



DOCKET #: W2565
 (Continued from 8/8/02
 CCPB meeting)

PROPOSED ZONING:
 GB-S - TWO PHASE

EXISTING ZONING:
 LI-S

PETITIONER:
 Senior Services, Inc.

SCALE: 1" represents 200'

STAFF: Hall

GMA: 2

ACRE(S): 9.95

MAP(S): 630566



September 20, 2002

Senior Services, Inc.
c/o Richard Gottlieb, Executive Director
836 Oak Street
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2565

Dear Mr. Gottlieb:

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

ACTION REQUEST FORM

DATE: September 20, 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 map amendment of Senior Services, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Senior Services, Inc. from LI-S (Parking Lot) to GB-S (Adult Day Care Center; Services, Personal; Offices, Miscellaneous; and Recreation Services, Indoor - TWO PHASE): property is located on the south side of Thirtieth Street between Shorefair Drive and Millbrook Road (Zoning Docket W-2565).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Senior Services, Inc., Docket W-2565

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 LI-S (Parking Lot) to GB-S (Adult Day Care Center; Services, Personal; Offices, Miscellaneous; and Recreation Services, Indoor - TWO PHASE) the zoning classification of the following described property:

Tax Block 3407, Tax Lots 32B and 33D

Section 2. This Ordinance is adopted after approval of the site plan entitled Senior Services, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Senior Services, Inc.

Section 3. The Board of Aldermen 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 Senior Services, Inc. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Senior Services, Inc., (Zoning Docket W-2565). 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 GB-S (Adult Day Care Center; Services, Personal; Offices, Miscellaneous; and Recreation Services, Indoor - TWO PHASE)," approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the GB-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:

C 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.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

C OTHER REQUIREMENTS

- a. A Traffic Impact Study shall be submitted with Phase II design component.
- b. Signage shall be limited to monument type sign with a maximum height of five (5) feet; exact number of signs to be determined during Final Development Plan review.

ZONING STAFF REPORT

DOCKET # W-2565
STAFF: S. Chad Hall

Petitioner(s): Senior Services, Inc.
Ownership: Same

REQUEST

From: LI-S Limited Industrial (Parking Lot)
To: GB-S General Business (Adult Day Care Center; Services, Personal; Offices, Miscellaneous; and Recreation Services, Indoor - TWO PHASE)

CONTINUANCE HISTORY

The request was continued from the July 11, 2002 Planning Board Meeting at the request of the petitioner to pursue TWO PHASE rezoning.

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

Acreage: ±9.95 acres

LOCATION

Street: South side of Thirtieth Street between Shorefair Drive and Millbrook Drive
Jurisdiction: City of Winston-Salem
Ward: North

SITE PLAN

Proposed Use: Adult Day Care Center; Services, Personal; Offices, Miscellaneous; and Recreation Services, Indoor.

Square Footage: To be determined through Phase II design and Traffic Impact Study analysis.

Building Height: To be determined through Phase II design.

Parking: To be determined through Phase II design.

Bufferyard Requirements: Type II and III adjacent to RS-9 and RM-18.

Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is developed as a parking lot.

Adjacent Uses:

North - LI Limited Industrial - RJR facility.
Northeast - RM-12 Multifamily.
East - RS-9 Single Family.
South - RM-18, RS-9, and GB - Multifamily and Pine Hall Brick.
West - GB - Dixie Classic Fairgrounds.

GENERAL AREA

Character/Maintenance: A mix of well maintained entertainment and industrial uses.

Development Pace: Slow to moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Current site is a large single parking lot with virtually no vegetation.

Topography: There is an approximate change in elevation on the subject property of 18' (from an approximate elevation of 978' in the northwest up to an approximate elevation of 996' in the northeast).

Vegetation/habitat: Site is currently 95% impervious (surface parking lot).

Wetlands: None - Walkertown and Rural Hall Quads.

Environmental resources beyond the site: Environmental resources should be improved by introducing vegetation to the site. The overall impervious coverage is should be reduced from approximately 95% during the Final Development Plan.

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

TRANSPORTATION

Direct Access to Site: Thirtieth Street; Shorefair Drive; Millbrook Drive.

Street Classification: Thirtieth Street - minor thoroughfare; Shorefair Drive - minor thoroughfare; Millbrook Drive - local road

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

Thirtieth Street between Shorefair Drive and Greenway Drive = NC/13,400

Shorefair Drive between Thirtieth Street and Twenty-Seventh Street = NC/30,100

Trip Generation/Existing Zoning: LI-S

Surface parking lot - no trip generation numbers available

Trip Generation/Proposed Zoning: To be calculated with second phase design.

Sight Distance: Good.

Traffic Impact Study recommended: Phase II.

Sidewalks: Sidewalks exist on the south side of 30th Street, west side of Shorefair Drive, and both sides of Millbrook Drive.

Transit: Route 4 along Shorefair Drive; Route 7 along 30th Street and Millbrook Drive.

HISTORY

Relevant Zoning Cases:

1. W-2231; LO-S to Final Development Plan; approved November 8, 2001; south side of 27th Street/Coliseum Drive east of University Parkway; 0.86 acre; Planning Board and staff recommended approval.
2. W-2492; IP and RM-12 to HB; approved September 4, 2001; west side of University Parkway south of Cherry Street; Tract 1: 0.52 acre, Tract 2: 0.30 acre; Planning Board and staff recommended approval.
3. W-2225; RS-7 to LO-S; approved June 1, 1998; southeast corner of University Parkway/Cherry Street, and 27th Street; 1.21 acres; Planning Board and staff recommended approval.
2. W-2173; RS-7 to IP; approved September 2, 1997; southeast corner of 26th Street and Boneyard Road; 1.34 acres; Planning Board and staff recommended approval.
3. W-1815; I-2 to B-3; approved July 7, 1993; northeast corner of University Parkway and Deacon Blvd. and the north side of Baity Street east of University Parkway; 1.33 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): GMA 2, Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): Encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. Create communities that are friendly and accessible places for older adults and disabled people. Permit services near where people live including places of worship and other institutions in a manner that is compatible with surrounding uses, and provide retail and services uses within walking and bicycling distance of neighborhoods. Consider the needs of older adults and disabled people in the design and redesign of public facilities, and residential, commercial and institutional developments.

ANALYSIS

The current request is to rezone 9.95 acres from LI-S to GB-S (Adult Day Care Center; Services, Personal; Offices, Miscellaneous; and Recreation Services, Indoor - TWO PHASE). The site is located on the south side of Thirtieth Street between Shorefair Drive and Millbrook Road. The first phase of this petition is for the approval of uses, the establishment of access points, and the establishment of any necessary site plan conditions which will apply to the Final Development Plan. Staff is supportive of the uses indicated as the first phase of this petition.

For the design portion, or Final Development Plan, staff would like to stress that we will be looking for strong relationships of buildings to the street and other buildings. In addition, connections to the surrounding neighborhood, especially to the south, will be of great importance. Parking should be minimized as part of the design and the provision of open space would be beneficial to the project as

well as to the surrounding neighborhood. To accomplish this, it is encouraged that a "campus type" master plan for the entire site be developed. Staff will be available to assist with the design should the petitioner desire.

FINDINGS

1. The first phase of this petition is for the approval of uses, the establishment of access points, and site plan conditions which will apply to the Final Development Plan.
2. Staff will be looking for certain design elements as part of the second phase of this petition.
3. A Traffic Impact Study will be required with the submission of Phase II.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff recommends the following conditions:

C 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.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

• OTHER REQUIREMENTS

- a. A Traffic Impact Study shall be submitted with the Final Development Plan application.
- b. Signage shall be limited to monument type sign with a maximum height of five (5) feet; exact number of signs to be determined during Final Development Plan review.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

RJ Reynolds was a donor of land to the petitioner. As an employee of RJ Reynolds, Mr. Folan asked to be excused from consideration of this rezoning request to avoid any appearance of a conflict of interest, even though he had no involvement in the land donation. His request was granted.

MOTION: Philip Doyle moved approval of the map amendment.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: Folan

SITE PLAN MOTION: Philip Doyle certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: Folan

A. Paul Norby, AICP
Director of Planning