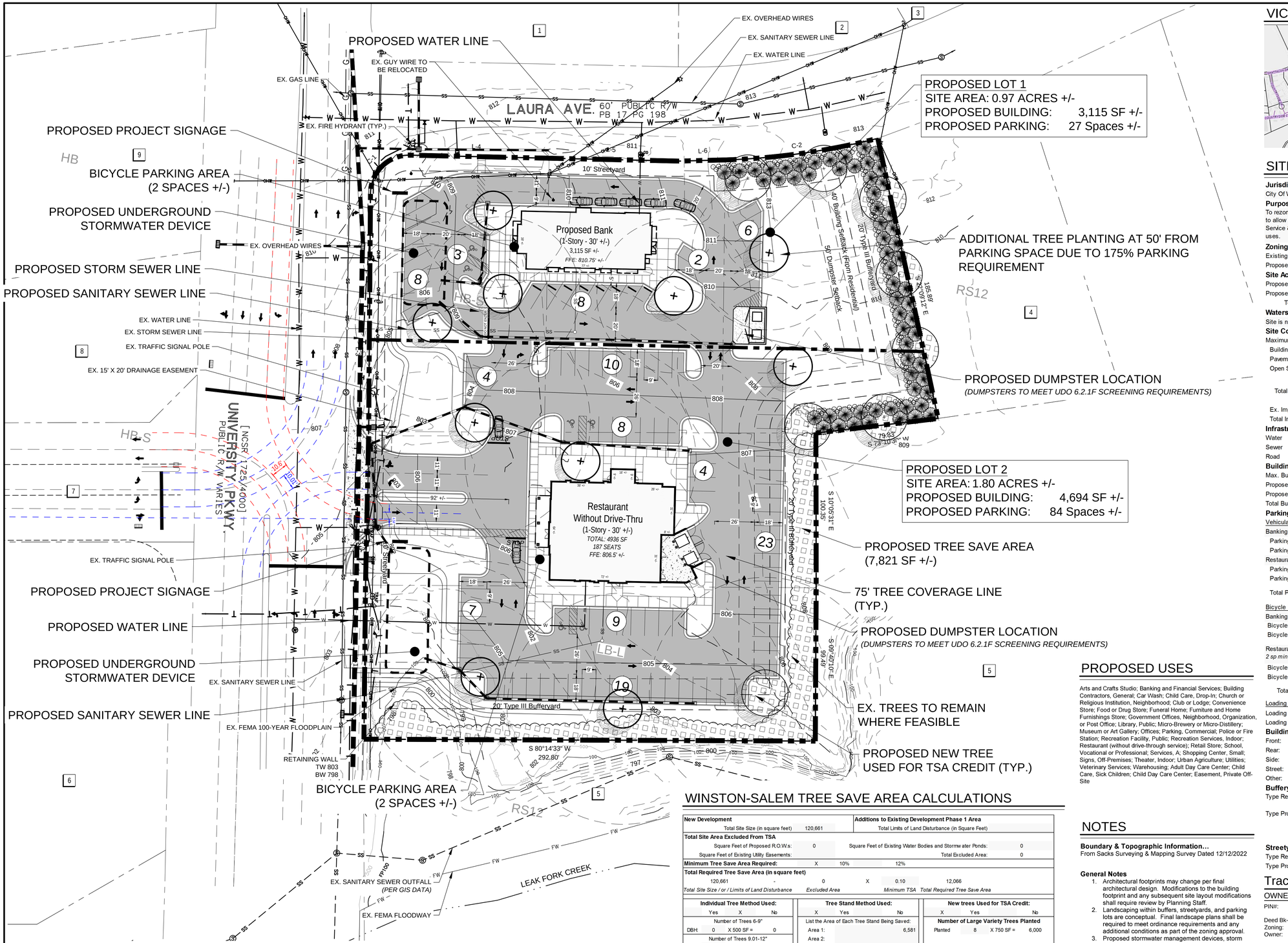
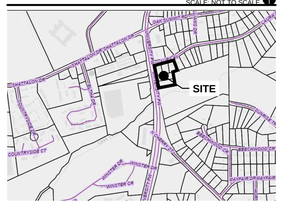


VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
City Of Winston-Salem, NC

Purpose Statement
To rezone the subject parcel to one contigous HB-S district to allow commercial development for Banking and Financial Service & Restaurant without Drive-Through Service type uses.

Zoning

Existing Zoning:	LB-L, HB-S, & RS12
Proposed Zoning:	HB-S

Site Acreage

Proposed Lot 1:	0.97 Acres +/-	
Proposed Lot 2:	1.80 Acres +/-	
Total Site Acreage:	2.77 Acres +/-	

Watershed Data
Site is not located within water supply watershed district.

Site Coverage

Maximum Impervious Area Permitted:		85.00 %
Building to Land:	0.19 Acres +/-	6.86 %
Pavement to Land:	1.35 Acres +/-	48.74 %
Open Space:	1.23 Acres +/-	44.40 %
Parcel Total:	2.77 Acres +/-	100.00 %
Total Prop. Impervious:	1.54 Acres +/-	55.60 %
Ex. Impervious Removed:	0.63 Acres +/-	22.74
Total Impervious Change:	0.91 Acres +/-	32.85 %

Infrastructure

Water	Private
Sewer	Private
Road	N/A

Building Data

Max. Building Height:	60'	(30' +/- Proposed)
Proposed Bank:		3,115 SF +/-
Proposed Restaurant:		4,936 SF +/-
Total Building Size:		8,051 SF +/-

Parking Calculations
Vehicular Parking

Banking and Financial Services (@ 1 sp per 225 sf)	
Parking Required:	14 Spaces
Parking Provided:	27 Spaces +/-
Restaurant Without Drive-Through Service (@ 1 sp per 100sf)	
Parking Required:	49 Spaces
Parking Provided:	84 Spaces +/-
Total Parking Provided:	111 Spaces +/-

Bicycle Parking

Banking and Financial Services (@ 1 sp per 20,000 sf; 2 sp min.	
Bicycle Parking Required:	2 Spaces
Bicycle Parking Provided:	2 Space +/-
Restaurant Without Drive-Through Service (@ 1 sp per 5,000sf; 2 sp min.)	
Bicycle Parking Required:	2 Spaces
Bicycle Parking Provided:	2 Space +/-
Total Bicycle Parking:	4 Spaces +/-

Loading Spaces

Loading Spaces Required:	0 Spaces
Loading Spaces Provided:	0 Space +/-

Building Setbacks

Front:	N/A
Rear:	N/A
Side:	N/A
Street:	N/A
Other:	40' Adjacent to Residential Districts

Bufferyards

Type Required:	20' Type III Bufferyard Adjacent to Residential Districts
Type Provided:	Existing Trees to Remain Where Feasible. Plantings to Be Added Where Needed to Meet The Type III Bufferyards Requirements

Streetyards

Type Required:	10' Minimum
Type Provided:	10' Minimum

PROPOSED USES

Arts and Crafts Studio; Banking and Financial Services; Building Contractors, General; Car Wash; Child Care, Drop-In; Church or Religious Institution, Neighborhood; Club or Lodge; Convenience Store; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood, Organization, or Post Office; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Offices; Parking, Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services, A; Shopping Center, Small; Signs, Off-Premises; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Warehousing; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center; Easement, Private Off-Site

NOTES

Boundary & Topographic Information…
From Sacks Surveying & Mapping Survey Dated 12/12/2022

General Notes

1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
3. Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
4. Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting shall meet the standards of UDO Section 6.6.

0 30 60 90

NORTH SCALE: 1" = 30'

WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area
Total Site Size (in square feet)	120,661	Total Limits of Land Disturbance (in Square Feet)

Total Site Area Excluded From TSA			
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:		Total Excluded Area:	0

Minimum Tree Save Area Required:	X	10%	12%

Total Required Tree Save Area (in square feet)					
120,661	-	0	X	0.10	12,066
Total Site Size / or / Limits of Land Disturbance		Excluded Area		Minimum TSA	Total Required Tree Save Area

Individual Tree Method Used:	Yes	X	No		
Number of Trees 6-9"					
DBH:	0	X 500 SF =	0		
Number of Trees 9.01-12"					
DBH:	0	X 750 SF =	0		
Number of Trees 12.01-24"					
DBH:	0	X 1800 SF =	0		
Number of Trees 24.01-36"					
DBH:	0	X 3000 SF =	0		
Number of Trees Larger Than 36.01"					
DBH:	0	X 4000 SF =	0		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:			0		

Tree Stand Method Used:	X	Yes	No
List the Area of Each Tree Stand Being Saved:			
Area 1:			6,581
Area 2:			
Area 3:			
Area 4:			
The tree stands contain a mix of evergreens and hardw oods, mainly oaks and maples. Trees are mature and healthy.			
Tree Save Areas			
Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:			6,581

New trees Used for TSA Credit:	X	Yes	No
Number of Large Variety Trees Planted			
Planted	8	X 750 SF =	6,000
Canopy Trees Added			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:			6,000

Total Required TSA (in square feet)	12,066
Total TSA Provided (in square feet)	12,581

BOUNDARY INFORMATION

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.63'	35.61'	N 35°51'02" E	90°49'13"
C2	457.42'	100.13'	99.93'	N 71°51'12" E	12°32'33"

LEG TABLE:

LINE	BEARING	DISTANCE
L1	N 09°24'50" W	100.00'
L2	N 08°49'59" W	99.69'
L3	N 09°33'35" W	154.45'
L4	N 81°15'39" E	90.38'
L5	N 81°15'39" E	84.26'
L6	N 78°31'14" E	30.12'
L7	S 80°03'55" W	60.93'
L8	S 09°15'58" E	60.00'

ADJACENT OWNERS

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address		Zoning
1	6828-33-1228.000	2018E-1399	Andrea Adams Strickland	3120 Kensington Pl	Winston-Salem, NC 27103	RS12
2	6828-33-2370.000	3236-1672	Judi Charlene Griffin	107 Laura Ave	Winston-Salem, NC 27105	RS12
3	6828-33-3450.000	3222-1887	KMC Associates LLC	208 Harmon Ln	Kernersville, NC 27284	RS12
4	6828-33-4161.000	3321-4469	Marcelo Gamaliel Mota Gabriel, & Heber Eduardo Mota Garcia	4498 Tise Ave	Winston-Salem, NC 27105	RS12
5	6828-32-8744.000	3637-1038	Carlos Santiago	3224 Shopton Rd	Charlotte, NC 27217	RS12
6	6828-22-9607.000	3647-3786	Hunter Kay INC	1277 Rockingham Rd	Rockingham, NC 28379	HB-S
7	6828-22-5527.000	1889-2461	Dayton Hudson Corporation	PO Box 9456	Minneapolis, MN 55440	HB-S
8	6828-22-5867.000	1968-2298	Williams A T Oil Co	539 S Main St	Findlay, OH 45840	HB & HB-S
9	6828-22-5947.000	0000-0000	Williams A T Oil Co	2990 Bethesda Pl Ste 604C	Winston-Salem, NC 27103	HB & HB-S

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

STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-689 NORTH CAROLINA

REGISTERED LANDSCAPE ARCHITECT 2171 LUKE A DICKEY NORTH CAROLINA

NOT APPROVED FOR CONSTRUCTION

PROJECT NAME & LOCATION:

Track West - University Pkwy.
Winston-Salem, NC

PLANS FOR:

- q PRE-SUBMITTAL
- q SUBMITTAL
- X REVISED SUBMITTAL

CLIENT:
Brandon Kublanow
Track West Partners
445 Bishop Street NW
Atlanta, GA 30318
(770)359-9636
brandon@trackwestpartners.com

DATE	DESCRIPTION
08/09/2023	Revised Bank Layout
05/25/2023	Revised Per City Comments
02/27/2023	Preliminary Zoning Submittal

SUBMITTAL DATE:	03/06/2023
PROJECT NO:	22-117
DRAWN BY:	WGH, LD

© STIMMEL ASSOCIATES, P.A.

Track West - University PKWY

OWNERS/PETITIONERS:

PIN#: 6828-33-3057.000; 6828-33-1022.000; 6828-32-2829.000; 6828-32-2830.000
Deed Bk-Pg: 2525-3388; 2312-1327; 2312-1329; 2897-2790
Zoning: HB-S, LB-L, & RS12
Owner: Scott M Needham; Linda N Needham
PO Box 4
Pilot Mountain, NC 27041
Phone: (336) 368-5908
Email: linda.n.needham@gmail.com

PIN#: 6828-33-2034.000
Deed Bk-Pg: 1893-0972
Zoning: RS12
Owner: Linda N Needham
PO Box 4
Pilot Mountain, NC 27041
Phone: (336) 368-5908
Email: linda.n.needham@gmail.com

SHEET TITLE:

Rezoning Submittal

PREPARED BY:

stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
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RZ-1

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