DOCKET #: W1203

PROPOSED ZONING:
Final Development Plan for a Restaurant with Drive-Through Service

EXISTING ZONING:
HB-S (Multiple Business Uses)

PETITIONER:
Arbys Restaurant

SCALE: 1" represents 200'

STAFF: D. Reed

GMA: 3

ACRE(S): 1.12

MAP(S): 624834
ZONING STAFF REPORT

DOCKET #  W-1203
STAFF:      David Reed

Petitioner(s):  Arby's Restaurant
Ownership:     Turnpike Properties, Inc.

REQUEST

From:  HB-S Highway Business District [Multiple Business Uses including Restaurant (with drive-through service) - TWO PHASE]
To:    Final Development Plan for a Restaurant (with drive-through service)

Acreage:  1.12 acres

LOCATION

Street:  West side of Peters Creek Parkway/NC 150 south of SouthPark Boulevard.
Jurisdiction:  City of Winston-Salem.
Ward:  South.

SITE PLAN

Proposed Use:  Restaurant (with drive-through service).
Square Footage:  3,000 square feet.
Building Height:  25 feet.
Parking:  40 spaces required; 55 spaces provided.
Bufferyard Requirements:  Type II and type III bufferyards are required adjacent to the RM-18 and RS-9 zoning districts.
Vehicular Use Landscaping Standards Requirements:  UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site:  Site is currently vacant.
Adjacent Uses:
    North - Restaurant (with drive-through service).
    East - Shopping center.
    South - Vacant land zoned HB-S (Multiple Business Uses).
GENERAL AREA

Character/Maintenance: Well maintained business uses.
Development Pace: Fast.

PHYSICAL FEATURES

Topography: Site slopes down slightly to the southwest.
Constraints: A sanitary sewer easement and a Duke Power utility easement exist on the property.
Impact on Existing Features: Minor.

TRANSPORTATION

Direct Access to Site: Peters Creek Parkway.
Street Classification: Major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
19,000/26,000 (north of Clemmonsville Road).
Sight Distance: Good.
Interior Streets: Private.
Transit: WSTA Route 13A runs along SouthPark Boulevard and Peters Creek Parkway.

HISTORY

Relevant Zoning Case:

W-1203; B-3-S (Multiple Business and Office Uses - TWO PHASE) to Site Plan Amendment; approved November 5, 1984; the petition included all the land on the west side of Peters Creek Parkway/NC 150 from Clemmonsville Road through this site at the corner of SouthPark Boulevard; Planning Board and staff recommended approval. This was just one of four rezoning petitions for the SouthPark Development.

CONFORMITY TO PLANS

Relevant Comprehensive Plan Recommendation(s): Two relevant goals of the commercial land use chapter are: provide convenient business locations that reduce traffic, travel, and loss of time; and protect neighborhood integrity.
Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.
ANALYSIS

Proposed is a Final Development Plan for an Arby's restaurant with drive-through service. A new right-in, right-out turn lane is proposed on Peters Creek Parkway. The driveway cut was approved by the Board of Aldermen when the first phase of the rezoning was approved in 1984. The other access points will be two driveways which connect to the existing Wendy's restaurant to the north. A driveway connection to the south will be established and be connected when the property to the south is developed.

This site adjoins RM-18 and RS-9 zoning on the west side and will require type II and type III bufferyards, respectively. The proposed Final Development Plan meets all the conditions of the original zoning for the property. Staff is requesting additional conditions for development in accordance with UDO provisions.

STAFF RECOMMENDATION

Final Development Plan Recommendation: 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 have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  b. An easement for grading shall be obtained from the property owner (Oak Crossing Limited Partnership) to the west.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. Connections into the two drives to the Wendy's to the north shall be completed.
  b. Developer shall also construct the connector drive to the south as close to the property line as possible. Developer shall allow this drive to be connected and provide access to the property to the south in the future.
  c. Developer shall widen and install curb and gutter on Peters Creek Parkway/NC 150 from SouthPark Boulevard southward through the frontage of this property to the specifications of the North Carolina Department of Transportation.

• **OTHER REQUIREMENTS**
  a. Signage shall be limited to one (1) free standing monument sign with a maximum height of five (5) feet and a maximum copy area of thirty-six (36) square feet.
PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the Final Development Plan, certifying that the site plan meets all code requirements and including staff recommendations.
SECOND: Kerry Avant
VOTE:
  FOR: Avant, Bost, Johnson, Powell, Rousseau, Stewart
  AGAINST: None
  EXCUSED: None

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A. Paul Norby, AICP
Director of Planning