

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

PETITION INFORMATION	
Docket #	C-219
Staff	Megan Ledbetter
Petitioner(s)	MCG Partners LLC
Owner(s)	Marzano Capital Group
Subject Property	6225 Stadium Drive
Type of Request	Special Use Zoning District rezoning from RS-15 to LO-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-15 to LO-S: LO-S(Residential Building, Single Family, Residential Building, duplex, Residential Building, Twin Home; Combined Use; Banking and Financial Services without drive through; Bed and Breakfast; Funeral Home; Medical and Surgical Services; Non-Store Retailer; Offices, Miscellaneous; Offices, Professional; Recreation Facility, Public; Church or Religious Institution, Neighborhood, Library, Public; Limited Campus Use; Museum or Art Gallery; Neighborhood Organization; Police or Fire Station; Access Easement, Private Off-site)</p> <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 LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in GMAs 2 and 3.</p>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes.</p>
GENERAL SITE INFORMATION	
Location	6225 Stadium Drive
Jurisdiction	Village of Clemmons
Site Acreage	0.87 acres
Current Land Use	Vacant single family residential structure

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	E	RS15		SFR
	W	RM12/RS15		Vacant, future library site
	S	RS15		SFR
	N	RS15		PRD
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 proposed uses are allowed in the UDO.			
Physical Characteristics	The site has relatively flat topography sloping to the east.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	The site will require stormwater management and occupancy permit			
Watershed and Overlay Districts	N/A			
Historic, Natural Heritage and/or Farmland Inventories	n/a			
Analysis of General Site Information	The site requires 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 PERMIT • STORMWATER MANAGEMENT PERMIT 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Stadium Drive	Minor Thoroughfare	166'	8700(towards L/C) 2700 midblock of Stadium	LOS A
Proposed Access Point(s)	One point of access off Stadium Drive			
Planned Road Improvements	With the new library site James Street will be extended to create a formal 4-way intersection at James/Stadium Oaks Drive.			
Trip Generation - Existing/Proposed	Existing: Vacant Single Family Residential Proposed: 4000/1000X 6.19=24.76 trips per day AM peak: 4000/1000X1.39=5.59 morning trips			

	PM peak: 4000/10001.37=5.48 pm trips				
Sidewalks	The site has a pre-existing sidewalk along the frontage				
Transit	The subject site does not have any existing or proposed transit routes.				
Traffic Impact Study (TIS)	N/A				
Analysis of Site Access and Transportation Information	The proposed professional office building has one point of access along Stadium Drive with nominal daily trips to the proposed office.				
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • DRIVEWAY PERMIT FROM THE VILLAGE OF CLEMMONS • SIDEWALKS 				
SCHOOL DISTRICT INFORMATION					
Schools Serving Zoning Site	Project Students From Project	2007-2008 Enrolled Students	2007-2008 Projected Students w/ Accumulated Totals	School Capacity	Number of Mobile Classrooms on Site
Clemmons Elementary	0	n/a	n/a	n/a	n/a
Clemmons Middle	0	n/a	n/a	n/a	n/a
West Forsyth High School	0	n/a	n/a	n/a	n/a
School System Remarks and Analysis	N/A				
CONFORMITY TO PLANS AND PLANNING ISSUES					
Legacy GMA	Suburban Neighborhoods (GMA 3)				
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • When residential, retail and employment uses are mixed it becomes possible to walk instead of drive for some trips. At employment locations, a mix of uses allows employees to take care of day-to-day errands within walking distance of their jobs. Similarly, locating services adjacent to residential neighborhoods allow people to do these errands on their way to and from work. • 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 • To promote a sense of community and to reduce dependence on the automobile, neighborhoods with sidewalks, street trees and houses close to the street and to each other should be created. Creating more 				

	<p>“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.</p> <ul style="list-style-type: none"> • 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
Clemmons Community Compass(2010)	The Community Compass (2010) denotes this area as mixed use office: The mixed-use office land use designation should include a mix of office, institutional, and single-family detached housing. As appropriate to specific contexts, higher density single-family attached and multi-family housing may also be appropriate uses. This designation is intended for existing and newly developing office employment areas. In more dense areas, office uses should be developed in a manner that provides a vertical (multi-story) or horizontal (multiple uses on a site) mix of uses within a development. Office developments should be designed with consistent design themes as part of the development program, including architectural features and signage. Internal circulation for vehicles and pedestrians should be provided between uses.
Thoroughfare Plan Information	N/A
Greenway Plan Information	The subject site is not a designated greenway site.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	Yes.
Analysis of Conformity to Plans and Planning Issues	The proposed development is located along Stadium Drive where long term the Village denotes small professional offices and services. These uses could be house conversions or rebuilds dependent on the nature of the business and the architectural significance of the existing structure to the overall character of the area. This proposal is for a re-build due to the programming needs of the business as well as the condition of the existing home onsite. The developer is proposing pulling the building up to the street and has a residentially scaled building elevation which is in concert with the surrounding small offices in the general area. The proposal also provides a lateral sidewalk connection to the existing sidewalk network. The majority of the parking is located behind the building with a 20’ access to be stubbed for the possible future connection of motor vehicle surface areas if the property to the south was brought in for redevelopment. It is important to note a connection would not be made unless a zoning change was applied for to necessitate the link. Staff has requested the removal of the three parking spaces along the frontage of building in order to keep the consistency of the existing Stadium Oaks

	development and the desired preferred future of the corridor. The developer desires to keep the parking spaces for ease of access for their clientele. Staff is awaiting a detail of a proposed screening wall/fence/landscaping along the building frontage adjacent to the proposed parking.
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RELEVANT ZONING HISTORIES						
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Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-141	LO-S to SPA	07.14.03 Denial	North	19 acres	Denial	Denial
C-056	HB-S to SPA	Approval 03.24.97	Northwest	1.01 acres	Approval	Approval
C-058	RS-15 to LO-S; RS-9 to PRD	Approval 04.14.97	Directly North of the site	10.7 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
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Building Square Footage	Square Footage		Placement on Site			
	4,000 sf.		Located to the front of the site			
Parking	Required		Proposed		Layout	
	12		19		To the front of the building and dispersed to the rear of the building	
Building Height	Maximum			Proposed		
	40			One-story		
Impervious Coverage	Maximum			Proposed		
	75%			46.51%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, 2-1.3 (B) Chapter C, Environmental Ordinance 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes, <i>Legacy</i> supports infill development where infrastructure is already in place			
	(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					

REMAINING SITE PLAN ISSUES						
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Issue			Status			
Three parking spaces at the front of the building			Developer would like to keep parking at the front of the building, awaiting a detail of proposed			

	screening
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Provides an existing business an opportunity to stay in Clemmons moving to an owner-occupied location along a corridor that is most suited for a mixture of small professional offices, services and residents	The developer would like to keep three parking spaces adjacent to the front of the building, however, with screening it could provide a minimal effect to the design of the overall corridor

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL
<p>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.</p> <p>PRIOR TO THE ISSUANCE OF ANY PERMITS:</p> <ol style="list-style-type: none"> 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. <p>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</p> <ol style="list-style-type: none"> a. The Developer shall obtain a driveway a driveway permit from the Village of Clemmons. <p>PRIOR TO THE ISSUANCE OF BUILDING PERMITS</p> <ol style="list-style-type: none"> a. The Village of Clemmons Planning Department shall review and approve building elevations. b. Developer shall have heavy duty truck routes delineated and it shall support 90,000 pounds for fire apparatus movement. <p>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</p> <ol style="list-style-type: none"> a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator b. Developer shall delineate and record an access easement as shown on the plan at the Forsyth County Register of Deeds. c. Developer shall construct “wrought iron like” fencing with landscaping to conceal parking in front of the building as provided in the exhibit from Stimmel & Associates. <p>OTHER CONDITIONS:</p> <ol style="list-style-type: none"> a. All on site lighting shall be a maximum of 12 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.

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.**