



**DOCKET #:** W2651

**PROPOSED ZONING:**  
RM8-S  
(Fraternity or Sorority)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Psi Delta Corp.

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 1.85

**MAP(S):** 618870



September 24, 2003

Psi Delta House Corporation  
c/o Tom Welliver  
776 Winchester Drove  
Westminster, MD 21157

RE: ZONING MAP AMENDMENT W-2651

Dear Mr. Welliver:

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, AICP  
Director of Planning

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

**ACTION REQUEST FORM**

**DATE:** September 24, 2003  
**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 Psi Delta House Corp.

**SUMMARY OF INFORMATION:**

Zoning map amendment of Psi Delta House Corp. from RS-9 to RM-8-S (Fraternity or Sorority): property is located on the north side of Polo Road west of Long Drive (Zoning Docket W-2651).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Psi Delta House Corp., Docket W-2651

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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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 RS-9 to RM-8-S (Fraternity or Sorority) the zoning classification of the following described property:

Tax Block 2286, Tax Lots 004, 004W, and 309B

Section 2. This Ordinance is adopted after approval of the site plan entitled Psi Delta House Corp. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Psi Delta House Corp.

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 Psi Delta House Corp. 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 Psi Delta House Corp., (Zoning Docket W-2651). 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 RM-8-S (Fraternity or Sorority), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM-8-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 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 City Fire Department.
  
- **OTHER REQUIREMENTS**
  - a. No detached signage shall be permitted.

## ZONING STAFF REPORT

**DOCKET #** W-2651  
**STAFF:** Gary Roberts

Petitioner(s): Psi Delta House Corporation  
Ownership: Same

### **REQUEST**

From: RS-9 Residential, Single Family District; minimum lot size 9,000 sf  
To: RM-8-S Residential Multifamily District; maximum density 8 units/acre  
(Fraternity or Sorority)

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

Acreage: 1.85 acres

### **LOCATION:**

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

### **SITE PLAN**

Proposed Use: 17 bedroom fraternity house.  
Square Footage: 4,081 square feet.  
Building Height: 40 foot maximum.  
Parking: Required: 19 spaces; proposed: 19 spaces.  
Bufferyard Requirements: 15 foot type II bufferyard adjacent to RS-9.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Two fraternity houses, as legally nonconforming single family homes.

Adjacent Uses:

North-	First Assembly Church of God recreational area zoned IP-S.
Northeast-	First Assembly Church of God parking and recreational area zoned IP-S.
East-	Undeveloped property zoned RS-9.
South-	Wake Forest University athletic facilities zoned C.
West-	Wake Forest University facilities zoned IP-S.

## **GENERAL AREA**

Character/Maintenance: Well-maintained residential and institutional uses.

Development Pace: Slow to moderate.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Removal of two existing single family residences and some vegetation to accommodate proposed improvements shown on site plan.

Topography: Gentle to moderate slope downward from Polo Road to the northwestern corner of the site.

Streams: No streams are located on or near the subject property.

Vegetation/habitat: A significant amount of vegetation exists in the northern portion of the subject property however is not shown on the site plan.

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: Polo Road.

Street Classification: Polo Road – Minor Thoroughfare.

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

Polo Road between Long Drive and Friendship Circle = 21,000/18,500

Trip Generation/Existing Zoning: RS-9

$1.85 \times 43,560 / 9,000 = 8 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 76 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: RM-8-S

No trip generation rate is available for specified use.

Planned Road Improvements: None.

Sidewalks: Both sides of Polo Road.

Transit: Route 16 along Polo Road.

Bicycle Route: None.

## **HISTORY**

Relevant Zoning Cases:

1. 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.
2. 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.

3. W-2342; RS-9 to IP-S (College or University); approved November 1, 1999; north side of Polo Road west of Long Drive, adjacent to west side of subject property; 7.63 acres; Planning Board and staff recommended approval.
4. W-2236; RS-9 to IP-S (Outdoor Recreation; and Church or Religious Institution, Community); approved July 6, 1998; west side of Long Drive north of Polo Road, adjacent to north and northeastern sides of subject property; 5.12 acres; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes a mixture of housing types in neighborhoods to promote diversity.

Area Plan/Development Guide: *Polo/Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The *Polo/Reynolda Area Plan* recommends that the subject property remain in low-density residential use (0-5 units/acre).

### **ANALYSIS**

The subject request is to rezone a 1.85 acre lot from RS-9 to RM-8-S in order to construct a fraternity house. The site is located on the north side of Polo Road 200± feet west of Long Drive. Currently located on the site are two single family homes which are presently used as fraternity houses and classified as nonconforming uses. This classification is based upon the pre UDO maximum occupancy of up to six unrelated persons (former definition of “family”) within a single family residence.

The site fronts along Polo Road which is a minor thoroughfare. Across Polo Road is the Wake Forest University campus zoned C. The properties adjacent to the eastern, northern and western boundaries of the site are also of an institutional type and are associated with either Wake Forest University or a nearby community scale church.

The site plan includes the removal of the existing single family structures to replace them with a 17 bedroom, 4,081 square foot fraternity house. The parking is located to the rear and a volleyball court is shown within the northern side yard.

The *Polo/Reynolda Area Plan* recommends the subject property remain in low-density residential use. Under a Planned Residential Development scenario, the subject property could be developed with up to eight (8) single family homes. Considering the average household size of more than 2 persons, the size of the proposed structure is clearly compatible and possibly less intense, from a density standpoint, than what is allowed under the present zoning. Staff views the request as being consistent with the adopted area plan and compatible with the surrounding development pattern.



## **FINDINGS**

1. *Legacy* promotes a mixture of housing types in neighborhoods to promote diversity.
2. The *Polo/Reynolda Area Plan* recommends that the subject property remain in low-density residential use (0-5 units/acre).
3. The proposed fraternity house is compatible with the surrounding institutional uses.

## **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 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 City Fire Department.
- **OTHER REQUIREMENTS**
  - b. No detached signage shall be permitted.

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

During discussion by the Planning Board, the following points were made:

1. Dara Folan asked if the trees would remain. The petitioner indicated that they would retain as many as possible.

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

SECOND: Dara Folan

VOTE:

FOR: Bost, Clark, Doyle, Eickmeyer, Folan, King, Lambe, Norwood

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning