

ZONING STAFF REPORT

DRAFT

DOCKET #

L-076

STAFF

J. Martin Myers, AICP

Petitioner(s):

Lewisville Baptist Church
Attn: Dr. George Smith, Pastor
125 Lewisville-Clemmons Road
Lewisville, North Carolina 27023

REQUEST

From:

IP and RM-8 to IP-S
125 Lewisville-Clemmons Road and 6426 Shallowford Rd.

List of Recommended Uses: Government Offices, Recreation Services Indoor, Recreation Services Outdoor, Adult Day Care Center, Cemetery Licensed, Cemetery Unlicensed, Child Care (Drop-In), Child Care Institution, Child Day Care Center, Church or Religious Institution Community, Museum or Gallery, Neighborhood Organization and School Private or Charter.

Acreage:

5.60 acres

LOCATION

PIN# 5885-17-0002, 5885-16-1797, 5885-17-0340, 5885-17-1164 and 5885-07-8278

Street:

125 Lewisville-Clemmons Road and 6426 Shallowford Rd.

Jurisdiction:

Town of Lewisville (Downtown Core)

Parking:

Provided parking meets the minimum parking requirements for this use as it is now constituted. Should plans be submitted that would create new uses and/or facilities on the site, a new site plan will be required and new parking calculations will be done to reflect those new uses or structures.

Bufferyard/Landscaping Standards:

No additional landscaping is required at this time. This review is to determine the appropriateness of certain land uses as chosen by the applicant for this parcel under Special Use zoning. No major siteplan changes are being requested as part of this zoning application.

PROPERTY SITE/IMMEDIATE AREA

Adjacent Uses: North: Commercial Bank and Utility (telecom) Substation
East: Service/Retail Business Site
South: Multi-family Apartments
West: Commercial Bank and Convenience Store w/ gas pumps and carwash

GENERAL AREA

Character/Maintenance: The site lies within an area of Shallowford Road (running east/west) which is predominately institutional containing governmental offices, an elementary school, public library and Post Office.

PHYSICAL FEATURES

Topography: The site is relatively level from its frontage on Shallowford Road then sloping gently toward the rear of the site along Lewisville-Clemmons Road.

Impact on Existing Features: The inclusion of a proposed ‘tot-lot’ play yard (accessory use) is not anticipated to have any impact on the use of the existing facilities on this campus.

TRANSPORTATION

Direct Access to Site: There are no proposed changes to the access drives for this site.

Street Classification: Shallowford Road – Major thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service (LOS) C
Shallowford Road at Lewisville-Clemmons Road – 16,700+/- VPD

Sight Distance: Sight distance onto Shallowford from the driveway on Shallowford Road is good. Streetscape plantings and decorative lighting along the roadway do not impact visibility of oncoming traffic.

CONFORMITY TO PLANS

Lewisville Comprehensive Plan Update 2010

The site lies within an area designated as the “Downtown Core Area;” a diverse mix of uses in the downtown is recommended. Specific recommendations include encouraging the creation of diverse uses such as; independently owned retail businesses, schools, churches and government offices. All new projects should advance the aesthetic of the downtown district by the implementation of new design guidelines and other corridor improvements.

Legacy Development Guide

GMA 3 – City/Town Centers

Recommendations: The promotion of successful town center development in smaller towns of Forsyth County, including development of design guidelines for buildings, parking, sidewalks, and public spaces to create viable town centers.

ANALYSIS

The *Lewisville Comprehensive Plan Update 2010* designates the site as “Downtown Core Area”, in which a variety of uses are encouraged. The uses selected for the site meet the intent of the aforementioned plan and are also permitted by the Town’s UDO. Finally, any suggestion to re-purpose the existing residential structure for another church related use is consistent with the goals of the overlay and downtown core district.

The proposed uses have been reviewed and are allowed within the IP-S district. They are thought to be compatible with nearby residential areas as well as adjoining commercial properties. With these findings, staff feels that the proposed rezoning complies with the Town’s objectives as contained in the *Comprehensive Plan Update 2010* and its downtown development ordinances.

FINDINGS

1. The request complies with the land use and design recommendations contained in the Town’s *Comprehensive Plan Update 2010*.
2. The site plan meets the intent of the IP-S Zoning District and the uses are sensitive to the concerns for compatibility with surrounding neighborhoods and business uses.

STAFF ECOMMENDATION

Zoning: APPROVAL

Site Plan: -see attached-