



DOCKET #: F1351

PROPOSED ZONING:

Tract One: HB-S,
Tract Two: LO-S,
Tract Three: RM18-S

NOTE: This zoning request consists of a 2.8 acre HB-S addition to the previously approved mixed-use development.

EXISTING ZONING:

Tract One: HB-S and RS20,
Tract Two: LO-S,
Tract Three: RM18-S

PETITIONER:

Glenwood Development Co.
for property owned by others

SCALE: 1" represents 600'

STAFF: Simmons

GMA: 5

ACRE(S): 2.8 acre addition;
Total: 30.5

MAP(S): 660878



DRAFT ZONING STAFF REPORT

DOCKET # F-1351
STAFF: Glenn Simmons

Petitioner(s): Glenwood Development Co.
Ownership: Evelyn K. Martin; Florence F. Martin; Shirley J. M. Bloomer, et al; Martha L. Martin; TWP Properties, LLC

REQUEST

NOTE: This zoning request is a 2.8 acre expansion to a previously approved HB-S shopping center in Walkertown. The shopping center is part of a larger 27.7 acre, TWO PHASE mixed use development which includes office and multifamily uses. No additional driveway access points or any other changes to the original plan are proposed.

From: Tract One: HB-S Highway Business District (Shopping Center - TWO PHASE) and RS-20 Residential Single Family District; minimum lot size 20,000 sf
Tract Two: LO-S Limited Office District (all LO uses except Landfill - TWO PHASE)
Tract Three: RM-18-S Residential Multifamily District; maximum density 18 units/acre (all RM-18 uses except Landfill - TWO PHASE)

To: Tract One: HB-S Highway Business District (Shopping Center - TWO PHASE)
Tract Two: LO-S Limited Office District (all LO uses except Landfill - TWO PHASE)
Tract Three: RM-18-S Residential Multifamily District; maximum density 18 units/acre (all RM-18 uses except Landfill - TWO PHASE)

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

Acreage: Total: 30.5 acres (2.8 acres to be added to previously approved 27.7 acres).
Tract One: 16.25 acres (2.8 acres to be added to previously approved 13.44 acres).
Tract Two: 5.77 acres (no change from previous zoning).
Tract Three: 8.48 acres (no change from previous zoning).

LOCATION

Street: Properties are generally located in the southeastern quadrant of the intersection of NC 66 (Old Hollow Road) and US 158. The proposed 2.8 acre, HB-S (Shopping Center) addition is contiguous to US 158 at the southern end of the subject property. The proposed LO-S and RM-18-S portions are accessed primarily through the HB-S portion of the zoning request.

Jurisdiction: Forsyth County (Walkertown).

SITE PLAN

Proposed Use: Add 2.8 acres to the HB-S portion of this previously approved mixed use project. Said addition consists of expanded parking and two outparcels facing US 158. Otherwise the 99,000 square foot shopping center approved as part of the first phase of this two phase zoning proposal, with office, multifamily, and other uses allowed in the second phase of the LO-S and RM-18-S zoning remain the same.

Square Footage: 99,000 square feet in original building plan.

Building Height: One (1) story shopping center is proposed in the first phase of development.

Parking: Required: 440 spaces; proposed: 465 spaces.

Bufferyard Requirements: Type III bufferyard will be required for all HB zoned land adjoining all residentially zoned land where there is no intervening street. Type II bufferyards are required on LO and RM zoned properties adjacent to residentially zoned land where there is no intervening street. A type I bufferyard is required on LO zoned properties adjacent to RM-18.

Vehicular Use Landscaping Standards Requirements: UDO standards will apply for all surface vehicle areas.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Several existing homes and outbuildings are to be removed as part of the overall site improvements.

Adjacent Uses:

- North - Previously approved HB-S zoned land as part of the larger mixed use project.
- East - Previously approved HB-S zoned land as part of the larger mixed use project.
- South - Vacant and sparsely developed RS-20 zoned properties.
- West - Sparsely developed RS-20 zoned properties accessing US 158.

GENERAL AREA

Character/Maintenance: The site is located at the intersection of two busy highways. Much of the area is comprised of sparsely populated rural residential developments and vacant tracts. Homes and out buildings in the area are generally well maintained.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Topography: The current 2.8 acre addition slopes gently downward toward the southeast away from US 158.

Vegetation/habitat: Vegetation on the current 2.8 acre site consists of rural suburban lawn areas surrounding existing structures proposed to be removed.

Water supply watershed: Site is not within the boundaries of a water supply watershed.

Constraints: No major physical constraints. Salem Lake water supply watershed limitations on impervious cover and lack of existing sewer service are obstacles to development.
Impact on Existing Features: Several existing structures are to be removed; none are proposed to remain.

TRANSPORTATION

Direct Access to Site: US 158 and NC 66.

Street Classification: US 158 and NC 66 - major thoroughfares.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

US 158 east of NC 66- 14,000/16,100 (1998)

US 158 west of NC 66- 13,000/16,100

US 66 north of US 158- 14,000/16,100

NC 66 south of US 158- 11,000/16,100

Trip Generation/Existing Zoning: RS-20 (2.8 Additional acres) 6 lots x 9.55 = 57 trips/day

Trip Generation/Proposed Zoning: Note that the current request consists of a 2.8 acre addition to the previously approved HB-S shopping center which is calculated to generate 4,249 trips per day for phase one only. Trip generation from other portions of the LO-S and RM-18-S portions of the previously approved mixed use project, calculated at 1,500 trips per day, are not proposed to change.

Planned Road Improvements: Future widening (long-term) of US 158 to multi-lanes.

Sight Distance: Good.

Interior Streets: Private drives to serve shopping center.

Transit: None available.

HISTORY

Relevant Zoning Cases:

1. F-1284; RS-20 to mixed use HB-S (Shopping Center - TWO PHASE), LO-S (all LO uses except Landfill - TWO PHASE), and RM-18-S (all LO uses except Landfill - TWO PHASE); approved April 10, 2000; current site is a 2.8 acre addition to this case; 27.7 acres; Planning Board and staff recommended approval.
2. F-431; R-6 (comparable to RS-20) to B-3 (comparable to HB); denied February 21, 1977; portion of current site; approximately 5.1 acres; Planning Board and staff recommended denial.
3. F-1256; RM-8 to GB-S (Recreation Services, Outdoor); denied May 10, 1999; 3,000 feet south of current site on US 158; 2.21 acres; Planning Board and staff recommended denial. This was the paint ball facility proposal.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Future Growth Area

Relevant Comprehensive Plan Recommendation(s): Areas identified as Future Growth on the *Legacy* Growth Management Plan map currently do not have sewer or other facilities and services necessary to support higher intensity urban development. Higher intensity development should only occur when provision of these services is eminent. One of the objectives in *Legacy* is to concentrate the highest densities and mixed use development in at Metro Activity Centers, along Urban Boulevards and in City and Town Centers. The petitioner's site is not in one of these areas, however the contiguous 27.7 acre tract is currently zoned for a mixed use, commercial and multifamily project. Planning staff understands that sewer service to the area will be available in 2002.

Area Plan/Development Guide: None.

Relevant Development Guide Recommendation(s): None.

INCORPORATED AREA COMMENTS

Incorporated Jurisdiction: Town of Walkertown

Expressed Concern: Mayor Tom Southern, speaking on behalf of the Town of Walkertown, stated to Planning staff that he is supportive of the 2.8 acre expansion of the shopping center.

ANALYSIS

The current request consists of a 2.8 acre HB-S (shopping center) addition to the previously approved HB-S (shopping center), LO-S and RM-18 mixed use development which was approved on April 10, 2000. The new tract consists of additional parking to serve the previously approved 99,000 sf shopping center and two new outparcels which are proposed to fact US 158. Otherwise, all other aspects of the previously approved mixed use project remain the same.

The two new outparcels are located at the southern end of existing HB-S zoned property and serve to "square up" the commercial zoning lot which angles back behind it. The additional property is proposed to be served internally by private access drives via a consolidated driveway connection from US 158. No new driveway connections are proposed and no new improvements to US 158 are required beyond those improvements previously approved under the earlier plan.

The project is located within the Salem Lake WS-III Water Supply Watershed which, under ordinary circumstances, limits impervious surfaces to a maximum of twenty-four percent. Under the earlier zoning (F-1284), however, a Special Intense Development Allocation (SIDA) was approved to allow impervious coverages up to seventy percent for the entire mixed use project. No new SIDA is required or requested as part of the current request providing that the existing SIDA allocation is redistributed within the larger project. Accordingly, overall impervious percentages for the expanded site will be reduced from seventy percent to 63.5 percent.

Given that the proposed 2.8 acre addition appears to be a logical extension of the previously approved mixed use development, Planning staff is supportive of the request with the attached conditions.

FINDINGS

1. The proposal consists of a 2.8 acre HB-S addition to the previously approved HB-S (Shopping Center), LO-S, and RM-18-S mixed use project.
2. The property consists of expanded parking to serve the previously approved 99,000 sf shopping center and two new outparcels.
3. All drive access will be provided internally. No new driveway connections are requested and no new improvements to US 158 are required.
4. No new SIDA is requested or required. Existing SIDA is proposed to be redistributed thereby reducing overall impervious coverage maximums for the entire 30.5 acre mixed use project from 70 percent to 63.5 percent.
5. The 2.8 acre addition appears to be a logical “squaring up” of commercial frontage along US 158.

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 ANY PERMITS**
 - a. A private access easement, minimum thirty-six (36) feet in width, shall be recorded with the office of the Register of Deeds to provide access through the HB-S portion of the property to access the LO-S and RM-18 second phase portions of the property as shown on the site plan.
- **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. This property lies within the Salem Lake WS-III State Regulated Watershed. Developer shall obtain a Watershed permit from the Erosion Control Officer. This project must also be approved for a "Special Intense Development Allocation (SIDA)" permit.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall dedicate forty (40) feet from centerline along the entire frontage of the property on NC 66 and seventy-five (75) feet from centerline along the entire frontage of the property on Reidsville Road/US 158 as new right-of-way in fee simple to the North Carolina Department of Transportation.
 - b. On-site fire hydrant locations shall be approved by the County Fire Department in writing to the Inspections Division.
 - c. Septic system must be approved by the Forsyth County Health Department.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.
 - b. All requirements of the SIDA permit shall be installed.
 - c. All required fire hydrants shall be installed in accordance with the County Fire Department.
 - d. All required widenings, medians, and traffic signals (if recommended) for NC 66 and Reidsville Road/US 158 shall be completed to the specifications of the North Carolina Department of Transportation.

- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one (1) fifteen (15) foot free standing monument sign on NC 66 and one (1) fifteen (15) foot free standing monument sign on Reidsville Road/US 158 shall be permitted for the shopping center.
 - b. Outparcels 1, 2, and 3 as well as the property approved for LO-S and RM-18-S are TWO PHASE areas that required a Final Development Plan to be approved by the City-County Planning Board prior to the issuance of any permits. The City-County Planning Board reserves the right to add any reasonable conditions said Final Development Plans in accordance with UDO Section 6-2.2(D)(2)(b). The following are general conditions for those areas:
 - 1. Outparcels 1, 2, and 3 shall each be permitted one (1) five (5) foot free standing monument sign. All signage in the LO-S and RM-18-S shall also be limited to five (5) foot monument signs.
 - 2. Outparcels 1, 2, and 3 shall be internally served with access through the shopping center property. All internal drives into these sites shall be located at least one hundred (100) feet from NC 66 or Reidsville Road/US 158.
 - 3. Public Sewer will be required for either the HB-S, LO-S or RM-12-S properties to be developed.
 - c. All parking located adjacent to the required private access easement within the HB-S, first phase of development, must be converted to angled parking in accordance with UDO Table 3.9 (Dimensions for Off-Street Parking), with the connection of the easement to the second phase of development.
 - d. No lighting fixture shall exceed thirty (30) feet in height.

- e. All lighting over fifteen (15) feet in height shall be of the "shoebox" type which utilizes 180 degree sharp cut-off shielding. Such lighting shall be installed and operated so as to minimize impact on adjacent residentially zoned properties including the drive-in theater site located on the west side of US 158.
- f. All free-standing lighting, including decorative lighting, shall utilize high-pressure sodium lamps.
- g. All decorative lighting fifteen (15) feet in height or lower shall use hooded light fixtures. Such lighting shall be installed and operated so as to minimize impacts on adjacent residentially zoned properties including the drive-in theater site located on the west side of US 158.
- h. The RM-18 portion of the property can not be developed until additional, well defined access to a public street is provided.