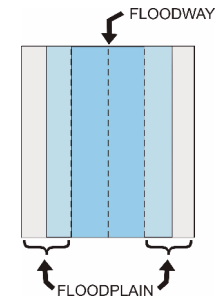


DOCKET #: W2934
(continued from 7/12/07)

PROPOSED ZONING:
RM18-S

EXISTING ZONING:
RS9

PETITIONER:
Timothy Cave for property
owned by Same



SCALE: 1" represents 600'

STAFF: King

GMA: 3

ACRES: 10.23

**NEAREST
BLDG:** 10' east

MAP(S): 618874

F

August 22, 2007

Timothy Cave
1022 West First Street
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2934

Dear Mr. Cave:

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
Steve Calaway, 1330 Ashley Square, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: August 22, 2007
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 Timothy Cave

SUMMARY OF INFORMATION:

Zoning Map Amendment of Timothy Cave from RS-9 to RM-18-S (Life Care Community): property is located on the south side of Indiana Avenue, across from Appomattox Drive (Zoning Docket W-2934).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Timothy Cave, Docket W-2934

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 RS-9 to RM-18-S (Life Care Community) the zoning classification of the following described property:

Tax Block 3453, Tax Lot 103

Section 2. This Ordinance is adopted after approval of the site plan entitled Timothy Cave and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Timothy Cave.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Timothy Cave. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Timothy Cave, (Zoning Docket W-2934). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM-18-S (Life Care Community), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RM-18-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department; improvements include:
 - Install sidewalks along the frontage of Indiana Avenue
 - Widen Indiana Avenue 13' from the centerline with curb and gutter.
 - Finalize design for gated entrance and turnaround.
 - b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. A final plat shall be recorded in the office of the Register of Deeds.
 - b. Lighting shall be installed per approved lighting plan and certified by an engineer.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - b. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department at the intersection with Indiana Avenue to indicate the line between public/private streets.
 - c. Developer shall complete all requirements of the City of Winston-Salem driveway permit.
 - d. If any lighting is proposed, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2934		
Staff	Aaron King		
Petitioner(s)	Timothy Cave		
Owner(s)	Same		
Subject Property	Tax Lot 103, Tax Block 3453		
Type of Request	Special use rezoning request from RS-9 to RM-18-S for a life care community.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family; 9,000 sf lot size) to RM-18-S (Residential Multifamily; up to 18 du/ac – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Life Care Community 		
Continuance History	This request was continued from the June 14, 2007 and July 12, 2007 Planning Board meetings.		
Zoning District Purpose Statement	The RM-18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available and the site has direct access to a minor or major thoroughfare.		
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, the site is located within GMA 3 and has access to public water and sewer.		
GENERAL SITE INFORMATION			
Location	South side of Indiana Avenue, across from Appomattox Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	Approximately ± 10.23 acres		
Current Land Use	Single family home and undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family homes
	East	RM-18	Apartment buildings
	South	RM-18 & RS-9	Apartment buildings and undeveloped land
	West	RS-9	Single family homes

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?			
	Yes, the request is located in an area that contains multifamily zoning. High-density multifamily zoning is located to the east, south, and northeast of the site. More specifically, the area already contains a similar use with the Salem Towne development, which is also a Life Care Community.			
Physical Characteristics	The site slopes down from the northeast (+/- 870 ft.) to the southwest (+/- 830 ft.). There are no streams or wetlands located on the site.			
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.			
Stormwater/ Drainage	A stormwater study will be required.			
Natural Heritage Sites	Historic Bethabara, site #10 of the Forsyth County Natural Heritage Inventory, is located approximately 1/2 mile northwest and downstream of the petition site. The Forsyth County Natural Heritage Inventory, completed in 1998 with a grant from the NC Natural Heritage Program, identified 23 significant natural sites in Forsyth County. Historic Bethabara was identified in the Natural Heritage Inventory as being of countywide environmental significance due to quality of the forest, an extensive wetland area and the presence of historic natural features and plants. The Natural Heritage Inventory description for Historic Bethabara notes that further upstream development will continue to increase flooding in Historic Bethabara.			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is 10.23 acres in size and is located between Indiana Avenue and the Norfolk Southern railroad tracks. The site has a mild topography with no streams or wetlands.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> • Condition for stormwater study 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Indiana Avenue	Minor Thoroughfare	1,166 feet	NA	16,100
Proposed Access Point(s)	The site plan proposes one access point onto Indiana Avenue that would line up with Appomattox Drive.			
Planned Road Improvements	The Thoroughfare Plan recommends that Indiana Avenue be constructed as a three land cross-section with curb and gutter and sidewalks.			

