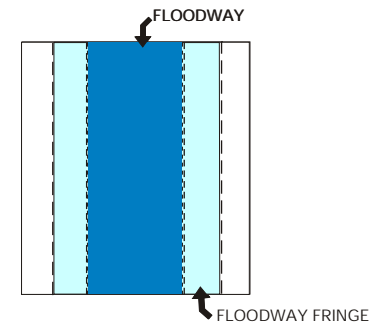


DOCKET #: W2643

PROPOSED ZONING:
LO-S (Multiple Office Uses)

EXISTING ZONING:
RS9

PETITIONER:
Loye M. Smith,
Carol M Mackie
and Maloe M. Reavis



SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 0.64

MAP(S): 612854, 612850



DRAFT ZONING STAFF REPORT

DOCKET # W-2643
STAFF: S. Chad Hall

Petitioner(s): Austin L. Temple III and Kenneth R. Russell
Ownership: Maloe M. Reavis et al

REQUEST

From: RS-9 (Residential, Single Family – 9,000 square feet minimum lot size)
To: LO-S (Medical and Surgical Offices; Professional Office; Offices,
Miscellaneous; and Government Offices)

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

Acreage: 0.64 acre

LOCATION:

Street: Northeast corner of Goodyear Drive and Harper Street
Jurisdiction: City of Winston-Salem
Ward: Southwest

SITE PLAN

Proposed Use: Medical and Surgical Offices; Professional Office; Offices,
Miscellaneous; and Government Offices
Square Footage: 5,063 square feet (sf)
Building Height: One-story (as proposed)
Parking: Required: 25; Proposed: 29
Bufferyard Requirements: Type II abutting RS-9
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: A one-story brick home is listed to be demolished

Adjacent Uses:

- North- Developed single-family residential zoned RS-9
- Northeast- Office buildings (not fronting on Harper Street) zoned LO-S
- East- Silas Creek Parkway
- South- Two offices zoned LO; developed single-family residential further south zoned RS-9.
- West- Developed single-family residential zoned RS-9

GENERAL AREA

Character/Maintenance: Well-maintained single-family homes and offices.

Development Pace: Slow

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing vegetation on site as well as the existing house will be removed for the proposed site development.

Topography: The subject property experiences an elevation change from about 870 feet in the southern end of this site up to about 878 feet in the northern end of the site.

Streams: No streams are on or adjacent to the subject property.

Vegetation/habitat: A significant amount of vegetation lies on the southern and eastern portion of the existing structure.

Floodplains: The subject property is not located in a floodplain.

Wetlands: None – Winston-Salem West Quad

Environmental Resources Beyond The Site: The site plan does not indicate any new or significant impacts beyond the site.

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

TRANSPORTATION

Direct Access to Site: Goodyear Drive; Harper Street; Silas Creek Parkway

Street Classification: Goodyear Drive – Local Road; Harper Street – Local Road; Silas Creek Parkway – Major Thoroughfare

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

Silas Creek Parkway between Country Club and I-40 = 54,000 / 42,200

Trip Generation/Existing Zoning: RS9

$.64 \times 43,560 / 9,000 = 3$ dwellings $\times 9.57$ (SFR Trip Rate) = 28 Trips per Day

Trip Generation/Proposed Zoning: LO-S

$5,063 / 1,000 \times 36.13$ (Medical/Surgical Trip Rate) = 182 Trips per Day

Planned Road Improvements: None

Traffic Impact Study recommended: No

Sidewalks: None existing near site.

Transit: Route 12 along Country Club Road

Bicycle Route: Route 1, Silas Creek Loop, along Country Club Road

HISTORY

Relevant Zoning Cases:

1. W-2537; RS-9 to LO-S (Professional Offices and Offices Miscellaneous); withdrawn July 15, 2002; Northeast intersection of Goodyear Drive and Harper Street; 0.64 acre; Planning Board recommended approval and staff recommended denial.
2. W-2031; RS-9 to IP-S (Club or Lodge); approved February 19, 1996; east side of Harper Street and west side of Silas Creek Parkway south of Goodyear Drive; 3.91 acres; Planning Board and staff recommended approval.
3. W-1753; R-1-S (Offices) to R-1-S (Offices; and Medical, dental or related offices); approved February 3, 1992; southwest corner of Silas Creek Parkway and Country Club Road and southeast corner of Country Club Road and Harper Street; 3.0 acres; Planning Board and staff recommended approval.
4. W-1719; R-4 to R-1-S (Multiple Uses); approved June 3, 1991; northwest corner of Silas Creek Parkway and Goodyear Drive; 0.52 acre; Planning Board and staff recommended approval.
5. W-1386; R-4 to R-1-S (Offices); approved November 17, 1986; southwest corner of Silas Creek Parkway and Country Club Road and southeast corner of Country Club Road and Harper Street; 3.5 acres; Planning Board recommended approval and staff recommended denial.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* advocates the inclusion of non-residential uses in neighborhoods where those uses primarily serve the neighborhood.

Area Plan/Development Guide: *Country Club/Jonestown Area Plan* (approved in 1985).

Relevant Development Guide Recommendation(s): The "proposed development plan" (page 14 of the area plan) reveals that the subject property should remain low-density residential (0 to 4 units per acre).

ANALYSIS

The current request is to rezone 0.64 acre from RS-9 to LO-S (Professional Office; and Offices, Miscellaneous). The site plan illustrates a one-story building with 5,063 square feet and 29 parking spaces provided. This would constitute a total of 62.3% impervious surface coverage.

There are a few other offices near the subject property. The existing engineering office and office buildings south of the site are single story buildings that have been there since 1974. Further north are two other larger scale office buildings which front on Country Club Road and Silas Creek Parkway; however, they do not extend as deeply into the residential core of Harper Street. The proposed building would not address Harper Street and would access from Goodyear Drive. While the parking would be directly across from the single-family homes, the scale of the building may be compatible with said homes along the first tier of Harper Street. The presence of the parking area along Harper street is a concern to staff. Planning staff is also concerned that the substantial removal of existing vegetation at this location would expose residences along Harper Street to increased noise, glare, and visual exposure to and from Silas Creek Parkway. Staff has discussed these concerns over the layout of the site, building orientation, building character, and the removal and/or addition of vegetation on the site with the petitioner.

The *Country Club/Jonestown Road Area Plan* recommends this site remain zoned for low-density single family residential. The proposal clearly goes against the area plan recommendations. *Legacy* recommends inclusion of non-residential uses in a residential neighborhood if those uses primarily serve the neighborhood. The proposed uses could be deemed neighborhood serving.

The location of the parking lot oriented toward Harper Street, primarily, makes this use incompatible with the surrounding neighborhood. If this lot fronted on Silas Creek Parkway, staff may have been supportive. However, the position of the lot forces this non-residential use into the existing single-family development. The petitioner is continuing to work with staff on revisions to the site plan regarding the preservation and/or addition of ample vegetation, screening of parking areas, and the establishment of a buffer to the north to discourage future erosion of the single-family neighborhood. A revised site plan will be available at the Planning Board public hearing.

FINDINGS

1. There are other offices near the subject property.
2. Scale and character of the building may be incompatible with the single-family homes.
3. The uses indicated are neighborhood serving.
4. Proposed parking is directly across from the single-family homes.
5. Substantial removal of existing vegetation at this location would expose residences along Harper Street.

STAFF RECOMMENDATION

Zoning: **DENIAL, unless a revised site plan addresses compatibility issues.**

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

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the County Fire Department.

- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one monument sign with maximum height of five (5) feet.
 - b. No on-site lighting shall be taller than 20' and shall be of the "shoebox" type or otherwise designed not to cast direct light on adjacent residential properties.