

DOCKET #: F1527

PROPOSED ZONING:
HB-S Final Development Plan

EXISTING ZONING:
HB-S

PETITIONER:
Keystone Group Inc.
for property owned by same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 1.67

NEAREST BLDG: 40' south

MAP(S): 654830



**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION	
Docket #	F-1527
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Keystone Group, Inc
Owner(s)	Same
Subject Property	PIN # 6853-50-9819
Address	4451 Wallburg Landing Drive
Type of Request	Final Development Plan in a HB-S TWO PHASE zoned site.
Proposal	<p>The petitioner is requesting Final Development Plan in a HB-S TWO PHASE zoned site for a Restaurant (with drive-through service) The approved uses for the site are:</p> <ul style="list-style-type: none"> • Agricultural Production, Crops; Agricultural Production, Livestock; Arts and Crafts Studio; Building Materials Supply; Convenience Store; Food and Drug Store; Fuel Dealer; Furniture and Home Furnishings Store; Motorcycle Dealer; Nursery, Lawn and Garden Supply Store, Retail; Restaurant (without drive-through service); Restaurant (with drive-through service); Retail Store; Shopping Center; Banking and Financial Services; Bed and Breakfast; Building Contractor, General; Car Wash; Funeral Home; Hotel or Motel; Motor Vehicle, Rental and Leasing; Offices; Services A; Services B; Storage Services, Retail; Testing and Research Lab; Veterinary Services; Warehousing; Golf Course; Recreation Services, Indoor; Recreation Services, Outdoor; Recreation Facility, Public; Recreation Vehicle Park; Theater, Drive-In; Theater, Indoor; Academic Biomedical Research Facility; Animal Shelter; Academic Medical Center; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community; Club or Lodge; College or University; Government Offices, Neighborhood Organization, or Post Office; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Vocational or Professional; Stadium, Coliseum, or Exhibition Building; Park and Shuttle Lot; Parking, Commercial; Terminal, Bus or Taxi; and Utilities
GENERAL SITE INFORMATION	
Location	Northwest corner of Thomasville Road and Wallburg Landing Drive
Jurisdiction	Forsyth County
Site Acreage	± 1.67
Current Land Use	The site is currently undeveloped.
Physical Characteristics	The site has been completely graded and has a gentle slope downward to the west.
Proximity to Water and Sewer	Public water and sewer are available.

Stormwater/ Drainage	No known issues. Because this site is within Forsyth County's jurisdiction, state requirements may apply.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site includes no regulatory floodplains, steep slopes, or watersheds and appears to be suitable for the proposed improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Thomasville Road	Major Thoroughfare	353'	10,000	16,100
Wallburg Landing Drive	Private Street	±395'	NA	NA
Proposed Access Point(s)	The site will have two access points onto Wallburg Landing Drive.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> indicates that Thomasville Road (NC Highway 109) is recommended as a 2-lane undivided facility with curb and gutter and sidewalks. The preferred alternative for the proposed Future NC Highway 109 has been chosen, and it will be on a new alignment than the existing route.			
Sidewalks	The proposed site plan includes a sidewalk that extends from the adjacent multifamily site to the westernmost access point. While this sidewalk linkage does provide for pedestrian access between the two sites, it leaves pedestrians with an awkward route to the entrance of the building. Staff has recommended that a sidewalk be extended up to the easternmost access point to provide a more direct route into the building. In discussions with the petitioner, the difficulty in making said connection ADA compliant was mentioned as an issue in providing the staff recommended route.			
Transit	Not available.			
Analysis of Site Access and Transportation Information	The site has good access and staff does not anticipate any negative transportation impacts from this request other than an increase in traffic associated with the proposed restaurant.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3 - Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Promote economic development that is compatible with existing residential neighborhoods and other business developments. 			
Relevant Area Plan(s)	<i>South Suburban Area Plan</i> (2011)			
Area Plan Recommendations	<ul style="list-style-type: none"> The Area Plan recommends commercial use for the subject property. 			
Addressing	The address assignment for this new building is 4451 Wallburg Landing Drive.			
Applicable	(R)(3) - Have changing conditions substantially affected the area in			

Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	the petition?					
	The adjacent apartment complex has continued to develop in accordance with the approved plan.					
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	The subject property is part of a larger site which primarily includes multifamily residential development. The proposed Final Development Plan would permit the construction of a 4,700 square foot restaurant along with its proposed drive through and associated parking. This is consistent with the <i>South Suburban Area Plan</i> which recommends commercial use for this site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
F-1527	HB-S TWO PHASE & RM8-S to HB-S TWO PHASE & RM18-S & RM18-S SPA	Approved 10-10-11	Included portion of site	20.27	Approval	Approval
F-1332	AG to HB-S & RM8-S	Approved 2-12-01	Included current site	21.9	Denial	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage					
	4,700 sf					
Parking	Required	Proposed	Layout			
	47 spaces	48 spaces	Angled			
Building Height	Maximum			Proposed		
	60'			1 story		
Impervious Coverage	Maximum			Proposed		
	80%			59.27%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (I) Highway Business District 					

Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA
Analysis of Site Plan Compliance with UDO Requirements	The site plan is for a Restaurant (with drive-through service). As noted previously, the site is part of a larger development consisting primarily of multifamily residential.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request will provide for the construction of a new restaurant.		The request will result in additional traffic.
Request is consistent with the recommendations of the <i>South Suburban Area Plan</i> .		
The site is located along a major thoroughfare.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.		
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ul style="list-style-type: none"> a. Developer shall obtain an updated driveway permit from NCDOT; additional improvements may be required prior to issuance of driveway permit. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. All required improvements of the NCDOT driveway permit shall be completed. b. As shown on the site plan, freestanding signage for the subject property shall be limited to one (1) monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet. 		

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR F-1527
DECEMBER 13, 2012**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the Final Development Plan.

SECOND: Clarence Lambe

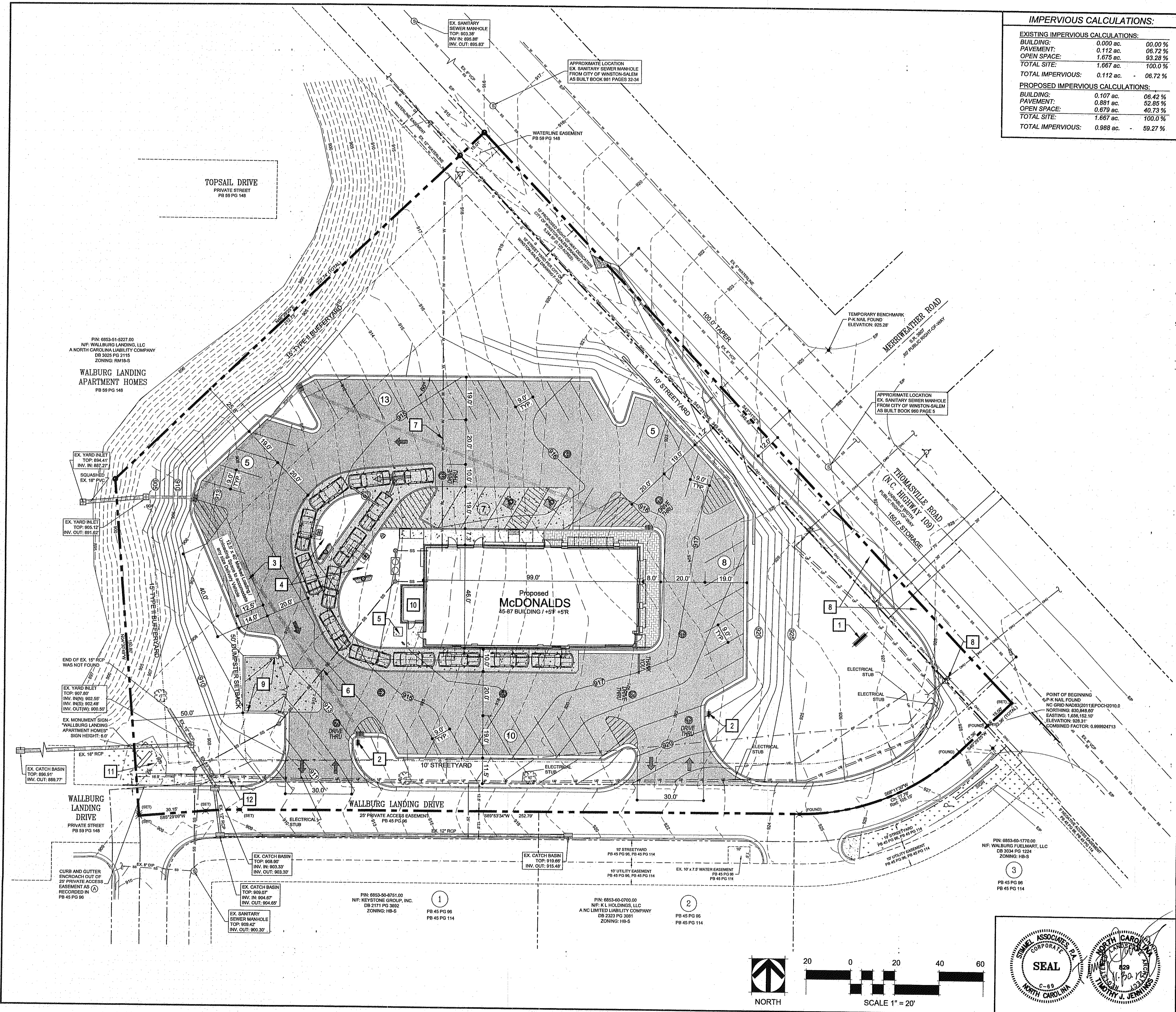
VOTE:

FOR: Wesley Curtis, Arnold King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning



IMPERVIOUS CALCULATIONS:

EXISTING IMPERVIOUS CALCULATIONS:		
BUILDING:	0.000 ac.	00.00 %
PAVEMENT:	0.112 ac.	06.72 %
OPEN SPACE:	1.675 ac.	93.28 %
TOTAL SITE:	1.667 ac.	100.0 %
TOTAL IMPERVIOUS:	0.112 ac.	06.72 %
PROPOSED IMPERVIOUS CALCULATIONS:		
BUILDING:	0.107 ac.	06.42 %
PAVEMENT:	0.881 ac.	52.85 %
OPEN SPACE:	0.679 ac.	40.73 %
TOTAL SITE:	1.667 ac.	100.0 %
TOTAL IMPERVIOUS:	0.988 ac.	59.27 %

PURPOSE STATEMENT:

THE PURPOSE OF THIS SUBMITTAL IS FOR FINAL DEVELOPMENT PLAN APPROVAL OF A McDONALD'S FAST FOOD RESTAURANT WITH DRIVE-THRU SERVICES.

PROJECT INFORMATION:

SITE ADDRESS:	4451 WALLBURG LANDING DRIVE OUT-PARCEL # 4 OF WALLBURG LANDING
EXISTING ZONING:	HB-S (HIGHWAY BUSINESS - Special)
PROPOSED ZONING:	HB-S (FINAL DEVELOPMENT PLAN)
PREVIOUS ZONING APPROVAL:	Subject Parcel is Out-Parcel # 4 of WALLBURG LANDING APARTMENT HOMES ZONING CASE # F-1527 / APPROVED: 10-10-11
EXISTING USE:	VACANT OUT-PARCEL
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU
WATERSHED:	N/A
MAP REFERENCE INFORMATION:	PARCEL ID #: 6853-50-9819 DEED BOOK 2171 - PAGE 3622 BLOCK 2636A - LOT 004 / MAP # 654830
PARKING REQUIREMENTS:	calculated at: 1 space per 100 S.F. / G.F.A. ± 4700 S.F. / 100 = 47.00 or 47 SPACES 47 SPACES REQUIRED
PARKING PROVIDED:	46 Standard Parking Spaces 2 Handicap Accessible Spaces 14 Stacking Spaces 62 TOTAL PARKING SPACES
DRIVE-THRU STACKING:	Required: 5 Spaces at 9' x 15' Provided: 14 Spaces at 10' x 20'
BUILDING INFORMATION:	Max. Building Height Allowed: 60' Note: Proposed Building Height less than 30' Stories: 1
BUILDING SETBACKS:	Front (Street): 0' / North Side: 0' South Side: 0' / Rear: 0'
LANDSCAPE / PARKING SETBACKS:	Front (Street): 10' Streetyard North Side: 15' Type II Bufferyard South Side (Street): 10' Streetyard Rear: 15' Type II Bufferyard
INFRASTRUCTURE:	WATER & SANITARY SEWER (Public) STREETS: N.C. HIGHWAY 109 (Public) WALLBURG LANDING DRIVE (Private)
SITE AREA:	1.667 Acres ±
PROPOSED B.U.A. (Impervious):	0.988 Acres ±
% OF IMPERVIOUS AREA:	59.27%
CURRENT OWNER:	KEYSTONE GROUP, INC. 3708 Alliance Drive GREENSBORO, NC 27407 Tel #: 336-556-0111 / Fax: 336-346-1135
FUTURE TENANT:	McDONALD'S USA, LLC 4601 Six Forks Rd - Suite 200 RALEIGH, N.C. 27609 e-mail: scott.burgeson@us.mcd.com Tel #: 919-637-3274 / Fax: 919-328-4208
PETITIONER:	STIMMEL ASSOCIATES, PA 601 North Trade Street - Suite 200 WINSTON-SALEM, NC 27101 e-mail: jloster@stimmelpa.com Tel #: 336-723-1067 / Fax: 336-723-1069

VICINITY MAP - n.t.s.

BY	DESCRIPTION	REV	DATE

Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning
601 N. Trade Street Suite 200
Winston Salem, NC 27101-2916
P: 336.723.1067 F: 336.723.1069

- SITE REFERENCE NOTES:**
- PROPOSED McDONALD'S GROUND SIGN. MAXIMUM HEIGHT OF 6' AND MAXIMUM SIZE OF 36 S.F.
 - PROPOSED McDONALD'S DIRECTIONAL SIGNAGE.
 - REQUIRED LOADING / UNLOADING SPACE.
 - PROPOSED DRIVE-THRU ELEMENTS, INCLUDING MENU BOARD, ORDER POINTS, AND AWINGS. NOTE: 100' OPTIMIZATION.
 - PROPOSED TRANSFORMER PAD LOCATION.
 - PROPOSED 4" SANITARY SEWER SERVICE.
 - PROPOSED 2" DOMESTIC WATER SERVICE.
 - PROPOSED (N.C.D.O.T. REQUIRED) RIGHT TURN LANE ON THOMASVILLE ROAD-(N.C. HIGHWAY 109) IMPROVEMENTS INCLUDE THE RELOCATION OF EXISTING UTILITY POLE AND TRAFFIC CONTROL BOX.
 - BRICK DUMPSTER ENCLOSURE (EXTERIOR BRICK FINISH TO MATCH BUILDING).
 - 8' X 16' STORAGE SHED (EXTERIOR BRICK FINISH TO MATCH BUILDING).
 - PROPOSED SIGN EASEMENT FOR EXISTING WALLBURG LANDING APARTMENT HOMES TO BE RECORDED.
 - PROPOSED 5' WIDE CONCRETE SIDEWALK.

PARKING INFORMATION

TOTAL SPACES:	62
2 - HC SPACES =	8.0' x 19.0' @ 60°
46 SPACES =	9.0' x 19.0' @ 60°
14 Stacking SPACES =	10.0' x 20.0' @ 0°

BASE MAP INFORMATION

ALTA (ACSM) LAND TITLE SURVEY BY:
Regional Land Surveyors, Inc.
1842 MARKET STREET, SUITE 100
GREENSBORO, NORTH CAROLINA 27409
TELEPHONE: 336-733-8155

Date: JULY 23, 2012 / Revised: NOVEMBER 7, 2012

PLAN SCALE: As Noted

STREET ADDRESS:
4451 WALLBURG LANDING DRIVE

CITY: WALLBURG, NC **STATE:** NORTH CAROLINA

JURISDICTION: FORSYTH COUNTY

PIN #: 6853-50-9819 **LOCATION CODE NUMBER:** 32-1596

McDonald's

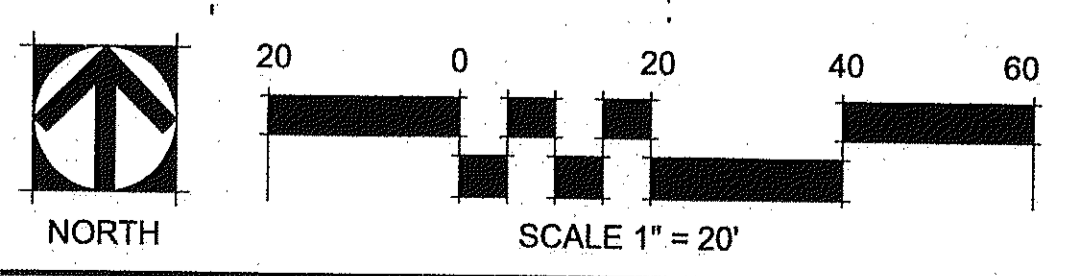
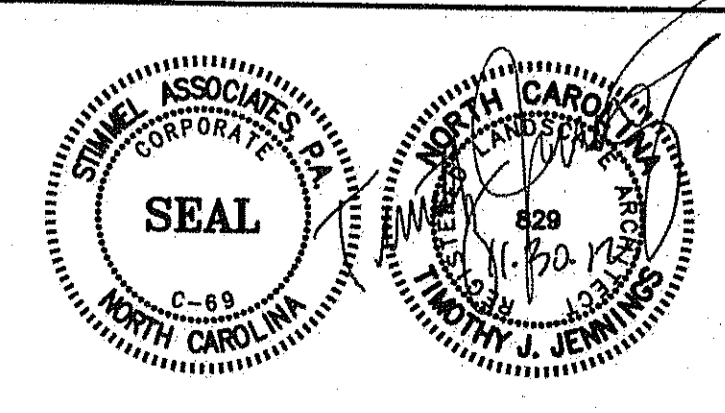
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

RALEIGH REGION
4601 SIX FORKS ROAD - SUITE 200 - RALEIGH, N.C. 27609

PLAN APPROVAL	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
REGIONAL DEV. DIRECTOR		
REGIONAL CONSTRUCTION MGR.		
REGIONAL REAL ESTATE MGR.		
AREA CONSTRUCTION MGR.		
CONTRACTOR		

STATUS	DATE	BY
FINAL	11-30-12	KB
PLAN CHECKED	11-30-12	JAL
SAPA PROJECT #	12-077	

FINAL DEVELOPMENT PLAN



F-1527 Revised File Copy