

DOCKET #: W2695

PROPOSED ZONING:
NO-S (Professional Offices)

EXISTING ZONING:
RS9

PETITIONER:
Shirley McBride, et al,
for property owned by Same

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 0.42

MAP(S): 606842



DRAFT ZONING STAFF REPORT

DOCKET # W-2695
STAFF: Gary Roberts

Petitioner(s): Shirley McBride, et al
Ownership: Same

REQUEST

From: RS-9 Single Family Residential District; 9,000 sf minimum lot size
To: NO-S Neighborhood Office District (Professional Offices)

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

Acreage: 0.43

LOCATION:

Street: Northwest side of Stratford Road south of Frederick Street.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Conversion of single family home to office.
Square Footage: 1,545 square feet.
Building Height: One story.
Parking: Required: Five spaces; Proposed: Five spaces.
Bufferyard Requirements: 15 foot Type II adjacent to RS-9. 50 foot Type I adjacent to RS-9 to the west, is proposed under the Alternative Compliance provisions of the UDO.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family residence.

Adjacent Uses:

- North- Single family home zoned RS-9.
- Northeast - Further to the northeast along Stratford Road is Jimmie's Oyster Bar zoned LB-S and LaQuinta Inn zoned GB-S.
- East- Single family residential uses zoned RS-9.
- South- Single family residential and an office zoned NO-S.
- Southwest- Single family residential uses zoned RS-9.
- Northwest- Single family home zoned RS-9.

GENERAL AREA

Character/Maintenance: Well maintained modest single family homes with medium scale new retail to the north.

Development Pace: Very active to the north.

HISTORY

Relevant Zoning Cases:

1. W-2569; RS-9 and GB-S to RM18-S (Residential Building, Multifamily; and Residential Building, Townhouse); approved October 21, 2002; north side of Smith Lake Road and west side of Eddystone Lane; 10.03 acres; Planning Board and staff recommended approval.
2. W-2519; RS-9 to NO-S (Medical and Surgical Offices; Professional Offices; Offices, Miscellaneous; Adult Day Care, Home; Child Day Care, Small Home; and Residential Building, Single Family- TWO PHASE); approved January 7, 2002; west side of Stratford Road across from Burke Mill Road, directly south of current site; 0.86 acre; Planning Board and staff recommended approval.
3. W-2296; RS-9 to NO-S (Non-Store Retailer; Medical and Surgical Offices; Banking and Financial Services; Professional Office; and Government Offices); approved May 3, 1999; northwest side of South Stratford Road between Summerlin Street and Frederick Drive; 0.45 acre; Planning Board and staff recommended approval.
4. W-2235; RS-9 to NO-S (Non-Store Retailer; Medical and Surgical Offices; Banking and Financial Services; Professional Offices; and Government Offices); approved September 8, 1998; northwest corner of Stratford Road and Farmbrook Road; 0.48 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Removal of some trees and rear yard storage building to accommodate parking and cross access easement.

Topography: Relatively flat with a driveway incline upward from Stratford Road.

Vegetation/habitat: Typical residential yard.

Water Supply Watershed: Site is not within the boundaries of a water supply watershed.

Constraints: Property is relatively shallow and adjacent to other single family residences. The site also lies on the inside of a slight horizontal curve, at a busy intersection on a heavily traveled road.

TRANSPORTATION

Direct Access to Site: Stratford Road.

Street Classification: Stratford Road – Major Thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Stratford Road between Hanes Mall Boulevard and Burke Mill Road = 25,000 / 42,200

Burke Mill Road between Stratford Road and Griffith Road = 4,900 / 16,100

Trip Generation/Existing Zoning: RS9

$.42 \times 43,560 / 9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: NO-S

$1,545 / 1,000 \times 11.01 \text{ (General Office Trip Rate)} = 17 \text{ Trips per Day}$

Planned Road Improvements: Burke Mill Road Realignment; from 2 lanes to new 3 lane facility; 2001 – 2004.

Interior Streets: Rear serving, cross access easement recommended.

Connectivity of street network: Said rear cross access easement would eventually connect with Frederick Drive.

Sidewalks: No sidewalks are located in the general area. Staff recommends the provision of a sidewalk along the frontage of the subject property.

Transit: Route 19 along Stratford Road.

Bicycle Route: None.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* supports a mix of uses in neighborhoods, especially the low-impact business and office uses that the Limited Office and Neighborhood Business districts are intended to create. Ideally, these non-residential uses take place in converted residences or in new buildings that have a residential character and provide goods and services needed by people living in the immediate area.

Area Plan/Development Guide: *South Stratford Road Development Guide* (1989).

Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* specifically targets the first row of residential structures along the west side of Stratford Road between Summerlin Street to the north and Atwood Street to the south, which includes the subject property, for conversion into offices with the following conditions:

- Preserve the existing structure;
- Low-traffic office uses only;
- Parking in the rear;
- Minimal signage;
- Buffer adjoining residential uses; and
- Shared driveways with adjacent properties, when possible.

ANALYSIS

The petitioner requests approval to rezone a 0.43 acre tract of land on the west side of South Stratford Road from RS-9 to NO-S. The property is located directly northwest across South

Stratford Road from the intersection of Burke Mill Road. Burke Mill Road is scheduled for realignment with Atwood Road to the south, by mid 2005.

The site is currently developed with a 1,545 square foot single family dwelling which is proposed for conversion to offices uses. The surrounding development pattern is characterized by similar NO-S conversions of previous single family homes. Larger scale, commercial development is located further north toward the Hanes Mall Boulevard intersection.

The property is located within the *South Stratford Road Development Guide*. The guide recommends maintaining the residential neighborhood behind the site to the west, while allowing the adaptive reuse of the single family homes along this section of Stratford Road. These conversions are allowed provided each request addresses issues such as: the preservation of the existing structure; the use of low impact office uses; location of parking in the rear; minimal signage and shared access. The NO district is clearly intended to accommodate these objectives and the proposed site plan is likewise consistent with them. The applicant has also agreed to provide a cross access drive/easement extending the width of the rear yard. This would eventually serve all the lots fronting on South Stratford Road from Frederick Drive to Atwood Road and will help minimize the number of unsafe ingress/egress movements within this block.

It is staff's opinion that the subject request adequately addresses all of the relevant recommendations of the area plan regarding the conversion of single family residences which front along South Stratford Road. Staff therefore recommends approval of the request.

FINDINGS

1. *Legacy* recommends protection of residential areas from inappropriate commercial and industrial encroachment and that new and adaptive reuse for commercial purposes should be designed for compatibility with the surrounding residences.
2. The *South Stratford Road Area Plan* recommends the adaptive reuse of existing structures for small office uses; low impact signage and rear yard buffering adjacent to the remaining RS-9 properties.
3. The current petition adequately addresses the above mentioned plan recommendations and provides a cross access rear yard driveway.

STAFF RECOMMENDATION

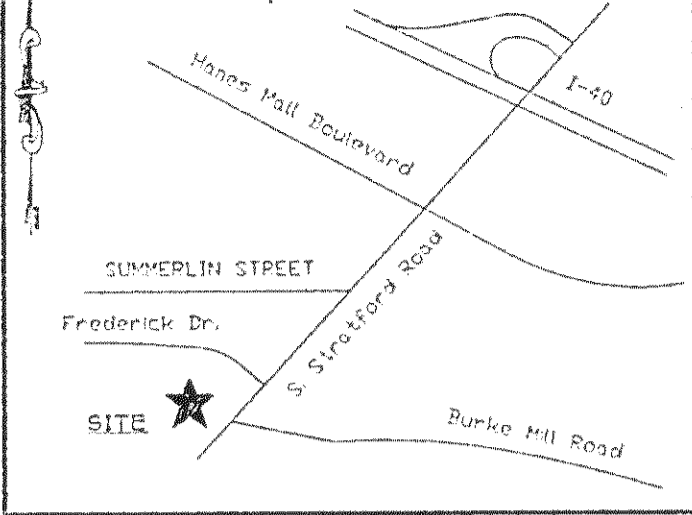
Zoning: **APPROVAL**

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall obtain a grading permit if more than 10,000 square feet is disturbed.

- b. Developer shall obtain driveway permit onto South Stratford Road from NCDOT.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. A cross access drive connection extending the full width of the subject property, as shown on the site plan, shall be installed to the property line and an associated easement shall be recorded to allow cross access between adjoining properties.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install a public fire hydrant in accordance with the City of Winston-Salem Fire and Utilities Department.
 - b. Developer shall install a sidewalk along the frontage of the subject property.
- **OTHER REQUIREMENTS**
 - a. One (1) freestanding monument type ground sign shall be permitted with a maximum height of six (6) feet and a maximum copy area of eight (8) square feet.
 - b. Existing principal structure to remain for conversion to office use.

