

ADJACENT OWNERS

ID#	Direction	Parcel#	Owner	Owner Address	Zoning
1	Northwest	5875-55-813	Indu Realty, LLC	611 Trinity Place Ct., Lewisville, NC 27023	RS20
2	West	5875-54-8884	Collide Church	PO Box 151, Yadkinville, NC 27055	RS20
3	South	5875-64-3468	Wafa, LLC	2404 Voyager Cir., Raleigh, NC 27603	RS20
4	South	5875-64-6535	Richard & Lindsey Adams	300 Westba Ln., Lewisville, NC 27023	RS20
5	South	n/a	NCDOT	n/a	ROW
6	North	n/a	NCDOT	n/a	ROW
6	East	n/a	NCDOT	n/a	ROW

PURPOSE & COMPATIBILITY

The purpose of this special use rezoning to change the zoning from RS20 to HB-S implementing the area plan and allowing for the location of an HVAC, plumbing, electrical and repair service provider.

The site plan provides for 28% preservation of the existing tree canopy, protects the existing vegetation along the exist US 421 corridor, provides for at least 40' building setback and an enhanced vegetative buffer along Williams Rd. The Site will be developed in accordance with the Lewisville LDO and in coordination with the permitting offices of NCDOT & NCDEQ to meet the high standards for site development in the Town and the State of North Carolina.

PRELIMINARY DEVELOPMENT SCHEDULE

- 1) Phase 1 Special Use rezoning on or before 11/2021
- 2) Phase 2 Development Plan Approval on or before 3/2022
- 3) Permitting & Construction - on or before 7/2022

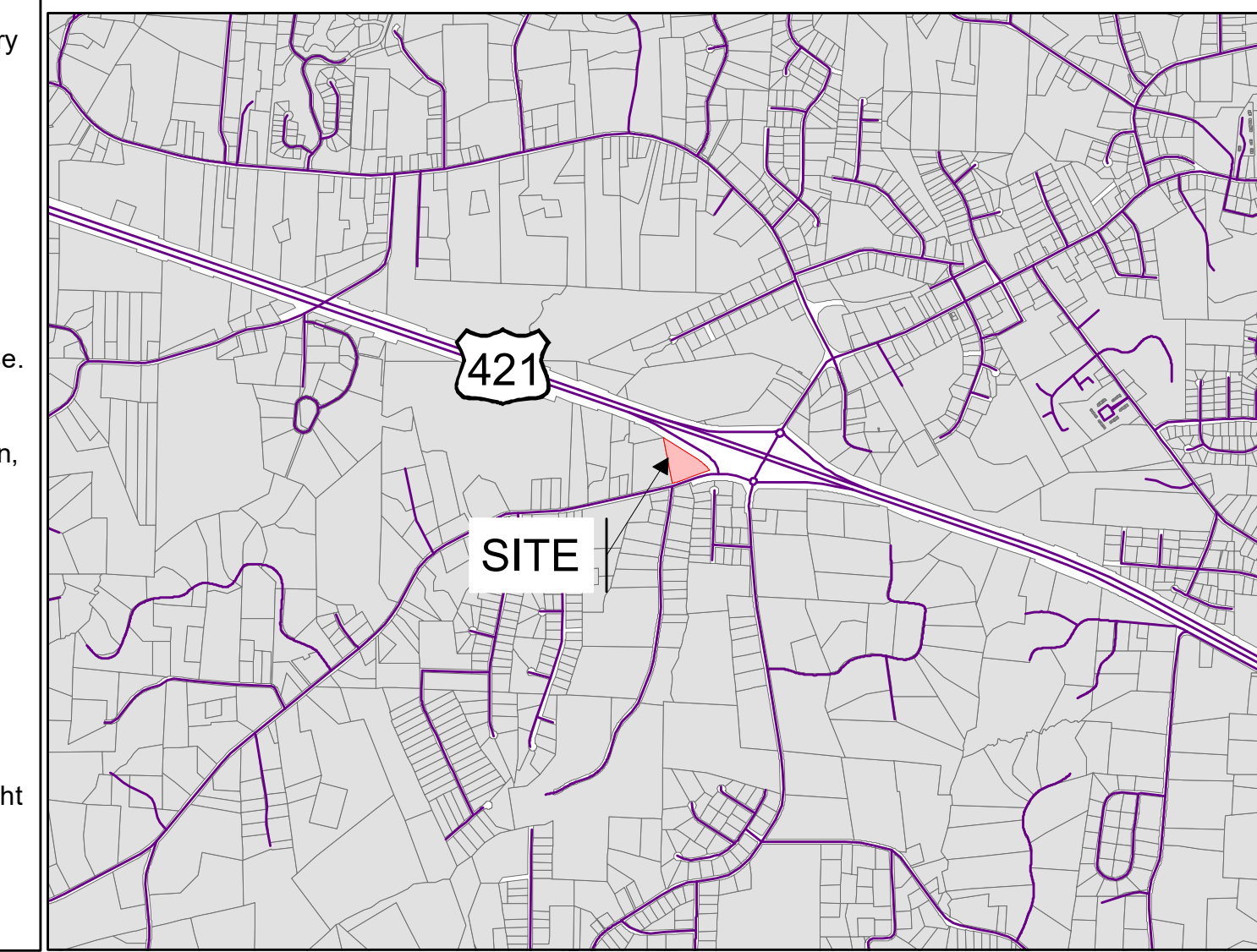
PROPOSED USES

Professional Office, Services, Business A, Services, Business B, Services, Personal, Veterinary Services, School, Vocational or Professional, Storage Yard as accessory to a primary use,

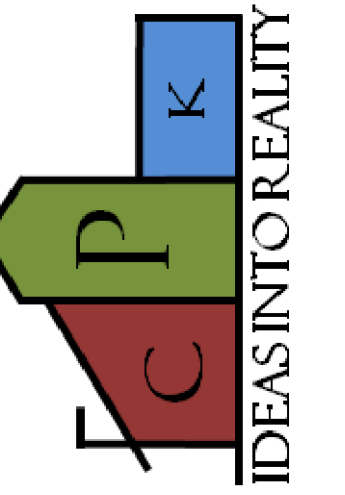
GENERAL NOTES

- Boundary Information -**
Boundary information was downloaded from information available from the WSFC database.
- Topographic Information -**
Topographic information was downloaded from information available from the WSFC database.
- Development Notes -**
 - 1) Proposed building footprints may vary during development plan review, architectural design, NCDOT driveway permitting, and/or soil percolation test. Modifications to the site layout shall require Planning Staff review and approval.
 - 2) Landscaping with buffers, streetyards, and parking lot are conceptual. Final Landscape plans shall meet Lewisville Ordinance requirements and any conditions as part of this zoning approval. Use of existing trees for credit maybe permitted in accordance with LDO Table B.3.12 to meet Bufferyard standards.
 - 3) Stormwater Design (if applicable) will be in accordance with Lewisville Ordinance requirements and the NCDEQ.
 - 4) Utilities located as part of the site development are to be placed underground.
 - 5) The property exists within the 100 ft Throughfare Overlay District.
 - 6) NCDOT driveway permits shall be required for both entrance points depicted. A 10'x70' sight easement shall be required at each entrance.
 - 7) Signage shall be permitted in accordance with the Lewisville LDO

VICINITY MAP



PREPARER:
Creative Plans, LLC
DBA CPK Consulting
c/o Brad Klosterman, AICP
1644 Reynolda Rd.
Winston-Salem, NC 27023
(336) 327-5263
brad.cpk@gmail.com



SEALS (IF APPLICABLE):



LEGEND

- Site Boundary
- 2 ft Topographic Lines
- Proposed Building Footprint
- 40' Building Setback
- Site Easement
- Sidewalk
- 75' Tree Canopy
- Front Facade Landscaping
- Parking & Circulation
- Buildable Area
- Open Space / Buffers
- Overhead Power Lines
- Waterlines
- Hydrants
- Existing Structures
- Roadway
- Roadway Centerlines
- Forsyth County Parcels

SITE DATA

Jurisdiction - Town of Lewisville

Purpose -
Special-Use Rezoning 2-phase request from RS-20 to HB-S to accomodate commercial services.

Zoning -
Existing - RS-9
Proposed - HB-S

Site Acreage -
Proposed Buildable Area - 2.1 ac
Proposed Tree Preservation Area - 1.0 ac
Setbacks and Buffers - 0.47 ac
Total Site Acreage - 3.57 (155,509.20 SF)

Watershed Data -
This property is located within the Yadkin River Regulated Watershed Area Type WS IV

Infrastructure -
Water - Public
Sewer - Septic
Road - N/A (Access points will require NCDOT permits)
Utilities - All site utilities shall be placed underground
Lighting - If proposed, only light fixtures which are categorized as full cut-off fixtures shall be used

Building Data -
Max. Building Height - 60'
Proposed Flex/Commercial/Retail - 8,500 SF
Additional Building Allowance - 5,000 SF
Total Building Allowance (TBA) - 13,500 SF
Building Coverage to Land - 8.7%
Parking & Circulation (PC) - 25,072
Proposed Impervious Surface - 16.1%
PC + TBA = - 25,072 SF / 155,509 SF (Site)
Max. Impervious Surface Permitted - 70%
Open Space - 46,317 SF / 155,509.2 SF = 29.8%

Parking Calculations -
Proposed Flex/Commercial - 8,500 SF
Services, Business B - 1 space/ 500 sf
Total Required Spaces - 17 spaces
Parking for all other permitted uses shall be provided per Lewisville UDO Article 3-3.
If parking encroaches into street/yard buffer than wheel stops shall be provided.

Building Setbacks -
Front - 40 ft
Rear - 20 ft
Side - 0.5 ft / 12 ft
Street - 20 ft
Other - 20' ROW Buffer to US 421

Bufferyards & Street Trees
1) Bufferyard Type II required for each adjacent residential zoned lot in accordance with Lewisville LDO Table B.3.13 unless otherwise indicated. Use of existing trees for credit maybe permitted in accordance with LDO Table B.3.12 to meet Bufferyard standards.
2) Street Trees along frontage shall be installed at a rate of 1 large variety tree per 50 ft or 1 small/med variety tree every 25 ft.
3) Front Facade landscaping shall be 6 square feet per each 1 ft of horizontal wall. Exact width shall be determined at time of development plan approval.

DATE	DESCRIPTION
9/01/2021	SUBMITTAL
7/27/2021	PRE-SUBMITTAL

SUBMITTAL FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

PETITIONER
Advanced Appliance Service
c/o Mike & Laura Cooper
741 Eden Rock RD
Lewisville NC 27023

PROJECT NAME & LOCATION:

**WILLIAMS RD PROPERTY
ADVANCED APPLIANCE SERVICE
REZONING APPLICATION**

OWNER:
Advanced Appliance Service
c/o Mike & Laura Cooper
741 Eden Rock RD
Lewisville NC 27023

0 25 50 100 Feet N

PROJECT #: 101
DRAWN BY: BAK
CREATIVE PLANS, LLC

SHEET TITLE:
SITE PLAN