

DOCKET #: F1524

PROPOSED ZONING:
LB-S

EXISTING ZONING:
RS9

PETITIONER:
Goodwill Industries of
Northwest NC Inc.
for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 2.2

**NEAREST
BLDG:** 5' east

MAP(S): 594862



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

PETITION INFORMATION	
Docket #	F-1524
Staff	Gary Roberts Jr. AICP
Petitioner(s)	Goodwill Industries of Northwest NC, Inc.
Owner(s)	Same
Subject Property	PIN #'s 5896-65-7556, 5565, and 7669
Address	5147 Robinhood Road and 5512 Vienna Lane (existing addresses) 5151 Robinhood Road is the future address assignment
Type of Request	Special Use rezoning from RS-9 to LB-S
Proposal	The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family; 9,000 sf minimum lot size) to LB-S (Limited Business District). The petitioner is requesting the following uses: <ul style="list-style-type: none"> • Retail Store
Neighborhood Contact/Meeting By Petitioner	The petitioner stated that on 8-25-10 “Goodwill invited neighboring property owners to discuss and inform them about the rezoning of the property that Goodwill owns at Robinhood and Vienna Lane. There were several neighbors that attended. We shared our site plans and photos of our buildings. We answered questions about operating hours, landscaping, property buffers and traffic patterns. The neighbors attending seemed happy with the information provided and welcomed us into their community.”
Zoning District Purpose Statement	The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the site is located near an intersection of a major thoroughfare and is within an activity center in the Suburban Neighborhoods Growth Management Area 3.
GENERAL SITE INFORMATION	
Location	North side of Robinhood Road, east of Meadowlark Drive
Jurisdiction	Forsyth County
Site Acreage	± 2.2 acres

Current Land Use	One single family home is currently located on the site.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	MU-S	Robinhood Village Shopping Center	
	East	RS9	Single family home	
	South	RS9	Single family homes	
	West	RS9	Vienna Volunteer Fire Dept.	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	The proposed uses are compatible with the permitted uses across Vienna Lane to the north.			
Physical Characteristics	The site has a gentle slope downward to the southeast.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The subject property has no apparent constraints and appears to be suitable for the proposed improvements.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Robinhood Road	Major Thoroughfare	372'	8,200	16,100
Vienna Lane	Local Street	372'	NA	NA
Proposed Access Point(s)	The proposed development will have two full access driveways onto Vienna Lane and one right in/right out access point onto Robinhood Road.			
Planned Road Improvements	The Comprehensive Transportation Plan recommends a four lane cross section with a divided median, widened outside lanes, curb and gutter and sidewalks for Robinhood Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS9</u> 2.2 acres x 43,560 sf / 9,000 = 10 units x 9.57 (SFR Trip Rate) = 96 Trips per Day			
	<u>Proposed Zoning: LB-S</u> 11,578 sf / 1,000 x 56.63 (Free Standing Discount Store Trip Rate) = 656 Trips per Day			

Sidewalks	Sidewalks are shown on the proposed site plan in accordance with the Comprehensive Transportation Plan.
Traffic Impact Study (TIS)	A TIS is not required.
Analysis of Site Access and Transportation Information	The site is located within the <i>Northwest Activity Center</i> where pedestrian design elements are encouraged. The building placement, pedestrian plaza and sidewalks shown on the proposed site plan will encourage walking within this activity center.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management 3 - Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Retail and office buildings should be near the street and sidewalk. This reduces the distance pedestrians and transit users have to travel and provides direct access to buildings along the street. Locating buildings close to the street, lining the street with trees, buffering the street with parked cars, ensuring buildings have display windows at the sidewalk edge all provide an interesting walking environment where pedestrians feel a sense of activity, enclosure, and safety. Parking should be located to the rear and sides or under retail and office buildings. • Encourage compact, pedestrian-oriented neighborhoods that contain a mixture of residential and commercial buildings, public spaces and amenities, and offer a variety of transportation options. • Protect residential areas from inappropriate commercial and industrial encroachment.
Relevant Area Plan(s)	<i>Northwest Activity Center</i> (approved by BOCC January 2005)
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is within the Core Area of the Northwest Community Activity Center where retail use is recommended. • Activity Centers should be designated for the pedestrian as well as the automobile. The network of sidewalks, designated street crossings, pathways and shared bicycle paths should be as complete as the one for automobiles providing direct pedestrian routes and convenience. Sidewalks should be placed on both sides of street whenever possible. Streetyards, street trees and parked automobiles should be used to provide a distinct separation and buffer between pedestrians and moving automobiles. Areas for future transit stops and bus pullover sites should be served in the core area and at multifamily complexes. Sidewalks should be, at a minimum, ten (10 feet) in width in the core area and at least five (5) feet in width in all other areas. • Streets and sidewalks lined by buildings rather than parking lots are more inviting and feel safer to the pedestrian. Surface parking lots should not dominate street frontages or negatively impact surrounding developments. A minimum of 40% of required parking should be located to the rear or side of the buildings. Parking to the side of buildings should not occupy more the 1/3 of the frontage of

	<p>the building.</p> <ul style="list-style-type: none"> • Parking lots along the street should be screened from the adjacent street and sidewalk by landscaping, walls, or fences. Large parking lots should be divided into several smaller lots using landscaping or other means. Parking lots should clearly define safe pedestrian passage to building entrances and the street. 					
Addressing	Based on the location of the building and access shown on the site plan, the address assignment is 5151 Robinhood Road.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?					
	Yes, the Robinhood Village Shopping Center has been constructed directly northwest of the subject property (F-1417A).					
	(R)(4) - Is the requested action in conformance with <i>Legacy</i>?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	<p>The subject rezoning request would allow for the construction of an 11,578 sf retail building on property which is currently zoned RS9. In 2005, the Forsyth Board of County Commissioners adopted the <i>Northwest Activity Center</i> plan which recommends an activity center in the area surrounding the subject property. Retail uses are to be located on the north side of Robinhood Road between Fleetwood Circle and Olivet Church Road (see Appendix A).</p> <p>The current site falls within this retail core area and is therefore consistent from a land use perspective with the adopted plan. The plan also includes detailed pedestrian oriented design guidelines for activity centers related to the positioning of buildings and parking on the site. These recommendations are based upon the design principles found in <i>Legacy</i>. The proposed site plan is also consistent with these recommendations. While staff supports the subject request and sees that it fits within the recommendations of the area plan, it should be noted that the adjacent Robinhood Village Shopping Center has a significant amount of commercial vacancies.</p>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3070	Special Use Permit for access	Approved 8-2-10	500' southeast	11.43	Approval	Approval
F-1417A	RS9 to MU-S	Approved 9-12-05	Directly north	34.14	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	11,578 sf		Fronting on Robinhood Road			
Parking	Required	Proposed	Layout			
	39 spaces	67 spaces	To the side and rear of the proposed building			

Building Height	Maximum	Proposed
	+/- 20'	40'
Impervious Coverage	Maximum	Proposed
	75%	61%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (G) Limited Business District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) Subdivision Regulations	NA
Analysis of Site Plan Compliance with UDO Requirements	The site plan meets the requirements of the UDO. Staff recommendations are noted below.	
REMAINING SITE PLAN ISSUES		
Issue		Status
Consider narrowing the driveways onto Vienna Lane.		Petitioner has elected not to reflect these recommendations on the revised site plan
Consider reducing the number of parking spaces.		
Consider providing a cross access easement to the east.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
Request is consistent with the recommendations of <i>Legacy</i> .		The site plan proposes 28 more spaces than are required.
Request is consistent with the recommendations of the <i>Northwest Activity Center</i> .		
Request is consistent with the purpose statement of the proposed LB District.		
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> <ol style="list-style-type: none"> Developer shall obtain a driveway permit from NCDOT and the City of Winston-Salem Public Works Department. Required improvements include, but are not limited to: sidewalk along Robinhood Road; and dedication of right-of-way 45' from the centerline. Developer shall obtain a demolition permit from the Inspections Division prior to the removal of the existing structures on the site. 		

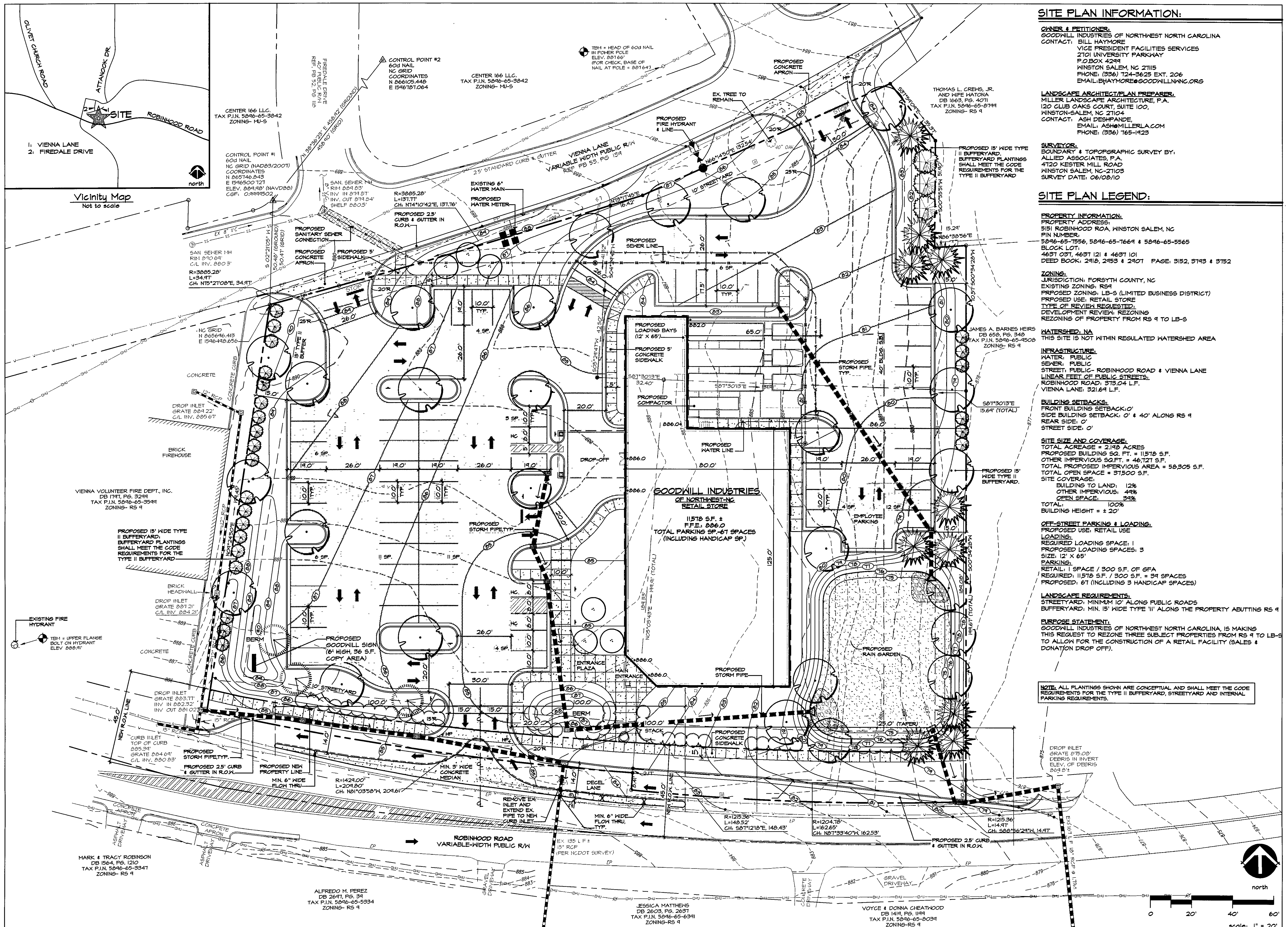
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building shall be constructed in substantial conformance with the submitted elevations labeled “Exhibit A” as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the WSDOT driveway permit.

- **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one 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.**



SITE PLAN INFORMATION:

OWNER & PETITIONER:
 GOODWILL INDUSTRIES OF NORTHWEST NORTH CAROLINA
 CONTACT: BILL HAYMORE
 VICE PRESIDENT FACILITIES SERVICES
 2701 UNIVERSITY PARKWAY
 FLOOR BOX 4294
 WINSTON SALEM, NC 27115
 PHONE: (336) 724-3625 EXT. 206
 EMAIL: BHAYMORE@GOODWILLINC.ORG

LANDSCAPE ARCHITECT/PLAN PREPARER:
 MILLER LANDSCAPE ARCHITECTURE, P.A.
 120 CLUB OAKS COURT, SUITE 100,
 WINSTON-SALEM, NC 27104
 CONTACT: ASH DESHPANDE
 EMAIL: ASH@MILLERLA.COM
 PHONE: (336) 765-1423

SURVEYOR:
 BOUNDARY & TOPOGRAPHIC SURVEY BY:
 ALLIED ASSOCIATES, P.A.
 4120 KESTER MILL ROAD
 WINSTON SALEM, NC-27103
 SURVEY DATE: 06/08/10

SITE PLAN LEGEND:

PROPERTY INFORMATION:
 PROPERTY ADDRESS:
 5151 ROBINHOOD ROAD, WINSTON SALEM, NC
 PIN NUMBER:
 5846-65-7556, 5846-65-7664 & 5846-65-5565
 BLOCK LOT:
 4637 031, 4637 121 & 4637 101
 DEED BOOK: 2418, 2453 & 2407 PAGE: 3152, 3143 & 3752

ZONING:
 JURISDICTION: FORSYTH COUNTY, NC
 EXISTING ZONING: RS4
 PROPOSED ZONING: LB-5 (LIMITED BUSINESS DISTRICT)
 PROPOSED USE: RETAIL STORE
 TYPE OF REVIEW REQUESTED:
 DEVELOPMENT REVIEW; REZONING
 REZONING OF PROPERTY FROM RS 4 TO LB-5

WATERSHED: NA
 THIS SITE IS NOT WITHIN REGULATED WATERSHED AREA

INFRASTRUCTURE:
 WATER: PUBLIC
 SEWER: PUBLIC
 STREET: PUBLIC- ROBINHOOD ROAD & VIENNA LANE
 LINEAR FEET OF PUBLIC STREETS:
 ROBINHOOD ROAD: 373.04 L.F.
 VIENNA LANE: 321.64 L.F.

BUILDING SETBACKS:
 FRONT BUILDING SETBACK: 0'
 SIDE BUILDING SETBACK: 0' & 40' ALONG RS 4
 REAR SIDE: 0'
 STREET SIDE: 0'

SITE SIZE AND COVERAGE:
 TOTAL ACREAGE = 2.148 ACRES
 PROPOSED BUILDING SQ. FT. = 11,578 S.F.
 OTHER IMPERVIOUS SQ. FT. = 46,121 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 57,699 S.F.
 TOTAL OPEN SPACE = 57,500 S.F.
 SITE COVERAGE:
 BUILDING TO LAND: 12%
 OTHER IMPERVIOUS: 44%
 OPEN SPACE: 44%

TOTAL: 100%
 BUILDING HEIGHT = ± 20'

OFF-STREET PARKING & LOADING:
 PROPOSED USE: RETAIL USE
 LOADING:
 REQUIRED LOADING SPACE: 1
 PROPOSED LOADING SPACES: 3
 SIZE: 12' X 65'
 PARKING:
 RETAIL: 1 SPACE / 300 S.F. OF GFA
 REQUIRED: 11,578 S.F. / 300 S.F. = 39 SPACES
 PROPOSED: 67 (INCLUDING 3 HANDICAP SPACES)

LANDSCAPE REQUIREMENTS:
 STREETWARD: MINIMUM 10' ALONG PUBLIC ROADS
 BUFFERYARD: MIN. 15' WIDE TYPE II' ALONG THE PROPERTY ABUTTING RS 4

PURPOSE STATEMENT:
 GOODWILL INDUSTRIES OF NORTHWEST NORTH CAROLINA IS MAKING THIS REQUEST TO REZONE THREE SUBJECT PROPERTIES FROM RS 4 TO LB-5 TO ALLOW FOR THE CONSTRUCTION OF A RETAIL FACILITY (SALES & DONATION DROP OFF).

NOTE: ALL PLANTINGS SHOWN ARE CONCEPTUAL AND SHALL MEET THE CODE REQUIREMENTS FOR THE TYPE II BUFFERYARD, STREETWARD AND INTERNAL PARKING REQUIREMENTS.

MILLER LANDSCAPE ARCHITECTURE

TURNING LAND INTO LANDMARKS

140 Club Oaks Court, Suite B
 Winston-Salem, NC 27104
 (336) 765-1923
 fax (336) 765-5023
 ml@millerla.com

GOODWILL INDUSTRIES of NorthWest, NC

5151 Robinhood Road
 Winston Salem, NC

10/06/10
 0-100

Date: September 13, 2010 for Rezoning

Issued:	Revisions per	Comments
9/7/10	Rezoning Pre-Submittal	
9/9/10	Revisions per	
	Pre-Submittal review	
	comments	
10/6/10	Revisions per Planning Staff Comments	

Drawn By: ASH
 Checked By: GEM
 Project #:

Sheet Title
Rezoning Plan
"REVISED"
F-1524

Sheet: **RZ-1**

