



DOCKET #: W2567

PROPOSED ZONING:
IP

EXISTING ZONING:
TRACT 1: RM18 and HB
TRACT 2: RM18

PETITIONER:
City of Winston-Salem

SCALE: 1" represents 400'

STAFF: Reed

GMA: 3

ACRE(S): TRACT 1: 4.68
TRACT 2: 4.13

MAP(S): 612870



August 21, 2002

The City of Winston-Salem
c/o Bryce A. Stuart, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2567

Dear Mr. Stuart:

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: August 21, 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 the City of Winston-Salem

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem from RM-18 and HB to IP for two tracts of land as follows:

Tract 1: property is located on the north side of Fairlawn Drive between Reynolda Road and Silas Creek Parkway (Zoning Docket W-2567).

Tract 2: property is located on the south side of Fairlawn Drive between Reynolda Road and Silas Creek Parkway (Zoning Docket W-2567).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of the City of Winston-Salem, Docket
W-2567

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 RM-18 and HB to IP the zoning classification of the following described property:

Tax Block 2254, Tax Lots 072C, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 301E, 301H, 301K, 301G, 305C

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2567
STAFF: David Reed

Petitioner(s): City of Winston-Salem
Ownership: Same

REQUEST

From: RM-18 Residential Multifamily District; maximum density 18 units per acre and HB Highway Business District
To: IP Institutional Public 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: 9.41 acres

LOCATION

Street: North and south sides of Fairlawn Drive, east of Reynolda Road.

Jurisdiction: City of Winston-Salem.

Ward: Northwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

North -	Single family homes.
East -	Multifamily homes.
South -	Single family homes.
West -	Highway commercial uses.

GENERAL AREA

Character/Maintenance: Well maintained business and residential uses and vacant wooded land.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No development is proposed.

Topography: The subject property is divided by Fairlawn Drive. The portion of the subject property south of Fairlawn Drive has an approximate change in elevation of 54' (from an approximate elevation of 914' in the west down to an approximate elevation of 860' at the Monarcas Creek tributary). The elevation then transitions back up to an approximate elevation of 890' on the southeastern property line. The portion of the subject property north of Fairlawn Drive has an approximate change in elevation of 70' (from an approximate elevation of 900' along the southern property line [adjacent to Fairlawn Drive] down to an approximate elevation of 830' at the northeast property line at the Monarcas Creek tributary).

Streams: Tributary for Monarcas Creek

Vegetation/habitat: The subject property is mostly vegetated.

Floodplains: No FEMA regulated floodplains, although natural floodplains do exist in and around the tributary.

Wetlands: None - Rural Hall Quad

Natural Heritage Sites: The subject property lies approximately 1 mile south of Historic Bethabara and its associated wetlands (site #10 in the *Inventory of Natural Heritage of Forsyth County, NC*). The proposed project does not pose an environmental threat to this natural heritage area, although consideration should be given to preserving natural vegetative buffers adjacent to the Monarcas Creek tributary to provide water quality and quantity benefits when developed. Careful consideration should be given to ensure that as much as the natural topography and vegetation is preserved, especially on the northern portion of the property to serve as a buffer.

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

TRANSPORTATION

Direct Access to Site: Fairlawn Drive; Reynolda Road.

Street Classification: Fairlawn Drive - major thoroughfare; Reynolda Road - major thoroughfare.

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

Fairlawn Drive between Reynolda Road and Silas Creek Parkway = 12,000/34,600

Reynolda Road between Polo Road and Fairlawn Drive = 21,500 (1995 count)/32,200

Sight Distance: Good.

Interior Streets: The unopened rights-of-way for Lake Boulevard and a portion of Spring Avenue are in the process of being closed.

Traffic Impact Study recommended: General Use zoning does not require a traffic study.

Sidewalks: Existing on the east side of Reynolda Road.

Transit: Route 16 "peak hour runs" along Reynolda Road.

Bike: None

HISTORY

Relevant Zoning Cases:

1. W-2478; GO-S (Multiple Office Uses) to Site Plan Amendment; approved August 6, 2001;

southwest corner of Fairlawn Drive and Silas Creek Parkway; 7.44 acres; Planning Board and staff recommended approval.

2. W-1850; B-3-S (Multiple Business Uses) to B-3-S (Eating Establishment); approved December 20, 1993; northeast side of Reynolda Road, southeast of Fairlawn Drive; 0.99 acre; Planning Board and staff recommended approval.
3. W-1017; R-1 to B-3-S (Multiple Business Uses); approved July 18, 1983; northeast side of Reynolda Road, southeast of Fairlawn Drive; 2.14 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes mixing land uses to reduce automobile use and foster a sense of community. The civic, educational and recreational uses allowed under the institutional and public zoning proposed by the petitioner could contribute to that goal.

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

Relevant Development Guide Recommendation(s): The *Polo-Reynolda Area Plan* recommends that the southern portion of the subject property be developed for moderate density (0-8 units/acre) residential uses. The northern portion of the subject property is not addressed because, when the plan was written, this area was considered developed and alternative land uses were not considered/proposed. Please see the development plan on pages 28-32 of the plan for more information.

ANALYSIS

The subject rezoning was submitted by the City of Winston-Salem in conjunction with another zoning petition also on the agenda (W-2567). The subject site is located on both sides of Fairlawn Drive and is primarily zoned RM-18 (Residential Multifamily 18 Units Per Acre) with a very small portion being zoned HB (Highway Business).

Because the land is owned by the city, the request for IP (Institutional Public) zoning has been made to establish the City's intention to preserve the land for the public good as open space. Because this is a general use zoning petition, no conditions can be placed on the rezoning to ensure the property will be restricted in such a manner. The City, however, is in the process of placing deed restrictions on the property to establish the intended use of the property.

In reviewing a general use zoning petition, staff compares the potential impact of the uses allowed in the existing zoning district to the potential impact of the uses allowed in the proposed zoning district. The two zoning districts permit many of the same uses with the major differences being the residential uses allowed in RM-18 and the institutional and recreational uses allowed in IP. The potential impacts to

traffic and surrounding properties would be very similar.

Staff is of the opinion that rezoning the subject property from RM-18 and HB to IP will not intensify the potential impact to surrounding properties and the uses permitted in IP are compatible with the surrounding area.

FINDINGS

1. The subject rezoning was submitted by the City of Winston-Salem in conjunction with another zoning petition also on the agenda (W-2567).
2. The request for IP (Institutional Public) zoning has been made to establish the City's intention to preserve the land for the public good as open space.
3. The RM-18 and IP districts permit many of the same uses with the major differences being the residential uses allowed in RM-18 and the institutional and recreational uses allowed in IP.
4. Staff is of the opinion that rezoning the subject property from RM-18 and HB to IP will not intensify the potential impact to surrounding properties.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Arnold King

VOTE:

FOR: Avant, Bost, Clark, Folan, King, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning