

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3626		
Staff	Ellie Levina		
Petitioner(s)	Duncan Properties, LLC (YMCA - Robinhood Road Parking Addition)		
Owner(s)	Same		
Subject Property	PIN 6816-04-5308		
Address	0 Robinhood Road		
Type of Request	Site Plan Amendment		
Proposal	The petitioner proposes to amend the previously approved site plan for zoning case W-2983. The applicant is proposing to change the approved site plan for banking and financial services to a proposed parking lot addition for a shopping center containing 132 parking spaces.		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
GENERAL SITE INFORMATION			
Location	South side of Robinhood Road at Polo Road, including all of Leinbach Plaza Drive.		
Jurisdiction	City of Winston-Salem		
Ward(s)	West		
Site Acreage	± 2.17 acres		
Current Land Use	The subject property is currently undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB-S	Food or drug store
	East	HB-S	Shopping center and restaurant without drive-through service, and Services, A
	South	IP	Thomas Jefferson Middle School
	West	GO-S	Offices
Physical Characteristics	The site is currently undeveloped and heavily wooded, with slopes descending from the north to the south.		
Proximity to Water and Sewer	The subject property has access to water and sewer.		
Stormwater/ Drainage	There is one stormwater pond proposed at the southeast corner of the property. There are no known stormwater or drainage issues anticipated with this request.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Analysis of General Site Information	The site is currently undeveloped and is surrounded by a mixture of various commercial, office and institutional uses. The site is suitable for the proposed improvements.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2983	Site Plan Amendment	Approved 07/07/2008	Subject Property	2.02	Approval	Approval
W-2590	HB & HB-S to HB-S	Approved 12/02/2002	North	1.31	Approval	Approval
W-2013	RM18 to GO-S	Approved 12/04/1995	West	4.13	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Robinhood Road		Major Thoroughfare	WSDOT	101 feet	8,200	15,800
Proposed Access Point(s)		The subject property has public road frontage along Robinhood Road. The site plan proposes one access points into the main portion of the site from Leinbach Plaza Drive.				
Trip Generation - Existing/Proposed		<u>Existing Zoning: HB-S</u> 9,000 sf / 1,000 x 148.15 (Drive-In Bank Trip Rate) = 1,333 trips per day <u>Proposed Zoning: HB-S</u> 0 sf / 1,000 x 42.94 (Shopping Center Trip Rate) = 0 trips per day Note: The proposed parking addition request will not generate any additional traffic, as it will serve the adjacent property.				
Sidewalks		Sidewalks exist along the site's frontage on Robinhood Road.				
Transit		WSTA Route 109 stops at the intersection of Polo Road and Robinhood Road, approximately 300 feet north of the site.				
Connectivity		A cross-access connection is proposed to the east for improved connectivity with the adjacent shopping center property.				
Analysis of Site Access and Transportation Information		The site is located on a major thoroughfare and is served by a nearby transit stop. The proposed parking lot expansion will not increase traffic, as the estimate is based on the building size and use of the shopping center.				
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Parking	Required	Proposed		Layout		
	N/A	132		90-degree head-in		
Impervious Coverage	Maximum			Proposed		
	85%			66.59%		
UDO Sections Relevant to Subject Request		<ul style="list-style-type: none">Section 4.6.10: GB - General Business DistrictChapter 6: Development Standards				

Complies with Section 3.2.11	(A) <i>Legacy 2030</i> policies:	Yes
	(B) <i>Environmental Ord.</i>	Yes
	(C) Subdivision Regulation	N/A
Analysis of Site Plan Compliance with UDO Requirements	The site plan proposes an additional 132 parking spaces to be added to the 297 spaces currently serving the shopping center to the east of the site. The site plan shows all required landscaping, adheres to the impervious coverage limits, and meets all other UDO requirements.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
<i>Legacy 2030</i> Growth Management Area	Growth Management Area 3 – Suburban Neighborhoods	
Relevant <i>Legacy 2030</i> Recommendations	<ul style="list-style-type: none">• Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas.• Require sufficient, but not excessive parking, while protecting adjacent land uses, surrounding neighborhoods, and the environment.• Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan.	
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>	
Area Plan Recommendations	<ul style="list-style-type: none">• The proposed land use recommendation map recommends commercial land uses for this section of the Sherwood Forest Activity Center.• The activity center reflects conventional suburban development patterns with large parking areas between buildings and streets.• Land uses should be linked to each other and adjoining properties through vehicular and pedestrian connections.	
Site Located Along Growth Corridor?	Yes, the site is located along the Robinhood Road Growth Corridor.	
Site Located within Activity Center?	Yes, the site is located within the Sherwood Forest Activity Center.	
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?	
	No	
	Is the requested action in conformance with <i>Legacy 2030</i> ?	
	Yes	

Analysis of Conformity to Plans and Planning Issues	The subject request is a Site Plan Amendment for a site with HB-S zoning. This site was part of a larger rezoning approved in 1994 which contained the subject property as well as an adjacent property containing three commercial buildings and associated parking. In 2008, a Site Plan Amendment was approved for the subject property, which proposed a bank with a drive-through and associated parking.	
	The new plan proposes developing additional parking for the shopping center east of the subject property. This parking addition will allow for better utilization of the existing shopping center. The request is consistent with the commercial land use recommendation of the <i>West Suburban Area Plan Update</i> and <i>Legacy</i> principles.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The proposed Site Plan Amendment aligns with the <i>West Suburban Area Plan Update</i> recommendation for commercial development.		The proposed site plan does not include any opportunities for additional building square footage in an area that is well-suited for mixed-use development.
The request would redevelop an underutilized property within the Sherwood Forest Activity Center.		
The site plan includes a proposed cross-access easement to the adjacent shopping center, facilitating improved connectivity.		
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL		
The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:		
<ul style="list-style-type: none"><u>PRIOR TO THE SIGNING OF PLATS:</u><ul style="list-style-type: none">a. Developer shall record cross-access and parking agreements between the developer of PIN 6816-04-5308 and the owners of PIN 6816-04-8174.b. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, shall require a Staff Change approval at minimum or a Site Plan Amendment.		

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **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 W-3626 AUGUST 8, 2024

Marc Allred presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

Mr. Steelman asked who could use the proposed parking area, to which Mr. Allred replied the spaces would be available to customers of the entire shopping center.

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Mo McRae, Salvador Patiño, Lindsey Schwab, Brenda Smith,
Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak,
Mo McRae, Salvador Patiño, Lindsey Schwab, Brenda Smith,
Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services