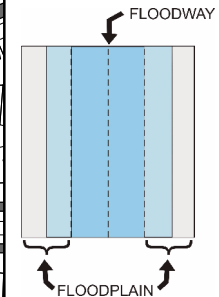


DOCKET #: W2944

PROPOSED ZONING:
C

EXISTING ZONING:
C, GO-S, C-S, IP, RMU-S
and GO

PETITIONER:
Novant Health Inc.
owned by Same



SCALE: 1" represents 700'

STAFF: Roberts

GMA: 2

ACRES: 90.80

NEAREST BLDG: 20' southeast

MAP(S): 612846, 612850,
618846

F

August 22, 2007

Novant Health, Inc.
c/o Mary Benton, Director Corp.
2085 Frontis Plaza Blvd.
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2944

Dear Ms. Benton:

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
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC 27101

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 Novant Health, Inc.

SUMMARY OF INFORMATION:

Zoning Map Amendment of Novant Health, Inc. from C, C-S (Hospital or Health Center), GO, GO-S (Medical and Surgical Offices; Hospital or Health Center; and Wholesale Trade A - TWO PHASE), RMU-S (Medical and Surgical Offices; Child Day Care Center; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Parking, Commercial; Parking, Off-Site; Nursing Care Institution; Residential Building, Multifamily - TWO PH ASE), and IP to C: property is located on the southeast corner of Silas Creek Parkway and Hawthorne Road and on the north side of Hawthorne Road, between Maplewood Avenue and Bethesda Road (Zoning Docket W-2944).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Novant Health, Inc., Docket W-2944

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, C-S (Hospital or Health Center), GO, GO-S (Medical and Surgical Offices; Hospital or Health Center; and Wholesale Trade A - TWO PHASE), RMU-S (Medical and Surgical Offices; Child Day Care Center; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Parking, Commercial; Parking, Off-Site; Nursing Care Institution; Residential Building, Multifamily - TWO PH ASE), and IP to C the zoning classification of the following described property:

TRACT 1

Lots 1H, 2H, 4H, 5H, 1J, 3J, & 4J Tax Block 3805

containing approximately 13.0 acres more or less plus

TRACT 2

**Lots 420, 503D, and a portion of 501C Tax Block 3806 & Lots 101D, 102B & 103
Tax Block 6131**

COMMENCING at a point in the northern right-of-way of Silas Creek Parkway, said point being the southwest corner of Lot 201B, Tax Block 3806 and the southern corner of Lot 501C, Tax Block 3606; thence with the said right-of-way of Silas Creek Parkway the nine (9) following courses and distances: 1) N. 61°31'57" W. 296.76' to a point; thence 2) N. 59°49'46" W. 219.49' to a point; thence 3) on a curve to the right (having a radius of 1382.4' – arc length of 1008.86) a chord bearing and distance of N. 38°16'39" W. 986.62' to a point; thence 4) thence on a curve to the right (having a radius of 2808.3 – arc length of 294.6') a chord bearing and distance of N. 12°38'54" W. 294.46' to a point; thence 5) N. 10°36'54" W. 2.78' to a point; thence 6) on a curve to the left (having a radius of 3313.74 – arc length of 146.55) a chord bearing and distance of N. 11°20'54" W. 146.64'; thence 7) N. 78°24'41" E. 30.66' to a point;

thence 8) N. 15°39'20" W. 413.99' to a point; thence 9) N. 19°50'55" E. 24.94' to a point in the southern right-of-way of Hawthorne Road; thence with the southern right-of-way of Hawthorne Road the five (5) following courses and distances: 1) N. 57°10'44" E. 380.98' to a point; thence 2) on a curve to the right (having a radius of 268.3' – arc length of 165.9') a chord bearing and distance of N. 74°54'14" E. 163.27' to a point; thence 3) S. 87°22'16" E. 89.84' to a point; thence 4) N. 02°37'44" E. 20.00' to a point; thence 5) S. 87°24'07" E. 1128.40' to a point the northeast corner of Lot 101D, Tax Block 6131 and the northwest corner of Lot A, Tax Block 6079; thence with the western line of said Lot A and the eastern line of said Lot 101D S. 01°04'57" W. 168.37' to a point the southwest corner of said Lot A and a corner of said Lot 501C thence with the southern line of said Lot A the two (2) following courses and distances: 1) S. 89°33'35" E. 257.34' to a point; thence 2) S. 88°21'03" E. 102.79'; thence on a new line and crossing said Lot 501C the three (3) following courses and distances: 1) S. 10°18'57" W. 799.04' to a point, thence 2) S. 87°27'03" E. 176.41' to a point; thence 3) S. 10°17'57" W. 204.76' to a point in the northern line of Lot 204F, Tax Block 3806; thence with the northern line of said Lot 204F N. 87°27'03" W. 119.76' to a point, the northwest corner of said Lot 204F and a corner of said Lot 501C; thence with the western line of said Lot 204F S. 36°40'15" W. 271.94' to a point, a corner of said Lot 204F and a northern corner of Lot 420, Tax Block 3806; thence with the eastern line of said Lot 420 the seven (7) following courses and distances: 1) S. 53°19'45" E. 90.03' to a point; thence 2) S. 35°21'16" E. 217.08' to a point; thence 3) S. 01°07'11" W. 278.08' to a point; thence 4) S. 87°05'47" W. 91.32' to a point; thence 5) S. 00°46'36" E. 338.00' to a point; thence 6) S. 44°12'21" E. 42.37' to a point; thence 7) S. 05°37'25" E. 196.54' to a point in the northern right-of-way of said Silas Creek Parkway; thence with the said right-of-way of Silas Creek Parkway the six (6) following courses and distances: 1) N. 68°10'57" W. 26.59' to a point; thence 2) N. 65°30'40" W. 49.13' to a point; thence 3) N. 62°58'04" W. 49.46' to a point; thence 4) N. 61°49'09" W. 49.76' to a point; thence 5) S. 28°47'59" W. 9.95' to a point; thence 6) N. 61°18'18" W. 115.94' to a point, the southwest corner of said Lot 420 and the southeast corner of Lot 201B, Tax Block 3806; thence with the eastern line of said Lot 201B and Lots 203 and 204C, Tax Block 3806 N. 30°34'13" E. 363.48' to a point the northeast corner of said Lot 204C and a corner of said Lot 420; thence with the northern line of said Lot 420 N. 58°39'09" W. 446.45' to a point, a corner of said Lot 204C and in the eastern line of Lot 206, Tax Block 3806; thence with the eastern line of said Lot 206 and the western line of said Lot 420 N. 36°54'17" E. 217.40' to the northeast corner of said Lot 206; thence with the northern, western and southern lines of said Lot 203 the three following courses and distances: 1) N. 68°42'02" W. 396.10' to a point; thence 2) S. 20°37'35" W. 400.00' to a point; thence 3) S. 61°37'02" E. 273.13' to a point, the southeast corner of said Lot 206 and in the western line of said Lot 201B; thence with the western line of said Lot 201B S. 36°44'54" W. 156.23' to the place of beginning and containing approximately 74.10 acres more or less.

Containing a total of approximately 87.1 acres

The above described tracts are compilation of deeds and maps to prepare a legal description for zoning purposes and does not represent a Boundary Survey and should NOT BE USED FOR SALES OR CONVEYANCE

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2944		
Staff	Gary Roberts, AICP		
Petitioner(s)	Novant Health, Inc.		
Owner(s)	Same		
Subject Property	Tax Lots 1H, 2H 4H, 5H, 1J, 3J & 4J / Tax Block 3805; Tax Lots 420, 503D a portion of 501C / Tax Block 3806; and Tax Lots 101D, 102B, and 103 / Tax Block 6131		
Type of Request	General use rezoning to C		
Proposal	<ul style="list-style-type: none"> The petitioner is requesting to amend the Official Zoning Maps for the subject property from C Campus, C-S Campus District, GO General Office District, GO-S General Office District, and IP Institutional Public District to C Campus District. <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 C District is intended to accommodate medium to large-sized public, semi-public, and institutional uses which have a major land use impact or traffic generation potential upon surrounding uses. The district is intended to accommodate larger, more intensive public and institutional uses which have extensive service areas and are centrally located.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes</p>		
GENERAL SITE INFORMATION			
Location	Southeast corner of Silas Creek Parkway and Hawthorne Road and on the north side of Hawthorne Road, between Maplewood Avenue and Bethesda Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	Approximately ± 87.1 acres		
Current Land Use	Forsyth Medical Center		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB & GO	Commercial and office uses
	East	LO, RM-18, RS-9 & IP	Office, multifamily residential public school uses
	South	GO, RMU, GB-S	Funeral home, multifamily residential and commercial uses

	West	GB	Commercial uses	
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			
Physical Characteristics	The site is developed intensely and is well landscaped. It has a gentle to moderate slope downward toward the southern portion of the site and drains into Burke Creek.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	No known issues			
Analysis of General Site Information	The site poses no evident constraints and it suitable for development within the proposed C District.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Silas Creek Parkway	Major Thoroughfare	±2,665'	37,000	46,000
Hawthorne Road	Minor Thoroughfare	±1,812'	13,000	30,100
Hermitage Drive	Local street	50'	NA	NA
Proposed Access Point(s)	The current access to the site is provided by Hawthorne Road and Silas Creek Parkway.			
Trip Generation - Existing/Proposed	Due to the extent of existing and proposed general use zoning, it is not feasible to estimate the existing and proposed trip generation.			
Planned Road Improvements	The Thoroughfare Plan recommends sidewalks along both Silas Creek Parkway and Hawthorne Road.			
Transit	Route 18 and Route 20 along Silas Creek Parkway, Hawthorne Road and interior to the site.			
Connectivity	The site has an internal connection from Hawthorne Road to Silas Creek Parkway.			
Analysis of Site Access and Transportation Information	Existing access to the site is adequate. The Thoroughfare Plan recommends sidewalks along both street frontages of the subject property.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 2 (Urban Neighborhoods)			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Permit larger institutional facilities, including at appropriate locations. They can be transitional uses in neighborhoods and located at the edges of single family residential areas. 			
Relevant Area Plan(s)	<i>Ardmore Area Plan, 1985</i>			
Area Plan	The area plan recommends institutional use for the subject property and			

Recommendations	shows buffer along a portion of the eastern property line which adjoins the single family homes on Hermitage Drive.					
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	In 1987 W-1432 was approved on a portion of the subject property, (see Relevant Zoning Histories section below). The site plan associated with this request included a three tiered bufferyard/building setback area along a portion of the eastern property line. This area, zoned RMU-S, was designed to minimize the impact of the existing houses which front on Hermitage Drive. Upon recommendation by the Planning staff, the petitioner has removed this portion of the site which was initially included in the rezoning request. Therefore this area of protection will remain in place.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2434	C & RMU-S to C-S	Approved 12-4-00	Portion of current site.	3.1	Approval	Approval
W-1432	R-4 and R1-S to R1-S (RMU-S)	Approved 4-6-87	Portion of current site	22.02	Approval	Approval
W-1177	R-4 to B3-S (GO-S)	Approved 7-2-84	Portion of current site	11.41	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Request would consolidate the 87.1 acre campus of Forsyth Hospital into one zoning district rather than five.						

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: Clarence Lambe 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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning