DOCKET #:  W2444a

PROPOSED ZONING:
GO-S Site Plan Amendment Multiple (Office Uses)

EXISTING ZONING:
GO-S (Multiple Office Uses)

PETITIONER:
La Cruzada, LLC for property owned by Same

SCALE: 1” represents 400’
STAFF: King
GMA: 3
ACRE(S): 2.25
MAP(S): 612846
July 20, 2005

La Cruzada, LLC
c/o Jamie Trujillo
3801 N. Lakeshore Drive
Clemmons, NC  27012

RE:   SITE PLAN AMENDMENT W-2444a

Dear Mr. Trujillo:

    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
      Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC  27101
ACTIONS REQUEST FORM

**DATE:** July 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 La Cruzada, LLC

**SUMMARY OF INFORMATION:**

Site Plan Amendment of La Cruzada, LLC for a GO-S (Professional Office; Medical and Surgical Offices; and Offices, Miscellaneous) Site: property is located on the northwest side of Westbrook Plaza Drive, east of Hannaford Road (Zoning Docket W-2444a).

**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 GO-S (Professional Office; Medical and Surgical Offices; and Offices, Miscellaneous - Site Plan Amendment) and described as follows:

Tax Block 3901, Tax Lot 415

Section 2. This Ordinance is adopted after approval of the site plan entitled La Cruzada, LLC/Westbrook Corporate Center and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, to La Cruzada, 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 La Cruzada, LLC/Westbrook Corporate Center. 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 La Cruzada, LLC, (Zoning Docket W-2444a). 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 GO-S (Professional Office; Medical and Surgical Offices; and Offices, Miscellaneous - 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 GO-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 obtain a driveway permit from WSDOT/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.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Developer shall install a 48’x40’ T-turnaround and also provide a Fire Department Connection within 100 feet of a hydrant.
  b. Developer shall install a Stormwater Management Device to retain a 10-year design storm to pre-development runoff rates in accordance with the City of Winston-Salem Stormwater Ordinance.

• OTHER REQUIREMENTS
  a. 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.
  b. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.
ZONING STAFF REPORT

DOCKET #  W-2444a
STAFF:  Aaron King

Petitioner(s):  La Cruzada, LLC
Ownership:  Same

REQUEST

Site Plan Amendment for property zoned GO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous)

Acreage: 2.25

LOCATION:

Street: Northwest side of Westbrook Plaza Drive
Jurisdiction: City of Winston-Salem
Ward: Southwest

SITE PLAN

Proposed Uses:  Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous
Square Footage: 26,000 square feet
Building Height: 60 feet maximum in the GO district
Parking Required: 104 spaces; Proposed: 104 spaces
Bufferyard Requirements: Type III bufferyard required adjacent to RS-9.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: The site is currently undeveloped.
Adjacent Uses:
  North-  Allegacy Federal Credit Union; zoned GO-S
  East-  Red Lobster; zoned GB-S
  South-  Fairfield Inn; zoned HB-S
  West-  Single family homes; zoned RS-9

GENERAL AREA

Character/Maintenance: Well maintained area.
Development Pace: Moderate to rapid
HISTORY

Relevant Zoning Cases:

1. W-2444; RS-9 to GO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous); approved January 2, 2001; north side of Westbrook Plaza Drive east of Westgate Center Drive (current site); 2.25 acres; Planning Board and staff recommended approval.

TRANSPORTATION

Direct Access to Site: Westbrook Plaza Drive
Street Classification: Local Road
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
  No traffic counts available for local roads.
  Trip Generation/Existing Zoning: GO-S
    14,500/1,000 = 14.5 x 36.13 (medical/dental office trip rate) = 524 trips
  Trip Generation/Proposed Zoning: Site Plan Amendment
    26,000/1,000 = 26 x 36.13 (medical/dental office trip rate) = 939 Trips
Planned Road Improvements/Thoroughfare Plan: No improvements for Westbrook Plaza Drive.
Sidewalks: Existing walk terminates at the northern property line and is proposed to be extended to the south.
Transit: WSTA 18 along Westbrook Plaza Drive.

ANALYSIS

This site plan amendment review focuses on two issues: enlarging the square footage of the building and the placement of the building on the property. The approved site plan includes a +/-14,500 square foot office building that is located at the northeast corner of the property with parking located to the side and rear of the building.

The proposed site plan includes an increase in building square footage from 14,500 square feet to 26,000 square feet. The site plan also places the rear of the building 40 feet off of the western property line. Parking will be located to the front and side of the building. The site plan does show a type III bufferyard, which is a UDO requirement, between the rear of the building and the adjacent single family homes.

Staff is supportive of this site plan amendment. While the approved site plan shows the building pulled up to the street, it is unlikely that an urban-style streetscape will be created along Westbrook Plaza Drive, based on the existing development. Staff also feels that the office building may be a better neighbor to the adjoining single family homes than the parking lot that is shown on the approved plan. The proposed site plan retains the sidewalk along the frontage of Westbrook Plaza Drive. Staff recommends approval of this request.
FINDINGS

1. The proposed site plan would increase the square footage from 14,500 square feet to 26,000 square feet.

2. This site plan places the office building 40 feet off the western property line.

3. The parking layout will be reconfigured to provide parking to the front and side of the building.

STAFF RECOMMENDATION

Site Plan Amendment: 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 WSDOT/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.

• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Developer shall install a 48’x40’ T-turnaround and also provide a Fire Department Connection within 100 feet of a hydrant.

• OTHER REQUIREMENTS
  a. 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.
  b. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

__________________
A. Paul Norby, AICP
Director of Planning