Location Map --- Not To Scale

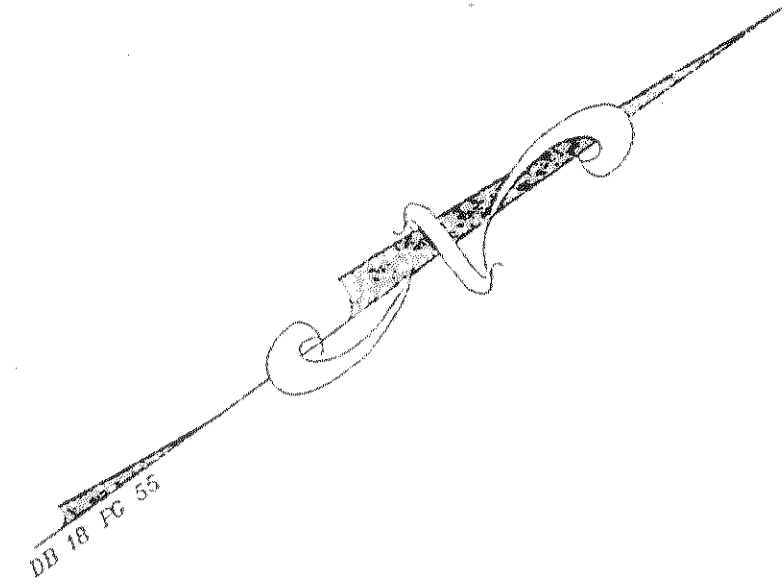


SITE DATA

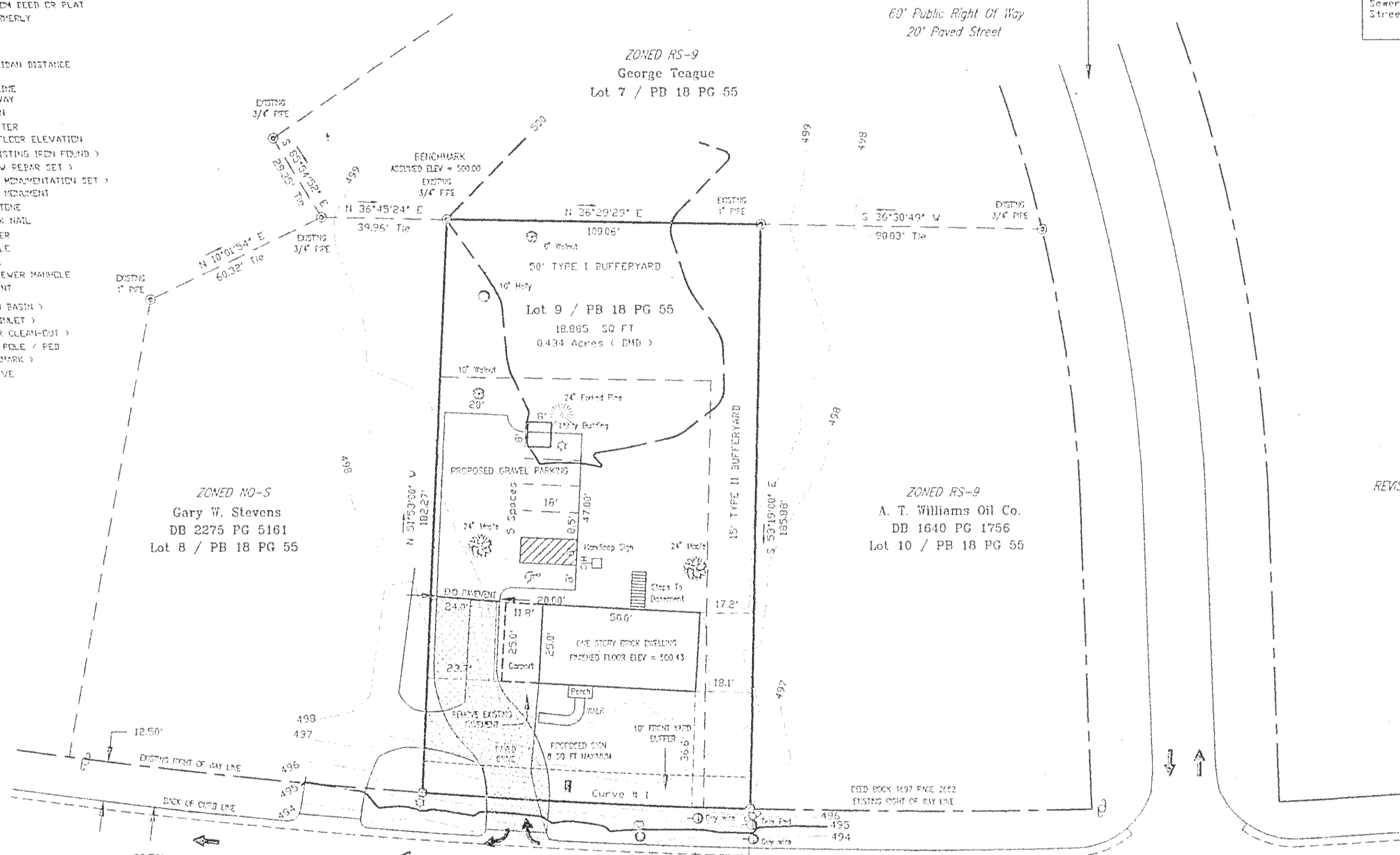
Existing Zoning: RS-9	Proposed Use(s): PROFESSIONAL OFFICES
Proposed Zoning: NO-S / NEIGHBORHOOD OFFICE	Parking Calculation: 1 Space/300 SF GFA
Type of Review Requested: Rezoning	Required Parking: 5 Spaces
(i.e. Rezoning, Planning Board Review, Preliminary Subdivision Approval, etc.)	Parking Provided: 5 Spaces
Total Acreage: 0.434 ACRES	
Site Coverages:	
Building to Land: 8.1 %	
Pavement to Land: 21.0 %	
Open space: 70.9 %	
TOTAL: 100%	
Building Square Footage: 1545 Sq. Ft.	(if applicable)
Site Coverage: (Includes Carport)	Adjoining Zoning: RS-9, NO-S
Building Height: 1 Story	Type Required: TYPE I & TYPE II
	Width Provided: 50' & 15' Ft
	Force Option: X No Yes
Water: X Public Private	
Sewer: X Public Private	
Streets: X Public Private	

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- LINE FROM DEED OR PLAT
- NVT NEW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- PB PLAT BOOK
- MD EQUALE MERIDIAN DISTANCE
- CL CENTERLINE
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- ELEV. ELEVATION
- C & G CURB & GUTTER
- F F FINISHED FLOOR ELEVATION
- EIP (EXISTING IRON FOUND)
- NIP (NEW REBAR SET)
- POINT (NO MEASUREMENT SET)
- NCDOT R/W MEASUREMENT
- EXISTING STONE
- EXISTING PK MAIL
- WATER METER
- UTILITY POLE
- LIGHT POLE
- SANITARY SEWER MAINHOLE
- FIRE HYDRANT
- CS (CATCH BASIN)
- YI (YARD INLET)
- CO (SEWER CLEAN-OUT)
- TELEPHONE POLE / PED
- BM (BENCHMARK)
- WATER VALVE



FREDRICK DRIVE
60' Public Right Of Way
20' Paved Street



I, KENNETH L. FOSTER, PLS 2552 CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION ON MARCH 26 TH. 2004. I FURTHER CERTIFY THAT THE PRECISION IS 1:10,000 FEET AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kenneth L. Foster



REVISED: APRIL 12, 2004

REZONING REQUEST FROM RS-9 TO NO-S
(Neighborhood Office / Special Use)
(Professional Offices)

PETITIONER: STRUCTURE INVESTMENTS, LLC
JANET MASTERS WALL, MANAGING PARTNER
265 BRIDAL LANE
ADVANCE, NORTH CAROLINA 27006
Phone Number: 336-998-1182
Fax Number: 336-998-1182

NOTE: Contour Interval = 1 Foot
Field Run Topography.
Elevations Shown Are Assumed Datum.

SITE PLAN FOR:

STRUCTURE INVESTMENTS, LLC

OWNER: SHIRLEY McEPHIDE
2120 S. Stratford Road
Winston-Salem, North Carolina 27103
Telephone: 336-765-3503

Reference Plat:
LOT NO. 9 OF VESTVIEW / PLAT BOOK 18 PAGE 55

THIS PROPERTY IS SUBJECT TO THE EXISTING RIGHT OF WAY FOR MCDOT PROJECT 9.8091812 / U-2511

WINSTON TOWNSHIP / FORSYTH COUNTY, N.C.

DATE: MARCH 26, 2004 SCALE: 1" = 30'

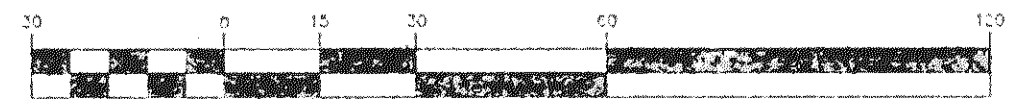
TOTAL ACRES BY DMD = 0.434

KENNETH L. FOSTER & ASSOCIATES, PA
PROFESSIONAL LAND SURVEYORS - PLANNERS
2200 SILAS CREEK PARKWAY SUITE 1-3
WINSTON-SALEM, NORTH CAROLINA 27103
TELEPHONE: 336 / 723-8830

SHEET 1 OF 1 JOB NO: 2994-04C

CURVE	RADIUS	LENGTH	CHORD	BEARING
Curve 4 1	2933.48'	104.69'	104.67'	S 39°30'37" W

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

W-2695
DAVID

S. STRATFORD ROAD
U. S. Highway 158
Public Right Of Way
65' Back To Back Curb and Gutter

NORFOLK & SOUTHERN RAILWAY
BURKE MILL ROAD