



DOCKET #: W2578

PROPOSED ZONING:
IP

EXISTING ZONING:
RS9

PETITIONER:
First Assembly of God and
Wake Forest University

SCALE: 1" represents 200'

STAFF: Galloway

GMA: 3

ACRE(S): 1

MAP(S): 618870



September 20, 2002

First Assembly of God, Inc. and
Wake Forest University
3730 University Parkway
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2578

Dear Sirs:

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
Anita M. Conrad, Counsel, Wake Forest University, Reynolda Hall, Room 202, 1834 Wake
Forest Road, Winston-Salem, NC 27106

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 First Assembly of God, Inc. and Wake Forest University

SUMMARY OF INFORMATION:

Zoning map amendment of First Assembly of God, Inc. and Wake Forest University from RS-9 to IP: property is located on the northeast corner of Polo Road and Long Drive (Zoning Docket W-2578).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of First Assembly of God, Inc. and
Wake Forest University, Docket W-2578

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 RS-9 to IP the zoning classification of the following described property:

Tax Block 2286, Tax Lot 204A, 204B, 302A, and 302B

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2578

STAFF: Suzy Gallaway

Petitioner(s): First Assembly of God, Inc. and Wake Forest University

Ownership: Same

REQUEST

From: RS-9

To: IP

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: 1.0 acre

LOCATION

Street: Northeast corner of Polo Road and Long Drive.

Jurisdiction: City of Winston-Salem.

Ward: Northwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family home and outbuilding.

Adjacent Uses:

North - First Assembly of God Church, zoned IP.

East - Single family home, zoned RS-9.

South - Wake Forest University, zoned C and single family homes, zoned RS-9.

West - Single family homes zoned RS-9, and a parking lot zoned IP-S.

GENERAL AREA

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

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.

Topography: There is an approximate change in elevation on the subject property of 18' (from an approximate elevation of 978' in the east/southeast down to an approximate elevation of 860' in the west).

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

TRANSPORTATION

Direct Access to Site: Long Drive and Polo Road.

Street Classification: Long Drive - minor thoroughfare; Polo Road - minor thoroughfare.

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

Long Drive between Polo Road and University Parkway = 6,300/11,100.

Polo Road between Long Drive and Student Drive = 21,000/32,200.

University Parkway between Polo Drive and Long Drive = 16,000/32,200.

Planned Road Improvements: U-2924 - University Parkway (SR 4000), from North Point Boulevard (SR 3973) to Hanes Mill Road (SR 1672) to add additional lanes (2.7 miles); Feasibility Study Re-evaluation In Progress.

Sidewalks: Exist on south side of Polo Road.

Transit: Route 16 along Polo Road to Long Drive.

Bike: Route 19 along Polo Road.

HISTORY

Relevant Zoning Cases:

1. Wake Forest University; RS-9 to IP-S (College or University); approved November 1, 1999; north side of Polo Road west of Long Drive; 7.63 acres; Planning Board and staff recommended approval.
2. W-2392; RS-9 to IP-S (Multiple Institutional Uses); approved July 17, 2000; southwest side of University Parkway across from Macon Drive; 8.98 acres; Planning Board and staff recommended approval.
3. 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; 5.12 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): One of the goals in *Legacy* is to preserve and

enhance existing neighborhoods and protect them through the creation of opportunities and incentives for their rehabilitation, redevelopment, and revitalization.

Area Plan/Development Guide: *Polo-Reynolda Area Plan* - adopted in 1985.

Relevant Development Guide Recommendation(s): The *Polo-Reynolda Area Plan* does not recommend a land use for the subject property (see Development Plan on page 28 of the plan). The property was already developed at the time the plan was written and it was not envisioned that the property would change from low-density residential (see Existing Land Use on page 4 of the plan). As a result, the land use plan does not address the possible redevelopment of the property.

ANALYSIS

This request is to rezone one acre on the northeast corner of Polo Road and Long Drive from RS-9 to IP. The site is situated between Wake Forest University, First Assembly of God Church, and some single family homes. Immediately surrounding the property is general use IP zoning. Across Polo Road is Campus zoning. There is a small amount of RS-9 single family zoning in the immediate area. Many of the single family homes in the area have been rezoned to IP and IP-S in recent years.

The area is comprised largely of institutional and campus uses. The current request is consistent with the character of the adjacent community and the site is not addressed directly in the area plan. IP zoning at this location would be consistent with most of the existing zoning on the block.

Staff considered the possible benefits of special use zoning for this site. Through discussion it was determined that special use was not necessary for the following reasons: If the First Assembly of God Church is to develop the site, a site plan must be submitted for the Planning Board Review process, and any technical and design considerations would be made at that time. The site is also bordered on two sides by general use IP zoning.

FINDINGS

1. Request is to rezone one acre on the northeast corner of Polo Road and Long Drive from RS-9 to IP.
2. Immediately surrounding the property is general use IP zoning.
3. The area is comprised largely of institutional and campus uses.
4. The current request is consistent with the character of the surrounding area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the map amendment.

SECOND: Dara Folan

VOTE:

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

AGAINST: None

EXCUSED: Bost

A. Paul Norby, AICP
Director of Planning