

DOCKET #: W2710

PROPOSED ZONING:
IP-S (College/University)

EXISTING ZONING:
IP-S, RM8-S
(College/University,
Fraternity or Sorority)

PETITIONER:
Wake Forest University
for property owned by Same

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 3

ACRE(S): 3.88

MAP(S): 618870



July 21, 2004

Wake Forest University
c/o Bill Sides, Jr., PE
Director of Facilities Management
P. O. Box 7286, Reynolda Station
Winston-Salem, NC

RE: ZONING MAP AMENDMENT W-2710

Dear Mr. Sides:

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 City Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: July 21, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Wake Forest University

SUMMARY OF INFORMATION:

Zoning map amendment of Wake Forest University from IP-S (College or University) and RM-8-S (Fraternity or Sorority) to IP-S (College or University): property is located on the north side of Polo Road west of Long Drive (Zoning Docket W-2710).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Wake Forest University,
Docket W-2710

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 IP-S (College or University) and RM-8-S (Fraternity or Sorority) to IP-S (College or University) the zoning classification of the following described property:

BEGINNING at a point on the north right-of-way line of Polo Road, said point also being the southwest corner of Tax Block 2286 Lot 6W; thence along the west line of Tax Block 2286 Lot 6W with a bearing of North 04°23'02" West a distance of 299.45 feet to a point, said point being the northwest corner of Tax Block 2286 Lot 6W, said point also being the southwest corner of Tax Block 2286 Lot 2; thence along the west line of Tax Block 2286 Lot 2 with a bearing of North 04°23'02" West a distance of 186.54 feet to a point, said point being the northwest corner of Tax Block 2286 Lot 2; thence along the north line of Tax Block 2286 Lot 2 with a bearing of North 81°29'58" East a distance of 131.25 feet to a point, said point being the northeast corner of Tax Block 2286 Lot 2, said point also being the northwest corner of Tax Block 2286 Lot 3; thence along the north line of Tax Block 2286 Lot 3 with a bearing of North 81°29'58" East a distance of 124.65 feet to a point, said point being the northeast corner of Tax Block 2286 Lot 3, said point also being the northwest corner of Tax Map 2286 Lot 4; thence along the north line of Tax Block 2286 Lot 4 with a bearing of North 81°55'57" East a distance of 118.10 feet to a point, said point being the northeast corner of Tax Block 2286 Lot 4, said point also being the northwest corner of Tax Block 2286 Lot 306C; thence along the east line of Tax Block 2286 Lot 4 with a bearing of South 09°49'18" East a distance of 193.24 feet to a point, said point being the southeast corner of Tax Block 2286 Lot 4, said point also being the northeast corner of Tax Block 2326 Lot 4W; thence along the east line of Tax Block 2286 Lot 4W with a bearing of South 10°12'13" East a distance of 22.17 feet to a point, said point also being the northwest corner of Tax Block 2286 Lot 309C; thence along the east line of Tax Block 2286 Lot 4W with a bearing of South 09°43'48" East a distance of 51.92 feet to a new point; thence on a new line with a bearing of South 82°56'01" West a distance of 127.37 feet to a new point, said point being on the west line of Tax Block 2286 Lot 4W, said point also being of the east line of Tax Block 2286 Lot 5W; thence along the east line of Tax Block 2286 Lot 5W with a bearing of South 07°51'02" East a distance of 255.69 feet to a point, said point being the southwest corner

of Tax Block 2286 Lot 4W, said point also being the southeast corner of Tax Block 2286 Lot 5W, said point also being on the northern right-of-way of Polo Road; thence along the northern right-of-way of Polo Road and the south line of Tax Block 2286 Lot 5W with a bearing of South 88°40'58" West a distance of 140.00 feet to a point, said point being the southwest corner of Tax Block 2286 Lot 5W, said point also being the southeast corner of Tax Block 2286 Lot 6W; thence along the south line of Tax Block 2286 Lot 6W with a bearing of South 88°40'58" West a distance of 147.13 feet to the point of beginning. The parcel thus described contains 3.88 acres.

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

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 Wake Forest University. 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 Wake Forest University, (Zoning Docket W-2710). 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 IP-S (College or University), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the IP-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 have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE USE OF THE PARKING LOT**
 - a. Developer shall install a sidewalk from the parking lot to the sidewalk along Polo Road.
 - b. Any required storm water management devices shall be installed.
 - c. All landscaping and bufferyards shall be installed as shown on the site plan and as required by the UDO.
- **OTHER REQUIREMENTS**
 - a. If any traffic signal or intermediate caution signal device is ever warranted, the petitioner would be responsible for incurring the associated costs.
 - b. All lighting in the new parking lot shall be installed so as to not cast direct light onto any adjacent residential properties.

ZONING STAFF REPORT

DOCKET # W-2710
STAFF: Suzy Gallaway

Petitioner(s): Wake Forest University
Ownership: Same

REQUEST

From: RM-8-S (Fraternity or Sorority) and IP-S (College or University)
To: IP-S (College or University)

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

Acreage: 3.88 acres

LOCATION:

Street: North side of Polo road west of Long Drive.
Jurisdiction: City of Winton-Salem.
Ward: Northwest.

SITE PLAN

Proposed Use: Parking lot for Wake Forest University.
Parking: Required: 10 spaces; Proposed: 249 spaces.
Bufferyard Required: 10 foot type I where adjacent to RM zoning.
Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two single family homes.

Adjacent Uses:

North-	Parking lot, zoned IP-S.
East-	Fraternity or Sorority, zoned RM-8-S.
South-	Wake Forest University campus, zoned C.
West-	Parking lot, zoned IP-S; Single family homes, zoned RS-9.

GENERAL AREA

Character/Maintenance: Well-maintained campus uses and single-family homes.
Development Pace: Moderate.

HISTORY

Relevant Zoning Cases:

1. W-2651; RS-9 to RM-8-S (Fraternity or Sorority); approved October 6, 2003; north side of Polo road west of Long Drive (a portion of current site); 1.85 acres; Planning Board and staff recommended approval.
2. W-2607; RS-9 to IP-S (Church or Religious Institution, Community; and College or University); approved May 5, 2003; northeast corner of Polo Road and Long Drive; 1.32 acres; Planning Board and staff recommended approval.
3. W-2392; RS-9 to IP-S (Multiple Institutional Uses-TWO PHASE); approved July 17, 2000; southwest side of University Parkway across from Macon Drive; 8.98 acres; Planning Board and staff recommended approval.
4. W-2342; RS-9 to IP-S (College or University); approved November 1, 1999; north side of Polo Road west of Long Drive (portion of current site); 7.63 acres; Planning Board and staff recommended approval.
5. W-2236; RS-9 to IP-S (Recreation Service, Outdoor; and Church or Religious Institution, Community); approved July 6, 1998; west side of Long Drive and Polo Road; 5.12 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan will significantly increase the amount of impervious surface on the subject property.

Topography: The subject property experiences an overall elevation change of approximately 18 feet, rising from about 964 feet along the site's western border up to about 982 feet in the southeastern section of the site along Polo Road.

Vegetation/habitat: Some significant vegetation lies along the subject property's western border and in the northeastern section of the site.

Environmental Resources Beyond The Site: The proposed site plan should not significantly impact environmental resources beyond the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

TRANSPORTATION

Direct Access to Site: Polo Road; Long Drive

Street Classification: Polo Road – Minor Thoroughfare; Long Drive – Minor Thoroughfare

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

Polo Road between Long Drive and Silas Creek Parkway = 21,000/18,500

Long Drive between Polo Road and University Parkway = 6,500/11,100

Trip Generation/Proposed Zoning: No Trip Generation Rates available for parking lots.

Sidewalks: Existing on the south side of Polo Road.
Transit: Route 16 along Polo Road.
Bicycle Route: Route 19, Baux Mountain Connector, along Polo Road.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)
Relevant Comprehensive Plan Recommendation(s): None
Area Plan/Development Guide: *Polo/Reynolda Area Plan* (adopted in 1985)
Relevant Development Guide Recommendation(s): The *Polo/Reynolda Area Plan* recommends that the subject properties remain in residential uses with residential zoning classifications. The property was already developed at the time the plan was written and it was not envisioned that the property would change from low-density residential uses. The plan does not discuss a conversion of this property to other uses through redevelopment.

