

**VILLAGE OF CLEMMONS PLANNING BOARD DRAFT
STAFF REPORT**

| PETITION INFORMATION | | | |
|---|---|------------------------|---------------------------|
| Docket # | C-210 | | |
| Staff | Megan Ledbetter | | |
| Petitioner(s) | Carroll Companies | | |
| Owner(s) | PTX Commercial | | |
| Subject Property | 4740 Commercial Park Court | | |
| Type of Request | Special Use Zoning District Rezoning | | |
| Proposal | <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S and RS-15 to HB-S (Highway Business-Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • storage services, retail <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p> | | |
| Zoning District Purpose Statement | <p>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.</p> | | |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | (S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? | | |
| | YES | | |
| GENERAL SITE INFORMATION | | | |
| Location | The site is located at the corner of Ramada Drive and Commercial Park Court | | |
| Jurisdiction | Village of Clemmons | | |
| Site Acreage | 4 acres | | |
| Current Land Use | The current property is vacant and is zoned RS-20 and HB-S. | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use |
| | N | N/A | Interstate 40 |
| | E | HB-S | Professional Office Space |
| | S | HB-S | Currently vacant |
| | W | RS-15 | SFR |

| | | | | |
|---|---|-----------------|------------------|---------------------|
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | (S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity? | | | |
| | Yes, the site is part of an existing commercial/light industrial subdivision | | | |
| Physical Characteristics | The site has a steep slope from north to south with the high point centrally located on the site. | | | |
| Proximity to Water and Sewer | Public water and sewer are available. | | | |
| Stormwater/ Drainage | <ul style="list-style-type: none"> • Obtain Stormwater Management and Occupancy permits | | | |
| Watershed and Overlay Districts | N/A | | | |
| Historic, Natural Heritage and/or Farmland Inventories | n/a | | | |
| Analysis of General Site Information | The site requires a stormwater management and occupancy permits. | | | |
| Generalized Recommended Conditions | <u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • OBTAIN A STORMWATER MANAGEMENT AND OCCUPANCY PERMIT | | | |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | |
| Street Name | Classification | Frontage | ADT Count | Capacity/LOS |
| Ramada Drive | Local street | 457' | | Collector street |
| Commercial Park Court | Local street | 294' | | Neighborhood street |
| Proposed Access Point(s) | The proposed development has one point of access off Commercial Park Court with a cross access stub to the south | | | |
| Planned Road Improvements (Village Transportation Plan 2009) | No future roadway improvements for this area | | | |
| Trip Generation - Existing/Proposed | <u>Existing-</u> The proposed property is vacant and does not provide any trip generation as a vacant parcel. <u>Proposed-</u> 75,807/1000X.40=30.32 Trips per day | | | |

| Sidewalks | The developer is required to construct sidewalks along the frontage of both public streets | | | | | | | | | | | | | | | | | | | | |
|---|---|---|------------------------------------|---|------------------------|--|---------------------|-----|--|--|--|-----------------|-----|--|--|--|--------------------------|-----|--|--|--|
| Transit | There is not any proposed transit in the general vicinity. | | | | | | | | | | | | | | | | | | | | |
| Traffic Impact Study (TIS) | A TIS is not required for this site | | | | | | | | | | | | | | | | | | | | |
| Analysis of Site Access and Transportation Information | The site only has one point of access on Commercial Park Court | | | | | | | | | | | | | | | | | | | | |
| Generalized Recommended Conditions | <u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • DRIVEWAY PERMIT ISSUED BY THE VILLAGE OF CLEMMONS | | | | | | | | | | | | | | | | | | | | |
| SCHOOL DISTRICT INFORMATION | | | | | | | | | | | | | | | | | | | | | |
| Schools Serving Zoning Site | <table border="1"> <thead> <tr> <th>Project Students From Project</th> <th>2014-2015 Enrolled Students</th> <th>2014-2015 Projected Students w/ Accumulated Totals</th> <th>School Capacity</th> <th>Number of Mobile Classrooms on Site</th> </tr> </thead> <tbody> <tr> <td>Clemmons Elementary</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Clemmons Middle</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> <tr> <td>West Forsyth High School</td> <td>N/A</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | Project Students From Project | 2014-2015 Enrolled Students | 2014-2015 Projected Students w/ Accumulated Totals | School Capacity | Number of Mobile Classrooms on Site | Clemmons Elementary | N/A | | | | Clemmons Middle | N/A | | | | West Forsyth High School | N/A | | | |
| Project Students From Project | 2014-2015 Enrolled Students | 2014-2015 Projected Students w/ Accumulated Totals | School Capacity | Number of Mobile Classrooms on Site | | | | | | | | | | | | | | | | | |
| Clemmons Elementary | N/A | | | | | | | | | | | | | | | | | | | | |
| Clemmons Middle | N/A | | | | | | | | | | | | | | | | | | | | |
| West Forsyth High School | N/A | | | | | | | | | | | | | | | | | | | | |
| School System Remarks and Analysis | Not applicable | | | | | | | | | | | | | | | | | | | | |
| CONFORMITY TO PLANS AND PLANNING ISSUES | | | | | | | | | | | | | | | | | | | | | |
| Legacy GMA | GMA 3 (Suburban Neighborhoods) | | | | | | | | | | | | | | | | | | | | |
| Relevant Legacy Recommendations | <ul style="list-style-type: none"> • Creating more “compact development” will necessitate increasing the overall intensity and density of residential and commercial development in areas with public sewer, good roads and other urban services. • Consider rezoning land where public facilities become available when this promotes urban standards of development, contributes to the reduction of sprawl and maximizes the use of costly infrastructure | | | | | | | | | | | | | | | | | | | | |

