

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

| PETITION INFORMATION | |
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| Docket # | C-223 |
| Staff | Megan Ledbetter |
| Petitioner(s) | PTX Commercial |
| Owner(s) | PTX-Commercial |
| Subject Property | 6209 Ramada Drive |
| Type of Request | GB-S (General Business Special Use) |
| Proposal | <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB-S and GB-S to GB-S:</p> <ul style="list-style-type: none"> • Banking and Financial Services, Building Contractor, General, Church or Religious Institution; Community and Neighborhood, Furniture and Home Furnishings Store, General Merchandise Store, Health Services, Miscellaneous, Hardware Store, Manufacturing A, Medical or Dental Laboratory, Medical and Surgical Offices, Motorcycle Dealer, Non-Store Retailer, Offices, Miscellaneous, Outdoor Display, Retail (restricted to motorcycles, ATVs, personal watercraft, personal recreational vehicles, scooters, etc.), Retail, Professional Offices, Recreation Services, Indoor, Restaurant, without drive through service, Retail Store; Specialty or Miscellaneous, Services A, Services, Personal, Storage Services, Retail A • <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 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.</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 | |

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| Location | Located at the corner of Ramada Drive and Commercial Park Court | | | |
| Jurisdiction | Village of Clemmons | | | |
| Site Acreage | 4.72 acres | | | |
| Current Land Use | Vacant office building/land | | | |
| | | | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use | |
| | E | GB | Truck Racing facility | |
| | W | HB-S | Indoor Storage facility | |
| | S | HB-S | Vacant/office | |
| | N | N/A | I-40 | |
| 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 relatively flat topography sloping slightly 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 |
| Ramada Drive | Local street | 430' | N/A | A |
| Commercial Park Court | Local Street | 280' | N/A | A |
| Proposed Access | One point of access off Ramada Drive and three points of access off | | | |

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| Point(s) | Commercial Park Court; one full access, one truck only access and one vehicle only access | | | | |
| Planned Road Improvements | There is not any current proposed improvements funded for this geographic area at this time. | | | | |
| Trip Generation - Existing/Proposed | Existing-Vacant Building Proposed: (Outdoor Display Retail) $31,828/1000 \times 4.96 = 158$ (Average Daily Trips) (Warehousing) $16,000/1000 \times 18.98 = 304$ (Average Daily Trips) Possible 462 daily trips *Note this is a hypothetical traffic count based on a proposed use, not use has been defined at this time | | | | |
| Sidewalks | A sidewalk is required along the property frontage per the Unified Development Ordinance | | | | |
| Transit | N/A | | | | |
| Traffic Impact Study (TIS) | N/A | | | | |
| Analysis of Site Access and Transportation Information | The site is accessed off Ramada Drive and Commercial Park Court | | | | |
| Generalized Recommended Conditions | <u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> DRIVEWAY PERMIT FROM THE VILLAGE OF CLEMMONS | | | | |
| SCHOOL DISTRICT INFORMATION | | | | | |
| Schools Serving Zoning Site | Project Students From Project | 2016-2017 Enrolled Students | 2016-2017 Projected Students w/ Accumulated Totals | School Capacity | Number of Mobile Classrooms on Site |
| Clemmons Elementary | 0 | | 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"> 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. | | | | |

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| | <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 • 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 “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. |
| Clemmons Community Compass(2010) | Employment areas are intended to provide concentrated opportunities for high quality employment facilities designed to have minimal impacts on adjacent residential neighborhoods. Primary uses include corporate office headquarters, business parks, light manufacturing and assembly, research and development, warehousing and building trade showrooms, and offices. Secondary uses include retail services that serve the employment developments, such as small restaurants and convenience stores incorporated into business park developments. Employment areas should be organized using a “campus” style design that is visually consistent and integrated and provides internal circulation for vehicles and pedestrians between buildings. Higher intensity industrial uses, warehouses, and outdoor storage areas should be located away from major and minor thoroughfares to protect the views from road corridors. Developments should include roadway buffers and provide natural and structural buffers between adjacent lower-intensive uses. Less intense business park and light industrial developments are appropriate to occur along major and minor thoroughfares. |
| 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 <i>Legacy</i>? |
| | Yes |
| Analysis of Conformity to Plans and Planning Issues | The site is denoted as employment center in the Clemmons Community Compass and proposal is in general conformity with the land use plan. There are a variety of industrial, office, service and warehousing uses in the general vicinity of this property. However, the outdoor display retail visible from the roadway changes the character and the type of business that may want to development in this geographic area in the future. Staff recommends removing the outdoor display retail visible from the street as well as limits that display to a Motorcycle Dealer. With the addition of |

| | parking in the front of the building, staff requests the retaining walls be no higher than five feet and the remainder of the front slope be landscaped with a plan approved by Village staff. The site is already split zoned for a variety of Highway Business/General Business uses and this zoning request does provide an opportunity to consolidate the zoning/uses as well as to provide an adaptive re-use to existing structures. | | | | | |
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| RELEVANT ZONING HISTORIES | | | | | | |
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| | | | | | Staff | PB |
| F-579 | R-5 to B3-S converted to HB-S | Approved 08-10-81 | Included in existing site | 20 acres | Approval | Approval |
| C-158 | HB-S to HB-S | Approved 06-12-2006 | Southwest of the site | 1.23 acres | Denial | Approval |
| C-210 | HB-S and RS-15 to HB-S | Approved 02.08.16 | Directly west of the site | 4 acres | Approval | Approval |
| SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS | | | | | | |
| Building Square Footage | Square Footage | | Placement on Site | | | |
| | 31,828 sf of space for a proposed motorcycle dealer and 16,000 sf warehouse space | | To the front and the rear of the property | | | |
| Parking | Required | Proposed | | Layout | | |
| | 86 | 86 | | To the front side and rear of the property | | |
| Building Height | Maximum | | Proposed | | | |
| | 70' | | N/A | | | |
| Impervious Coverage | Maximum | | Proposed | | | |
| | N/A | | 57.3% | | | |
| UDO Sections Relevant to Subject Request | 2-1.3 (J) General Business District | | | | | |
| Complies with Chapter B, Article VII, Section 7-5.3 | (A) <i>Legacy policies:</i> | | Staff has concerns about allowing the outdoor display retail area adjacent to public right-of-way as it affects the nature of the business park for future development and the visibility as you enter in the Village of Clemmons | | | |

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| | (B) <i>Environmental Ord.</i> | Yes |
| | (C) Subdivision Regulations | N/A |
| Analysis of Site Plan Compliance with UDO Requirements | The site meets all UDO standards. | |
| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | | |
| Positive Aspects of Proposal | | Negative Aspects of Proposal |
| Adaptive re-use of existing structure | | Outdoor display retail in an business park that is visible from the street(s) |
| REMAINING SITE PLAN ISSUES | | |
| Issue | | Status |
| Streetyard along Commercial Park Court | | |

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| 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. c. Developer shall obtain driveway permits 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 consistent with the Village of Clemmons Unified Development Ordinance. <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 <p>OTHER CONDITIONS:</p> <ol style="list-style-type: none"> a. Developer shall install a sidewalk along the linear frontage of the property. b. Developer shall provide a landscaping plan and retaining wall detail plan for the site fronting Ramada Drive c. Developer shall meet all Unified Development Ordinance requirements as it relates to lighting and streetyard(s). |

STAFF RECOMMENDATION: DENIAL.

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.**