ANALYSIS

The subject site is owned by Wake Forest University and is across Polo Road from the University Campus. At present, the site is developed as an athletic practice field. Adjacent to the site to the north is a parking lot and athletic field which were rezoned in 1998 (zoning docket W-2236) by the First Assembly of God Church. Adjacent to the site to the east is a Fraternity or Sorority which was rezoned in 2003.

The proposed plan is for a 249 space parking lot in addition to the two existing single family homes used for student housing. The property is situated between a similar IP-S zoning district to the north and east and a Fraternity or Sorority to the east. Across Polo Road are Campus uses on the main Wake Forest University campus.

Although staff has concerns about more intense university uses moving north across Polo Road into a predominantly residential area, this concern is mitigated by the existence of IP-S and RM-8-S zoning which the project site is situated between. The requested zoning is IP rather than C (Campus) which would have permitted more intensive campus uses on the north side of Polo Road and away from the main university campus. In addition, while staff supports the current proposal and site plan (see below), we do not believe in general major campus-related uses are appropriate north of Polo Road. Additionally staff is not of the opinion there should be any additional parking lots created on the north side of Polo Road. This request is reasonable as it is situated between two Institutional or Campus type uses.

Further, staff feels that with some site plan considerations, the uses in the petition can be compatible with the surrounding uses. Staff acknowledges a sidewalk has been built along the entire frontage on north side of Polo Road and would like to see a sidewalk from the parking lot connect to the sidewalk on Polo Road. Staff also recommends the parking lot lighting be designed so as not to cast any direct light onto neighboring properties (e.g., use of "shoe box" lighting).

Staff believes that with the proposed site plan considerations, the proposed rezoning can be compatible with the surrounding uses. Staff therefore recommends approval.

FINDINGS

1. The subject site is owned by Wake Forest University and is across Polo Road from the University Campus.
2. Adjacent to the site to the north and east is a parking lot and athletic field; adjacent to the site to the east is a Fraternity or Sorority.
3. The proposed plan is for a 249 space parking lot in addition to the two existing single family homes on the site used for student residential purposes.
4. Staff feels that with some site plan considerations, the uses in the petition can be compatible with the surrounding uses.
5. Staff is of the opinion there should be no further expansion of surface parking lots on the north side of Polo Road.

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 have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE USE OF THE PARKING LOT**
 - a. Developer shall install a sidewalk from the parking lot to the sidewalk along Polo Road.
 - b. Any required storm water management devices shall be installed.
 - c. All landscaping and bufferyards shall be installed as shown on the site plan and as required by the UDO.
- **OTHER REQUIREMENTS**
 - a. If any traffic signal or intermediate caution signal device is ever warranted, the petitioner would be responsible for incurring the associated costs.
 - b. All lighting in the new parking lot shall be installed so as to not cast direct light onto any adjacent residential properties.

Public Hearing

FOR: None

AGAINST: None

Work Session

MOTION: Dara Folan 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: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

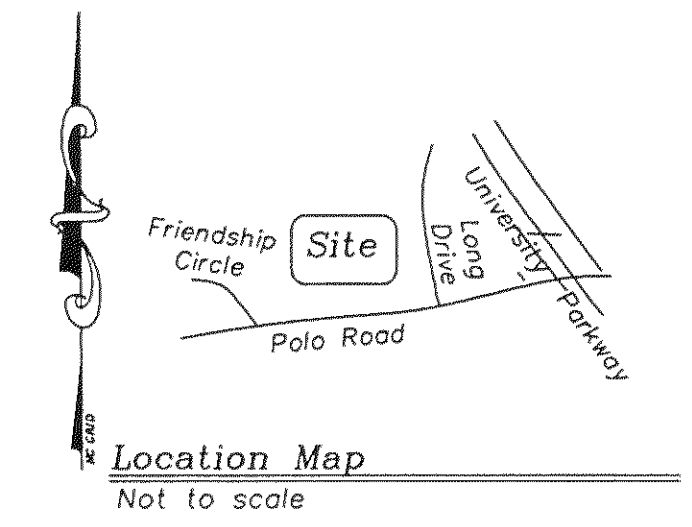
EXCUSED: None

A. Paul Norby, AICP
Director of Planning

Legend

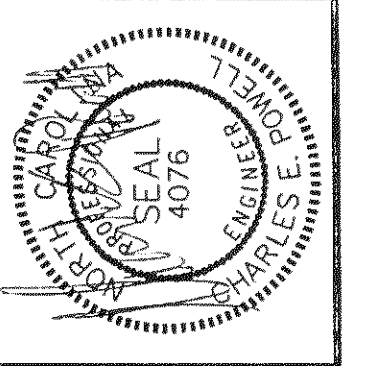
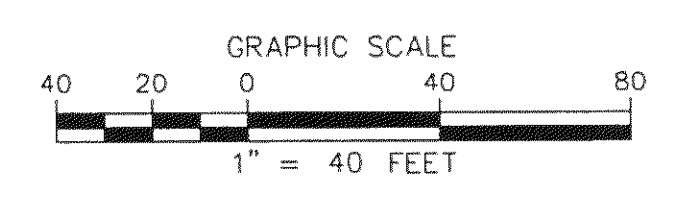
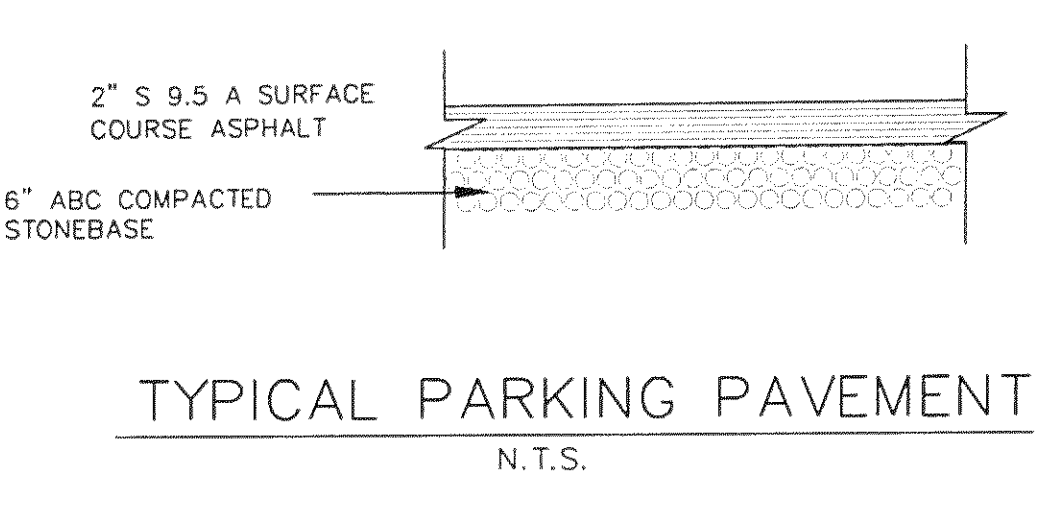
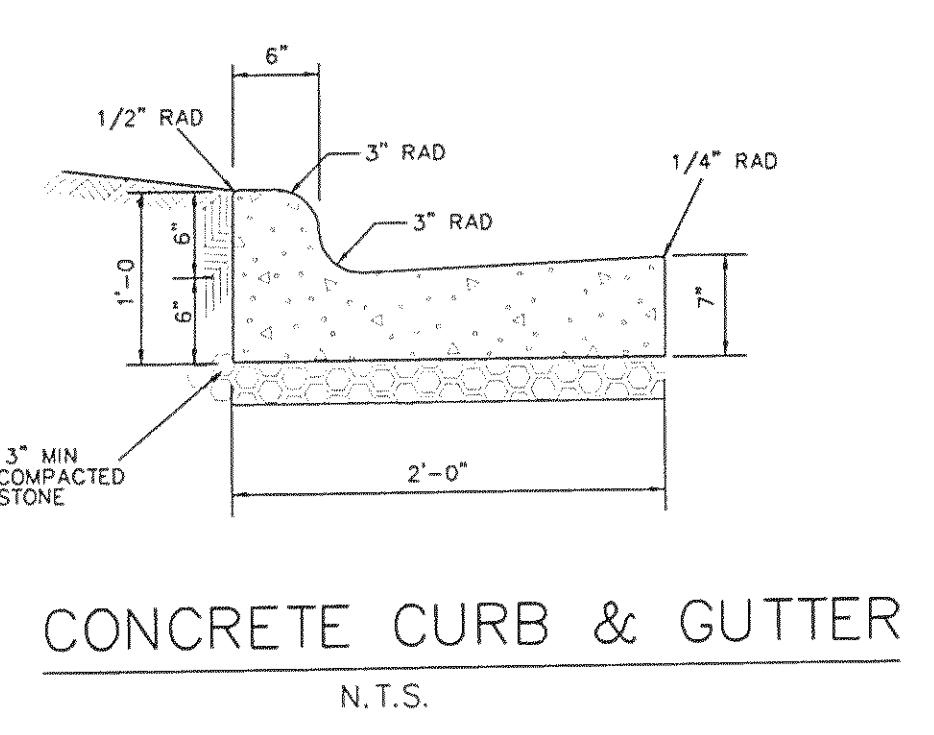
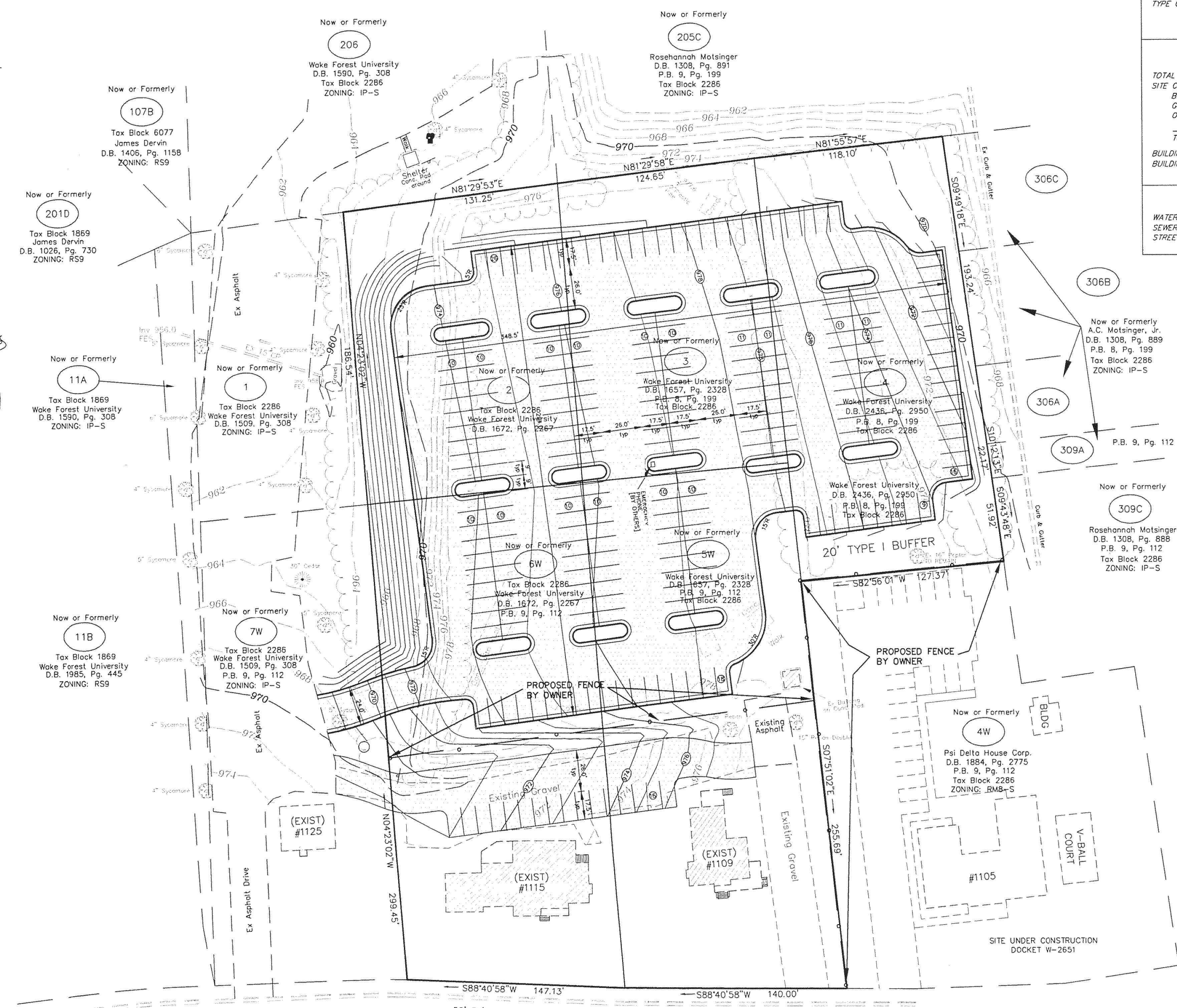
Light Pole	
Utility Pole	
Aerial Utility Line	
Storm Sewer	
Water Valve	
Elec. Pedestal	
Drainage Flow	
Fence	
Sign	
Call Box	
Trash Can	
Bollard	

