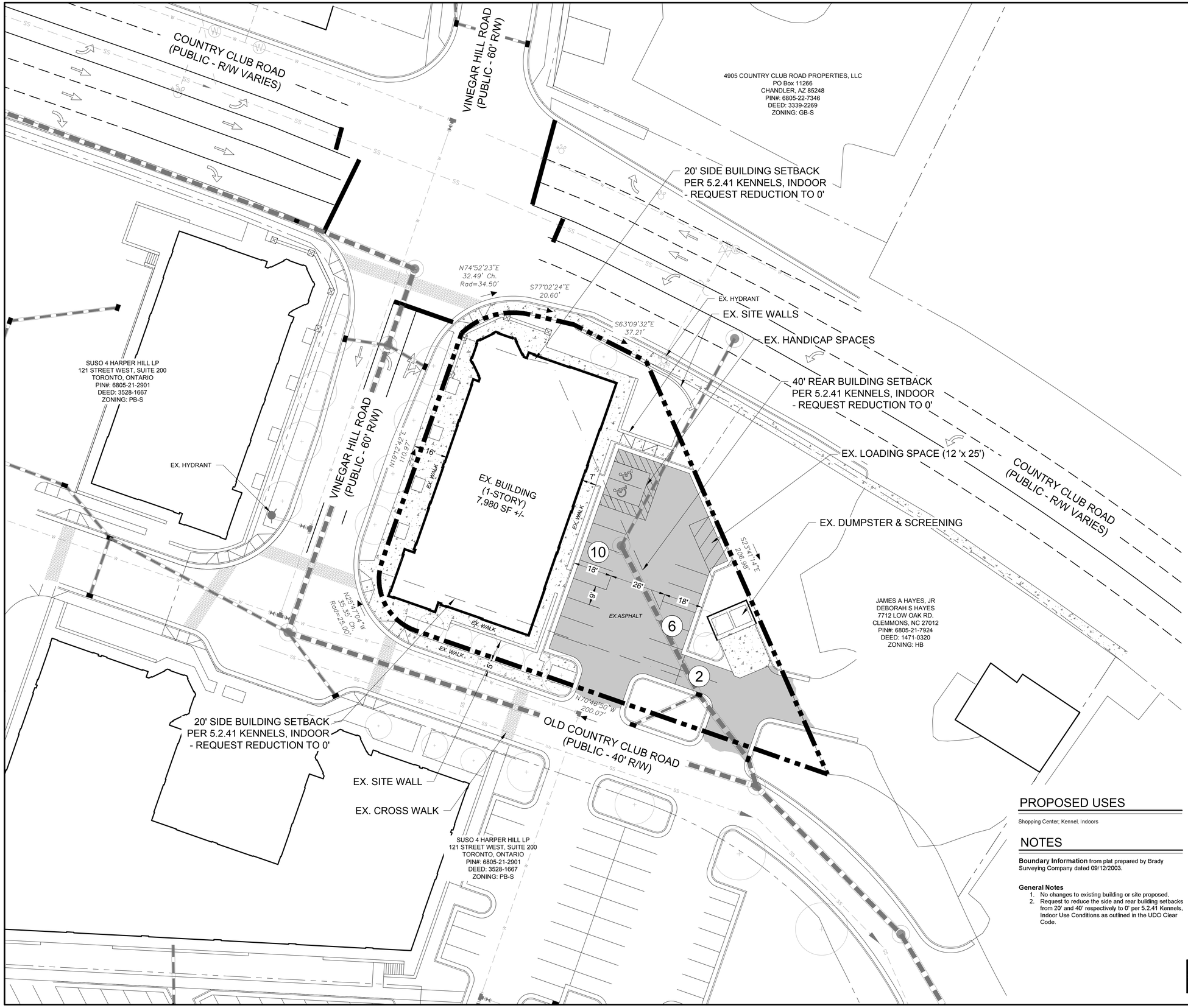
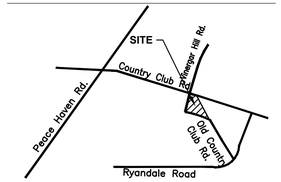


VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
City of Winston-Salem

Purpose Statement
Rezoning request for the addition of the use Kennel, Indoor and request to reduce building setbacks for said use.

Zoning

Existing Zoning:	PB-S
Proposed Zoning:	GB-S

Site Acreage

Total Site Acreage:	0.54 Acres +/-	

Watershed Data
Site is not located within a designated watershed.

Site Coverage

Maximum Impervious Area Permitted:		100.00 %
Building to Land:	0.18 Acres +/-	33.33 %
Pavement to Land:	0.28 Acres +/-	51.85 %
Open Space:	0.08 Acres +/-	14.81 %
Parcel Total:	0.54 Acres +/-	100.00 %
Existing Impervious:	0.46 Acres +/-	85.19

Infrastructure

Water	Public	
Sewer	Public	
Road	NA	LF +/-

Building Data

Max. Building Height:	60'	
Ex. Building:		7,980 SF +/-

Parking Calculations
Vehicular Parking
Shopping Center (1space per 275 sf)

Parking Required:	29 Spaces
Existing Parking Provided:	18 Spaces

Note: The parcel will be required to remain with the shopping center and will have access to the entire shopping center parking area as part of the common plan development.

Building Setbacks

Front:	0'
Rear:	40' for Kennel, Indoor see Note 2
Side:	20' for Kennel, Indoor see Note 2
Street:	0'

Bufferyards

Type Required:	NA
Type Provided:	NA

Streetyards

Type Required:	10'
Type Provided:	No change to existing plan

PROPOSED USES

Shopping Center, Kennel, Indoors

NOTES

Boundary Information from plat prepared by Brady Surveying Company dated 09/12/2003.

General Notes
1. No changes to existing building or site proposed.
2. Request to reduce the side and rear building setbacks from 20' and 40' respectively to 0' per 5.2.41 Kennels, Indoor Use Conditions as outlined in the UDO Clear Code.

PurrLife - Harper Hill Commons

OWNERS/PETITIONERS:

PIN#: 6805-21-5989
Deed Bk-Pg: 3528-1667
Zoning: PB-S
Owner: SUSO 4 HARPER HILL LP
c/o Slate Asset Management L.P.,
Att: Michael Siklos
121 Street West, Suite 200
Toronto, Ontario

P: (416) 583-1738
E: msiklos@slateam.com

PREPARED BY:

stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067
frontdesk@stimmelpa.com

0 20 40 60

NORTH SCALE: 1" = 20'

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
E: frontdesk@stimmelpa.com
www.stimmelpa.com

SEALS:

PRELIMINARY DRAWING

SIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 374 LUKE A DICKEY

NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

PurrLife - Harper Hill Commons

Winston-Salem, NC

PLANS FOR:

- ☐ PRE-SUBMITTAL
- ☐ SUBMITTAL
- ☒ REVISED SUBMITTAL

CLIENT:
C/O HOUSTON HOUGH
COMMERCIAL REALTY ADVISORS
751 WEST 4TH STREET, SUITE 310
WINSTON-SALEM, NC 27101

P: (336) 793-0890 ext. 206
E: houston@commercialrealtync.com

DATE	DESCRIPTION
06/29/2023	REVISED PER CITY COMMENTS
06/05/2023	REVISED PER CITY COMMENTS

SUBMITTAL DATE:	05/30/2023
PROJECT NO:	23-108
DRAWN BY:	LD

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SHEET TITLE:

Rezoning Submittal

RZ-1

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