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9</u> $10.23 \times 43,560 / 9,000 = 49$ units $\times 9.57$ (SFR Trip Rate) = 469 Trips per Day</p> <p><u>Proposed Zoning: RM-18-S</u> 140 units $\times 2.15$ (Congregate Care Facility Trip Rate) = 301 Trips per Day 40 units $\times 9.57$ (SFR Trip Rate) = 383 Trips per Day</p> <p style="text-align: center;">Total Estimated Trips Per Day = 684</p>
Sidewalks	Sidewalks do not currently exist along Indiana Avenue, but have been requested by Interdepartmental Staff. Sidewalks are required on the proposed internal streets.
Transit	Route 44 runs along Indiana Avenue.
Traffic Impact Study (TIS)	Not required
Analysis of Site Access and Transportation Information	The site plan proposes a total of 180 dwelling units which is estimated to generate a total of 684 trips per day. Approval of this request would generate a small increase in trip generation over the 469 trips that could be expected with the existing RS-9 zoning. The site would be served by private streets with a gate being located at the entrance from Indiana Avenue. The interior of the site also proposes a parking lot which would serve the two congregate care buildings. Staff has recommended revisions to the parking lot configuration to provide a more efficient layout. The current site plan also does not provide a turnaround area in front of the gated entrance. Staff has recommended that a turnaround be provided.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Condition to obtain City of Winston-Salem driveway permit • Condition to repair any damage to City streets • Condition to delineate the line between public and private streets with a concrete band
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	Increased infill development could bring new opportunity and improved quality of life for residents within the Municipal Service Area (MSA), especially for neighborhoods within the city. Increased tax base, property values, jobs closer to home and increased investment and amenities in these neighborhoods are some of the potential benefits.
Relevant Area Plan(s)	<i>North Suburban Area Plan (2005)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The <i>North Suburban Area Plan (NSAP)</i> recommends this site for high density residential development. This development should be integrated into the community, and should support and encourage walking.

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 <i>Legacy</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The subject request is consistent with the general recommendations of <i>Legacy</i> and the specific recommendations of the <i>NSAP</i> . The project would provide an increase in the tax base and provide jobs at a location within the MSA, which is consistent with <i>Legacy</i> . The use of this site for high density residential is consistent with the recommendations of the <i>NSAP</i> . The proposed Life Care Community would be similar to the existing Salem Towne development located east of this site. Staff views this request as being compatible with the adopted area plan and also filling a need for a growing type of housing that is needed in the community.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2796	RS-9 & LI to LI	Withdrawn at the 9/14/06 PB meeting, after being remanded by the City Council	East	12.63	Approval	Denial (at 1 st PB meeting)
W-2698	RM-8-S & RM-12-S to RS-9-S	Approved 6/7/04	Northwest	20.39	Approval	Approval
W-2335	RS-9 to RM-18-S	Approved 9/7/99	Northeast	0.7	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Building Square Footage	Square Footage	Placement on Site
	18,118sf.	Approximate middle
Units (by type) and Density	140 Congregate Care units at a density of 13.68 du/ac 40 Single Family Homes at a density of 3.91 du/ac Total = 180 units at an overall density of 17.59 du/ac	
Parking	Required	Proposed
	99 space	113 spaces
Building Height	Layout	
	NA	
Impervious Coverage	Maximum	Proposed
	80%	39.75%

UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.2 (N) RM-18 District Section 2-5.44 Use Conditions 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes
	(B) Environmental Ord.	Yes
	(C) Subdivision Regulations	Yes
Analysis of Site Plan Compliance with UDO Requirements	The site plan proposes a Life Care Community that will contain 40 detached units and 140 congregate care units, located in two buildings. The development will be gated and served by private streets. Common open space is shown around the perimeter of the site. Staff is awaiting revisions to the site plan to demonstrate compliance with the UDO (see Remaining Site Plan Issues below).	
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Lighting condition 	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request is consistent with <i>Legacy</i> and the <i>NSAP</i> .		The request would increase trip generation by 215 trips per day.
The proposed development would be consistent with surrounding uses in the area.		The site plan could provide more common open space located internal to the site.
Life care communities are a needed use.		
The request would only generate an increase of 215 trips per day.		
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>		
a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department; improvements include: <ul style="list-style-type: none"> Install sidewalks along the frontage of Indiana Avenue Widen Indiana Avenue 13' from the centerline with curb and gutter. Finalize design for gated entrance and turnaround. 		
b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.		
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>		
a. A final plat shall be recorded in the office of the Register of Deeds.		
b. Lighting shall be installed per approved lighting plan and certified by an engineer.		

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
- b. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department at the intersection with Indiana Avenue to indicate the line between public/private streets.
- c. Developer shall complete all requirements of the City of Winston-Salem driveway permit.
- d. If any lighting is proposed, an engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height @ 20' or less and no more than 0.5 foot-candles at the property line.

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 - June 14, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved continuance of the zoning map amendment and site plan to July 12, 2007.

SECOND: Wesley Curtis

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - July 12, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved continuance of the zoning map amendment and site plan to August 9, 2007.

SECOND: Clarence Lambe

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - August 9, 2007

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

NOTES:

STREET WIDTHS ARE NOMINAL 45' WIDTH
MOUNTABLE CURB AND GUTTER 30' WIDTH
SIDEWALKS ARE 5.0' WIDTH (SHOWN 4.5' FOR CLARITY)
MIN. CONST. STDS. FOR STREET CONSTRUCTION AND UTILITY DESIGN /TO W-S STDS.
ENTRANCE ENHANCEMENTS SHOWN ON A SEPARATE DETAILED PLAN
STREETS SHALL BE PRIVATE
STORM SEWER SYSTEM DETAILS SHOWN ON STORM WATER MANAGEMENT PLAN
10' X 70' SIGHT EASEMENTS AT ALL INTERSECTIONS
ALL AREAS OUTSIDE RES. BLDG. PAD SHALL BE DECLARED LIMITED COMMON AREA
PRD SPECIFICATIONS WILL BE UTILIZED

I, DANIEL W. DONATHAN, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACCURATE SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK PAGE ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK PAGE ETC. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:15,000. THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL OF OFFICE THIS 15th DAY OF FEBRUARY 2008 A.D.



NOTE: THIS MAP OR DRAWING AND ANY ACCOMPANYING DOCUMENTS ARE FURNISHED TO THE PERSON(S) NAMED THEREON AND NO ALTERATIONS OR USE BY OTHERS IS PERMITTED UNLESS AUTHORIZED BY UNITED LIMITED ENGINEERING AND LAND SURVEYING, P.A.
THIS PLAN IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAN, EVIDENCE OF WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION.

LEGEND

- EIP EXISTING IRON PIPE
- CM CONCRETE MONUMENT
- BM BENCH MARK
- R/W RIGHT-OF-WAY
- EP EDGE OF PAVEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- S STUOP
- OH OVERHANG
- IP IRON PLACED
- MN MAGNETIC NORTH
- P/L PROPERTY LINE
- C/L CENTERLINE
- FC FACE OF CURB
- LC LONG CURVE
- CH CHORD
- PC PORCH
- CP CARPORT

FLOOD ZONE X
FEMA COMMUNITY PANEL NO. 37087C 0142-1
MAP REVISED OCTOBER 20, 1998
MAP NOT FOR RECORDATION.

