DOCKET #: W3106

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
GB-S

PETITIONER:
Little Creek, LLC and Little Creek Eleven, LLC for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 12.31

NEAREST BLDG: 35' west

MAP(S): 606842
June 22, 2011

Little Creek, LLC and Little Creek Eleven, LLC
C/o Barry Siegal
P. O. Box 8306
Greensboro, NC 27103

RE: SITE PLAN AMENDMENT W-3106

Dear Mr. Siegal:

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,

[Signature]
A. Paul Norby, FAICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Little Creek, LLC and Little Creek Eleven, LLC, 1255 Creekshire Way, Unit 200, Winston-Salem, NC 27103
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DATE:</strong></td>
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<tr>
<td><strong>TO:</strong></td>
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<tr>
<td><strong>FROM:</strong></td>
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</table>

<table>
<thead>
<tr>
<th>COUNCIL ACTION REQUEST:</th>
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<tbody>
<tr>
<td>Request for Public Hearing on Site Plan Amendment of Little Creek, LLC and Little Creek Eleven, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SUMMARY OF INFORMATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan Amendment of Little Creek, LLC and Little Creek Eleven, LLC for a GB-S zoned property: property is located on the north and south sides of Creekshire Way, south of Hanes Mall Boulevard (Zoning Docket W-3106).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLANNING BOARD ACTION:</th>
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<tbody>
<tr>
<td><strong>MOTION ON PETITION:</strong></td>
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<tr>
<td><strong>FOR:</strong></td>
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<tr>
<td><strong>AGAINST:</strong></td>
</tr>
<tr>
<td><strong>SITE PLAN ACTION:</strong></td>
</tr>
</tbody>
</table>
CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Little Creek, LLC and Little Creek Eleven, LLC.
Docket W-3106

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 GB-S - Site Plan Amendment and described as follows:

PIN #s 6804-75-5458, 7835, 8562, and 9866 and PIN #s 6804-85-2818 and 5940

Section 2. This Ordinance is adopted after approval of the site plan entitled The Lofts at
Little Creek and identified as Attachment "A" of the Special Use District Permit issued by the
City Council the _____ day of ___________________, to Little Creek, LLC and Little Creek
Eleven, 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 The Lofts at Little Creek. 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 Little Creek, LLC and Little Creek Eleven, LLC. (Zoning Docket W-3106). 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 GB-S - 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 GB-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:

- PRIOR TO THE ISSUANCE OF GRADING PERMITS:
  a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. This plan must be a master plan for the management of storm water for the entire subject property. Storm water management devices may be installed separately in each development in accordance with the master plan. Developer shall limit post development runoff to pre-development run-off rates for 10-year storm.
  b. The City-County Utilities Commission shall approve a plan to relocate the existing sanitary sewer line on the subject property or any grading over that sewer line. If sewer is relocated, the City-County Utilities Commission, prior to the issuance of any building permits, must approve final construction.
  c. Developer shall flag in the field the limits of the 100-year flood fringe.
  d. Developer shall provide a fifty (50) foot "no fill" buffer between the Little Creek tributary located along the southern property line of the subject property between the stream bank and the toe of the fill slope; or Provide a twenty (20) foot "no fill" buffer, except where a more narrow buffer is approved by the Erosion Control Officer; and Provide an approved phased erosion control plan; and on site erosion control construction management shall be provided by a licensed design professional. The
design professional shall, at a minimum, visit the site and produce a sealed report weekly and after each rain event. The report shall be issued within 48 hours after such event.

c. Developer shall angle the discharge outlet pipe to provide non-erosive discharge towards the creek.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  a. Developer shall obtain driveway permit from NCDOT; additional improvements may be required prior to issuance of permit.
  b. Developer shall record a vehicular cross-access easement to the property line of the property to the west of the subject property.
  c. Developer shall dedicate fifty (50) foot private access easement and associated temporary construction easement of 10’ on each side of the access easement for the construction of a future private access street extending to the south into the adjacent RM-18 property.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:
  a. Any required storm water management device(s) shall be installed. If above ground storm water management devices are installed on this property, a ten (10) foot street/yard type landscaping area shall be installed where practicable around the perimeter of each facility.
  b. All required fire hydrants shall be installed in accordance with the City Fire Department.
  c. Developer shall install or make payment in lieu to the City of Winston-Salem for a minimum five (5) foot wide sidewalk on Hanes Mall Boulevard through the entire frontage of the subject property. Sidewalk location shall be coordinated with the NC and Winston-Salem DOT.

• OTHER REQUIREMENTS:
  a. Only one (1) restaurant which meets the definition in the UDO for “Restaurant (with drive-through service)” and shall be located on either Lots 1, 2, or 3.
  b. Development shall be permitted one (1) freestanding fifteen (15) foot high monument sign at the main entrance to the development located near the midpoint of frontage of the site along Hanes Mall Boulevard. One (1) freestanding monument sign five (5) foot tall shall be permitted at the other 2 entrances from Hanes Mall Boulevard.
  c. Only three points of vehicular access shall be provided into the site in accordance with the approved site plan.
  d. Lot 9 shall have only one point of access being off the internal private street.
  e. Any buffer requirements shall be installed on slopes no greater than 2:1.
  f. Any trees utilized to satisfy street/yard planting requirements per the UDO shall be of large variety per UDO 3-4.10 (A).
  g. The Planning staff may approve “Staff Changes” to the original site plan if the proposed changes meet the original intent of the project as approved by the City Council and meet the following volunteered conditions:
• **VOLUNTEERED CONDITIONS:**

1. The site layout as shown on the plan is for illustrative purposes only. The developer retains the right to adjust the site layout to accommodate users/purchasers as needed.
   a. Building square footage and footprints, parking lot configurations, and road layouts shall have limited flexibility to be adjusted from those shown on the plan and shall be reviewed through the "Staff Change" process. More substantial adjustments related to building square footage, building orientation, site layout, and/or site access or road layout shall be reviewed through the Site Plan Amendment process. Age, building orientation, site layout, and/or site access or road layout shall be reviewed through the Site Plan Amendment process.
   b. Lot layout and location shall have limited flexibility to be adjusted from those shown on the plan and shall be reviewed through the "Staff Change" process. More substantial adjustments related to building square footage, building orientation, site layout, and/or site access or road layout shall be reviewed through the Site Plan Amendment process.
   c. Any changes or adjustments shall continue to retain the design elements described below.

2. Developer will install the private divided road ("main road") built to City street standards with a minimum 20’ median:
   a. Median to have 5’ wide sidewalk on both sides along the nose of the 60 degree angled parking spaces.
   b. There will be a minimum 7’ wide sidewalk on both sides of the main road along the outside of the on-street parking spaces.
   c. Light fixtures will be installed along the sidewalks at a pedestrian scale with a maximum height of twelve (12) feet.
   d. The minimum 10’ wide landscaped portion of the median is to have large variety tree plantings at a range of forty (40) to sixty (60) feet on center within the median. Only one tree variety will be used along the entire length of the median.
   e. Trees planted by the developer of individual lots at the back of the sidewalk along the “main road” shall match tree type used in the median per volunteered condition 2(e) and shall, as close as possible, match the tree spacing within the median (as illustrated on the approved site plan).
   f. Any large variety tree used in parking areas and/or streetyards shall be of a variety different from that used for the median and to align the “main road”.
      i. Tree varieties allowed are as follows: Zelkova, Elm, Oak, Red Maple, and Sugar Maple varieties.
      ii. Trees will be a minimum 3” caliper when installed in the median.
   g. Vehicular crossovers with pedestrian crosswalks will be installed along the main road:
      i. Minor adjustments in the location and spacing of crossovers will be allowed. More substantial adjustments related to crossover locations shall be reviewed through the “Staff Change” process.
      ii. Crossovers may provide access to parking lots on both the north and south sides of the main road.
      iii. Crossovers shall be textured, painted, and/or striped.
3. Buildings along the south side of the main road will be oriented towards the main road.
   a. Buildings will be placed within ten (10) feet of the back of the sidewalk.
   b. Buildings will have primary pedestrian entrances facing the main road.
4. No parking will be allowed between the on-street parking spaces and the front face of any buildings along the south side of the main road.
5. Buildings located on lots on the north side of the “main road” shall be oriented towards the main road.
   a. Buildings will be placed no more than sixty (60) feet from the back of the sidewalk located adjacent to the on-street parking spaces along the “main road”.
   b. Buildings will have pedestrian entrances facing the “main road”. These entrances shall be visibly connected to the sidewalk along the “main road” via sidewalk connections and/or painted and/or textured pedestrian crossings through any vehicular travel lane and/or parking lot.
6. Only one bay of parking will be allowed between the on-street parking spaces and the face of any building along the north side of the “main road”.
7. Parking lot cross access between lots will be provided.
   a. Adjustments in the location access drives will be allowed as long as the overall access path for interconnected parking areas is maintained.
8. Drop-offs and loading spaces will be allowed within the on-street parking spaces locations along the main road.
9. A negative access easement shall be provided where the lots adjoin Hanes Mall Boulevard except for area where the two main and two right-in/right-out entrances are proposed.
10. Dumpster and/or trash compactors locations can be added as necessary and shall be screened per the UDO section 3-4.6.
   a. Any dumpster and/or trash compactor shall be a minimum of thirty (30) feet from the back of sidewalk (furthest edge from the median) located adjacent to the on-street parking spaces along the “main road”, unless the dumpster is attached to a building and enclosed and gated with similar materials of the building.
**CITY-COUNTY PLANNING BOARD**
**STAFF REPORT**

<table>
<thead>
<tr>
<th><strong>PETITION INFORMATION</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>Docket #</strong></td>
</tr>
<tr>
<td><strong>Staff</strong></td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting a Site Plan Amendment for a GB-S zoned property in order to modify condition language relating to parallel parking along an internal private street. The currently approved uses are:

- Shopping Center; Wholesale Trade A; Banking and Financial Services; Building Contractors, General; Car Wash; Funeral Home; Hotel or Motel; Offices; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food or Drug Store; Furniture and Home Furnishings Store; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Combined Use; Services, A; Services, B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Recreational Services, Indoor; Recreational Services, Outdoor; Theater, Indoor; Adult Day Care Center; Child Care, Drop-In; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution, Neighborhood; Club or Lodge; Government Offices, Neighborhood Organization and Post Office; Hospital or Health Center; Library, Public; Museum or Art Gallery; and Police or Fire Station

**Neighborhood Contact/Meeting**
The application indicates that at the time of filing, no neighborhood/community meeting had been held.

**Zoning District Purpose Statement**
The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs (Growth Management Areas) 1 (Center Cities), 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods) and Metro Activity Centers.
<table>
<thead>
<tr>
<th>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</th>
<th>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</th>
<th>Yes, the site is presently zoned GB-S within a destination retail area in GMA 3.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>North and south sides of Creekshire Way, south of Hanes Mall Boulevard</td>
<td></td>
</tr>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
<td></td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
<td></td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 12.31 acres</td>
<td></td>
</tr>
<tr>
<td>Current Land Use</td>
<td>The site is currently improved with private streets and future building sites.</td>
<td></td>
</tr>
<tr>
<td>Physical Characteristics</td>
<td>A tributary of Little Creek, with its associated floodplain, runs along the southern boundary of the petition site.</td>
<td></td>
</tr>
<tr>
<td>Proximity to Water and Sewer</td>
<td>Public water and sewer is available to the site.</td>
<td></td>
</tr>
<tr>
<td>Stormwater/Drainage</td>
<td>A stormwater study was required as a condition of the original approval.</td>
<td></td>
</tr>
<tr>
<td>Watershed and Overlay Districts</td>
<td>The site is not within a water supply watershed.</td>
<td></td>
</tr>
<tr>
<td>Analysis of General Site Information</td>
<td>The site has no apparent constraints and appears to be suitable for development within the existing GB-S District.</td>
<td></td>
</tr>
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</table>

### 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>Hanes Mall Boulevard</td>
<td>Major Thoroughfare</td>
<td>1,139’</td>
<td>18,000</td>
<td>40,900</td>
</tr>
<tr>
<td>Creekshire Way</td>
<td>Private Street</td>
<td>1,278’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Old English Court</td>
<td>Private Street</td>
<td>290’</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Fox Trot Court</td>
<td>Private Street</td>
<td>300’</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

| Proposed Access Point(s) | The site will continue to be accessed from the above mentioned four streets. | | |
| Sidewalks | Sidewalks are located along the internal streets and along Hanes Mall Boulevard. | | |
| Transit | Route 43 runs along Hanes Mall Boulevard. | | |
| Analysis of Site Access and Transportation Information | The approved site plan depicts angled parking along both sides of the interior median of the main street which is Creekshire Way (W-2818). Parallel parking is shown on the outside portion of said street. There is also a matching volunteered condition further specifying this on-street parking layout. | | |
This Site Plan Amendment would remove the volunteered requirement that only parallel (rather than angled) parking be used on the outside of Creekshire Way. This would therefore allow angled parking to be installed in this area as it is currently in place on both sides of the central median.

### CONFORMITY TO PLANS AND PLANNING ISSUES

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 3 – Suburban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy Recommendations** | • Promote land use patterns and transit-oriented design standards that support public transit, walking and bicycling and reduce the number and length of automobile trips.  
• Encourage compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces and amenities, and offer a variety of transportation options. |
| **Relevant Area Plan(s)** | *Southwest Suburban Area Plan (2008)* |
| **Area Plan Recommendations** | • The *Southwest Suburban Area Plan* identifies the subject property as part of the Hanes Mall Retail/Residential Mixed-Use Area. This area is recommended for a mixture of retail and multifamily uses. The area currently consists primarily of big-box commercial development, strip centers and outparcel development. The plan recommends developing vacant sites and parking areas as vertically-oriented mixed-use buildings. Redevelopment here should incorporate pedestrian-scaled architectural detailing such as awnings and allow for visual connections between the inside and outside of buildings. |
| **Greenway Plan Information** | The northern terminus of the first phase of Little Creek Greenway will be at the hotel directly adjacent to this site. |
| **Addressing** | Address assignments will be made once building plans are submitted. |
| **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 Legacy?*  
Yes |
| **Analysis of Conformity to Plans and Planning Issues** | As noted previously in the Analysis of Site Access and Transportation Information section, the subject request is to modify condition language which would allow angled parking along a portion of the main internal street where currently only parallel parking is allowed.  

The approved plan was adopted prior to the adoption of the *Southwest Suburban Area Plan* which recommends a mixture of retail and multifamily uses developed with pedestrian-scaled architectural detailing. The approved uses permitted for the site include a wide mixture, including multifamily residential. Also, staff is generally supportive of on-street parking, either angled or parallel, as it is an important component to creating an inviting pedestrian scaled setting. |
### 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>
<th>Staff</th>
<th>CCPB</th>
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<tr>
<td>W-2818</td>
<td>GB-S Site Plan Amendment</td>
<td>Approved 1-3-06</td>
<td>Included current site</td>
<td>31.05</td>
<td>Approval</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approval with incorporation of NCDOT and WSDOT requirements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>W-2670</td>
<td>RM18 to GB-S</td>
<td>Approved 2-2-04</td>
<td>Included current site</td>
<td>32.6</td>
<td>Approval</td>
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</table>

### 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>Request will permit more on-street parking.</td>
<td>The request does not include the entire original GB-S zoned site.</td>
</tr>
<tr>
<td>The request is consistent with the <em>Southwest Suburban Area Plan</em> and Legacy.</td>
<td></td>
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<tr>
<td>The underlying GB-S District would remain in place.</td>
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</table>

### Site-Specific Recommended Conditions of Approval

**Note:** These conditions are based upon the previously approved site plan, W-2818. Some of these conditions may have already been addressed and complied with during development of the site. Revised conditions are shown in **bold italics with strike through or underline.**

1. **Prior to the Issuance of Grading Permits:**
   a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. This plan must be a master plan for the management of storm water for the entire subject property. Storm water management devices may be installed separately in each development in accordance with the master plan. Developer shall limit post development runoff to pre-development run-off rates for 10-year storm.
   b. The City-County Utilities Commission shall approve a plan to relocate the existing sanitary sewer line on the subject property or any grading over that sewer line. If sewer is relocated, the City-County Utilities Commission, prior to the issuance of any building permits, must approve final construction.
   c. Developer shall flag in the field the limits of the 100-year flood fringe.
   d. Developer shall provide a fifty (50) foot “no fill” buffer between the Little Creek tributary located along the southern property line of the subject property between the stream bank and the toe of the fill slope; or
Provide a twenty (20) foot “no fill” buffer, except where a more narrow buffer is approved by the Erosion Control Officer; and
Provide an approved phased erosion control plan; and on site erosion control construction management shall be provided by a licensed design professional. The design professional shall, at a minimum, visit the site and produce a sealed report weekly and after each rain event. The report shall be issued within 48 hours after such event.

e. Developer shall angle the discharge outlet pipe to provide non-erosive discharge towards the creek.

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  a. Developer shall obtain driveway permit from NCDOT; additional improvements may be required prior to issuance of permit.
  b. Developer shall record a vehicular cross-access easement to the property line of the property to the west of the subject property.
  c. Developer shall dedicate fifty (50) foot private access easement and associated temporary construction easement of 10’ on each side of the access easement for the construction of a future private access street extending to the south into the adjacent RM-18 property.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. Any required storm water management device(s) shall be installed. If above ground storm water management devices are installed on this property, a ten (10) foot streetyard type landscaping area shall be installed where practicable around the perimeter of each facility.
  b. All required fire hydrants shall be installed in accordance with the City Fire Department.
  c. Developer shall install or make payment in lieu to the City of Winston-Salem for a minimum five (5) foot wide sidewalk on Hanes Mall Boulevard through the entire frontage of the subject property. Sidewalk location shall be coordinated with the NC and Winston-Salem DOT.

- **OTHER REQUIREMENTS:**
  a. Only one (1) restaurant which meets the definition in the UDO for “Restaurant (with drive-through service)” and shall be located on either Lots 1, 2, or 3.
  b. Development shall be permitted one (1) freestanding fifteen (15) foot high monument sign at the main entrance to the development located near the midpoint of frontage of the site along Hanes Mall Boulevard. One (1) freestanding monument sign five (5) foot tall shall be permitted at the other 2 entrances from Hanes Mall Boulevard.
  c. Only three points of vehicular access shall be provided into the site in accordance with the approved site plan.
  d. Lot 9 shall have only one point of access being off the internal private street.
e. Any buffer requirements shall be installed on slopes no greater than 2:1.
f. Any trees utilized to satisfy streetyard planting requirements per the UDO shall be of large variety per UDO 3-4.10 (A).
g. The Planning staff may approve “Staff Changes” to the original site plan if the proposed changes meet the original intent of the project as approved by the City Council and meet the following volunteered conditions:

• VOLUNTEERED CONDITIONS:
  1. The site layout as shown on the plan is for illustrative purposes only. The developer retains the right to adjust the site layout to accommodate users/purchasers as needed.
     a. Building square footage and footprints, parking lot configurations, and road layouts shall have limited flexibility to be adjusted from those shown on the plan and shall be reviewed through the “Staff Change” process. More substantial adjustments related to building square footage, building orientation, site layout, and/or site access or road layout shall be reviewed through the Site Plan Amendment process. Age, building orientation, site layout, and/or site access or road layout shall be reviewed through the Site Plan Amendment process.
     b. Lot layout and location shall have limited flexibility to be adjusted from those shown on the plan and shall be reviewed through the “Staff Change” process. More substantial adjustments related to building square footage, building orientation, site layout, and/or site access or road layout shall be reviewed through the Site Plan Amendment process.
     c. Any changes or adjustments shall continue to retain the design elements described below.
  2. Developer will install the private divided road (“main road”) built to City street standards with a minimum 20’ median:
     a. Road to have 20’ one way lane on each side of median with 60 degree angled parking on the median side and parallel parking on the outside.
     i. Angled and parallel parking will not be within the private access easement.
     a.b. Median to have 5’ wide sidewalk on both sides along the nose of the 60 degree angled parking spaces.
     b.e. There will be a minimum 7’ wide sidewalk on both sides of the main road along the outside of the on-street parallel parking spaces.
     c.d. Light fixtures will be installed along the sidewalks at a pedestrian scale with a maximum height of twelve (12) feet.
     d.e. The minimum 10’ wide landscaped portion of the median is to have large variety tree plantings at a range of forty (40) to sixty (60) feet on center within the median. Only one tree variety will be used along the entire length of the median.
     e.f. Trees planted by the developer of individual lots at the back of the sidewalk along the “main road” shall match tree type used in the median per volunteered condition 2(e) and shall, as close as possible, match the tree spacing within the median (as illustrated on the approved site plan).
f.g. Any large variety tree used in parking areas and/or streetyards shall be of a variety different from that used for the median and to align the “main road”.
   i. Tree varieties allowed are as follows: Zelkova, Elm, Oak, Red Maple, and Sugar Maple varieties.
   ii. Trees will be a minimum 3” caliper when installed in the median.

g.h. Vehicular crossovers with pedestrian crosswalks will be installed along the main road:
   i. Minor adjustments in the location and spacing of crossovers will be allowed. More substantial adjustments related to crossover locations shall be reviewed through the “Staff Change” process.
   ii. Crossovers may provide access to parking lots on both the north and south sides of the main road.
   iii. Crossovers shall be textured, painted, and/or striped.

3. Buildings along the south side of the main road will be oriented towards the main road.
   a. Buildings will be placed within ten (10) feet of the back of the sidewalk.
   b. Buildings will have primary pedestrian entrances facing the main road.

4. No parking will be allowed between the on-street parallel parking spaces and the front face of any buildings along the south side of the main road.

5. Buildings located on lots on the north side of the “main road” shall be oriented towards the main road.
   a. Buildings will be placed no more than sixty (60) feet from the back of the sidewalk located adjacent to the on-street parallel parking spaces along the “main road”.
   b. Buildings will have pedestrian entrances facing the “main road”. These entrances shall be visibly connected to the sidewalk along the “main road” via sidewalk connections and/or painted and/or textured pedestrian crossings through any vehicular travel lane and/or parking lot.

6. Only one bay of parking will be allowed between the on-street parallel parking spaces and the face of any building along the north side of the “main road”.

7. Parking lot cross access between lots will be provided.
   a. Adjustments in the location access drives will be allowed as long as the overall access path for interconnected parking areas is maintained.

8. Drop-offs and loading spaces will be allowed within the on-street parallel parking spaces locations along the main road.

9. A negative access easement shall be provided where the lots adjoin Hanes Mall Boulevard except for area where the two main and two right-in/right-out entrances are proposed.

10. Dumpster and/or trash compactors locations can be added as necessary and shall be screened per the UDO section 3-4.6.
    a. Any dumpster and/or trash compactor shall be a minimum of thirty (30) feet from the back of sidewalk (furthest edge from the median) located adjacent to the on-street parallel parking spaces along the “main road”, unless the dumpster is attached to a building and enclosed and gated with similar materials of the building.
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 site plan amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Wesley Curtis
VOTE:
   FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
   AGAINST: None
   EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3106
(LITTLE CREEK, LLC AND LITTLE CREEK ELEVEN, LLC)

The proposed site plan amendment for a GB-S zoned property in order to modify condition language relating to parallel parking along an internal private street with its added conditions is consistent with the Legacy Comprehensive Plan, and the Southwest Suburban Area Plan and is reasonable and in the public interest because:

1. The underlying GB-S District will remain in place;

2. The request will permit more on street parking; and

3. The site has no apparent constraints and appears to be suitable for development within the existing GB-S District.