



DOCKET #: W2668
 (continued from 1/8/04
 CCPB meeting)

PROPOSED ZONING:
 LO-S (Multiple Uses)

EXISTING ZONING:
 RS9

PETITIONER:
 Elizabeth Jane Nesbit,
 Lois C. Evans and
 Facilities Corporation
 of America

SCALE: 1" represents 400'

STAFF: Simmons

GMA: 3

ACRE(S): 8.32

MAP(S): 606846, 606850
 600846, 600850



DRAFT ZONING STAFF REPORT

DOCKET # W-2668
STAFF: Glenn Simmons

Petitioner(s): Elizabeth Jane Nisbet, Lois C. Evans, and Facilities Corporation of America
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: LO-S Limited Office District (Professional Office; Medical and Surgical Offices;
and Offices Miscellaneous)

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

Acreage: 8.32 acres

CONTINUANCE HISTORY

This petition was continued from the January 8, 2004 Planning Board meeting to the February 12, 2004 Planning Board meeting at the request of the petitioner. It was then continued from the February 12, 2004 Planning Board meeting to the March 11, 2004 Planning Board meeting, also at the request of the petitioner.

LOCATION:

Street: South side of Country Club Road west of Old Vineyard Road and west side Dalewood Drive.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Professional Offices and Medical and Surgical Offices. Note: A companion text amendment (UDO 110) proposes to allow up to 5% of the total square footage of LO zoned properties to be utilized for retail commercial purposes.

Building Height: Maximum 40 feet high, two story and split one and two story buildings.

Parking: Required: 418 spaces @ one space per 300 square feet for professional offices.
Proposed: 428 spaces. Staff notes that Medical and Surgical Offices require a minimum ratio of one space per 200 square feet.

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: Four single family residential structures 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 vegetation exists on the subject property, especially on the southern half of this site.

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; Jonestown Road.

Street Classification: Country Club Road – Major Thoroughfare; Dalewood Drive – Local Road; Old Vineyard Road – Minor Thoroughfare; Jonestown Road – Major Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Country Club Road between Old Vineyard and Jonestown Roads = 12,000/18,500

Old Vineyard Road between Country Club Road and Healy Drive = 10,000/11,100

Jonestown Road between Country Club and US 421 = 18,000/23,900

Trip Generation/Existing Zoning: RS-9

$8.32 \times 43,560/9,000 = 40 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 382 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: LO-S

$125,270/1,000 \times 36.13 \text{ (Medical/Dental Trip Rate)} = 4,526 \text{ Trips per Day}$ (based on maximum trip generation for medical/dental office)

Planned Road Improvements: Country Club Road between Jonestown and Peace Haven Roads; from 3 lanes to 5 lanes; Planned completion July 2005.

Sight Distance: Adequate.

Interior Streets: Private.

Traffic Impact Study recommended: Yes – provided. However, numbers seem inconsistent with submitted site plan.

Connectivity of street network: No connection proposed to Araminta Drive.

Sidewalks: None.

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

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

HISTORY

Relevant Zoning Cases:

1. W-2504; RS-9 to LO-S (Professional Office; Offices, Miscellaneous); across Country Club Road from current site; approved October 1, 2001; 1.48 acres; Planning Board and staff recommended approval.
2. W-2432; RS-9 to LO-S (Professional Office); withdrawn January 2, 2001; across Country Club Road from current site; 1.48 acres; Planning Board and staff recommended approval.
3. 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.
4. 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 Picadilly 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.

Area Plan/Development Guide: *County Club/Jonestown Area Plan* (adopted in 1985)

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 in recent years, the proposed rezoning may be warranted, despite the area plan recommendation.

ANALYSIS

This is a request to rezone 8.32 acres from existing RS-9 to LO-S to accommodate 125,720 sf of medical, professional, and miscellaneous office uses. The property is located on the south side of Country Club Road between Jonestown Road and Old Vineyard Road/Dalewood Drive. The site plan proposes to have vehicular access onto both Country Club Road and Dalewood Drive. Two existing single family residential properties, zoned RS-9, located on the west side of Dalewood Drive are not part of the proposed zoning. Staff notes that a related UDO text amendment (UDO-110), currently under consideration, proposes to allow 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. Accordingly, if UDO-110 is approved, as much as 6,286 sf of retail space would be available on the current site.

Over the past decade this site has been the subject of speculation regarding various proposed non-residential uses. The *County Club/Jonestown Area Plan* (adopted 1985) calls for the site to remain zoned for single-family residential purposes. While new development along Jonestown Road has generally adhered to recommendations of the plan, more recent rezoning approvals for offices along Country Club Road have not. Specifically, several new LO-S zoned office sites have been approved and constructed on both sides of Country Club Road directly opposite, and just east of the current request. While planning staff acknowledges the elected board's precedent setting decisions not to follow the plan in all circumstances, staff continues to strongly discourage any zoning changes which would allow retail commercial zoning along Country Club Road itself.

Traffic is an obvious concern for anyone familiar with the area. Country Club Road is a major transportation corridor which becomes regularly congested at peak times with morning and afternoon commuter traffic. Additionally, staff is concerned about two residential parcels on the corner of Dalewood and Old Vineyard which are not part of the current LO-S request. Staff recognizes that these properties would likely request similar office zoning if the current request were approved. For this reason staff has requested, and the petitioner has agreed to provide an internal vehicular stub connection to the adjacent residential for future use if said property is rezoned for offices.

Additionally staff would prefer that an internal stub street connection be made to tie into the existing shopping center located contiguous to the subject property on the west. Staff acknowledges the difficulty of overcoming substantial grade differences between the two properties, but nonetheless believes that allowances for such a stub may eventually be welcomed and utilized by the shopping center. Staff believes that modifications to the shopping center site

plan to accommodate the grade changes for such a cross access connection may be feasible at some time in the future.

Regarding transportation issues, a traffic impact study was required and has been reviewed by City and State DOT. City bond monies have already been set aside to make additional lane improvements along Country Club Road between Jonestown Road and Peacehaven Roads. Said improvements are scheduled to be completed by July 2005. Additionally, 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 and allow it to flow better than it does currently.

The layout of the proposed office buildings is generally consistent with *Legacy* recommendations to promote more pedestrian-oriented developments. The first tier of offices is located adjacent to Country Club Road with parking located to the side or rear of the structures. Additionally an integrated network of internal sidewalks and marked internal street crossings help further define the courtyard effect of the building layout. Staff notes that as much as 5% of the total 125,720 sf may be developed with some type of retail or service oriented commercial development if UDO 110, currently under consideration, is approved. Accordingly, this could result in as much as 6,286 sf of retail commercial and services uses. While this is a significant amount of non-office square footage, staff believes that such commercial development may be complementary to an office development of this size, and may in fact provide important services to office workers in a pedestrian oriented setting. Such uses may minimize the need for office workers to travel away from the site to access basic services and, therefore, lessen potential traffic impacts in the area. Particularly given the safeguards specified in UDO 110, staff is supportive of the potential commercial component in context with the proposed site plan.

Ideally, Planning staff believes that the subject property should be developed in a manner which comprehensively includes the two RS-9 zoned properties at the corner of Dalewood Drive and Country Club which are not part of the current zoning request. However, since the current owners of the corner property do not wish to participate in rezoning their property for office uses at this time, staff believes that it would be premature to allow office development to front onto Dalewood Drive. Accordingly the petitioner has offered not to develop properties facing Dalewood Drive (Lots 77F and 109 of Block 3906) unless and until the residential property on the corner is zoned for office uses. Planning staff believes this would satisfy our concerns not to prematurely encourage office development to turn the corner and “leapfrog” southward down Dalewood Drive past single family, RS-9 zoned properties.

FINDINGS

1. Some new LO-S office zoning has been approved along Country Club Road in spite of the *Country Club/Jonestown Area Plan* which calls for the area to be remain zoned for single family residential development.
2. Country Club Road currently experiences significant traffic problems at peak commuter times.

3. City bond and developer provided transportation improvements will adequately meet the transportation needs of the area according to DOT officials.
4. Two adjacent RS-9 zoned parcels facing Dalewood Drive limit the potential for a more comprehensively planned development of the current site.
5. The petitioner has offered not to develop properties facing Dalewood Drive (Lots 77F and 109 of Block 3906) unless/until the residential property on the corner is zoned for office uses.

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 the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
 - b. Developer shall obtain a driveway permit from the North Carolina Department of Transportation.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved in writing by the City of Winston-Salem Fire Department.
 - b. Cross access vehicular easements shall be recorded with the Office of the Register of Deeds.
 - a. No more than half of the proposed building square footage shown on the site plan can be occupied until roadway widening to Country Club Road between Jonestown and Peace Haven Roads has been completed.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
 - c. Cross access vehicular stub connections shall be built.
- **OTHER REQUIREMENTS**
 - a. A maximum of one five (5) foot high monument sign at each of the three approved access drives shall be permitted.
 - b. A stub connection to the properties with frontage on Oakwood that are not currently included in this rezoning request shall be provided.

PUBLIC HEARING - January 8, 2004

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved continuance of the zoning map amendment and site plan to February 12, 2004.

SECOND: Carol Eickmeyer

VOTE:

FOR: Bost, Clark, Eickmeyer, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None

PUBLIC HEARING - February 12, 2004

FOR: None

AGAINST: None

WORK SESSION

MOTION: Dara Folan moved continuance of the zoning map amendment to March 11, 2004.

SECOND: John Bost

VOTE:

FOR: Bost, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood

AGAINST: None

EXCUSED: None