DMD AREA = 10.2344 ACRES +-

10.2344 ACRES OUTSIDE R/W

LIMITED COMMON AREA SHALL BE DESIGNATED AS OPEN AREA/COMMON AREA

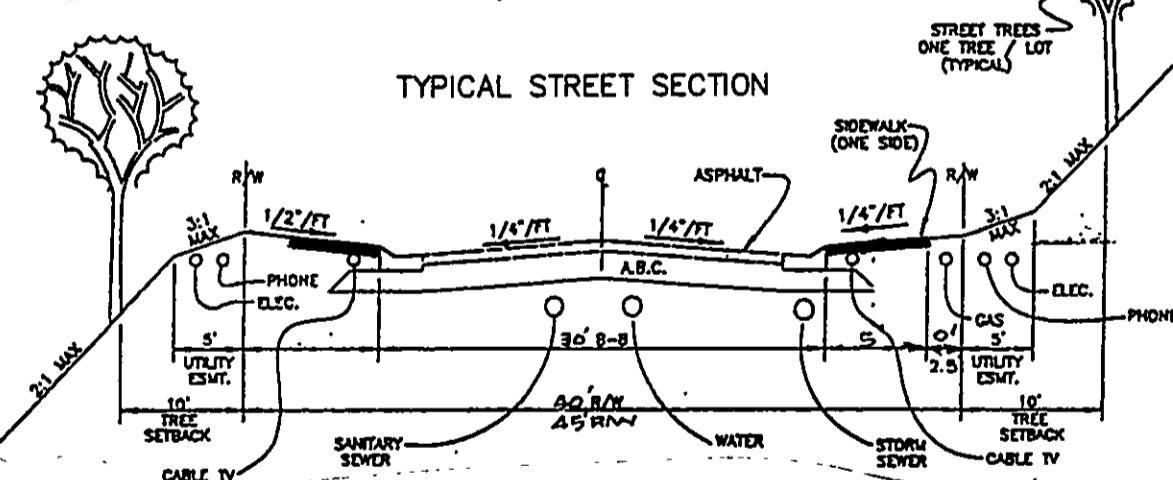
IMPERVIOUS AREA DECLARATIONS

IMPERVIOUS AREA/LOT = 1585 SQ.FT./DETACHED
IMPERVIOUS AREA/DUPLEX = 2067 SQ. FT./BLDG.
IMPERVIOUS BLDG. A = 10,834 SQ. FT.
IMPERVIOUS BLDG. B = 7,284 SQ. FT.

1585 X 36 + 7260 X 3 + (BLDG. A) 10,834 + (BLDG. B) 7,284 = 81,379 SQ. FT./10.2344 AC./43580 AC./FT. = 18.25 %

DISTANCE BETWEEN STRUCTURES SHALL BE > 14';
BUILDING LOCATION ON LOTS SHALL BE GOVERNED BY PRD SPECIFICATIONS.

