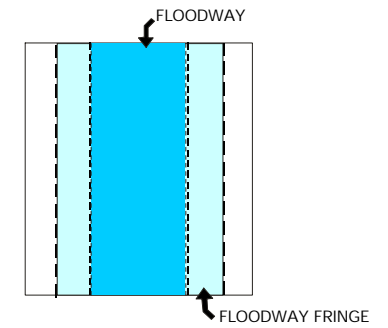


DOCKET #: W2495

PROPOSED ZONING:
C

EXISTING ZONING:
RMUS

PETITIONER:
Novant Health, Inc.



SCALE: 1" represents 400'

STAFF: Hughes

GMA: 2

ACRE(S): 15.12

MAP(S): 612846



August 22, 2001

Novant Health, Inc.
c/o Mr. David McMillan, Director
of Corporate Facility Planning
1900 South Hawthorne Road
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2495

Dear Mr. McMillan:

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 14, 2001
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 Novant Health, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Novant Health, Inc. 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 off the north side of Silas Creek Parkway across from Hanes Mall Boulevard (Zoning Docket W-2495).

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., Docket W-2495

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 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:

BEGINNING at a point located at the southeastern corner of said property, said point also being the northeastern corner of the property now or formerly owned by Amos Cottage, Inc. (Deed Book 1114, Page 7) and a point on the western boundary of property now or formerly owned by the City of Winston-Salem Board of Education; thence from said beginning point with the northern margin of Amos Cottage, Inc. north 64° 59' 59" west 396.14 feet to a point; thence turning in a southern direction south 24° 19' 38" west 305.49 feet to a point; thence turning in a western direction north 49° 04' 38" west 210.12 feet to a point; thence turning in a northern direction north 39° 35' 38" east 897.51 feet to a point; thence turning in an eastern direction south 67° 22' 24" east 75.00 feet to a point; thence turning in a northern direction north 22° 36' east 269.91 feet to a point; thence north 12° 49' 30" east 143.80 feet chord to a point; thence north 3° 03' east 326.54 feet to a point; thence turning in an eastern direction north 87° 37' east 69.66 feet to a point; thence north 87° 34' east 94.04 feet to a point; thence north 87° 36' east 93.64 feet to a point; thence north 86° 23' east 98.84 feet to a point; thence turning in a southern direction south 12° 17' west 808.62 feet to a point; thence turning in an eastern direction north 85° 29' east 176.42 feet to a point; thence turning in a southern direction south 12° 16' west 199.72 feet to a point; thence turning in a western direction with the northern

boundary of the City of Winston-Salem Board of Education property as described above, south $85^{\circ} 29'$ west 114.83 feet to a point; thence turning in a southern direction with the western boundary of the City of Winston-Salem Board of Education property south $38^{\circ} 40'$ west 565.50 feet to a point; said point being known as the point and place of beginning. Said tract containing 15.12 acres more or less.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2495
STAFF: Suzy Hughes

Petitioner(s): Novant Health, Inc.
Ownership: Same

REQUEST

From: RMU-S Residential Multifamily District; unlimited density (Nursing Home; and Dwellings, Multifamily)
To: 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: 15.12 acres

LOCATION

Street: Off the north side of Silas Creek Parkway across from Hanes Mall Boulevard.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two institutional facilities with extensive parking.
Adjacent Uses:

North -	Small multifamily complex, zoned RM-18
East -	Single family, zoned RS-9; funeral home, zoned IP
South -	Parking lot, zoned RMU
West -	Hospital, zoned C; medical offices, zoned GO-S

GENERAL AREA

Character/Maintenance: Well-maintained mixture of 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: This property is fairly flat.

Streams: A stream crosses the southwestern corner of this property.

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

Constraints: None.

Floodplains: This property lies adjacent to floodway and floodway fringe areas.

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

Compliance with Federal/State requirements for wetland/stream protection: If development around the stream obstructs 150'+ of the waterway, the developer needs to contact NC Department of Water Quality and US Army Corps of Engineers to obtain permits.

TRANSPORTATION

Direct Access to Site: Hawthorne Road; Silas Creek Parkway.

Street Classification: Hawthorne Road - minor thoroughfare; Silas Creek Parkway - major thoroughfare.

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

Hawthorne Road between Bethesda Road and Bolton Street = NC/16,000

Silas Creek Parkway between Hawthorne Road and Hanes Mall Boulevard =
36,000/34,000

Thoroughfare Plan: The Bethesda Connector was on the Thoroughfare Plan when the *Ardmore Area Plan* was adopted, however it was taken off the plan by the Board of Transportation on October 8, 1993.

Sidewalks: South side of Hawthorne, north of the site.

Transit: Route #18, along Hawthorne, Route #20, along Stratford Rd - both with stops at hospital.

Bike: Route #3, Bolton Park Connector, along Bolton Street east of site.

HISTORY

Relevant Zoning Cases:

1. 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.
2. 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.
3. 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.
4. 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; included current site; 6.4 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban 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; and open new and platted street connections to take pressure off major roads.

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

Relevant Development Guide Recommendation(s): Site is recommended for Institutional Use. The Forsyth Hospital study area recommendations include: no commercial development will be allowed on any of the vacant sites; only low intensity uses, such as a nursing home or similar facility for the care and housing of the elderly, will be allowed adjacent to the single family residences on Hermitage Drive with adequate setback and screening to separate any such facility from the adjacent homes; office development will be allowed on the remaining vacant sites, with provision for setback and screening to protect adjacent schools and churches along Bolton Street; no access will be provided to Bolton Street; no access will be provided to Hermitage Drive; access will be provided to Forsyth Tech West Campus through the Forsyth Hospital campus; and, the extension of Bethesda Road from Hawthorne Road to Silas Creek Parkway through the vacant parcel should be completed in conjunction with the construction of Hawthorne Medical Mall. (The Bethesda Connector was taken off the Thoroughfare Plan on October 8, 1993.)

ANALYSIS

Novant Health, Inc. has submitted this rezoning request of 15.12 acres from RMU-S to C. Some of the uses Novant Health would like are not allowed in the RMU district but are allowed in the C district. The applicant is leaving a portion of the RMU-S to conserve a previously approved 100 foot buffer to the single family homes on the east (Zoning Docket W-1432).

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*. 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 site 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 site is adequately buffered from the nearby single family homes because the petitioners have excluded a 100-foot strip of land which is restricted under the current zoning for buffering purposes. The *Ardmore Area Plan* calls for the expansion of the medical facility on this site with adequate screening and setbacks from adjacent residential. Retention of the existing 100-foot bufferyard ensures such screening and setbacks exist. Staff recommends approval.

FINDINGS

1. Rezoning request of 15.12 acres from RMU-S to C.
2. *Legacy* supports the request by its allowance of the expansion of existing medical facilities.
3. The *Ardmore Area Plan* supports this request.
4. There is a large number of medical offices in the area, as well as other uses consistent with this request.
5. There is adequate screening and setbacks from adjacent residential uses through retention of the existing 100-foot bufferyard.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Arnold King moved approval of the zoning map amendment.

SECOND: Jimmy Norwood

VOTE:

FOR: Avant, Clark, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning