DOCKET #: W2732

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
LO-S

PETITIONER:
Piedmont Federal Savings and Loan for property owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 3

ACRES: 0.80

NEAREST BLDG: 60' south

MAP(S): 612862
# CITY-COUNTY PLANNING BOARD DRAFT

## STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2732</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr., AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Piedmont Federal Savings and Loan Association</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Portion of PIN #6816-25-9007</td>
</tr>
<tr>
<td>Address</td>
<td>The address assignment for the proposed building on the subject property is 1086 Whitaker Road.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Final Development Plan</td>
</tr>
<tr>
<td>Proposal</td>
<td>Final Development Plan request for an LO-S (Limited Office District) TWO-PHASE zoned property for the use of Offices. The approved uses for the site are: Residential Building, Single Family; Banking and Financial Services; and Offices</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast corner of Peace Haven Road and Whitaker 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>± .8 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is undeveloped.</td>
</tr>
</tbody>
</table>

#### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>East</td>
<td>RS9</td>
<td>Single family homes</td>
</tr>
<tr>
<td>South</td>
<td>LO-S</td>
<td>Bank and undeveloped parcel</td>
</tr>
<tr>
<td>West</td>
<td>RS9</td>
<td>Undeveloped property</td>
</tr>
</tbody>
</table>

#### Physical Characteristics

The previously graded site is relatively flat with perimeters that slope downward along the southern and western edges of the site.

#### Proximity to Water and Sewer

Public water and sewer are available to the site.

#### Stormwater/Drainage

The proposal is exempt from stormwater controls as it will add less than 20,000 sf of impervious cover.

#### Watershed and Overlay Districts

The site is not located within a water supply watershed.

#### Analysis of General Site Information

The site has no apparent constraints and is suitable for the proposed Final Development Plan improvements.

### 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>Peace Haven Road</td>
<td>Minor Thoroughfare</td>
<td>190’</td>
<td>16,000 (West of Robinhood Road)</td>
<td>11,100</td>
</tr>
<tr>
<td>Whitaker Road</td>
<td>Local Street</td>
<td>240’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>
**Proposed Access Point(s)**
The access will be onto Whitaker Road.

**Trip Generation - Existing/Proposed**
Estimated Trip Generation
4,500 / 1,000 x 36.13 (Medical-Dental Trip Rate) = 163 Trips per Day

**Sidewalks**
Sidewalks will be provided along Peace Haven Road and Whitaker Road.

**Transit**
Route 21 runs along Peace Haven Road.

**Connectivity**
The approved site plan for the adjacent LO-S zoned site includes a driveway stub to the north to connect with the subject property. However, due to topography, this connection will not be made.

**Analysis of Site Access and Transportation Information**
While the subject request will lead to an increase in traffic, the underlying zoning which permits the proposed improvements, is already in place. The entrance to the site will be onto Whitaker Road and not directly onto Peace Haven Road.

### 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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>W-3094</td>
<td>RS9 to LO-S</td>
<td>Approved 3-7-11</td>
<td>Directly southwest</td>
<td>1.43</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2732</td>
<td>RS9 to LO-S</td>
<td>Approved 12-6-04</td>
<td>Includes current site</td>
<td>2.78</td>
<td>Denial</td>
</tr>
<tr>
<td></td>
<td>TWO PHASE</td>
<td></td>
<td></td>
<td></td>
<td></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>4,500 sf</td>
<td>Southwestern corner close to Peace Haven Road</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>15 spaces</td>
<td>17 spaces</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></td>
<td>40'</td>
<td>One story</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75%</td>
<td>45.47%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Chapter B, Article II, Section 2-1.3 (B) Limited Office District

**Complies with**
- Chapter B, Article VII, Section 7-5.3

**Analysis of Site Plan Compliance with UDO Requirements**
This Final Development Plan request is for a one story, 4,500 sf dental office. The site was rezoned from RS9 to LO-S TWO PHASE in 2004. The proposal meets the conditions of said original rezoning including the one regarding building architecture and materials (see condition below). Planning staff commends the petitioner for good building placement where no parking is located between the proposed building and Peace Haven Road. The site plan meets the requirements of the UDO.

(A) *Legacy policies:* Yes

(B) *Environmental Ord.* NA

(C) *Subdivision Regulations* NA
### 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 zoned appropriately for the proposed use.</td>
<td>The request will generate additional traffic.</td>
</tr>
<tr>
<td>The request will provide for another business establishment.</td>
<td></td>
</tr>
<tr>
<td>The property will not have direct access to Peace Haven Road.</td>
<td></td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments or are carried forward from W-2732 and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Improvements include the widening of Whitaker Road 13’ from center with curb and gutter from the intersection of Peace Haven Road to the driveway entrance.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. The proposed building shall be constructed in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All requirements of the City of Winston-Salem driveway permit shall be completed.
  b. Sidewalks shall be installed as shown on the site plan.
  c. Repair any damages to Peace Haven Road and Whitaker Road from construction.
  d. For the overall zoning site, a maximum of one six (6) foot high monument sign shall be allowed along the frontage of Peace Haven Road.

### 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.**
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the Final Development Plan.
SECOND:  Wesley Curtis
VOTE:
    FOR:  Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Brenda Smith, Allan Younger
    AGAINST:  None
    EXCUSED:  None

A. Paul Norby, FAICP
Director of Planning
**INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE**

*Project Case Number: W-2732*

### 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.

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**PROJECT CASE NUMBER:** W-2732  **PROJECT TITLE:** Peace Haven Dental  **DATE:** January 25, 2012

**PROJECT DESCRIPTION:** Southeast corner of Peace Haven Road and Whitaker Road

**NCDOT-** Phone # - 336.703.6600 Email: jprhyne@ncdot.gov

"NSR"

(per email from Steven Jones)

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**WSDOT-** Phone # - 336.747.6872 Email: conniec@cityofws.org

"Construct sidewalk along the property frontage on Peace Haven Road connecting to existing sidewalk as shown. Also, provide a pedestrian connection from the proposed building to the sidewalk on Peace Haven Road."

(per email from Connie Curtis)

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

"DW permit req’d. Conc aprons req’d."

(per email from Al Gaskill)

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**City Streets Division-** Phone # - 336.734.1550 Email: robbys@cityofws.org

"Repair any damages that occur to Whitaker Road and Peachehaven Road during construction. Widen Whitaker Road 13’ from the center line and install curb and gutter from the intersection of Peachehaven to the driveway entering the property off of Whitaker."

(per email from Robby Stone)

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**Inspections (Zoning)-** Phone # - 336.727.2626 Email: jeffv@cityofws.org

"Portion of parking near at entrance is in the streetyard. Cannot have parking in streetyard. What is sign and sign easement for? Tree Save Summary: Include total acreage Change total limits of land disturbance to 34,922.28. Use Inspections “Tree Save Legend” it can be found on our website: www.inspectnet.org"

(per email from Jeff Vaughn)

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**Inspections (Erosion Control)-** Phone # - 336.727.2388 Email: josephf@cityofws.org

No comment
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-2732

Stormwater Division - Phone # - 336.747.6961 Email: josephf@cityofws.org
“Land Disturbing Permit Required”
(per email from Joe Fogarty)

Fire (City) - Phone # - 336.747.7359 Email: jonc@cityofwsfire.org
“Provide fire hydrant within 500 feet of most remote corner of building, as measured by the manner in which the hose would come off the fire truck as it proceeds into the scene from the hydrant.”
(per email from Jon Canupp)

Utilities - Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“Subject to Utilities plan review for permits and/or authorization to construct”
(per email from Courtney Driver)

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

Planning - Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Only one sign allowed along frontage on Peace Haven as per original conditions of approval, move sign back to be at least even with Peace Haven side of building; no signs for lot 2B allowed on this lot; looks like parking lot encroaches into streetyard; staff recommends having a sidewalk connection to the building; condition for consistency with submitted building elevations (elevations need to be revised to label materials); some landscaping along the back side of the building would help soften the appearance along Peace Haven; 7’ wide sidewalks adjacent to head-in parking.”
(per email from Aaron King)

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“The address assignment for this building is 1086 Whitaker Rd.”
(per email from Ben Stamney)