W-W 14.0' MIN
SD-W-SD-W = 14.0' MIN
RW-RW = 14.0' MIN
FRT.W. - FRT.W = 14.0' MIN
MIN. BLDG. SETBACK = 10' FROM R/W



SITE PLAN LEGEND

<p>REVIEW INFORMATION</p> <p>Type of Review <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review</p> <p>Jurisdiction <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown</p> <p>Purpose Statement: The purpose of this request is to rezone from RS-9 to RM-18-S for a LIFE CARE COMMUNITY.</p>	<p>ZONING</p> <p>EXISTING ZONING RS-9 PROPOSED ZONING RM-18-S</p> <p>PROPOSED USES: LIFE CARE COMMUNITY (See UDO Terminology)</p> <p>DENSITY CALCULATIONS (U/A)</p> <p># of Units or Lots: 181 Density: 17.69 Units/Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)</p> <p>WATERSHED CALCULATIONS (if applicable)</p> <p>Total Site Square Footage: Total Maximum Coverage _____ sq. ft. (Existing Built Upon Area Plus New Maximum Built Upon Area)</p> <p>Less: Existing Built Upon Area: _____ sq. ft. Vacant Land Area: _____ sq. ft.</p> <p>Maximum New Built Upon Area _____ sq. ft. (Vacant Land Area x 50% if no curb and gutter, or x 24% if curb and gutter)</p> <p>Proposed Built Upon Area _____ sq. ft.</p>	<p>OFF-STREET PARKING (if applicable)</p> <p>Proposed Use(s) Life Care Community Required Parking: 88 Spaces/ (see table) (more than one use, as shown) Parking Provided: 88 spaces</p> <p>OFF-STREET LOADING (if applicable)</p> <p>Loading/Unloading Spaces Required: _____ Loading/Unloading Spaces Provided: _____ Size: 12 ft. x 28 ft.</p> <p>BUFFERYARDS</p> <p>Adjoining Zoning: RM-18 Type Required: U/A Width Provided: U/A</p>									
<p>INFRASTRUCTURE</p> <table border="1"> <tr> <td>Water</td> <td>Public</td> <td>Private</td> </tr> <tr> <td>Sewer</td> <td>X</td> <td></td> </tr> <tr> <td>Streets</td> <td>X</td> <td></td> </tr> </table> <p>Linear feet of public streets 800 ft.</p>	Water	Public	Private	Sewer	X		Streets	X			
Water	Public	Private									
Sewer	X										
Streets	X										

AREA DECLARATIONS

ALL BUILDINGS = 1.868 AC.
 ALL PAVING (INCL. PADS, DRIVES) = 2.20 AC.
 OPEN SPACE (DECLARED) = 1.071 AC.
 OPEN SPACE (OTHER) = 5.0954 AC.

OPEN SPACE = 2.176 + 3.9904 / 10.2344 = 60.25 %
 PAVEMENT RATIO = 2.20/10.2344 = 21.5 %
 IMPERVIOUS RATIO = PAVEMENT RATIO + BLDG. RATIO = 21.5 % + 18.2 % = 39.75 %

PARKING REQUIREMENTS CALCULATIONS
 LIFE CARE COMMUNITY = SUMMATION OF TOTAL (TABLE NO. 2.5, 2.6, & 3.8 OF THE UDO)

DETACHED UNITS SHALL PROVIDE ONE (1) PARKING SPACE "ON-SITE" / LOT SFD = 1 SPACE/LOT DUPLEX (LOTS 37, 38, & 39) = 2 SPACES/LOT (THEREFORE 41 SPACES REQUIRED)	CONGREGATE CARE FACILITY REQUIREMENT = .5 SPACE/UNIT THEREFORE: 140 SPACES @ .5 SPACE/UNIT YIELDS: 70 SPACES REQUIRED
CONGREGATE CARE FACILITY ADMIN. ROOM: 1 SPACE/ 200 GSF THEREFORE: 3600 GFA @ 1 SPACE/ 200 GFA YIELDS: 18 SPACES REQUIRED	CUMULATIVE TOTAL SPACES REQUIRED: 88 SPACES TOTAL SPACES PROVIDED = 88 SPACES

44 STANDARD SPACES + 4 COMPACT SPACES + 4 H.C. SPACES + 1 LOADING SPACE + 41 SPACES "ON-SITE" (OF DETACHED UNITS) YIELDS 94 SPACES PROVIDED
 (NOTE: STANDARD/COMPACT/H.C./LOADING SPACES INCLUDED IN TOTAL) SPACES PROVIDED
 LOADING SPACE: THIS SITE WILL HAVE MEDIUM SIZED LOADING VEHICLES > LOADING SPACE SIZE = 12' X 25'

RES. BUILDING HEIGHT = ONE STORY
 RES. BUILDING SIZE = 1850 SQ.FT./AVG.

CON. CARE BLDG. A = 2 STORY = 21,668 sq. ft.
 CON. CARE BLDG. B = 2 STORY = 14,568 sq. ft.

BUILDING FOOT PRINT - BLDG. A = 10,834 sq. ft.
 BLDG. B = 7,284 sq. ft.

SITE SIZE AND COVERAGES

TOTAL ACREAGE: = 10.2344 ACRES +-
SITE COVERAGES:
 (ALL BLDGS.) BUILDING TO LAND = 18.25 %
 PAVEMENT TO LAND = 21.50 %
 OPEN SPACE = 60.25 %
 TOTAL = 100.0 %

NET YIELDS: 39.75 % IMPERVIOUS

PRELIMINARY MAP (NOT FOR CONSTRUCTION)

UNIT DENSITY DECLARATION > 140 UNITS (CONGREGATE CARE BLDGS. A & B) + 41 UNITS DETACHED = 181 UNITS/10.2344 ACRES YIELDS 17.68 UNITS/ACRE

JURISDICTION:
 CITY OF WINSTON-SALEM

REQUEST FOR:
 REZONING PETITION

EXISTING ZONING RS-9
 PROPOSED ZONING RM-18-S (LIFE CARE COMMUNITY)

PROPERTY ADDRESS:
 5640 INDIANA AVENUE

PETITIONER: TIMOTHY CAVE
 1022 WEST FIRST STREET
 WINSTON-SALEM, N.C. 27101
 PHONE: (336) 723-8683
 FAX: (336) 723-3512

PROPOSED LIFE CARE COMMUNITY

PROPERTY ADDRESS: 5040 INDIANA AVENUE

MAP FOR:
SUNSET VILLAS PHASE 1

WINSTON TOWNSHIP, FORSYTH COUNTY, NC
 BEING LOT 103, AS SHOWN ON FORSYTH COUNTY U.S. MAP BLOCK 3453; AS RECORDED IN D.B. 2627, PG. 10
 IN THE FORSYTH COUNTY REGISTER OF DEEDS OFFICE

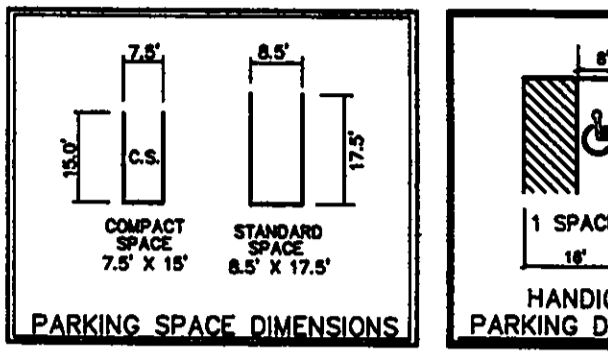
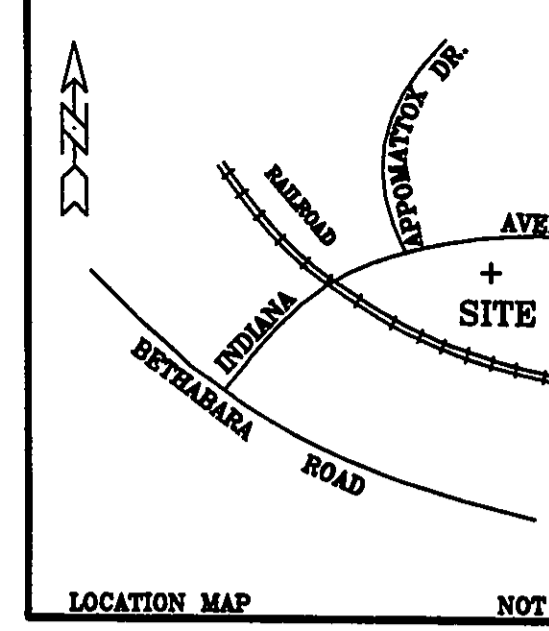
SCALE: 1" = 60'

DATE: 1/15/08
 REV: 01
 REV: 02

UNITED LIMITED
 ENGINEERING AND LAND SURVEYING, P.A.
 1022 WEST FIRST STREET, SUITE 103
 WINSTON-SALEM, NC 27101 (336) 723-8683
 FAX: 336-723-3512

OPEN SPACE QUOTIENT ("A" + "B") SQ. FT. / .25 PERIMETER = 118.58

PURPOSE STATEMENT: REZONING FROM RS-9 TO RM18-S FOR A PROPOSED LIFE CARE COMMUNITY



REFERENCE NORTH
 REF: D. B. 665, PG. 1226

W-2934 REVISED