

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3545
Staff	Marc Allred
Petitioner(s)	Coe Revocable Living Trust; Coe, Berry R Trustee; Steve H Coe; and Betty R Coe
Owner(s)	Same
Subject Property	PIN 6829-20-7995 and 6829-20-8806
Address	6054 University Parkway
Type of Request	Special Use rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 to HB-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Academic Biomedical Research Facility; Arts and Craft Studio; Banking and Financial Services; Car Wash; Child Care, Drop-In; Food or Drug Store; Furniture and Home Furnishings Store; Motor Vehicle, Repair and Maintenance; Museum or Art Gallery; Offices; Park and Shuttle Lot; Parking, Commercial; Police or Fire Station; Restaurant (With Drive-Through Service); Restaurant (Without Drive-Through Service); Retail Store; Services A; Services B; Testing and Research Lab; Utilities; and Veterinary Services
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3, and 4.
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the proposed uses and zoning are appropriate within a major activity center adjacent to commercial zoning.
GENERAL SITE INFORMATION	
Location	West side of University Parkway, across from Car Fare Drive.
Jurisdiction	City of Winston-Salem
Ward(s)	Northeast Ward
Site Acreage	± 0.57 acres
Current Land Use	Vacant lot.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RM18-S	Residential Building, Multifamily			
	East	HB	Retail Store			
	South	HB-S	Retail Store and Restaurant with Drive-Through (under construction)			
	West	RM18-S	Residential Building, Multifamily			
Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the proposed uses, including motor vehicle, repair and maintenance, are allowed on other sites in the immediate area.					
Physical Characteristics	This property slopes away from University Parkway but is largely flat.					
Proximity to Water and Sewer	Public water and sewer are available from University Parkway.					
Stormwater/ Drainage	Stormwater from the site will be piped to an underground stormwater management device on the western edge of PIN # 6829-20-7658.					
Analysis of General Site Information	This site is located on the western side of University Parkway. The property has favorable topography, is not located in a regulated watershed, and has the utilities needed for development. Based on the surrounding development pattern, the proposed uses are appropriate.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3522	RS9 and LB-S to HB-S	Approved; 5/2/2022	300 feet north	0.77	Approval	Approval
W-3489	RS9 and LB-S to HB-S	Approved; 10/4/2021	Directly south	2.34	Denial	Approval
W-2448	RS9 and HB to LO	Approved; 2/5/2001	350 feet south	1.40	Denial	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
University Parkway	Boulevard	196 feet	22,500	73,400		
Proposed Access Point(s)	The site proposes a single two-way access driveway onto University Parkway.					
Proposed Road Improvements	No road improvements to University Parkway are required as part of this development.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> One single-family home x 9.57 (SFR trip rate) = 9.57 trips per day</p> <p><u>Proposed Zoning: HB-S</u> Quick Lubrication Vehicle Shop Trip Rate = 40 trips per day * number of bays = 40 trips * 3 bays = 120 trips per day.</p>		
Sidewalks	Sidewalk already exists in front of this property on University Parkway. Internal sidewalks are proposed between the parking area and the proposed building and between the proposed building and existing sidewalks on University Parkway.		
Transit	WSTA Route 87 serves the intersection of University Parkway and Hanes Mill Road, approximately 750 feet south of the site.		
Analysis of Site Access and Transportation Information	The site has one two-way access driveway to University Parkway. Traffic generation will be minimal, and staff does not expect this use to negatively affect University Parkway.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	1,462		Southern portion of the property
Parking	Required	Proposed	Layout
	9 spaces	9 spaces	90-degree head-in
Building Height	Maximum		Proposed
	60 feet		31 feet
Impervious Coverage	Maximum		Proposed
	85%		57.89%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • 4.6.9 HB Highway Business District • Chapter 6 Development Standards 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:		Yes
	(B) Environmental Ord.		N/A
	(C) Subdivision Regulations		N/A
Analysis of Site Plan Compliance with UDO Requirements	<p>A ten-foot wide streetyard is proposed along University Parkway. Small-to-medium variety trees are being proposed here due to proximity to overhead utilities. A minimum 20 foot Type III Bufferyard is being proposed along the residential multifamily zoned properties on the northern and western boundary of the site.</p> <p>Parking is located on the northern portion of the property near the access to University Parkway. A vehicular turnaround space is included at the southwest portion of the site to improve traffic flow, since this site only has a single access point. A dumpster area is in the southeast corner of the site.</p>		

CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3: Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Increase infill development in the serviceable land area. • Promote compatible infill development that fits with the context of its surrounding.
Relevant Area Plan(s)	<i>North Suburban Area Plan Update (2014)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The proposed land use map recommends commercial land use at this location. • The redevelopment of existing undeveloped and underutilized sites is recommended.
Site Located Along Growth Corridor?	This site is on the University Parkway Growth Corridor.
Site Located within Activity Center?	This site is in the University/Hanes Mill Activity Center.
Comprehensive Transportation Plan Information	WS-Rdwy-151 proposes modernizing University Parkway from Hanes Mill Road to Old Hollow Road. Changes could include, but are not limited to revising lane and shoulder width, adding turn lanes at intersections, and realigning intersections for safety and complete-streets purposes. A multi-use sidepath is also proposed as part of this project.
Rezoning Consideration from Section 3.2.19 A 16	<p>Have changing conditions substantially affected the area in the petition?</p> <p>No</p> <p>Is the requested action in conformance with Legacy 2030?</p> <p>Yes</p>
Analysis of Conformity to Plans and Planning Issues	<p>This request would rezone property from RS9 to HB-S to allow for uses that are appropriate within the University/Hanes Mill Activity Center.</p> <p>The site is part of the <i>North Suburban Area Plan Update</i>. The recommended land uses reflect the current zoning (commercial for the eastern portion of the site and single-family residential for the western section). Staff is supportive of commercial redevelopment and intensification of the frontage properties along University Parkway. The proposed uses fit with the highway-oriented commercial development pattern of the surrounding area.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would reuse existing underutilized property, keeping with the goals of <i>Legacy</i> .	The proposed development is not mixed-use in nature as recommended by <i>Legacy</i> for development along Growth Corridors.
The <i>North Suburban Area Plan</i> recommends commercial development for this area.	
Development here will have a minimal impact on University Parkway traffic.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:</p> <ul style="list-style-type: none"> • <u>PRIOR TO ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> a. 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, vegetated areas designated to remain, or in close proximity to adjacent residentially zoned property shall require a Staff Change approval at minimum and may require a Site Plan Amendment. b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include: <ul style="list-style-type: none"> • Match the grass planting strips to the south and maintain the exact width throughout the property • Provide a connection to the sidewalks to the north of the site. • <u>PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:</u> <ol style="list-style-type: none"> a. Developer shall complete all requirements of the driveway permit. • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. No overnight, outside storage of motor vehicles is allowed on this site. 	

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-3545
SEPTEMBER 8, 2022**

David Reed presented the staff report.

George asked if this area has already been graded, as he saw a retaining wall at the back of the site. David responded that the house has already been removed from this site. David asked Marc whether he saw any grading on this lot. Marc responded “possibly, but there is grass on the site which has grown up”. David stated that George may have been looking at the site to the south, which has had a lot of grading to get ready for the car wash.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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