

Parking: A total of thirteen (13) parking spaces have been provided which meets the parking requirement for all uses being proposed for this property. Previous rezonings have allowed a thirty (30%) percent reduction within the LD1-S zoning district.

Landscaping Standards: No additional landscaping is proposed at this time. This review is to determine the appropriateness of a site plan amendment to place a wood fence in the front yard area of the property.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One (1) story frame structure (1935) built for residential use (re-purposed and retained for an adaptive non-residential use) with a small garage behind the business to be retained and proposed for expansion if approved.

Adjacent Uses:
North: Vacant lot that is partially wooded
East: LD1-S Business Site
South: Vacant parcel that is zoned RS-20
West: LD1-S Business Site

GENERAL AREA

Character/Maintenance: The site lies within an area of Shallowford Road (running east/west) which is transforming from a traditional residential area to a mix of commercial and new office uses.

PHYSICAL FEATURES

Topography: The site is relatively level from its frontage on Shallowford Road to the rear of the site.

Vegetation/habitat: The applicant continues to work around and maintain several large variety trees and other smaller plantings on the site.

TRANSPORTATION

Direct Access to Site: The original residential driveway cut was modified to accept commercial (non-residential) traffic from Shallowford Road.

Street Classification:
Average Daily Traffic
Count/Estimated Capacity
at Level of Service C
(Vehicles per Day):

Shallowford Road – Major thoroughfare

Shallowford Road west of Lewisville-Clemmons Road –
16,700+/- vpd

Sight Distance:

Sight distance onto Shallowford from the driveway on Shallowford Road is currently good. Given the potential for a future fence to be opaque, it is suggested that all fencing be placed behind the right-of-way line and out of the sight distance area for the existing driveway.

STORMWATER

This site is currently developed with 32.5+/- percent impervious area which predates the adoption of our current stormwater ordinance. The proposed expansion is upward verses outward which will not significantly add to the impervious surface area (300+/- sq.ft.) requiring an engineered BMP.

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 niche type boutique businesses and enhancing the visual quality of downtown through the implementation of design guidelines and other corridor improvements. The applicant is encouraged to construct all improvements in accordance with existing overlay and zoning requirements.

Legacy Development Guide

GMA 3 – City/Town Centers

Recommendations: The promotion of successful town center development in smaller towns in 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 character and scale of the proposed expansion should be the focus of any review by the appointed and elected Boards. It should be ascertained and affirmed that the adaptive reuse of the structure will be in harmony with its surroundings as proposed by the applicant.

CASE HISTORY

The site is currently zoned LD1-S and has a number of allowed uses that were approved for the site when it was originally rezoned (L-044) in July, 2005. The applicant asked that a number of new uses be permitted (L-073) to allow for retailing, miscellaneous office and possibly mixed residential use.

This request for site plan amendment (to allow the expansion of an existing garage for office use) is being made to case (L-077) which entertained the placement of a wooden fence in the front yard area of the property and was recommended favorably to the Town Council on October 28th.

With these findings and suggestions, staff feels that the proposed amendment complies with the Town's objectives contained in the *Comprehensive Plan Update* and its downtown planning and ordinances.

FINDINGS

1. The applicant requests a site plan amendment to allow for the construction of a second story to be the existing garage located at 6606 Shallowford Road to be used as miscellaneous office with some indoor storage.
2. The outward architecture shall be complementary of the existing structure on the site and shall be compatible with nearby structures and of a similar scale.

STAFF RECOMMENDATION

Zoning: CONDITIONAL APPROVAL
Site Plan: APPROVED

PLANNING BOARD RECOMMENDATION

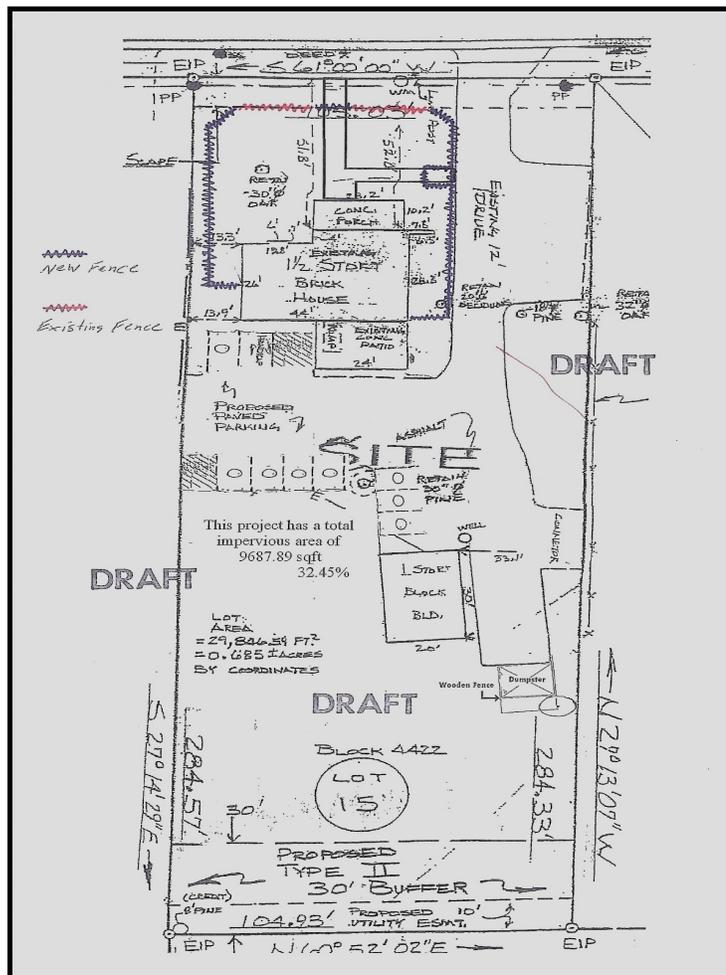
Zoning: CONDITIONAL APPROVAL
Site Plan: APPROVED

RECOMMENDED CONDITIONS

Prior to Issuance of Zoning or Building Permits and Certificates of Occupancy:

- a) Use of the fenced in area shall be supportive of and accessory to the primary business and shall not create nuisances to adjoining properties (noise, odor or visual) or the balance of the downtown district.

- b) No outdoor storage shall be permitted within the area to be enclosed by the proposed wood fencing.
- c) All pre-existing zoning violations are to be remedied to the satisfaction of town staff before Building Permits and/or Certificates of Occupancy will be issued.
- d) All applicable building and public safety codes relative to the re-purposing /upfit of the structure shall comply will all local, state and federal requirements.
- e) The new fencing must be kept in good repair.
- f) The fence shall be not taller than four (4') feet in height and if painted, only the colors white or black shall be permitted.



*Revised Site Plan