DOCKET #: W2735

PROPOSED ZONING:
LO-S (Professional Offices; Medical and Surgical Offices; Offices, Miscellaneous; and Banking and Financial Services)

EXISTING ZONING:
LO-S and RS-9

PETITIONER:
Country Club Commons and Trenwest Development Management, LLC for property owned by Same

SCALE: 1” represents 400’

STAFF: Roberts N

GMA: 3

ACRE(S): 9.4

MAP(S): 606846, 606850 600846, 600850
November 19, 2004

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

RE: ZONING TEXT AMENDMENT W-2735

Dear Sirs:

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
ACTION REQUEST FORM

DATE: November 19, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Country Club Commons, LLC for property owned by same and Trenwest Management, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of Country Club Commons, LLC for property owned by same and Trenwest Management, LLC from LO-S (Professional Office; Medical and Surgical Offices; and Offices Miscellaneous) to LO-S (Professional Offices; Medical and Surgical Offices; Offices, Miscellaneous; and Banking and Financial Services); ** NOTE** the following uses may include up to 5% of the total square footage: Food or Drug Store; General Merchandise Store; Services, Business A; Services, Personal; Restaurant (without drive-through service); and Retail Store, Specialty or Miscellaneous: property is located southwest of Country Club Road, Old Vineyard and Dalewood Drive (Zoning Docket W-2735).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS
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 changing from LO-S (Professional
Offices; Medical and Surgical Offices; Offices, Miscellaneous; and Banking and Financial
Services) to LO-S (Professional Offices; Medical and Surgical Offices; Offices, Miscellaneous;
and Banking and Financial Services): ** NOTE** the following uses may include up to 5% of
the total square footage: Food or Drug Store; General Merchandise Store; Services, Business A;
Services, Personal; Restaurant (without drive-through service); and Retail Store, Specialty or
Miscellaneous the zoning classification of the following described property:

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

Section 2. This Ordinance is adopted after approval of the site plan entitled Country Club
Commons, LLC and identified as Attachment "A" of the Special Use District Permit issued by
the City Council the _______ day of __________________, to Country Club Commons, LLC
for property owned by same 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, LLC. 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 for property owned by same and Trenwest Management, LLC, (Zoning Docket W-2735). 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 Offices; Medical and Surgical Offices; Offices, Miscellaneous; and Banking and Financial Services). ** NOTE ** the following uses may include up to 5% of the total square footage: Food or Drug Store; General Merchandise Store; Services, Business A; Services, Personal; Restaurant (without drive-through service); and Retail Store, Specialty or Miscellaneous, 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 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. No more than 75,000 square feet of the proposed building square footage shown on the site plan may be issued occupancy permits until roadway widening to Country Club Road between Jonestown and Peacehaven 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.
c. Prior to the issuance of building permits for the two buildings in the northeastern corner of the site 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.
ZONING STAFF REPORT

DOCKET #  W-2735
STAFF:     Gary Roberts

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

REQUEST

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

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:  146,270 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: 488 spaces @ one space per 300 square feet for professional offices.  Proposed: 503 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: 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: 146,270/1,000 x 10.42 + 409.04 (Office Park Trip Rate) = 1,933 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 July 2005.

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-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.

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

3. 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.

4. 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.
5. 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.
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 Country Club Road, and the approval of W-2668 earlier this year on a portion of the subject property, the proposed rezoning may be warranted, despite the area plan recommendation.

ANALYSIS

This is a request to rezone 9.4 acres from LO-S and RS-9 to LO-S to accommodate 146,270 sf of office and banking uses. The property is located on the southwest corner 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 is located to the northeast and east across Dalewood Drive and directly to the south.

The majority of the subject property was rezoned in April of 2004 in order to accommodate 125,720 sf of office development. UDO 110 was also approved at that time which now 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.

The current site plan includes two RS-9 properties located on the corner of Country Club Road and Dalewood Drive. Staff had expressed concern regarding the exclusion of these properties from the previous petition and therefore welcomes their inclusion into a comprehensive site plan at this time. One additional driveway is proposed onto Dalewood Drive and one of the two currently approved entrances onto Country Club Road will be slightly reworked. It should be noted that a small one foot wide tax lot, which lies in between the subject property and the western right-of-way of Dalewood Drive, is not included within the petition. The petitioner is aware that 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.

Regarding transportation improvements, City bond monies have 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 July 2005. Additionally, the developer proposes to construct a new eastbound travel lane along the entire frontage of the
property facing Country Club Road. Also a condition of the previously approved rezoning pertains to off-site improvements along Country Club Road between the subject property and the intersection with Jonestown Road. According to NC DOT and Winston-Salem DOT officials, such improvements, in addition to signal adjustments, will adequately facilitate the existing and anticipated traffic in the area. Staff also applauds the adopted condition pertaining to the provision of a vehicular connection to the existing commercial development located to the west.

One of the attributes 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. While the ideal preference would have been to continue this pattern along the remaining frontage of Country Club Road, the newly added bank parcel site utilizes a more conventional design with head-end parking facing Country Club. Staff sees the request, however, as creating a generally compatible transition between the business and commercial developments to the west and the several hundred multifamily residential units to the east. Approval is recommended.

**FINDINGS**

1. Legacy recommends more intense development at urban locations and creation of walkable mixed-use developments.

2. While the Country Club/Jonestown Area Plan calls for the area to be zoned for single family residential development, 8.32 of the 9.4 acres are already zoned LO-S along with additional recently approved LO-S zoning in the general area.

3. Country Club Road currently experiences significant traffic problems at peak commuter times.

4. City bond and developer provided transportation improvements will adequately meet the transportation needs of the area according to DOT officials.

**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 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. No more than 75,000 square feet of the proposed building square footage shown on the site plan may be issued occupancy permits until roadway widening to Country Club Road between Jonestown and Peacehaven 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.
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  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: Paul Mullican moved approval of the zoning map amendment., certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jimmy Norwood

VOTE:
  FOR: Clark, Eickmeyer, King, Lambe, Mullican, Norwood, Smith
  AGAINST: None
  EXCUSED: None

________________________
A. Paul Norby, AICP
Director of Planning