

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

PETITION INFORMATION			
Docket #	C-211		
Staff	Megan Ledbetter		
Petitioner(s)	Paul Hari		
Owner(s)	Phillips Investments LTD		
Subject Property	Located approx. 670' from the intersection of Amp Drive/Lewisville Clemmons Road on the northern side of Amp Drive		
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 RS-15 and RS-15 to GB-S (General Business-Special Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Hotel, Stadium, Coliseum, or Exhibition Hall <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	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers		
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 end of Amp Drive		
Jurisdiction	Village of Clemmons		
Site Acreage	4 acres		
Current Land Use	The current property is vacant and is zoned RS-15		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	N	RM8	Religious Institution
	E	LI	Vartech

	S	HB	Currently vacant
	W	HB	Forsyth County satellite ambulance location
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.		
Physical Characteristics	The site has varied topography with steep grades along the east and west property lines		
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
Amp Drive	Local street	312'	Collector street
Proposed Access Point(s)	The proposed development has one point of access off Amp Drive		
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> AWAITING SQUARE FOOTAGE FROM PETITIONER		

Sidewalks	The developer is required to construct sidewalks along the frontage of Amp Drive.				
Transit	There is not any proposed transit in the general vicinity.				
Traffic Impact Study (TIS)	A TIS is not required for this site, however depending on the phasing plan concerns for this development a traffic tech memo may need to be considered to evaluate the conference space.				
Analysis of Site Access and Transportation Information	The site only has one point of access on Amp Drive				
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • DRIVEWAY PERMIT ISSUED BY THE VILLAGE OF CLEMMONS 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	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 				

Community Compass 2010	<p>The <i>Community Compass</i> (2010) denotes this area as part of the Mixed Use Commercial land use section in the Village. Recommendations for this land use include:</p> <ul style="list-style-type: none"> • Mixed use commercial land uses should provide a mix of urban scale retail, commercial, office, residential and institutional uses with a focus on commercial and retail uses. • The intent of this land use category is to promote development or redevelopment of existing commercial corridors to make them accessible by car, bike and foot and to make them more visually appealing from the road.
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>This proposed site meets the land use recommendation for this designated geographic area. The building elevations submitted for review provide a building design that meets the Village of Clemmons design requirements. The proposed use provides an expanded service to the general community. The developer is requesting a phased 600 seat meeting/banquet facility/ and a 40 room hotel on Amp Drive. While staff does not have a problem with the proposed use on the property there is concerns on how the site will be phased and the necessity to meet required parking. Currently, the developer want to construct the meeting space and provide up to a 480 seat facility delineating the future 120 seat area as storage. This is problematic from a long term enforcement standpoint on how to determine if the extra space is being used for storage in the interim. Furthermore, there is no time table to construct the hotel portion of the plan at this time. Therefore, it could never be built and the principal use would continue to be the Stadium,</p>

	Coliseum or Exhibition Hall (meeting/banquet facility). It would be the recommendation of staff for the petitioner to determine what a phase I site plan entails and modify the rezoning request to only include that portion at this time due to the uncertainty of the phasing. Staff is concerned there will not be enough parking to meet UDO requirements for the need of the meeting space as presented.
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SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS	
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Building Square Footage	Square Footage	Placement on Site
	AWAITING SQUARE FOOTAGE	Centrally located on the site

Parking	Required	Proposed	Layout
	160	160	Located at the front, sides and rear of the site

Building Height	Maximum	Proposed
	60'	3-story structure

Impervious Coverage	Maximum	Proposed
	85%	38%

UDO Sections Relevant to Subject Request	Chapter B, Article II, Section 1.3 (J) Chapter B, Landscape Standards Chapter C, Environmental Ordinance
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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	It is anticipated the site will meet all UDO requirements
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REMAINING SITE PLAN ISSUES	
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Issue	Status
Provide a lateral connection from the sidewalk along the road frontage to the parking(include cross walk)	Awaiting answer
Please review phasing plan for the number of seats as well as hotel, refer to the analysis section of this report	Awaiting answer

Verification of square footage	Awaiting
Electronic version of elevations	Awaiting
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Provides an opportunity for additional meeting/event space and hotel within the Village limits	Due to the phasing plan the Village has concerns regarding the parking for phase I and the timing for the secondary phasing

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 Amp Drive.
- c. 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 screen on three sides with masonry material/construction.



STAFF RECOMMENDATION: Staff has concerns about the phasing plan for this site, suggests the developer reviews the plan and determines development plan for phase I and resubmit for phase II at a later time.

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.**