

DOCKET #: W2946

PROPOSED ZONING:
LO-S

EXISTING ZONING:
LO-S

PETITIONER:
Eli Dayan and Jodi Teta
owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRES: 0.85

NEAREST BLDG: 77' southwest

MAP(S): 612870



August 22, 2007

Eli Dayan and Jodi Teta
4489 Inwood Drive
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2946

Dear Mr. Dayan and Ms. Teta:

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

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 Eli Dayan and Jodi Teta

SUMMARY OF INFORMATION:

Zoning Map Amendment of Eli Dayan and Jodi Teta from LO-S (Residential Building, Townhouse; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Adult Day Care Center; Government Offices; Museum or Art Gallery; and Combined Use) to LO-S (Residential Building, Townhouse; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Adult Day Care Center; Government Offices; Museum or Art Gallery; Combined Use; and Medical and Surgical Offices): property is located on the southwest side of Reynolda Road, north of Polo Road and across from Sunnynoll Drive (Zoning Docket W-2946).

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 Eli Dayan and Jodi Teta, Docket W-2946

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 LO-S (Residential Building, Townhouse; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Adult Day Care Center; Government Offices; Museum or Art Gallery; and Combined Use) to LO-S (Residential Building, Townhouse; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Adult Day Care Center; Government Offices; Museum or Art Gallery; Combined Use; and Medical and Surgical Offices) the zoning classification of the following described property:

Tax Block 2099, Tax Lots 007E & 008E

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

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 Eli Dayan and Jodi Teta. 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 Eli Dayan and Jodi Teta, (Zoning Docket W-2946). 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 LO-S (Residential Building, Townhouse; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Adult Day Care Center; Government Offices; Museum or Art Gallery; Combined Use; and Medical and Surgical Offices)", approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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 NCDOT; additional improvements may be required.
 - b. Developer shall have a stormwater study submitted for review by the City of Winston-Salem Public Works Department.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall make application with the Forsyth County Health Department for well abandonment.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All requirements of the NCDOT driveway permit shall be completed.
 - b. Developer shall install sidewalks along the frontage of Reynolda Road to the specifications of the City of Winston-Salem Public Works Department.
- **OTHER REQUIREMENTS:**
 - a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet. No internally lit signage shall be permitted.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2946		
Staff	Aaron King		
Petitioner(s)	Eli Dayan and Jodi Teta		
Owner(s)	Same		
Subject Property	Tax Lots 7E and 8E, Tax Block 2099		
Type of Request	Special use rezoning from LO-S to LO-S to add a use.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LO-S (Limited Office – Special Use Zoning) to LO-S (Limited Office – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Townhouse; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Adult Day Care Center; Government Offices; Museum or Art gallery; Combined Use; and Medical and Surgical Offices 		
Zoning District Purpose Statement	<p>The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.</p>		
GENERAL SITE INFORMATION			
Location	Southwest side of Reynolda Road, north of Polo Road and across from Sunnynoll Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northwest		
Site Acreage	Approximately ± 0.85 acres		
Current Land Use	The site contains a vacant single family home.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM-8-S	Townhouses
	East	RS-9 & GO-S	Retirement community; Single family homes
	South	LO & LO-S	Veterinary office; office building
	West	RM-8-S & LO-S	Townhouses & office building

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, this request is consistent with other approved residential zoning conversions in the area.			
Physical Characteristics	The subject property slopes down gently from east to west, experiencing an elevation change of +/- 10 feet.			
Proximity to Water and Sewer	The site will have access to public water and sewer.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Historic, Natural Heritage and/or Farmland Inventories	While this property is not listed in Forsyth County's existing architectural survey, it will be included in the upcoming update of the countywide inventory. This brick Craftsman eclectic residential structure retains strong architectural integrity and efforts should be taken to ensure the building is to remain and not undergo insensitive exterior alteration. Staff is concerned about the impact of the extensive parking surrounding the building as shown on the site plan.			
Analysis of General Site Information	The subject property is 0.98 acres in size and contains a brick, 1½ story single family home located in the approximate middle of the property. An existing brick garage is located in the rear portion of the property. The site contains a gentle topography that slopes down from east to west. The property contains no streams or wetlands and poses no development issues.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Condition for stormwater study • Condition for well abandonment 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Reynolda Road	Major Thoroughfare	+/- 180 feet	20,000	32,200
Proposed Access Point(s)	The site plan shows two access points onto Reynolda Road.			
Planned Road Improvements	The Thoroughfare Plan recognizes this portion of Reynolda Road as adequate, but also recommends sidewalk be installed.			

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: LO-S</u> 3,596 / 1,000 x 11.01 (General Office Building Trip Rate) = 39 Trips per Day</p> <p><u>Proposed Zoning: LO-S</u> 3,596 / 1,000 x 36.13 (Medical/Dental Office Building Trip Rate) = 129 Trips per Day</p>
Sidewalks	Sidewalks will be required along the site’s frontage.
Transit	Route 16 runs along Reynolda Road.
Traffic Impact Study (TIS)	Not required
Analysis of Site Access and Transportation Information	The site plan submitted with this request proposes two access points onto Reynolda Road with parking located to the sides and rear of the building. The Interdepartmental Review Committee recommends sidewalks be installed along the frontage of this property in accord with the adopted Thoroughfare Plan.
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Obtain NCDOT driveway permit • Condition for sidewalks along Reynolda Road
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Legacy proposes to accomplish more compact development in the county in part by concentrating and intensifying development in and around designated Metro Activity Centers.
Relevant Area Plan(s)	<i>Polo-Reynolda Area Plan (1985)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject request is in conformance with the <i>Polo-Reynolda Area Plan</i> which recommends the subject property for office use. The <i>Polo-Reynolda Area Plan</i> recommends controlling “the conversion of residential use to office along Reynolda Road. Conversion to office use is acceptable if existing residential structures are preserved. Uses in converted residences should be low-traffic generating, parking should be at the rear of the structure where possible, signage should be minimal allowing only identification of the use, and facades and landscaping should maintain the residential character.”
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?
	Yes – Most of the single family homes to the north and south of the site have been converted to LO-S.
	(S)(4) - Is the requested action in conformance with Legacy?
	Yes

Analysis of Conformity to Plans and Planning Issues	The subject request is in conformance with the recommendations of <i>Legacy</i> and the <i>Polo-Reynolda Area Plan</i> . This request is consistent with previously approved rezonings along this section of Reynolda Road, in that it addresses the recommendations set forth in the <i>Polo-Reynolda Area Plan</i> for residential zoning conversions. This request retains the existing residence and proposes an adaptive reuse as an office building, locates parking to the side or rear of the building, and presents a use that is a low traffic generator.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2839	RS-9 to LO-S	Approved 3/6/06	Subject property	0.85	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	3,596 sf.		Approximate middle			
Parking	Required		Proposed		Layout	
	27 spaces		27 spaces		Side and rear of the building	
Building Height	Maximum			Proposed		
	40 feet			1 ½ stories		
Impervious Coverage	Maximum			Proposed		
	75%			43.8%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(B) LO District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		Yes			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The site plan submitted with this request provides an adequate design in meeting the design guidelines set forth in the <i>Polo-Reynolda Area Plan</i> . The purpose of this rezoning request is to add the use “medical and surgical offices.”					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Sign condition 					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is in conformance with <i>Legacy</i> and the recommendations and design guidelines of the <i>Polo-Reynolda Area Plan</i> .			Additional parking detracts from the historic character of the preserved house.			

This request presents a good adaptive reuse of the existing residence.	
Approval of this rezoning would be consistent with other residential zoning conversions on this section of Reynolda Road.	
Trip generation for the proposed zoning is comparable to the existing zoning.	
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>	
<ul style="list-style-type: none"> a. Developer shall obtain a driveway permit from NCDOT; additional improvements may be required. b. Developer shall have a stormwater study submitted for review by the City of Winston-Salem Public Works Department. 	
<u>PRIOR TO THE ISSUANCE OF BUILDING PERMITS:</u>	
<ul style="list-style-type: none"> a. Developer shall make application with the Forsyth County Health Department for well abandonment. 	
<u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u>	
<ul style="list-style-type: none"> a. All requirements of the NCDOT driveway permit shall be completed. b. Developer shall install sidewalks along the frontage of Reynolda Road to the specifications of the City of Winston-Salem Public Works Department. 	
<u>OTHER REQUIREMENTS:</u>	
<ul style="list-style-type: none"> a. Any freestanding signage shall be limited to one monument sign with a maximum height of six feet. No internally lit signage shall be permitted. 	

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

SECOND: Clarence Lambe

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

**RENOVATIONS TO
2608 REYNOLDA ROAD
WINSTON-SALEM • NORTH CAROLINA**

REVISED 7/25/07 BY WEB PER PLANNING COMMENTS

REVISED 7/08/07 BY RDA PER PLANNING COMMENTS

REVISED 6/29/07 BY WEB PER PLANNING COMMENTS

WILLIAM E. BRAKE
REGISTERED ARCHITECT
NORTH CAROLINA
72607

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DRAWN: WEB
CHECKED: WEB
COMM.: DTG
DATE: 07-25-07

LANDSCAPING		
VEHICULAR SURFACE AREA		
Total: 15,256 Sq. Ft.		
15,256 SF / 2,500 = 7 TREES		
EXIST. TREE CREDITS: 49		
EXISTING TREE CREDITS		
SIZE:	CREDITS/TREE QUANTITY:	TOTAL:
2"-6"	1	3
7"-12"	2	4
13"-18"	3	5
19"-24"	4	5
25" +	1	5
		47

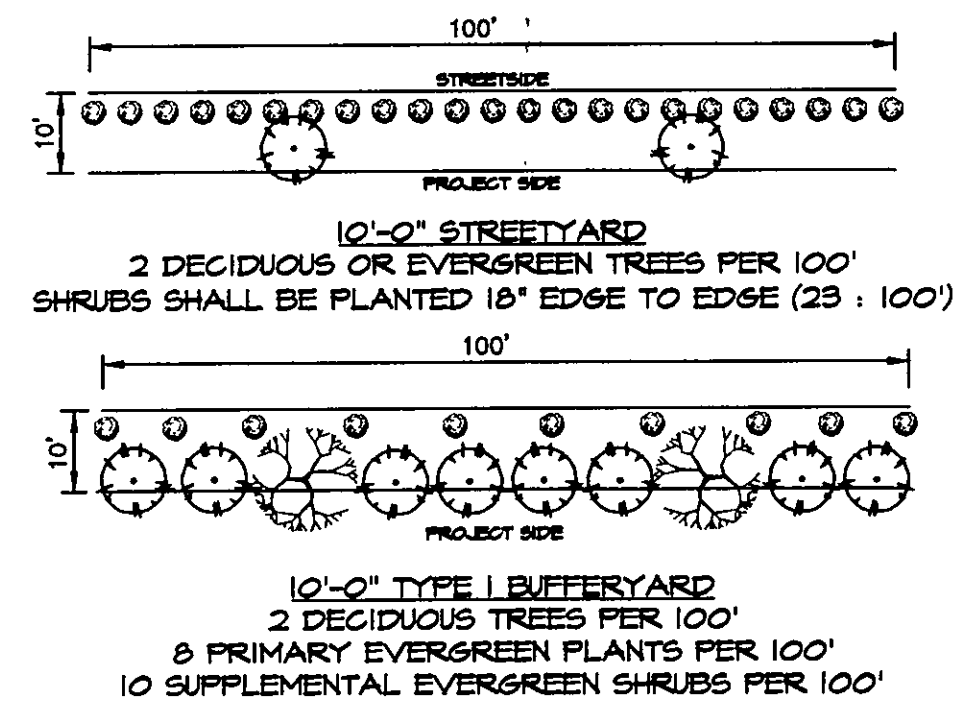
SITE PLAN LEGEND	
ZONING	OFF-STREET PARKING (If applicable)
Existing Zoning: LO-5	Proposed Use: Medical Surgical Offices
Use: Naturopathic Health Clinic	Parking Calculation: 1 space/200 GSF
Type of Review Requested: Planning Board Review	Basement = 2,264 sf
	Main Floor = 3,596 sf
	Total = 5,860 sf or 29 spaces
	3% Credit for Bus Route on Reynolda: 1 space
	3% Credit for sidewalks on Reynolda: 1 space
SITE SIZE AND COVERAGE	PARKING REQUIRED: 27 Spaces
Total Acreage: 36,955 Sq. Ft. / 0.848 Acres	Compact Spaces: 7 Spaces
Site Coverage:	2% Bicycle Spaces: 1 Space
Building to Land: 9.7%	2% Motorcycle Spaces: 1 Space
Pavement to Land: 34.1%	Parking Provided: 27 Spaces
Open Space: 56.2%	
TOTAL: 100.00%	
Total Impervious Surface: 43.8%	
Building Square Footage: 3,596 Sq. Ft.	
Reynolda Road frontage: 179.10'	
INFRASTRUCTURE	DENSITY CALCULATIONS (If applicable)
Water: Public	Adjoining Zoning: RM-8S, LO
Sewer: Public	Type Required: 10' Type I Bufferyard
Streets: Public	Area: THE BUILDINGS ARE EXISTING
	Number of Units or Lots: N/A
	Density: N/A
	Width Provided: N/A

PURPOSE STATEMENT:
THE PURPOSE OF THIS SUBMITTAL IS REZONING TO ADD THE ENVISIONED MEDICAL AND SURGICAL OFFICE USE TO THOSE PREVIOUSLY APPROVED DURING PREVIOUS RE-ZONING REVIEW #1-2839

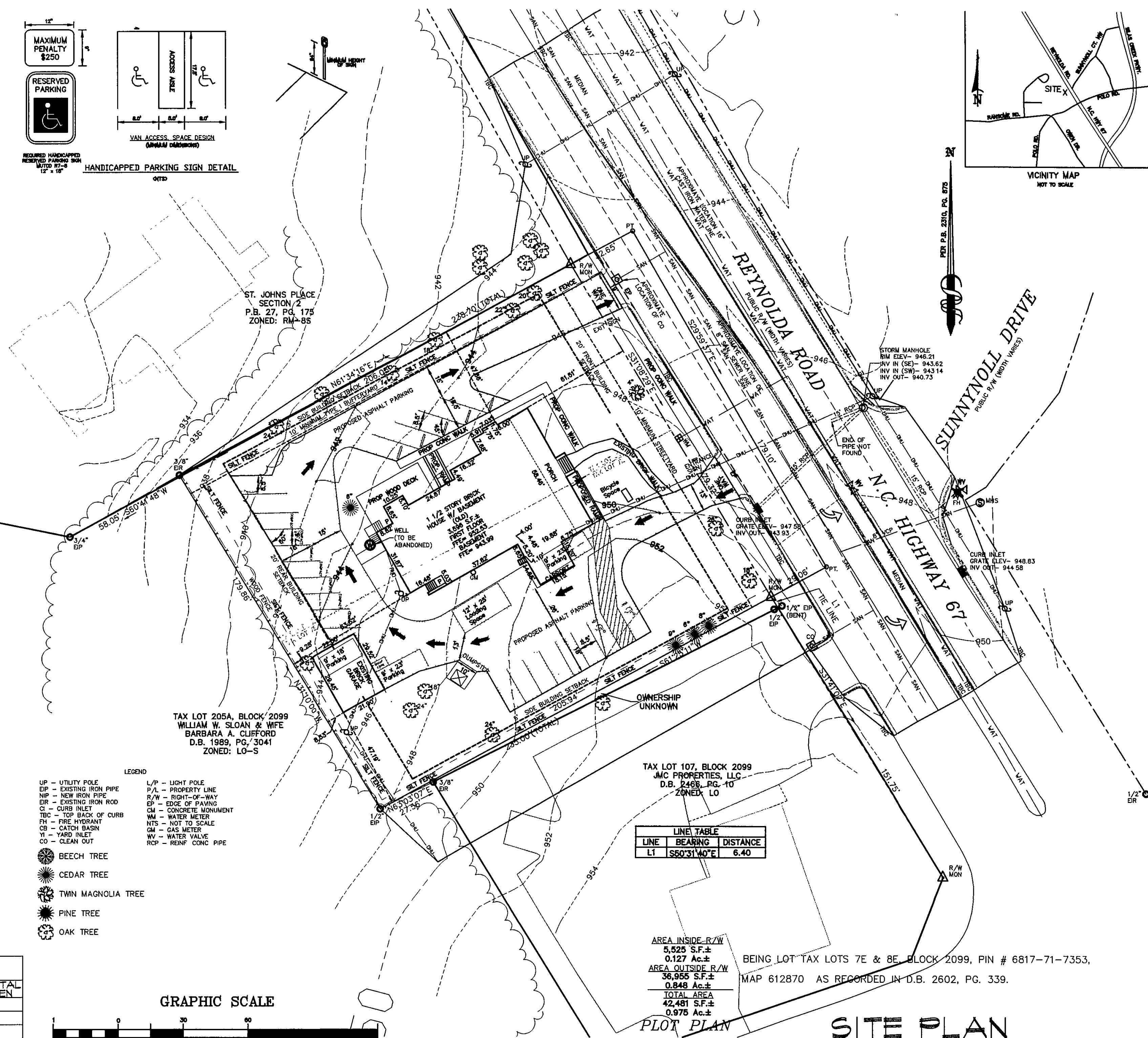
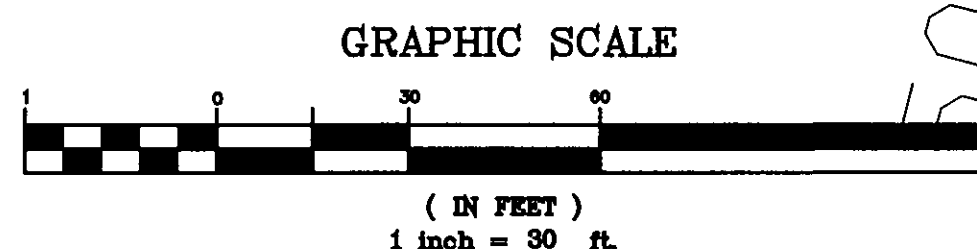
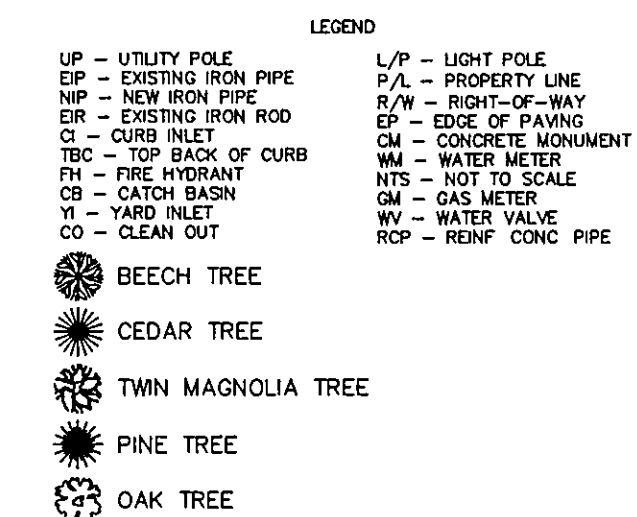
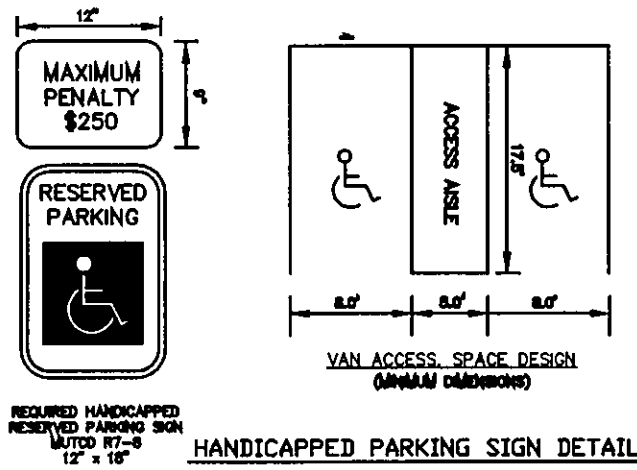
LOADING AREA:
THE SIZE OF THE LOADING AREA HAS BEEN REDUCED TO 12' x 85' TO ALLOW SERVICE/DELIVERY VANS TO PARK. NO TRACTOR TRAILER OR BOX TRUCK DELIVERIES ARE ANTICIPATED.

EXISTING STRUCTURE:
THE EXISTING BUILDING STRUCTURE WILL BE RETAINED AND RENOVATED.

NOTES:
1. ALL AREAS SHOWN HEREON ARE BY COMPUTER CALCULATION
2. TOPOGRAPHY SHOWN HEREON IS IN TWO FOOT INTERVALS.
3. EXISTING TREES SHALL BE PRESERVED WHEREVER POSSIBLE.
COORDINATE WITH THE CITY OF WINSTON-SALEM'S LANDSCAPE INSPECTOR FOR VERIFICATION OF EXISTING TREES AND TO RECEIVE PROPER CREDIT TOWARD PROPOSED PLANTINGS.



LANDSCAPE REQUIREMENTS							
LABEL	YARD TYPE	LENGTH	WIDTH	DECIDUOUS	PRIMARY EVERGREEN	SUPPLEMENTAL EVERGREEN	
STREETYARD	STREETYARD	180'	10'	---	4	42	
BUFFERYARD	TYPE I	239'	10'	5	20	24	
INTERIOR PLANTINGS		11,042 S.F. / 2,500 = 4.42 ~ 5 TREES					



PREPARED BY: ERSOY BRAKE APPLEYARD ARCHITECTS, P.A.
514 S. STRATFORD RD. STE 412. WINSTON-SALEM, NS 27103
PHONE: 725-1361 FAX: 725-9776

Preliminary - NOT for construction