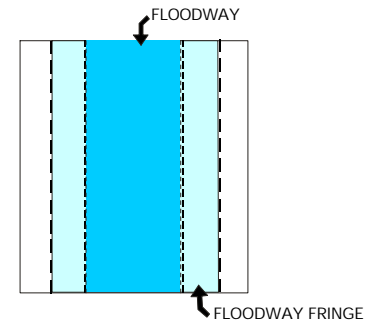


DOCKET #: W2527

PROPOSED ZONING:
C

EXISTING ZONING:
IP and RMU-S

PETITIONER:
Novant Health, Inc.



SCALE: 1" represents 400'

STAFF: Hughes

GMA: 2

ACRE(S): Tract One: 1.66
Tract Two: 0.15

MAP(S): 612846, 618846



January 23, 2002

Novant Health, Inc.
c/o Mary Z. Benton
3333 Silas Creek Parkway
Winston-Salem, NC 27105

RE: ZONING DOCKET W-2527

Dear Ms. Benton:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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
Winston-Salem Forsyth County Board of Education, Donald L. Martin, Jr.,
Superintendent, 1605 Miller Street, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: January 23, 2002
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Zoning Petition of Novant Health, Inc. and Winston-Salem Forsyth County Board of Education

SUMMARY OF INFORMATION:

Zoning map amendment of Novant Health, Inc. and Winston-Salem Forsyth County Board of Education for two separate tracts of land as follows:

Tract One: from IP to C; property is located off the north side of Silas Creek Parkway across from Hanes Mall Boulevard and west of Bolton Street (Zoning Docket W-2527).

Tract Two: from RMU-S (Medical and Surgical Offices; Child Day Care Center; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Parking, Commercial; Parking, Off-Site; Nursing Care Institution; and Residential Building, Multifamily) to C; property is located on the north side of Silas Creek Parkway across from Hanes Mall Boulevard (Zoning Docket W-2527).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Novant Health, Inc. and Winston-Salem Forsyth County Board of Education, Docket W-2527

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 Board of Aldermen 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 and RMU-S (Medical and Surgical Offices; Child Day Care Center; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Parking, Commercial; Parking, Off-Site; Nursing Care Institution; and Residential Building, Multifamily) to C the zoning classification of the following described property:

TRACT ONE

Beginning at a monument, said monument being the northeast corner of Lot 204D, Tax Block 3806 and also being a corner of lot 501C, Tax Block 3806; thence with the northern line of Lot 204D, Tax Block 3806 south 87° 24' 11" east 261.03 feet to a monument, the southwest corner of Lot 104, Tax Block 3806; thence on new lines the four (4) following courses and distances south 29° 25' 22" west 93.28 feet to an iron placed; thence south 36° 40' 15" west 232.35 feet to an iron placed; thence north 87° 24' 11" west 166.57 feet to an iron placed and north 53° 19' 45" west 90.03 feet to an iron placed in the western line of Lot 204D, Tax Block 3806; thence with the western line of Lot 204D north 36° 40' 15" east 271.94 feet to the place of beginning and containing 1.666 acres more or less. The above described property being a 1.666 acre tract carved from Lot 204D, Tax Block 3806 and as shown on an unrecorded plat prepared by Brady Surveying Co., P.A., revised December 4, 2001 - Drawing no. 0178 Division. There is a 25' strip of land reserved and set aside to be used and dedicated as the southern one-half of a 50' street running with the northern line of the above described property.

TRACT TWO

Commencing at a point in the northern right-of-way of Silas Creek Parkway said point being the southwest corner of Lot 201B and the southeast corner of Lot 501C, Tax Block 3806 and thence with the northern right-of-way of Silas Creek Parkway the two (2) following courses and distances north $61^{\circ} 34' 41''$ west 229.39 feet to a point and north $60^{\circ} 21' 16''$ west 127.88 feet to the place of beginning thence continuing with said right-of-way north $60^{\circ} 21' 16''$ west 166.34 feet to a point; thence on a new line the following three (3) courses and distances: north $35^{\circ} 51' 44''$ east 79.95 feet to a point; thence on a curve to the right a chord bearing and distance of south $33^{\circ} 17' 34''$ east 149.07 feet to the point; thence on a curve to the left a chord bearing and distance of south $35^{\circ} 17' 44''$ east 27.52 feet to the place of beginning and containing 6,538 square feet / 0.150 acre (to Long Chords). The above described property being a portion of Lot 501C Tax Block 3806 and as shown on the zoning maps on file at the Winston-Salem/Forsyth County Planning Department, Forsyth County, North Carolina as zoned RMU-S.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2527

STAFF: Suzy Hughes

Petitioner(s): Novant Health, Inc.

Ownership: Novant Health, Inc. and Winston-Salem Forsyth County Board of Education

REQUEST

From: Tract 1: IP Institutional Public District
Tract 2: RMU-S Residential Multifamily District; unlimited density (Medical and Surgical Offices; Child Day Care Center; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Building Contractors, Heavy; Offices, Miscellaneous; Professional Office; Banking and Financial Services; Parking, Commercial; Parking, Off-Site; Nursing Care Institution; and Residential Building, Multifamily)

To: Tract 1: C Campus District
Tract 2: C Campus District

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: Tract 1: 1.66 acres
Tract 2: 0.15 acre
Total: 1.81 acres

LOCATION

Street: North side of Silas Creek Parkway across from Hanes Mall Boulevard.

Jurisdiction: City of Winston-Salem.

Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: There are no structures on the site, there are only parking areas.

Adjacent Uses:

North - Daycare Center in association with hospital, zoned RMU-S.
East - Educational uses, zoned IP.

South - Hayworth-Miller Funeral Home zoned GO; Shopping Center zoned GB-S.
West - Hospital associated uses, zoned C.

GENERAL AREA

Character/Maintenance: Well-maintained institutional uses.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Most of property is developed for the hospital and its associated uses, utilizing both buildings and parking.

Topography: Flat.

Streams: None (close to tributary for Burke Creek).

Vegetation/habitat: Property is developed, remaining vegetation is in the form of landscaped plantings.

Watershed: This site is not within the boundaries of a watershed.

TRANSPORTATION

Direct Access to Site: Silas Creek Parkway; Hanes Mall Boulevard.

Street Classification: Silas Creek Parkway - major thoroughfare; Hanes Mall Boulevard - major thoroughfare.

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

Transit: Routes 18, 20, 43 along Hanes Mall Boulevard to Forsyth Memorial Hospital, south of site.

Bike: Route 3 - Bolton Park Connector and Route 4 - Ardmore Loop, along Bolton Street, north of site.

HISTORY

Relevant Zoning Cases:

1. W-2495; RMU-S Residential Multifamily District; unlimited density (Nursing Home; and Dwellings, Multifamily) to C; approved September 4, 2001; 15.12 acres; Planning Board and staff recommended approval.
2. W-2434; C and RMU-S to C-S; approved December 4, 2000; Northeast corner of Silas Creek Parkway and Hanes Mall Boulevard at the entrance to Forsyth Hospital; 3.1 acres; Planning Board and staff recommended approval.
3. W-1531; R-1-S (Multiple Uses - TWO PHASE) to R-1-S (Multiple Uses - TWO PHASE); approved July 5, 1988; between Hawthorne Road and Silas Creek Parkway; 11.41 acres; Planning Board and staff recommended approval.

4. W-1433; R-4 to R-1; approved April 6, 1987; southeast corner of Silas Creek Parkway and Hawthorne Road; 38.49 acres; Planning Board and staff recommended approval.
5. W-1432; R-4 and R-1-S (Nursing Home - TWO PHASE) to R-1-S (Nursing Home; and Dwellings: Multi-Family - TWO PHASE); approved April 6, 1987; 6.4 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): Allow expansion of existing hospitals and other major health care institutions in a manner that protects surrounding neighborhoods; encourage quality infill development, greater residential densities where appropriate, and neighborhood retail and community services.

Area Plan/Development Guide: *Ardmore Area Plan* (Adopted in 1985).

Relevant Development Guide Recommendation(s): Recommended that this area be institutional as Forsyth Hospital expands.

ANALYSIS

Novant Health, Inc. and the Winston-Salem Forsyth County Board of Education have submitted this rezoning request for two tracts of land from RMU-S and IP to C. Some of the uses Novant Health would like are not allowed in the RMU district but are allowed in the C district. C zoning would make these tracts consistent with the rest of the property owned by Novant Health, Inc.

As this is a general use petition, staff must evaluate all possible uses for this site. The property has been utilized in a medical capacity for many years and is recommended to continue to do so in the *Ardmore Area Plan*.

[NOTE: Due to a combination of not having complete information as well as an inability to access Tract 1 for a site visit during "sign check", staff mistakenly believed Tract 1 was unutilized by the Winston-Salem/Forsyth County School System. Staff review was conducted with this understanding. January 23, 2002]

Campus zoning would support expansion of the medical facility. There is a mixture of zoning classifications and uses in the area. The area plan originally also called for an extension of Bethesda Road to Silas Creek Parkway as well as a connection from the site to the Forsyth Technical Community College Campus to the east. The Bethesda Connector was taken off the Thoroughfare Plan by the Board of Transportation on October 8, 1993.

Rezoning the two tracts to C would not negatively impact the surrounding area. There is a large number of medical offices in the area, as well as other uses consistent with this request. The *Ardmore Area Plan* calls for the expansion of the medical facility on this site with adequate screening and setbacks from adjacent residential. Staff recommends approval.

FINDINGS

1. Rezoning request for two tracts of land totaling 1.81 acres from RMU-S and IP to C.
2. C zoning would make these tracts consistent with the rest of the property owned by Novant Health, Inc.
3. The property has been utilized in a medical capacity for many years and is recommended to continue to do so in the *Ardmore Area Plan*.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION:

MOTION: Terry Powell moved approval of the zoning petition.

SECOND: Jimmy Norwood

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning