



DOCKET #: W2975

PROPOSED ZONING:
RM8

EXISTING ZONING:
C

PETITIONER:
Arbor Acres United Methodist
Retirement Community
Inc. for property owned
by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRES: 0.25

**NEAREST
BLDG:** 46' north

MAP(S): 624862



March 18, 2008

Arbor Acres United Methodist Retirement Community, Inc.
c/o Kenneth N. Boyles, Vice President
1240 Arbor Road
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2975

Dear Mr. Boyles:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Stephen G. Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: March 17, 2008
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Arbor Acres United Methodist Retirement Community, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Arbor Acres United Methodist Retirement Community, Inc. from C to RM-8: property is located at the southern terminus of Cokesbury Road, south of Arbor Road (Zoning Docket W-2975).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Arbor Acres United Methodist Retirement Community, Inc., Docket W-2975

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from C to RM-8 the zoning classification of the following described property:

Tax Lot 302A, Tax Block 6033

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2975		
Staff	Gary Roberts, AICP		
Petitioner(s)	Arbor Acres United Methodist Retirement Community, Inc.		
Owner(s)	Same		
Subject Property	Tax Lot 302A /Tax Block 6033		
Type of Request	General use rezoning from C to RM-8		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from C Campus District to RM-8 Residential, Multifamily District; maximum density of 8 units per acre.</p> <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	The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for Growth Management Areas 2 and 3.		
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			
Location	Southern terminus of Cokesbury Road, south of Arbor Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northwest		
Site Acreage	Approximately ± .25 acre		
Current Land Use	The site is undeveloped.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM8-S	Retirement community
	East	C	Small cemetery
	South	C	Undeveloped
	West	RM8-S	Retirement community
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?		
	The uses allowed under the proposed RM-8 District are compatible with the uses allowed in the adjacent RM8-S and C Districts.		
Physical Characteristics	The site has a gentle to moderate slope downward to the south.		

Proximity to Water and Sewer	Private water and sewer service are available to the site.			
Stormwater/ Drainage	No known issues.			
Analysis of General Site Information	The site appears to be suitable for development permitted within the proposed RM-8 District.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Cokesbury Drive	Private Street	±30'	NA	NA
Proposed Access Point(s)	Because this is a general use rezoning request, the exact location of the access point is unknown. The site does have frontage on a private street.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: C</u> No trip generation is available for existing general use zoning.</p> <p><u>Proposed Zoning: RM-8</u> 2 units x 6.59 (Multifamily Trip Rate) = 13 Trips per Day</p>			
Sidewalks	Sidewalks are located along one side of Cokesbury Drive.			
Analysis of Site Access and Transportation Information	Access to the site is adequate.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 2, Urban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Infill development, like any land use issue, must balance the concerns of surrounding residents about the preservation of the character of their neighborhood with the needs of property owners and developers and the goals of the larger community. (p.40) • Permit larger institutional facilities, including apartment complexes and congregate care facilities at appropriate locations. They can be transitional uses in neighborhoods and located at the edges of single family residential areas. (p. 148) 			
Relevant Area Plan(s)	The subject property is not within the boundaries of an area plan or development guide.			
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 Legacy?			
Yes				
Analysis of Conformity to Plans and Planning Issues	The request would allow for a small expansion of an existing retirement community. The subject property is not within the boundaries of an area plan or development guide and the uses allowed under the proposed RM-8 District are compatible with the uses allowed in the adjacent RM8-S and C Districts.			

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2461	RM8-S to Site Plan Amendment	Approved 5-7-01	Directly north	74.27	Approval	Approval
W-1767	R-4, R2-S, & R6-S to R1-S (RM8-S)	Approved 2-3-97	“	“	“	“
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Request would allow for the expansion of an existing retirement community.						

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County 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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Wesley Curtis moved approval of the zoning map amendment.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning