DOCKET #: W2627
(continued from 6/12/03)

PROPOSED ZONING:
LO-S (Offices, Miscellaneous and Professional Office)

EXISTING ZONING:
RS9

PETITIONER:
Ramey Development Co.

SCALE: 1” represents 200’

STAFF: Hall

GMA: 3

ACRE(S): 0.59

MAP(S): 612846
CONTINUANCE HISTORY

The petitioner requested a continuance from the July 10, 2003 Planning Board meeting to pursue a Special Use zoning district.

REQUEST

From: RS-9 (Residential, Single Family - 9,000 square foot minimum lot size)
To: LO-S (Limited Office – Special Use)

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

Acreage: 0.59 acre

LOCATION:

Street: North side of Westbrook Plaza Drive at the southern terminus of Hannaford Road.
Jurisdiction: City of Winston-Salem
Ward: Southwest

SITE PLAN

Proposed Use: Office, Professional; Office, Miscellaneous
Square Footage: 5,494 square feet (sf)
Building Height: 40’ Max.
Parking: Required: 19; Proposed: 19
Bufferyard Requirements: 15’ Type II adjacent to residential
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None.
Adjacent Uses:
   North/ Northeast - Developed Residential zoned RS-9 (with average lot size of 20,000 sf)
   East- Narrow lot with substantial topography and vegetation (buffers neighborhood)
Southwest- Motel, zoned GB-S  
West- Office building, zoned GO

GENERAL AREA

Character/Maintenance: Along Westbrook Plaza Drive, there is an array of fairly new large footprint office buildings and hotels. Hannaford Road is a stable enclave of residential dwellings. Both the residential and office components are well kept and maintained.
Development Pace: Slow to Moderate

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: A majority of the site will be cleared for this development. Some existing vegetation will be retained to serve as a buffer.
Topography: There is an approximate change in elevation on the subject property of 30’ (from an approximate elevation of 842’ in the east down to an approximate elevation of 812’ in the west.)
Vegetation/habitat: The western one-half of the subject property contains some natural vegetation, as well as trees in the slope area to the north and east.
Environmental Resources Beyond The Site: The site plan does not appear to indicate any new or significant environmental impacts beyond the site.
Water Supply Watershed: The subject property is not located within a water supply watershed.

TRANSPORTATION

Direct Access to Site: Westbrook Plaza Drive; Hannaford Road
Street Classification: Westbrook Plaza Drive - Local Road; Hannaford Road - Local Road
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
No Counts Available on Local Roads
Trip Generation/Existing Zoning: RS9  
.59 x 43,560 / 9,000 = 2 dwellings x 9.57 (SFR Trip Rate) = 19 Trips per Day
Trip Generation/Proposed Zoning: LO-S  
5,494 / 1,000 x 11.01 (General Office Trip Rate) = 60 Trips per Day
Planned Road Improvements: None
Sight Distance: Good.
Traffic Impact Study recommended: No
Connectivity of street network: The site plan does not show a connection to Hannaford Road. Staff would not recommend such a connection.
Sidewalks: Existing on south side of Westbrook Plaza Drive across from the subject property. Allegaicy office buildings, to the northeast, has sidewalk on the west side of Westbrook Plaza Drive and an approved office site south of the Allegaicy campus will be required to install sidewalk along the entire frontage of that
property per the approved site plan. The only missing component of sidewalk for all of Westbrook Plaza Drive would include the subject property and property immediately east (owned by the City of Winston-Salem). WSDOT has expressed a desire for sidewalk on the subject property. This portion of sidewalk would create an essential overlap of sidewalk across the street, providing a safe place for pedestrians to cross Westbrook Plaza Drive and continue using the sidewalk for the remainder of the road.

Transit: None
Bicycle Route: None

**HISTORY**

Relevant Zoning Cases:

1. W-2538; GO-S (Medical & Surgical Offices; Professional Offices; and Offices, Miscellaneous) to GO; approved May 6, 2002; Northeast side of Westbrook Plaza Drive, south of Forrestgate Drive; 1.30 acres; Planning Board and staff recommended approval.

2. 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; 2.25 acres; Planning Board and staff recommended approval.

3. W-2360; RS-9 to GO-S (Banking & Financial Services and Professional Offices) approved January 3, 2000; northwest side of Westbrook Plaza Drive, west of Stratford Road; 10.03 acres; Planning Board and staff recommended approval.

**CONFORMITY TO PLANS**

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): Legacy recommends the mixing of land uses where appropriate. *Legacy* recommends creating compatible development and the transition between residential and non-residential development to ensure compatibility. Where it is impossible to control the transition through site design features such as building height, massing, scale, architecture and location of parking, then significant buffering is needed to blend uses.


Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* recommends that the subject property be developed for office uses.
ANALYSIS

The current request is to rezone 0.59 acre from RS-9 to LO-S (Limited Office). The site is located on the north side of Westbrook Plaza Drive at the southern terminus of Hannaford Road. Developed properties surrounding the subject property to the north and northeast are zoned RS-9 and feature many well kept single-family dwellings located in an enclave surrounded by office and business uses. A small piece of GO abuts the subject property to the west. Across Westbrook Plaza Drive, to the southwest, is a hotel zoned GB-S.

The South Stratford Road Development Guide recommends that the subject property be “office”. The requested rezoning is consistent with the development guide in this manner. The Legacy Development Guide recommends the mixing of land uses where appropriate and encourages creating compatible development and careful transitions between residential and non-residential development to ensure compatibility. While there are several other office and business uses in the area, this site has the closest relationship to the homes in the adjacent neighborhood.

The current site plan demonstrates an exemplary relationship and transition between office and residential uses, as intended by the Limited Office (LO) district. Based on the site plan submitted as part of this special use request, the adjacent neighborhood is adequately protected by the preservation of some existing vegetation and also with the relationship of parking to the existing residential along Hannaford Road.

The site plan for the subject property illustrates a two-story structure with a pitched roof. Due to a significant change in grade between the subject property and the one-story homes along Hannaford Road, there should be no detrimental visual or physical relationship impacts of this proposed two-story office. The pitched roof and scale of the proposed office is very much in keeping with the scale of residential dwellings in this area.

The parking is to be located on the west side of the proposed office, the farthest location away from Hannaford Road. Any noise or light pollution often associated with parking areas should be minimized due to this placement. The required 40’ building setback from those residences also helps to mitigate and potential negative impacts.

A fifteen-foot minimum type II buffer is required where the subject property abuts the adjacent RS-9 zoned lands. The site plan illustrates that existing vegetation on site is to remain along the eastern and along northeastern portion of the property. This “L” shaped area is closest to the dwellings along Hannaford Road, further protecting those dwellings from any potential negative impacts.

While the current site plan is successful in transitioning into the neighborhood behind, there are yet a couple of additional considerations Planning staff would encourage the petitioner to explore.
Additional elements that would complement other efforts already occurring in the area would be the incorporation of street trees and sidewalk. Sidewalks and street trees are proliferate in this area being placed across the street from the subject property and extending westward to the intersection of Westgate Center Drive. Other street trees and sidewalks can be found on the same side of the street as the subject property to the northeast at the Allegacy campus. An approved site plan for the property to the south of Allegacy also shows sidewalks and street trees. With the incorporation of street trees and sidewalks on the subject property, that would leave only one incomplete (either proposed or built) segment of sidewalk on one side or the other for the length of Westbrook Plaza Drive between Westgate Center Drive and Genia Drive. This segment of land is owned by the City of Winston-Salem; WSDOT encourages and supports the incorporation of sidewalk and street trees for the subject property.

The proposed site plan and office creates a successful transition to the existing single-family neighborhood. Additional pedestrian friendly elements, such as sidewalks, street trees, and pedestrian scale lighting would compliment this transition while upgrading the function and appearance of this corridor, all the while in keeping with the area plan recommendations.

**FINDINGS**

1. The subject property encroaches into the periphery of an existing neighborhood.

2. The South Stratford Road Development Guide recommends that the subject property be “office”.

3. Legacy recommends the mixing of land uses where appropriate and encourages compatible development and careful transitions between residential and non-residential development.

4. The proposed site plan is consistent with the area plan and creates a successful transition to the adjacent neighborhood.

5. Street trees and sidewalk would enhance the function and appearance of Westbrook Plaza Drive and would be consistent with amenities provided through other rezoning requests in the immediate area.
STAFF RECOMMENDATION

Zoning: APPROVAL, with 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 of the City of Winston-Salem.

- PRIOR TO THE ISSUANCE OF BUILDING PERMITS
  a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  b. Developer shall obtain a driveway permit from the City of Winston-Salem.

- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. All required fire hydrants shall be installed in accordance with the County Fire Department.
  b. Developer shall install 5’ wide sidewalk along the full frontage of the site with a minimum 5’ planting strip between the back of curb and the inside edge of the sidewalk
  c. Developer shall install large variety street trees in the planting strip to match the species across Westbrook Plaza Drive.
  d. Any curbing damaged or destroyed during development of the site shall be repaired.

- OTHER REQUIREMENTS
  a. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet.
  b. No on-site lighting shall be taller than 20’ and shall be of the “shoebox” type or otherwise designed not to cast direct light on adjacent residential properties.
  c. Any retaining walls exceeding 5’ in height shall have engineered structural plan submitted for review by engineering.