- Notes:**
- 1) Brady Surveying Company, P.A., located all surface utilities (vertical and horizontal) which were accessible to a survey crew. Underground utilities not discernible by surface appurtenances shown per information obtained from public/private records, utility entities or others and should be considered approximate only. Some underground utilities may not be shown. Brady Surveying Company, P.A., does not guarantee that all utilities are shown on this map, nor do we guarantee that all underground utilities are shown accurately.
 - 2) Field survey was completed on March 22, 2004. This drawing shows topographic conditions of the site at the time of the survey.
 - 3) THIS IS NOT A BOUNDARY SURVEY.
 - 4) 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.
 - 5) Vertical datum: NCGS "College 2" - NGVD 29 EL. = 981.95
 - 6) Boundary plotted from recorded deeds.



CITY-COUNTY PLANNING BOARD
SITE PLAN LEGEND
CITY OF WINSTON-SALEM

<p>ZONING</p> <p>EXISTING ZONING: IP-S & RSB-S PROPOSED ZONING: IP-S TYPE OF REVIEW REQUESTED: REZONING (i.e., REZONING, PLANNING BOARD REVIEW, PRELIMINARY SUBDIVISION APPROVAL, ETC.)</p>	<p>OFF-STREET PARKING (IF APPLICABLE)</p> <p>PROPOSED USE(S): PARKING / FRATERNITY HOUSING PARKING CALCULATION: _____ (MAY BE MORE THAN ONE CALCULATION REQUIRED) REQUIRED PARKING: 10 SPACES PARKING PROVIDED: 249 SPACES</p>
<p>SITE SIZE AND COVERAGES</p> <p>TOTAL ACREAGE: 3.88 ACRE(S) SITE COVERAGES: BUILDING TO LAND (EX) $\frac{4545sf}{222300} = 2.7\%$ GRAVEL/PAVEMENT TO LAND $\frac{222300}{222300} = 100\%$ OPEN SPACE 40.0%</p> <p>TOTAL 100%</p> <p>BUILDING SQUARE FOOTAGE: EX 4545 SF BUILDING HEIGHT: VARIES FT</p>	<p>OFF-STREET LOADING (IF APPLICABLE)</p> <p>REQUIRED LOADING/UNLOADING SPACES: NA LOADING/UNLOADING SPACES PROVIDED: NA SIZE: NA FT. X NA FT.</p> <p>BUFFERYARDS (IF APPLICABLE)</p> <p>ADJOINING ZONING: _____ TYPE REQUIRED: _____ WIDTH PROVIDED: _____ TYPE REQUIRED: _____ FT. FENCE OPTION: X YES _____ NO</p>
<p>INFRASTRUCTURE</p> <p>WATER: X PUBLIC _____ PRIVATE _____ SEWER: X PUBLIC _____ PRIVATE _____ STREETS: X PUBLIC _____ PRIVATE _____</p>	<p>DENSITY CALCULATIONS (IF APPLICABLE)</p> <p>NUMBER OF UNITS OR LOTS: N/A UNITS/LOTS DENSITY: N/A UNITS / ACRE OR LOTS / ACRE</p>



DAVIS-MARTIN-POWELL & ASSOCIATES, INC.
ENGINEERING
LAND PLANNING
SURVEYING

6415 OLD PLANK ROAD
HIGH POINT, NC 27265
(336) 886-4821
FAX (336) 886-4458
WWW.DMP-INC.COM

REV	DATE	DESCRIPTION	BY	PROJECT	E5603
1				APRIL 20, 2004	
2					
3					
4					
5					
6					

SITE PLAN
WAKE FOREST UNIVERSITY
POLO ROAD
CITY OF WINSTON-SALEM - FORSYTH COUNTY
WINSTON-SALEM, NORTH CAROLINA

