

VILLAGE OF CLEMMONS STAFF REPORT

PETITION INFORMATION	
Docket #	SPA-20-002
Staff	Nasser Rahimzadeh
Petitioner(s)	Tyler Merriman
Owner(s)	Bing Merr Properties LLC
Address/PIN	3711 Clemmons Road/5892-19-0394
Type of Request	Special Use Zoning District – Site Plan Amendment
Proposal	<p>The Official Zoning Map for the subject property is Limited Business – Special. The petitioner is not requesting any changes to uses that were approved under F-470. The petitioner is requesting the following:</p> <ul style="list-style-type: none"> • Site Plan Amendment (professional office, office miscellaneous, and banking and financial services) <p>NOTE: General, special use district zoning, and site plan amendments were discussed with the petitioner(s) who decided to pursue a site plan amendment as the aforementioned mentioned uses have previously been approved and still apply to the site.</p>
Zoning District (Purpose Statement)	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.

GENERAL SITE INFORMATION			
General Location	The site addressed 3711 Clemmons Road. The center of the front property line is approximately 262’ west from the intersection of Lewisville-Clemmons Road and US 158.		
Jurisdiction	Village of Clemmons		
Site Acreage	.4959± acres or 21,601± square feet.		
Physical Characteristics	The site has three existing buildings with a two-story office building, an unused wood building, and a garage. The site has a slight elevation change of 3% from the north to the south. The site is residentially scaled and has mature trees.		
Historic, Natural Heritage, and/or Farmland Inventories	No items identified on the National Wetlands Inventory map and North Carolina Natural Heritage Data Explorer.		
Current Land Use	The site is currently unoccupied.		
Proximity to Water & Sewer	Public utilities are available.		
Stormwater/Drainage	The site requires an exempt stormwater management permit.		
Watershed & Overlay Districts	Property is inside the WS-IV Watershed and shall be subject to all Village of Clemmons and North Carolina Department of Environmental Quality regulations. The maximum impervious area shall not exceed 70% of the site.		
Surrounding Property Zoning & Use	Direction	Zoning District	Use
	North	Institutional & Public - S	Religious Institute

	East	Highway Business	Bank
	South	RS-15	Residence
	West	RS-15	Government Office
Analysis of General Site Information	An erosion control/grading permit will be required if the proposed development disturbs greater than 10,000 square feet of land. Site will also need an exempt stormwater management permit.		
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Obtain an exempt stormwater management and occupancy permit from the Village of Clemmons Stormwater Administrator. • Obtain a grading permit if 10,000 square feet or more of land is disturbed. 		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS
Clemmons Road/US 158	Major Thoroughfare	100'	15,500	105%
Proposed Access Point(s)	The site has two driveways off of Clemmons Road.			
Planned Road & Improvements	No planned roads and improvements for the portion of Lewisville-Clemmons Road fronting the parcel.			
Village Transportation Plan (2009)	Clemmons Road/US 158 is designated as a major thoroughfare.			
Trip Generation – Existing/Proposed	<p>Existing trip generation for ITE land use designation of Small Office Building (712) for average rate of generator with employees: Current trip generation: 0 due to vacancy</p> <p>Proposed trip generation: AM Peak Hour: 15 (Total), 9 (Entry), 6 (Exit) Weekday, PM Peak Hour: 17 (Total), 8 (Entry), 9 (Exit) Generator Average Rate: 72 (Total), 36 (Entry), 36 (Exit)</p>			
Sidewalks	Sidewalks fronting Clemmons Road			
Transit	No proposed public transit in the general vicinity			
Traffic Impact Study (TIS)	N/A			
Concurrency Model	N/A			
Analysis of Site Access & Transportation Information	The site has two driveways off of Clemmons Road with minimal traffic impact.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • NCDOT driveway permit is required. • Encroachment agreement would need to be submitted to NCDOT if any work or utility ties are needed within the right of way. 			

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	PB
C-054	IP-S	12/09/1996	North	8.22	Approval	Approval
C-224	RS-15 & LO-S to LO-S	01/22/2018	West	2.93	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Square Footage	Square Footage		Placement on Site	
	Building 1 – 2,488 sf Building 2 – 468 sf (to be removed) Building 3 - 850		Building 1 – N on site Building 2 – Center on site Building 3 – W on site	
Parking	Required		Proposed	Layout
	Building 1 – 1 space per 350sf Building 3 - Garage		9	Center/south & west
Building Height	Maximum		Proposed	
	40'		≤ 40'	
Impervious Coverage	Maximum		Proposed	
	70%		44.5%	
UDO Sections Relevant to Subject Property	Chapter B, Zoning Ordinances Chapter C, Environmental Ordinances			
Compliance with Chapter B Article VII, Section 7-5.3	(A) Legacy Policies		N/A	
	(B) Environmental Ordinance		Yes	
	(C) Subdivision Regulations		N/A	
	(D) Other Relevant Standards		Yes	
Analysis of Site Plan Compliance with UDO Requirements	The site satisfies applicable UDO requirements.			

REMAINING SITE PLAN ISSUES	
Issues	Status
Village staff requested the consolidation of driveways	Non-compliant

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.
<u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u>
<ul style="list-style-type: none"> a. The developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval, if the proposed project creates more than 10,000 square feet of land disturbance. b. The developer shall obtain an exempt stormwater management permit from the Village of Clemmons. c. The developer shall obtain an NCDOT and Clemmons driveway permit.
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>
<ul style="list-style-type: none"> a. The developer shall obtain an encroachment agreement from NCDOT if any utility ties are required within US 158 right-of-way.
<u>OTHER CONDITIONS:</u>
<ul style="list-style-type: none"> a. The developer shall comply with tree protection standards during construction per B.3-4 Landscaping and Tree Preservation Standards. b. The developer shall dedicate a specified amount of public right of way along entire frontage of Clemmons Rd per NCDOT comment of 'Future Proposed 80' ROW per 2012 CTP. c. The existing driveways shall be one way only.