DOCKET #:  W2764

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
LO-S

PETITIONER:
Country Club Commons, LLC &
Trenwest Management, LLC,
for property owned by
Trenwest Management, LLC

SCALE:  1” represents 400’

STAFF:  Roberts

GMA:  3

ACRE(S):  9.40

MAP(S):  606850
April 20, 2005

Country Club Commons, LLC
210 Airport Road, Suite 200
Mt. Airy, NC  27030

RE:  SITE PLAN AMENDMENT W-2764

Dear Sir:

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, AICP
Director of Planning

pc:  City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
Trenwest Management, LLC, 3807 Dewsbury Road, Winston-Salem, NC  27104-1608
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC  27101
ACTION REQUEST FORM

DATE: April 20, 2005
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Site Plan Amendment of Country Club Commons, LLC and Trenwest Management, LLC

SUMMARY OF INFORMATION:

Site Plan Amendment of Country Club Commons, LLC and Trenwest Management, LLC for LO-S (Professional Office; Offices, Miscellaneous; Medical & Surgical Offices; and Banking & Financial Services): property is located on the southwest corner of Country Club Road and Dalewood Drive (Zoning Docket W-2764).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS
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 LO-S - (Professional Office; Offices, Miscellaneous; Medical & Surgical Offices; and Banking & Financial Services - Site Plan Amendment) and described as follows:

Tax Block  3905  Tax Lots  75C, 75D, 77A, 77E, 77F, 77L, 77M, 77N, 77P, 77Q, 77R, 100,109, 110, and 607

Section 2. This Ordinance is adopted after approval of the site plan entitled Country Club Commons and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of _________________, 20___ to Country Club Commons, LLC and Trenwest Management, 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 Country Club Commons. 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 Country Club Commons, LLC and Trenwest Management, LLC, (Zoning Docket W-2764). 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 LO-S - (Professional Office; Offices, Miscellaneous; Medical & Surgical Offices; and Banking & Financial Services - 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 LO-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. A storm water management study shall be submitted to and approved by the Public Works Department.
  b. Developer shall obtain driveway permit from the NCDOT and WSDOT.

- PRIOR TO THE ISSUANCE OF BUILDING PERMITS
  a. No more than 75,000 square feet of the proposed building square footage shown on the site plan may be issued occupancy permits until either roadway widening to Country Club Road between Jonestown and Peace Haven Roads has been completed or a two year period of time beginning April 5, 2004, or the developer agrees to widen one lane on the south side of Country Club Road from Jonestown Road to the site, not to exceed $50,000, whichever occurs earlier.
  b. Developer shall either dedicate a portion of Tax Lot 309 of Block 3905 to the City of Winston-Salem for additional right-of-way to accommodate a driveway or obtain a Special Use Permit to access LO-S property across RS-9 property and developer shall have constructed the driveway shown on the site, prior to the issuance of building permits for any of the buildings along Dalewood Drive.
  c. Architectural embellishment to be reviewed and approved by Planning staff.
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  b. Cross access vehicular stub connection shall be built, but not opened until such time as a negotiated mutually agreed upon cross-access agreement is reached with adjoining property owners to the west.
  c. Developer shall add sidewalks to the frontage along Dalewood Drive prior to occupancy of any office buildings adjacent to Dalewood Drive. Sidewalks shall be built to Winston-Salem Department of Transportation standards.
  d. Developer shall provide a transit stop along Country Club Road.

• OTHER REQUIREMENTS
  a. A maximum of two six (6) foot high monument signs shall be allowed along the frontage of Country Club Road and one six (6) foot high monument sign shall be allowed along frontage of Dalewood Drive.
ZONING STAFF REPORT

DOCKET # W-2764
STAFF: Gary Roberts

Petitioner(s): Country Club Commons, LLC and Trenwest Management, LLC
Ownership: Same

REQUEST

From: LO-S Limited Office District (Professional Office; Medical and Surgical Offices; Offices Miscellaneous and Banking and Financial Services)
To: Site Plan Amendment

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 9.4 acres

LOCATION:

Street: Southwest corner of Country Club Road, Old Vineyard Road and Dalewood Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: 146,856 sf office and banking development. Note: Up to 5% of the total square footage of LO zoned properties may be utilized for retail commercial purposes.
Building Height: Maximum 40 feet high, two story and split one and two story buildings.
Parking: Required: 504 spaces @ one space per 300 sf for 138,656 sf of Professional Offices and one space per 200 sf of 8,200 sf of banking and Financial Services Use.
Proposed: 592 spaces.
Bufferyard Requirements: Type II bufferyard required adjacent to RS-9 and a type I bufferyard required adjacent to RM-18.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One single family residential structure to be removed.
Adjacent Uses:

North-

LO-S zoned office and RM-8-S zoned multifamily apartments.

Northeast-

Single family residential off Piccadilly Drive, neighborhood scale church fronting Country Club Road, and LO-S zoned offices fronting Country Club Road.
East- RM-12 zoned apartments and single family residences zoned RS-9 facing Old Vineyard Road.
Southeast- RM-18-S and RM-12 zoned apartments.
South- Single family residential homes zoned RS-9.
Southwest- LB-S zoned shopping center.
West- LB-S retail commercial and LO-S zoned offices facing Jonestown Road.
Northwest- LO and LO-S zoned offices.

GENERAL AREA

Character/Maintenance: The area generally consists of well maintained multifamily, office, and retail commercial uses.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan appears to remove all existing vegetation.
Topography: The subject property experiences a total elevation change of about 34 feet, rising from about 840 feet in the southeastern section of the site up to about 876 feet in the northeastern section of the site.
Streams: No streams are on or near the subject property.
Vegetation/habitat: A significant amount of previously existing vegetation has recently been removed in accordance with the approved site plan.
Floodplains: None.
Environmental Resources Beyond The Site: The proposed site plan does not appear to significantly impact environmental resources beyond the subject property.
Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Country Club Road; Dalewood Drive; Old Vineyard Road
Street Classification: Country Club Road – Major Thoroughfare; Dalewood Drive – Local Road; Old Vineyard Road – Minor Thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Country Club Road between Jonestown and Old Vineyard Roads = 20,000/18,500
Old Vineyard Road between Country Club Road and Healy Drive = 10,000/11,100
Trip Generation/Existing Zoning: RS-9 and LO-S
1.18 x 43,560/9,000 = 5 units x 9.57 (SFR Trip Rate) = 47 Trips + Previous Approved
Zoning: 125,270 sf with a 31,000 sf limit on Medical Offices; 94,270/1,000 x 10.42 + 409.04 (Office Park Trip Rate) = 1,391 + 31,000/1,000 x 36.13 (Medical Office Trip Rate) = 1,120 Trips; Total Trips per Day = 2,511
Trip Generation/Proposed Zoning: LO-S
Scenario I: 146,856/1,000 x 10.42 + 409.04 (Office Park Trip Rate) = 1,939 Trips per Day or
Scenario II: 124,000/1,000 x 10.42 = 409.04 (Office Park Trip Rate) = 1,701 Trips + 7,000/1,000 x 47.43 (Specialty Retail Trip Rate) = 332 Trips + 8,200/1,000 x 246.49 (Bank w/Drive Thru Trip Rate) = 2,021 Trips; Total Trips per Day = 4,054

Planned Road Improvements: Country Club Road between Jonestown and Peace Haven Roads; from 3 lanes to 5 lanes; Planned completion end of 2006.

Sight Distance: Adequate.

Interior Streets: Private.

Traffic Impact Study recommended: TIS has been provided.

Connectivity of street network: No connection proposed to Araminta Drive. A condition of the previous rezoning of the subject property requires a cross access vehicular connection to the adjoining LB-S zoned property to the west.

Sidewalks: None.

Transit: Routes 12 and 43 along Country Club; Route 43 along Old Vineyard Road.

Bicycle Route: Route 1, Silas Creek Loop, along Country Club Road.

HISTORY

Relevant Zoning Cases:

1. W-2735; RS-9 and LO-S to LO-S (Professional Office; Medical and Surgical Offices; Offices Miscellaneous and Banking & Financial Services); approved December 12, 2004; southwest corner of Country Club Road and Dalewood Drive, current site; 9.44 acres; Planning Board and staff recommended approval.

2. W-2668; RS-9 to LO-S (Professional Office; Medical and Surgical Offices; and Offices Miscellaneous); approved April 5, 2004; south side of Country Club Road west side of Dalewood Drive, included majority of current site; 8.32 acres; Planning Board and staff recommended approval.

3. W-2504; RS-9 to LO-S (Professional Office; Offices, Miscellaneous); approved October 1, 2001; north side of Country Club Road between Piccadilly Drive and Tipperary Lane; 1.48 acres; Planning Board and staff recommended approval.

4. W-2432; RS-9 to LO-S (Professional Office); withdrawn January 2, 2001; north side of Country Club Road between Piccadilly Drive and Tipperary Lane; 1.48 acres; Planning Board and staff recommended approval.

5. W-2329; RS-9 to LO-S (Offices, Miscellaneous; Professional Office; and Medical or Surgical Offices); approved July 6, 1999; northwest side of Country Club Road west of Kilpatrick Street; 2.104 acres; Planning Board and staff recommended denial.

6. W-2302; LO-S and RS-9 to LO-S (Professional Office; Office Miscellaneous; Medical or Surgical Offices); approved April 5, 1999; north side of Country Club Road west of Piccadilly Street; 1.67 acres; Planning Board and staff recommended approval.
CONFORMITY TO PLANS

GMP Area (Legacy): Suburban Neighborhoods (GMA 3).
Relevant Comprehensive Plan Recommendation(s): Legacy recommends more intense development at urban locations and creation of walkable mixed-use developments.
Relevant Development Guide Recommendation(s): The County Club/Jonestown Area Plan recommends that the subject property be developed for low-density (0-4 units/acre) residential uses. However, given the past precedent set from previous office approvals along this section of County Club Road, and the characteristics of the previously submitted and approved site plan, Planning staff was of the opinion that initial RS-9 to LO-S rezoning of the subject property was warranted despite the area plan recommendation.

ANALYSIS

The subject request is a Site Plan Amendment for 9.4 acres of LO-S zoned property located at the southwestern of Country Club Road, Old Vineyard Road and Dalewood Drive. Medium scale retail and office uses are located to the west and north across Country Club Road. Single and multifamily residential development are located to the northeast and east across Dalewood Drive and directly to the south.

The subject property, under a total of two separate requests, was rezoned in 2004 in order to accommodate 146,270 sf of office development. UDO 110 was also approved in 2004 which permits up to 5% of the total office square footage of any Limited Office (LO) zoned property to be available for various retail commercial, service, and restaurant uses. This would allow up to 7,313 sf of such uses within the subject property.

Based upon several considerations, Planning staff recommended approval of the initial rezoning requests to LO-S. Country Club Road is a major transportation corridor which becomes regularly congested at peak times with morning and afternoon commuter traffic. However, City of Winston-Salem bond monies have already been set aside to make additional lane improvements along Country Club Road between Jonestown Road and Peace Haven Roads. Said improvements are scheduled to be completed by the end of 2006. Additionally, a traffic impact study was submitted and the developer will be required to construct a new eastbound travel lane along the entire frontage of the property facing Country Club Road. According to NC DOT and Winston-Salem DOT officials, such improvements will adequately facilitate anticipated new and existing traffic in the area of the subject property. The site plan approved by City Council included a vehicular connection to the existing commercial development located to the west. Although the current plan does not include this connection, the petitioner has stated that it will be included in the revised plan which will be submitted prior to the April 14, 2005 Planning Board meeting.
The other significant attribute of the approved site plan is the limited visual predominance of parking from Country Club Road and the general orientation of the buildings to said public street. Although the recently added corner parcel utilized a more conventional design with head-end parking facing Country Club, the three larger buildings to the west facing Country Club Road, have parking located to the side or rear and are therefore consistent with Legacy’s recommendation to promote more pedestrian-oriented developments. The proposed site plan however, removes the center building and replaces it with a parking lot. (The square footage of said building is therefore redistributed and assimilated into fewer and larger buildings.) As we have seen from the recently completed Harper Hill Commons development further west on Country Club Road, the placement of buildings and their orientation to the public street, or lack thereof, plays a critical role in creating a noteworthy sense of place. Rather than having an 85± foot gap in between structures along Country Club Road, the proposed plan illustrates a 205± foot gap thus diluting the spatial characteristics which define areas of pedestrian traffic. With the recent relocation of the Robinhood West Metro Activity Center, Country Club Road is now designated as an Urban Boulevard. One of the key purposes of Urban Boulevards is to “incorporate design features that support pedestrian activity and give these corridors an urban look and feel.” The substitution of a two story building with a parking lot, in this instance, is inconsistent the explicit directive of Legacy. People generally enjoy and feel more comfortable walking by well designed and well placed buildings yet conversely, to the degree possible, avoid walking by parking lots. This observation is even more pronounced when the sidewalk is, as in this case, located along a highly traveled and high speed roadway which has no on-street parking to buffer the pedestrian and calm traffic. To allay some of these concerns and to provide a better view from the street and feel for the pedestrian, the applicant has agreed to provide a low (3’) brick wall along Country Club Road between the buildings and in front of the building located at the corner of Dalewood Drive. Additionally, two planting islands have been added in the parking court and an architectural element has been added to the rear building to provide an architectural focal point.

It should be noted that a small one foot wide tax lot, which lies between the subject property and the western right-of-way of Dalewood Drive, is not included within the petition. The petitioner is aware that a portion of this lot will need to be dedicated to the Winston-Salem Department of Transportation for additional right-of-way or a Special Use Permit to access LO-S property across RS-9 property will need to be obtained prior to the issuance of building permits.

**FINDINGS**

1. The proposed LO-S Site Plan Amendment maintains the originally approved square footage of 146,270.

2. Planning staff supported the original RS-9 to LO-S rezonings on the basis of site plan design elements and that the proposed public and private improvements to Country Club Road will adequately facilitate anticipated new and existing traffic in the area of the subject property.
3. Country Club Road is designated as an Urban Boulevard as per Legacy and should develop in a manner which would “incorporate design features that support pedestrian activity and give these corridors and urban look and feel.”

4. The proposed Site Plan Amendment removes an important connection to the commercial property located to the west and replaces a two story building previously shown to front on Country Club Road with a parking lot.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL.**

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  a. A storm water management study shall be submitted to and approved by the Public Works Department.
  b. Developer shall obtain driveway permit from the NCDOT and WSDOT.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  a. No more than 75,000 square feet of the proposed building square footage shown on the site plan may be issued occupancy permits until either roadway widening to Country Club Road between Jonestown and Peace Haven Roads has been completed or a two year period of time beginning April 5, 2004, or the developer agrees to widen one lane on the south side of Country Club Road from Jonestown Road to the site, not to exceed $50,000, whichever occurs earlier.
  b. Developer shall either dedicate Tax Lot 309 of Block 3905 to the Winston-Salem Department of Transportation for additional right-of-way or obtain a Special Use Permit to access LO-S property across RS-9 property.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  b. Cross access vehicular stub connection shall be built, but not opened until such time as a negotiated mutually agreed upon cross-access agreement is reached with adjoining property owners to the west.
  c. Developer shall add sidewalks to the frontage along Dalewood Drive prior to occupancy of any office buildings adjacent to Dalewood Drive. Sidewalks shall be built to Winston-Salem Department of Transportation standards.
  d. Developer shall provide a transit stop along Country Club Road.

- **OTHER REQUIREMENTS**
  a. A maximum of two six (6) foot high monument signs shall be allowed along the frontage of Country Club Road and one six (6) foot high monument sign shall be allowed along frontage of Dalewood Drive.
**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Jimmy Norwood moved approval of the site plan amendment, certified that the site plan meets all code requirements and recommends staff conditions, including the revision presented during the consent agenda.
SECOND: Paul Mullican

VOTE:

FOR: Clark, Folan, Glenn, King, Mullican, Norwood
AGAINST: None
EXCUSED: None

__________________________
A. Paul Norby, AICP
Director of Planning
Country Club Commons
Winston-Salem, NC