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| Community Compass 2010 | <p>The <i>Community Compass</i> (2010) denotes this area as part of the Employment Center Land Use. Recommendations for this land use include:</p> <ul style="list-style-type: none"> • Provide opportunities for high quality employment centers that have minimal impacts to adjacent residential neighborhoods. Primary uses include corporate headquarters, business parks, light manufacturing and assembly, research and development, warehousing and offices. |
| Thoroughfare Plan Information | n/a |
| Greenway Plan Information | There are not any proposed greenway trails in the vicinity of this development. |
| Other Applicable Plans and Planning Issues | n/a |
| Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S) | <p>(S)(3) - Have changing conditions substantially affected the area in the petition? No</p> <p>(S)(4) - Is the requested action in conformance with <i>Community Compass/Legacy</i>? Yes</p> |
| Analysis of Conformity to Plans and Planning Issues | <p>The site is denoted as employment center in the Clemmons Community Compass. The site was originally rezoned in the late 1970's as a business park development which the allowable use for indoor storage. Due to accommodate the building footprint, fire access route and stormwater management facility the petitioner is requesting to rezone the rear portion of the parcel to HB-S. Currently the site is split zoned and delineated on the plan. Due to the requirement of site plan approvals the petitioner was required to bring the entire site back for rezoning.</p> <p>The proposed use indoor, storage facility provides a climate control location to store goods which is currently not offered in the Village of Clemmons. The buildings main entrance is located off Commercial Park Court. The building per the provided elevations is stone, brick and glass and from the exterior looks like a three-story office building based on the design and window placement across the façade frontage. The one</p> |

note to make is due to the topography associated with this site the building will be highly visible from Interstate 40 there it is imperative to ensure the building elevations blend and give an office-like campus feeling.

Adjacent to Ramada Drive the petitioner is providing the required streetyard to help soften the frontage as well as provide a bio-retention facility for stormwater management. The masonry segmented walls will be terraced with ornamental landscaping to help break up the elevation change from Ramada Drive and the building location. Furthermore, the developer has exceeded the TSA requirement by saving 25% of the trees on the proposed site and provided a 40' undisturbed buffer adjacent to the property to the West.

RELEVANT ZONING HISTORIES

| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
|------|--------------|-------------------|---------------------|---------|----------------|----------|
| | | | | | Staff | PB |
| C-36 | HB-S to HB-S | Approved 01.09.95 | South | 1.23 | Approval | Approval |

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

| Building Square Footage | Square Footage | Placement on Site |
|-------------------------|----------------|-------------------|
| | | 75,807 |

| Parking | Required | Proposed | Layout |
|---------|----------|----------|--------|
| | | 5 | 7 |

| Building Height | Maximum | Proposed |
|-----------------|---------|----------|
| | | 60' |

| Impervious Coverage | Maximum | Proposed |
|---------------------|---------|----------|
| | | 85% |

UDO Sections Relevant to Subject Request
 Chapter B, Article II, Section 1.3 (I)
 Chapter B, Landscape Standards
 Chapter C, Environmental Ordinance

| | | |
|--|------------------------------------|-----|
| Complies with Chapter B, Article VII, Section 7-5.3 | (A) Legacy policies: | Yes |
| | (B) Environmental Ord. | Yes |
| | (C) Subdivision Regulations | N/A |

Analysis of Site Plan Compliance with UDO Requirements
 The site meets all UDO requirements

REMAINING SITE PLAN ISSUES

| Issue | Status |
|-------|--------|
|-------|--------|

| | |
|--|---|
| N/A | |
| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | |
| Positive Aspects of Proposal | Negative Aspects of Proposal |
| Provides an opportunity for a new commercial business in Clemmons with low average daily trips | The topography of the site gives this site significant visibility from I-40, which is not necessarily a negative of development, but means a close study of design is needed. |
| | |

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

PRIOR TO THE ISSUANCE OF ANY PERMITS:

- a. The Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
- b. The Developer shall obtain a grading permit if 10,000 square feet or more is disturbed.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- a. The Developer shall obtain a driveway a driveway permit from the Village of Clemmons.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. The Developer shall submit a utility plan for review
- b. The Village of Clemmons Planning Department shall review and approve building elevations.
- c. Developer shall provide a detail of the retaining wall and supplemental plantings used to the Village of Clemmons for approval.
- d. Developer shall have internal infrastructure in place and it shall support 90,000 pounds for fire apparatus movement.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
- b. Developer shall construct sidewalks along the linear frontage of both public streets and provide a lateral connection back to the building.
- c. The Developer shall submit the recordation of a cross access agreement at the Forsyth County Registry Deeds between the proposed development and the vacant parcel to the south.
- d. Developer shall verify there is a fire hydrant within 400' of the proposed structure.

OTHER CONDITIONS:

- a. All on site lighting shall be a maximum of 25 feet tall and shall be of the full cut off type or otherwise designated not to cast direct light on adjacent properties. Lighting shall be in conformance with the submitted Photometric Plan with light levels not to exceed the 0.5 foot-candle limit at the property line.
- b. All proposed utilities shall be underground.
- c. The compact shall be screened on three sides with masonry material/construction.

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STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the Village of Clemmons Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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.**