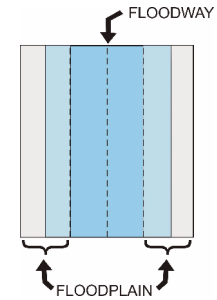


DOCKET #: W2915

PROPOSED ZONING:
MU-S (Multiple Uses)

EXISTING ZONING:
MU-S

PETITIONER:
Human Service Alliance
for property owned by
Multiple Owners



SCALE: 1" represents 600'

STAFF: King

GMA: 2

ACRES: 16.35

**NEAREST
BLDG:** 15' east

MAP(S): 648862

F

March 21, 2007

Human Service Alliance
c/o Susan B. Baggett, President
3983 HSA Circle
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2915

Dear Ms. Baggett:

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: March 21, 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 Human Service Alliance for property owned by multiple property owners

SUMMARY OF INFORMATION:

Zoning Map Amendment of Human Service Alliance for property owned by multiple property owners from MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)]; property is located on the northwest side of Old Greensboro Road, and east side of Harvest Drive (Zoning Docket W-2915).

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 Human Service Alliance
for property owned by multiple property owners,
Docket W-2915

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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] the zoning classification of the following described property:

Tax Block 6582 Tax Lots B, C, D, 100, 110, 120, 130, 140, 150, 160, 504, 510,
511, 516, 517, 522, 523, 528, 529, and 534

Section 2. This Ordinance is adopted after approval of the site plan entitled Human Service Alliance and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Human Service Alliance for property owned by multiple property owners.

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 Human Service Alliance. 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 Human Service Alliance for property owned by multiple property owners, (Zoning Docket W-2915). 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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)], approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the MU-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 ISSUANCE OF BUILDING PERMITS:**
 - a. All original conditions of W-2699 shall apply to this rezoning. The use "Restaurant (without drive-through service)" shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.

CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2915

PETITION INFORMATION	
Docket #	W-2915
Staff	Aaron King
Petitioner(s)	Human Service Alliance
Owner(s)	Multiple property owners
Subject Property	Tax Lots B, C, D, 100, 110, 120, 130, 140, 150, 160, 504, 510, 511, 516, 517, 522, 523, 528, 529, and 534 Tax Block 6582
Type of Request	Special use rezoning to add the use Restaurant Without Drive-Through
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from MU-S (Mixed Use – Special Use Zoning) to MU-S (Mixed Use – Special Use Zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant without Drive Through (further restricted to the use of “catering”)
Zoning District Purpose Statement	<p>The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounded area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctly different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1,2,3,4, and activity centers.</p>
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 already zoned MU-S.
GENERAL SITE INFORMATION	
Location	Northwest corner of US 158 and Old Greensboro Road
Jurisdiction	City of Winston-Salem

Ward(s)	East			
Site Acreage	Approximately ± 16.35 acres			
Current Land Use	Existing residential development with a mixture of condominium units along with other services offered to the residents on-site.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS-9	Scattered single family homes and undeveloped land	
	East	RS-9	Scattered single family homes and undeveloped land	
	South	LO-S and RS-9	Undeveloped land and office use	
	West	RS-9	Scattered single family homes	
Physical Characteristics	The portion of the subject property labeled as Phase II-B slopes moderately from east to west. The portion labeled as Phase II-A is relatively flat. An intermittent stream that feeds into Frazier Creek to the north is shown crossing the central section of the remaining property shown on the site plan. A portion of floodway fringe area from Frazier Creek is located approximately 500 feet to the northwest of the subject property.			
Proximity to Water and Sewer	The property will be served with public water and public sanitary sewer.			
Watershed and Overlay Districts	The Salem Lake Watershed, a protected water supply watershed is located south of this site.			
Analysis of General Site Information	As currently shown, the proposed site plan should not create any significant impacts to the site's existing environmental features. The petitioners are requesting the use "restaurant without drive-through" to allow catering on the site. The catering operation would be conducted in an existing building. No other changes to the site are proposed.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Old Greensboro Road	Minor Thoroughfare	Southern	4,100	16,100
Reidsville Road	Major Thoroughfare	Southern	18,000	17,700
Harvest Drive	Local Road	Western	NA	NA
Proposed Access Point(s)	The existing access points will remain the same.			
Planned Road Improvements	TIP Project R-2577 proposes changes to the intersection of Reidsville Road and Old Greensboro Road. The Thoroughfare Plan recommends that Reidsville Road be built to a four lane divided cross section with bicycle and pedestrian accommodations.			

Trip Generation - Existing/Proposed	<p><u>Existing Zoning:</u> MU-S No trip generation numbers available.</p> <p><u>Proposed Zoning:</u> MU-S with addition of catering use Given the small size of the catering operation (847 sf.), staff does not anticipate a significant increase in trip generation.</p>
Sidewalks	Sidewalks are existing along the frontage of Old Greensboro Road.
Transit	Route 25 runs along Old Greensboro Road.
Analysis of Site Access and Transportation Information	The subject property is located at the intersection of two thoroughfares; Old Greensboro Road and Reidsville Road. Staff does not anticipate any negative impacts from the addition of the catering operation.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2699	Final Development Plan	Approved August 11, 2005	Subject property	16.5 acres	Approval	Approval
W-2699	GO-S and RS-9	Approved June 7, 2004	Subject property	16.5 acres	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

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 is original approved site plan. This request does not propose any changes to the site. The proposed catering operation will be conducted in an existing building and will be approximately 847 square feet. The site does contain enough parking to accommodate this added use.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. All original conditions of W-2699 shall apply to this rezoning.
- b. The use restaurant without drive-through shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.

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 and certified that the site plan meets all code requirements and recommends staff conditions.

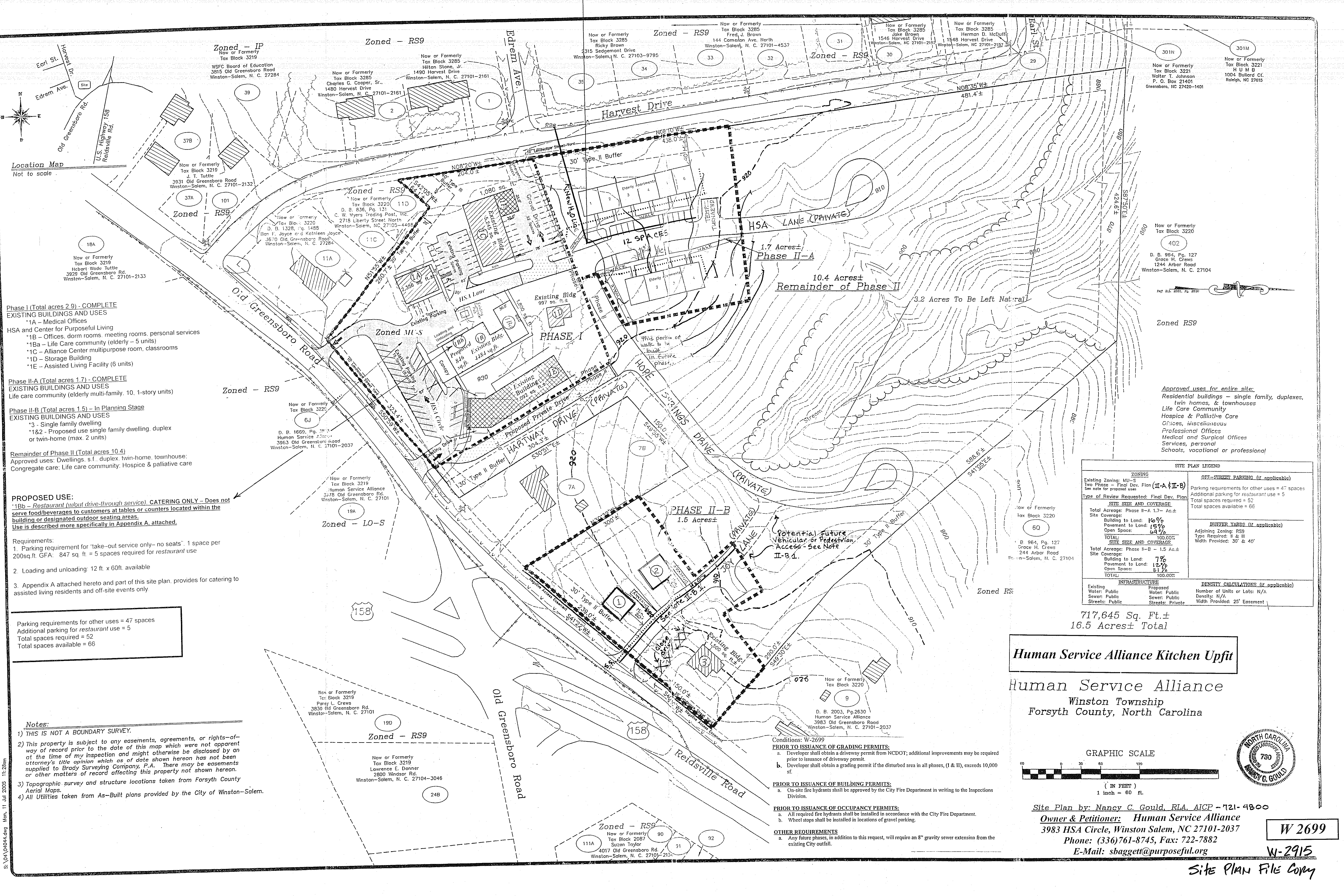
SECOND: Jerry Clark

VOTE:

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

AGAINST: None

A. Paul Norby, FAICP
Director of Planning



Location Map
Not to scale

Phase I (Total acres 2.9) - COMPLETE
EXISTING BUILDINGS AND USES
*1A - Medical Offices
HSA and Center for Purposeful Living
*1B - Offices, dorm rooms, meeting rooms, personal services
*1Ba - Life Care community (elderly - 5 units)
*1C - Alliance Center multipurpose room, classrooms
*1D - Storage Building
*1E - Assisted Living Facility (6 units)

Phase II-A (Total acres 1.7) - COMPLETE
EXISTING BUILDINGS AND USES
Life care community (elderly multi-family, 10, 1-story units)

Phase II-B (Total acres 1.5) - In Planning Stage
EXISTING BUILDINGS AND USES
*3 - Single family dwelling
*1&2 - Proposed use single family dwelling, duplex or twin-home (max. 2 units)

Remainder of Phase II (Total acres 10.4)
Approved uses: Dwellings, s.f. duplex, twin-home, townhouse;
Congregate care; Life care community; Hospice & palliative care

PROPOSED USE:
*1Bb - Restaurant (without drive-through service) CATERING ONLY - Does not serve food/beverages to customers at tables or counters located within the building or designated outdoor seating areas.
Use is described more specifically in Appendix A, attached.

Requirements:
1. Parking requirement for "take-out service only - no seats", 1 space per 200sq.ft. GFA: 847 sq. ft. = 5 spaces required for restaurant use
2. Loading and unloading 12 ft. x 60ft. available
3. Appendix A attached hereto and part of this site plan, provides for catering to assisted living residents and off-site events only

Parking requirements for other uses = 47 spaces
Additional parking for restaurant use = 5
Total spaces required = 52
Total spaces available = 66

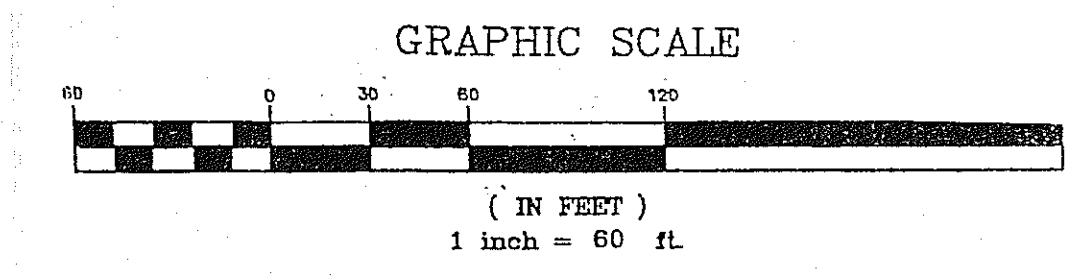
Notes:
1) THIS IS NOT A BOUNDARY SURVEY.
2) This property is subject to any easements, agreements, or rights-of-way of record prior to the date of this map which were not apparent at the time of my inspection and might otherwise be disclosed by an attorney's title opinion which as of date shown hereon has not been supplied to Brady Surveying Company, P.A. There may be easements or other matters of record affecting this property not shown hereon.
3) Topographic survey and structure locations taken from Forsyth County Aerial Maps.
4) All Utilities taken from As-Built plans provided by the City of Winston-Salem.

Approved uses for entire site:
Residential buildings - single family, duplexes, twin homes, & townhouses
Life Care Community
Hospice & Palliative Care
Offices, miscellaneous
Professional Offices
Medical and Surgical Offices
Services, personal
Schools, vocational or professional

SITE PLAN LEGEND	
ZONING Existing Zoning: MU-5 Two Phases - Final Dev. Plan (II-A & II-B) See note for proposed use Type of Review Requested: Final Dev. Plan	OFF-STREET PARKING (if applicable) Parking requirements for other uses = 47 spaces Additional parking for restaurant use = 5 Total spaces required = 52 Total spaces available = 66
SITE SIZE AND COVERAGE Total Acreage: Phase II-A 1.7- Ac.± Site Coverage: Building to Land: 16% Pavement to Land: 15% Open Space: 69% TOTAL: 100.00%	BUFFER YARDS (if applicable) Adjoining Zoning: RS9 Type Required: II & III Width Provided: 30' & 40'
SITE SIZE AND COVERAGE Total Acreage: Phase II-B - 1.5 Ac.± Site Coverage: Building to Land: 7% Pavement to Land: 12% Open Space: 81% TOTAL: 100.00%	DENSITY CALCULATIONS (if applicable) Number of Units or Lots: N/A Density: N/A Width Provided: 25' Easement
INFRASTRUCTURE Existing Water: Public Sewer: Public Streets: Public	Proposed Water: Public Sewer: Public Streets: Private

717,645 Sq. Ft.±
16.5 Acres± Total

Human Service Alliance Kitchen Upfit
Human Service Alliance
Winston Township
Forsyth County, North Carolina

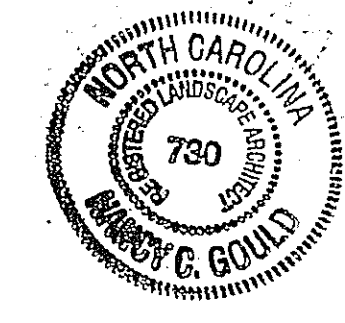


Site Plan by: Nancy C. Gould, RLA, AICP - 721-4800
Owner & Petitioner: Human Service Alliance
3983 HSA Circle, Winston Salem, NC 27101-2037
Phone: (336)761-8745, Fax: 722-7882
E-Mail: sbaggett@purposeful.org

W 2699

W-2915

Site Plan File Copy



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