DOCKET #: W1203j

PROPOSED ZONING:
Final Development Plan Food or Drug Store

EXISTING ZONING:
HB-S (Multiple Uses)

PETITIONER:
CVS Pharmacy for property owned by Others

SCALE: 1” represents 400’

STAFF: King

GMA: 3

ACRE(S): 2.00

MAP(S): 624834
ZONING STAFF REPORT

DOCKET #  W-1203j
STAFF:    Aaron King

Petitioner(s): CVS Pharmacy
Ownership: Kimberly H. Creamer; Benjamin W. Creamer; Turnpike Properties, Inc.

REQUEST

From:  HB-S  Highway Business District (Multiple Business Uses)
To:    Final Development Plan (Food or Drug Store)

Acreage:  2.0 acres

LOCATION

Street:  West side of Peters Creek Parkway north of Clemmonsville Road
Jurisdiction:  City of Winston-Salem
Ward:  South

SITE PLAN

Proposed Use:  Food or Drug Store
Square Footage:  11,970 square feet
Building Height:  22 feet
Parking Required: 60 spaces; proposed: 63 spaces
Bufferyard Requirements:  Type III bufferyard required adjacent to RS-9 zoning.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site:  None
Adjacent Uses:

   North -    Arby’s restaurant; zoned HB-S
   East -     Peters Creek Parkway, Shopping Center; zoned HB-S
   South -    ABC store; zoned HB-S
   West -     Undeveloped land and single family homes; zoned RS-9

GENERAL AREA

Character/Maintenance:  Well maintained shopping center and other commercial uses.
Development Pace:  Moderate to rapid
HISTORY

1. W-1203; B-3-S (TWO-PHASE) to Site Plan Amendment; approved November 5, 1984; northwestern quadrant of Peters Creek Parkway and Clemmonsville Road; 9.48 acres; Planning Board recommended approval.

TRANSPORTATION

Direct Access to Site: Peters Creek Parkway (NC 150)
Street Classification: Major Thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
  Peters Creek Parkway between Brewer Road and Clemmonsville Road – 19,000/46,000
Trip Generation/Proposed Zoning: Final Development Plan

11,970/1,000 x 88.16 (Pharmacy/Drug Store w/Drive Through) = 1,055 Trips per Day
Transit: WSTA Route 13 along both Peters Creek Parkway and Clemmonsville Road

ANALYSIS

The proposed final development plan is for a Food or Drug Store. As an outparcel of the previously approved Southpark Shopping Center the building will have approximately 11,970 square feet and will be one story in height. Access to the site will come via Peters Creek Parkway. All of the outparcels and the shopping center site are interconnected with private drives to provide on-site connections between all uses on the property.

Staff has recommended that the petitioner install a 2-3 foot tall berm along the northeastern portion of the property between the parking lot and Peters Creek Parkway.

This Final Development Plan meets all conditions of the original rezoning petition.

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. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit.
  b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
  c. Storm water structures shall be a minimum of 10 feet away from the existing sanitary sewer outfall.
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Developer shall install sidewalks along the frontage of Peters Creek Parkway to the specifications of the City of Winston-Salem Public Works Department.
  b. If the building is sprinkled, the developer shall provide a hydrant within 100 feet of a Fire Department Connection.
  c. Connection into the drive to the Arby’s to the north shall be completed.

• OTHER REQUIREMENTS
  a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
  b. All on site lighting shall be a maximum of 15 feet tall and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent properties.

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the Final Development Plan, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Clarence Lambe
VOTE:
  FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith
  AGAINST: None
  EXCUSED: None

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A. Paul Norby, AICP
Director of Planning