



DOCKET #: W2367

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
NO-S (Medical and Surgical
Offices)

PETITIONER:
R & J Family, LLC

SCALE: 1" represents 200'

STAFF: L. Weston

GMA: 3

ACRE(S): 0.9

MAP(S): 606862

January 18, 2000

R & J Family, LLC
c/o Alvin E. and Jayne H. Underwood
505 Knobview Drive
Winston-Salem, NC 27104

RE: ZONING MAP AMENDMENT W-2367

Dear Mr. & Mrs. Underwood:

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: January 18, 2000
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 R & J Family, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of the R & J Family, LLC from NO-S (Medical and Surgical Offices) to Site Plan Amendment; property is located on the northwest side of Polo Road, northeast of Robinhood Road (Zoning Docket W-2367).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: APPROVED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of R & J Family, LLC, Docket
W-2367

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 NO-S (Medical and Surgical Offices) to Site Plan Amendment the zoning classification of the following described property:

BEGINNING at the southwest corner of Lot 2 at the northern right-of-way of Polo Road. Thence north 32E 56' 46" west for a distance of 175.72 feet 2" EIP. Thence north 07E 03' 35" east for a distance of 61.76 feet 1" EIP. Thence 57E 08' 00" east for a distance of 136.07 feet 1/2" EIP. Thence south 34E 26' 42" east for a distance of 227.55 feet 1/2" EIP. Thence south 58E 30' 59" west for a distance of 181.78 feet 1/2" EIP. Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.903 acre more or less and being Tax Lots 2 and 3, Tax Block 3406.

Section 2. This Ordinance is adopted after approval of the site plan entitled Alvin E. Underwood, DDS and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to R & J Family, LLC.

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 Alvin E. Underwood, DDS. 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 R & J Family, LLC, (Zoning Docket W-2367). 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 NO-S (Medical and Surgical Offices - Site Plan Amendment), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 19____" and signed, provided the property is developed in accordance with requirements of the NO-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 OCCUPANCY PERMITS

- a. Developer shall install a new sidewalk from the existing sidewalk in front of the office building to the sidewalk on Polo Road as shown on the site plan.

C OTHER REQUIREMENTS

- a. No new signage shall be permitted for this new medical office building. The existing sign may be modified but cannot be increased in size or height as approved in the original zoning petition which was limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eight (8) square feet.

ZONING STAFF REPORT

DOCKET # W-2367
STAFF: Larry F. Weston

Petitioner(s): R & J Family, LLC
Ownership: Same

REQUEST

From: NO-S Neighborhood Office District (Medical or Surgical Offices)
To: Site Plan Amendment

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

Acreage: 0.9 acre

LOCATION

Street: Northwest side of Polo Road between Robinhood Road and Greenvalley Road.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

SITE PLAN

Proposed Use: A second structure to house a Medical and Surgical Offices use.
Square Footage: 1,658 square feet (new building); current building is 2,087 square feet.
Building Height: Single story.
Parking: 19 total spaces required, 21 total spaces provided.
Bufferyard Requirements: A type I bufferyard is required adjacent to residential zoning and a type II bufferyard is required where the parking is adjacent to residential zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single family home.

Adjacent Uses:

North -	Single family and multifamily homes zoned RM-18.
East -	Single family and multifamily homes zoned RM-18.
South -	Single family and multifamily homes zoned RM-12.
West -	Multifamily homes zoned RM-18.

GENERAL AREA

Character/Maintenance: Well-maintained single family and multifamily homes.
Development Pace: Slow.

PHYSICAL FEATURES

Topography: Site slopes down slightly to the north.
Vegetation/habitat: Site is developed as a single family home.
Impact on Existing Features: Minor.

TRANSPORTATION

Direct Access to Site: Polo Road.
Street Classification: Minor thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Polo Road - 5,900/12,000 north of Robinhood Road.
Trip Generation/Existing Zoning: NO-S - Medical Dental Office
2.1 x 36.13 (trip rate) = 76 trips per day
Trip Generation/Proposed Zoning: NO-S (Medical Dental Office)
2.1 x 36.13 (trip rate) = 76 existing trips per day
1.7 x 36.13 (trip rate) = 61 new trips; 137 new total trips per day
Planned Road Improvements: None.
Sight Distance: Good.
Transit: Route 21 in the Robinhood Road/South Peace Haven Road area.
Bike Route: None.

HISTORY

Relevant Zoning Cases:

1. W-2130; RM-12 to NO-S (Medical or Surgical Offices); approved March 3, 1997; current site; 0.9 acre; Planning Board and staff recommended approval.
2. W-1783; R-2 to B-3-S (Services; and Offices); approved September 8, 1992; southeast end of Lee Street, southeast of current site; 0.52 acre; Planning Board and staff recommended approval.
3. W-1908; B-3, R-2, and R-5 to B-3-S (Shopping Center - TWO PHASE); approved August 1, 1994; southwest side of Robinhood Road, across from Polo Road; 9.7 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): Separate and buffer commercial, office, and industrial uses from residential areas.

Area Plan/Development Guide: *Robinhood Road Area Plan*.

Relevant Development Guide Recommendation(s): Because this site was developed with a single family home when the plan was created, the plan map reflects the existing low density residential use.

ANALYSIS

The petition is to amend the site plan of an existing 0.9 acre LO-S zoned site to allow the addition of another building. This site is situated among a group of mostly single family homes that are surrounded by multifamily developments on three sides. The current NO-S zoning reflects the conversion of a former single family home to a dental office. The site is located on the northwest side of Polo Road, northeast of Robinhood Road. Well maintained multifamily housing developments line Polo Road in the immediate area.

The NO zoning district is primarily intended to accommodate very low intensity office uses within converted single family detached units. The district is intended to be located on the periphery of established residential areas, along major and minor thoroughfares. The proposed site plan amendment is consistent with those objectives.

Concerns that were expressed when the original NO-S petition was approved ---- about the potential spread of nonresidential zoning along Polo Road to the northeast --- were addressed by the low intensity nature of the NO-S zoning and the presence of RM-18 zoned land approximately 200' to the northeast.

Staff believes that the proximity to the business zoning on Robinhood Road, the more intense residential uses surrounding this site, and the fact that Polo Road is a minor thoroughfare, combine to make the addition of a small second building to this site appropriate. The second building would be less than 1,700 square feet, and would require only eight (8) new parking spaces and would result in approximately 61 new trips per day.

FINDINGS

1. This site is located on Polo Road which is a minor thoroughfare and is among a group of four single family homes which are surrounded on three sides by multifamily housing developments.
2. The proposed zoning is consistent with *Vision 2005*. Although the *Robinhood Road Area Plan* designates the site for residential use, the plan reflected the existing use at the time; the NO zoning district had also not been developed or adopted. The proposed conversion of the residential structure to low intensity office use is considered consistent with the objectives of the area plan.

3. The site is consistent with the intent of the NO (Neighborhood Office) zoning district.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. Developer shall install a new sidewalk from the existing sidewalk in front of the office building to the sidewalk on Polo Road as shown on the site plan.

C OTHER REQUIREMENTS

- a. No new signage shall be permitted for this new medical office building. The existing sign may be modified but cannot be increased in size or height as approved in the original zoning petition which was limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eight (8) square feet.

[*For information purposes only:* Relevant *Legacy* policies include 1) promotion of economic development which is compatible with existing residential neighborhoods and other business developments; and 2) encourage businesses and local governments to rehabilitate their physical facilities and public infrastructure to accommodate new niche oriented businesses. While this is not a proposal that includes rehabilitation *per se*, infill on the site does meet the spirit of this goal.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: James Rousseau moved approval of the site plan amendment, certifying that the site plan meets all code requirements and including staff recommendations.

SECOND: Jack Stewart

VOTE:

FOR: Avant, Bost, Johnson, Powell, Rousseau, Stewart

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning