6. Lynne Mitchell: This building is made of brick which will help buffer sound. We have the facts as they are today, but we have all the what-ifs that may happen in the future.
7. Barry Lyons: I wish every business was run as well as this one is. My concerns lie with several facts. It is very, very close to a residential area. Notification of the HOA didn't happen for any of the Special Use Permits requested for this property so the property owners didn't have the opportunity to let their opinions be known from the beginning. If the business grows, there will be more dogs. If at some date in the future these owners decide to sell the business, it has the potential to be a big problem. That is my primary concern.
8. In response to a request for explanation of the notification procedure, Paul Norby explained that all procedures were followed regarding notification of the community. The legal ad was published appropriately. Signs were posted as required. Because these units are condos, the common areas and grounds are owned by the HOA which is the adjoining property owner. Our obligation is to send the letter to the owner of record which was done. I feel very bad that the ownership was listed incorrectly, but we did not know that at the time and followed the required procedure which was to send it to the address of record of that property owner.
9. Clarence Lambe: The burden for the correct address is placed on the organization.
10. Barry Lyons: I wasn't questioning intent. I understood that the intent was there but the result was the same. Where that sign is right now, unless you have a specific reason to go into that property, you're not going to see it. Quite frankly I don't spend a lot of time reading those notices in the paper and I'm one of the few people that still reads the paper.

11. Paul Norby: I understand. In retrospect, I think there are probably things that could be done over and above the legal obligation. It's helpful to know these kinds of situations so that if we're in a similar situation in the future we can think of some other ways to do that. It is not our intent to keep it from anybody. We want to do our best job but we do have to rely on the Tax Office to give us that information as to who the adjacent owners are.
12. Aaron King: Can I add one thing Mr. Chairman to address the last comment there about the concern about the back fenced in area being used for outdoor enclosure? We didn't learn about that until mid-afternoon, but now that we've been made aware of that today, we probably need to get a revised site plan from the petitioner that accurately labels that fenced in area on the back and it probably should be labeled something to the effect of "not part of outdoor enclosure for employee access only" to make that clear to tie that down as it goes on up to Council.
13. Arnold King: They can just add that on to the site plan between now and Council.
14. Paul Mullican summarized the extent of the petitioner's request.
15. Aaron King stated that since we have learned that the fenced in area is not to be used as an expansion of the play area, we probably need a revised site plan from the petitioner stating that the area is to be used for employee access only.
16. Paul Mullican: Would the petitioner agree to that?
17. Lynne Mitchell: I think it's wonderful that people are talking about this.
18. Paul Mullican: The issue does not appear to be the actual expansion, but the possibility for more dogs. I think this is a betterment.
19. Darryl Little: He can expand the number of dogs as it is now. Aaron King stated that was correct. He could not expand the size of the building or outdoor play area without coming back to the Planning Board for further review. Darryl Little stated that there appears to be a request for more indoor space and the homeowners are concerned about the potential for more dogs if this space is provided.
20. Arthur King: My concern is that the 20' expansion inside the building is not the issue. The request to increase the outdoor area might have a slightly different effect even though they have no intention of constructing that now. I'm clearly in favor for the expansion of the inside. I'm not so sure about the expansion of the outside.
21. Barry Lyons: Do the State statutes say if there's an expansion on the inside there has to be an expansion on the outside as well? David Reed: No, actually they don't have to have the outdoor area at all. They would take them out on leashes.

22. Wesley Curtis: The difference in this case and the previous setback reductions for a kennel request (W-3068) is that this use is existing. It isn't a new use going into a neighborhood. Even if there is a new owner in the future, it's still going to be a kennel. They can get as many dogs as they want now. The question is whether we are going to allow them to better facilitate what they're doing.
23. The petitioner and neighbors had not talked about this request until yesterday. The petitioner volunteered to withdraw the outdoor play area from this request. He volunteered to look into any kind of bafflers for the residential side of the play area.
24. Paul Mullican: We do have a noise ordinance. If this is bothering you, please let them know.
25. Barry Lyons: The noise ordinance is too hard to enforce. I personally don't want our public safety people distracted from doing other things just to enforce a noise ordinance.

MOTION: Paul Mullican moved approval of the Special Use Permit, certified that the site plan meets all code requirements and recommends staff conditions.

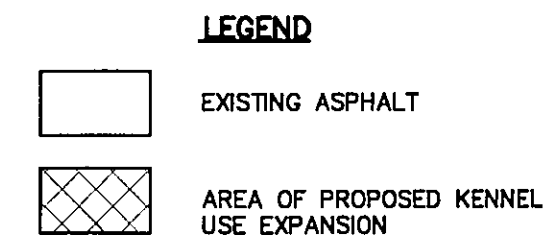
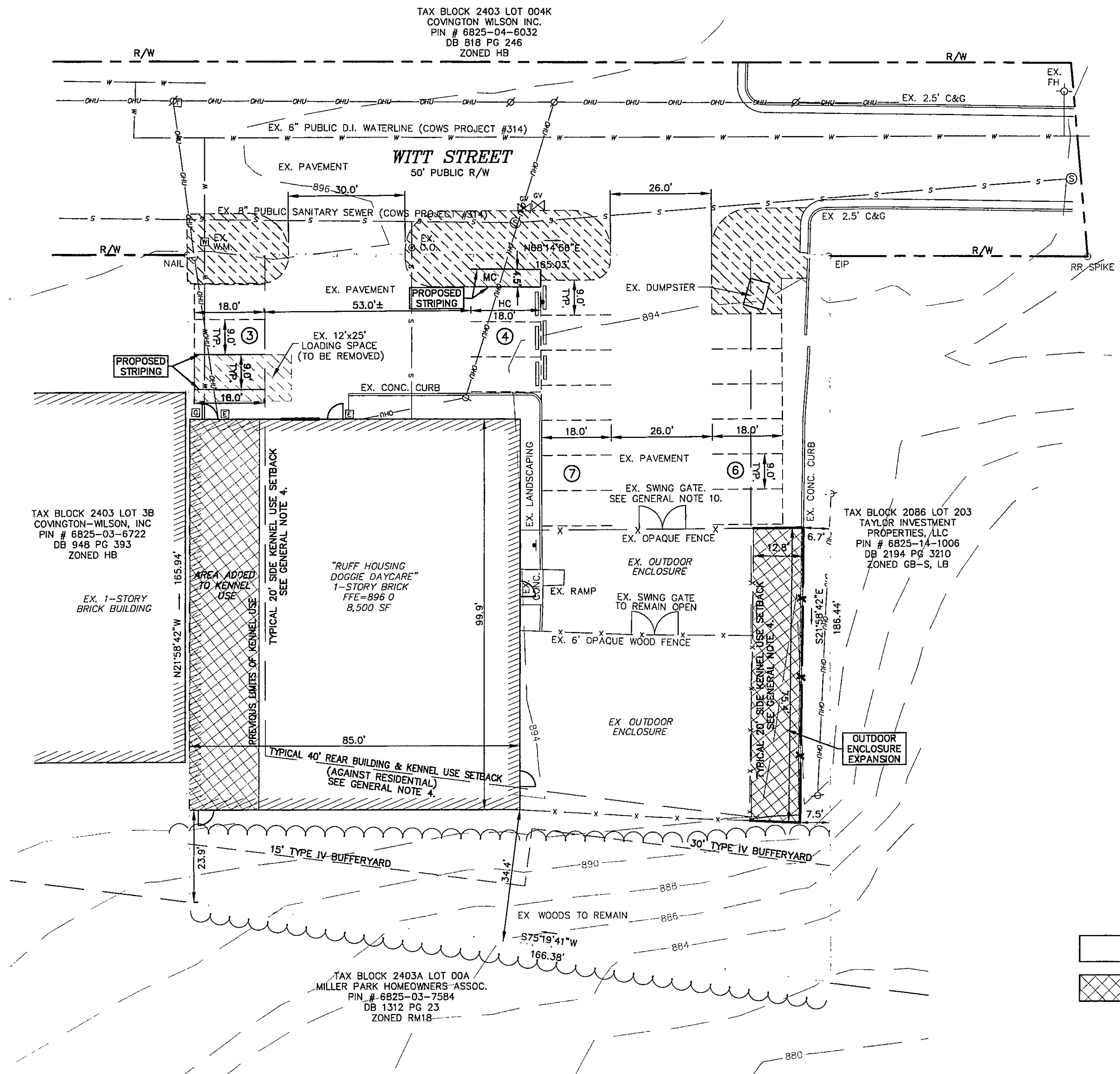
SECOND: Clarence Lambe

VOTE:

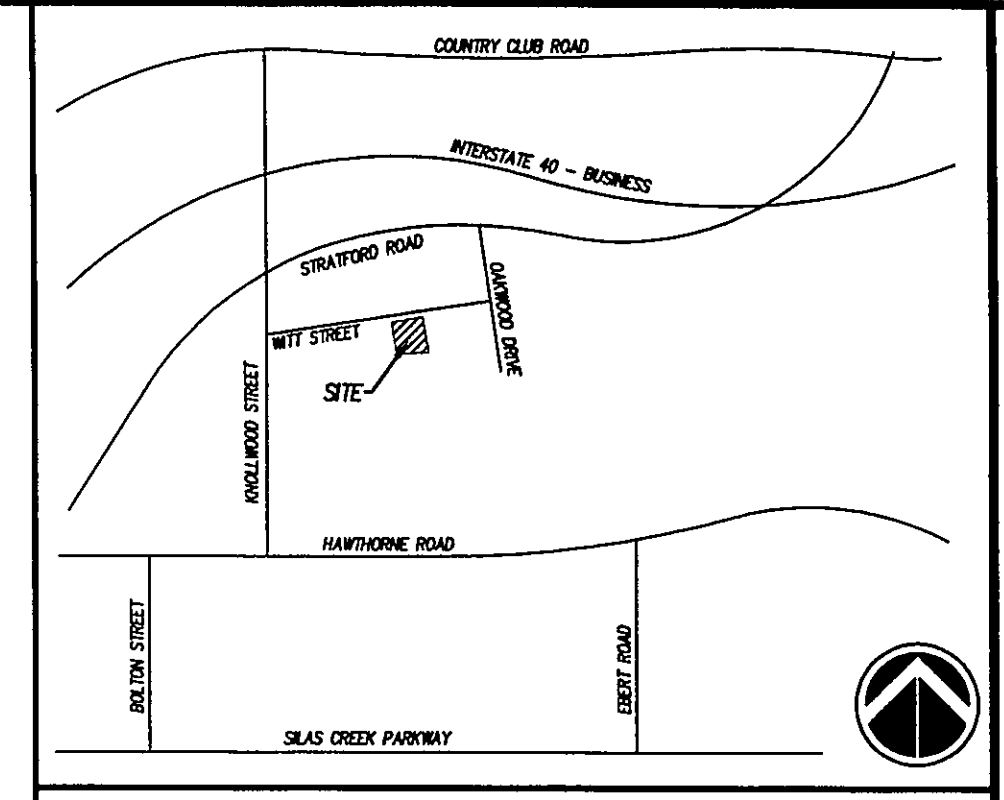
FOR: Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican

AGAINST: Barry Lyons

A. Paul Norby, FAICP
Director of Planning



- GENERAL NOTES**
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - EXISTING SITE BOUNDARY AND LOCATION INFORMATION TAKEN FROM SURVEY BY ALLIED ASSOCIATES, P.A. TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY PLANIMETRIC MAPS.
 - THE EXISTING BUILDING AND/OR KENNEL ENCLOSES INTO THE REQUIRED TYPICAL BUILDING AND/OR KENNEL USE SETBACKS. THE SETBACK VARIANCE OR ENCROACHMENT WILL REQUIRE APPROVAL OF THIS SPECIAL USE PERMIT.
 - USE OF THE OUTDOOR ENCLOSURE SHALL BE RESTRICTED TO BETWEEN THE HOURS OF 8AM AND 6PM. USE OF THE OUTDOOR ENCLOSURE OUTSIDE OF THESE HOURS WOULD REQUIRE ANIMALS TO BE SUPERVISED AS WELL AS ON LEASHES.
 - EXISTING PARKING AREA TO BE RESTRIPTED TO REFLECT PROPOSED CONDITIONS ON THIS PLAN.
 - CONTRACTOR SHALL REPAIR ANY DAMAGE TO WITT STREET THAT OCCURS DURING CONSTRUCTION.
 - NO LOADING SPACE WILL BE REQUIRED PER UDO 211 AND WITH APPROVAL OF WSDOT.
 - GATE FROM OUTSIDE ENCLOSURE MUST BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE, AS EXTENSION OF BUILDING EXITS.
 - BUILDING SETBACKS ADJACENT TO NON-RESIDENTIAL PROPERTIES ARE WAIVED PER UDO 214.

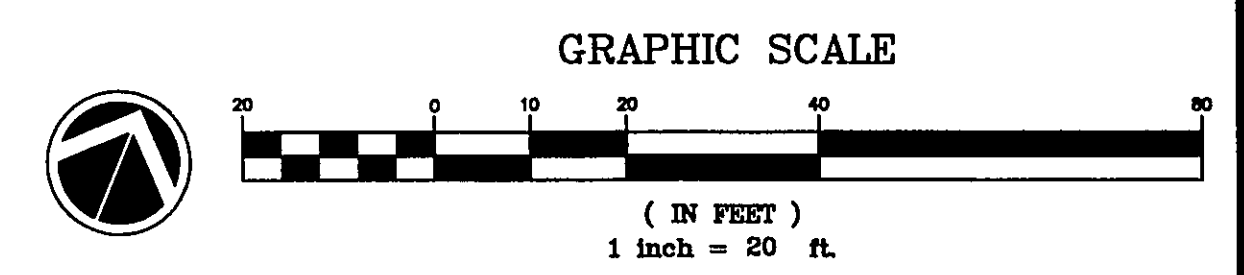


SITE DATA

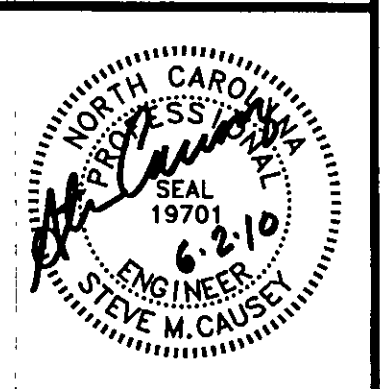
PROPERTY OWNER/PETITIONER: TAX BLOCK 2403 LOT 003D
PIN # 6825-03-8840
DB 2552 PG 1067
PAWS 4 FUN REAL ESTATE, LLC
340 WITT STREET
WINSTON-SALEM, NC 27103
336-971-3299
CONTACT: ROGER & KIM VAUGHN

ENGINEER: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
336-765-2377
STEVE CAUSEY, PE
EMAIL: scausey@allied-engsurvey.com

REVIEW INFORMATION		ZONING	
TYPE OF REVIEW: <input checked="" type="checkbox"/> SPECIAL USE PERMIT (CITY COUNCIL)		EXISTING ZONING: HB	
JURISDICTION: <input checked="" type="checkbox"/> CITY OF WINSTON-SALEM		PROPOSED ZONING: HB	
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A SPECIAL USE PERMIT FOR THE REDUCTION OF THE KENNEL USE SETBACKS FOR APPROVAL OF THE BUILDING SETBACK VARIANCE AND FOR APPROVAL OF THE EXPANSION OF THE OUTDOOR ENCLOSURE.		PROPOSED USES: KENNEL, INDOOR	
INFRASTRUCTURE		DENSITY CALCULATIONS	
WATER: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	SEWER: <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	# OF UNITS OR LOTS: 2	
STREETS: <input checked="" type="checkbox"/>	LINEAR FEET OF PUBLIC STREETS: N/A FT	DENSITY: ? UNITS/LOTS PER ACRE	
SITE SIZE AND COVERAGES		(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)	
TOTAL ACREAGE: 0.688	ACRE(S)	PROPERTY INFORMATION	
SITE COVERAGES:		PIN #'S: 6825-03-8840	
BUILDING TO LAND: 29.2 %		OFF-STREET PARKING	
PAVEMENT TO LAND: 37.3 %		PROPOSED USE(S): KENNEL, INDOOR	
TOTAL IMPERVIOUS: 66.5 %		REQUIRED PARKING: 1 SPACES / 400 SF GFA	
OPEN SPACE: 33.5 %		8,500 SF / 400 SF = 21.25	
TOTAL: 100 %		REQUIRED PARKING: 21 SPACES	
BUILDING SQUARE FOOTAGE: 8,500	SF	REDUCTION (5% - BUS ROUTE) -1 SPACE	
BUILDING HEIGHT: 60' MAX.	FT	TOTAL REQUIRED PARKING: 20 SPACES	
YARD AND SETBACK REQUIREMENTS		PROPOSED PARKING: 18 SPACES (REGULAR)	
FRONT SETBACK: N/A		1 SPACE (MOTORCYCLE)	
REAR SETBACK: N/A		1 SPACE (HANDICAP)	
SIDE SETBACK: N/A		PARKING PROVIDED: 20 SPACES	
STREET SETBACK: N/A		NON-CONFORMING PARKING IS ALLOWED PER UDO 8.5-4.3 FOR THIS CHANGE OF USE SINCE THIS STRUCTURE WAS BUILT PRIOR TO 1988 AND IS LOCATED WITHIN GMA 2.	
SIDE SETBACK FOR KENNEL: 20'		OFF-STREET LOADING	
REAR SETBACK FOR KENNEL AND ADJOINING SINGLE-FAMILY RESIDENTIAL: 40'		LOADING/UNLOADING SPACES REQUIRED: SEE GENERAL NOTE B.	
LANDSCAPED STREETYARDS: N/A		LOADING/UNLOADING SPACES PROVIDED: N/A	
BUFFERYARDS: TYPE IV (ADJOINING RESIDENTIAL)		SIZE: FT X FT	
		BUFFERYARDS	
		ADJOINING ZONING: HB, GB-S, LB, & RM1B	
		TYPE REQUIRED: TYPE IV (AGAINST RESIDENTIAL)	
		WIDTH PROVIDED: 15 FT	



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PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

RUFF HOUSING DOGGIE DAYCARE
336 WITT STREET
WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 09-003
DRAWN BY: JMN
CHECKED BY: SNC
DATE: 02/03/09

NO.	DATE	DESCRIPTION
A	02/03/09	ISSUED FOR PRE-SUBMITTAL REVIEW
B	02/05/09	REVISED PURPOSE STATEMENT PER CITY COMMENTS
C	03/05/09	REVISED PER STAFF COMMENTS
D	05/04/10	EXPANDED KENNEL USE
E	05/10/10	ISSUED FOR PLANNING BOARD REVIEW
F	06/02/10	REVISED PER PLANNING STAFF COMMENTS

PRELIMINARY
SITE PLAN
SHEET
C1