



DOCKET #: W2397

PROPOSED ZONING:
RMU-S (Congregate
Care Facility)

EXISTING ZONING:
RS7 and RMU

PETITIONER:
North Carolina
Housing Foundation

SCALE: 1" represents 200'

STAFF: D. Reed

GMA: 2

ACRE(S): 2.8

MAP(S): 636854

June 14, 2000

North Carolina Housing Foundation
c/o Kenneth B. Compton, Chairman
8 W. Third St., Suite 565
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2397

Dear Mr. Compton:

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
Nancy G. Day, Perry C. Craven Assoc., Inc., 8 W. 3rd St., Suite 565, Winston-Salem, NC
27101

ACTION REQUEST FORM

DATE: June 14, 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 North Carolina Housing Foundation

SUMMARY OF INFORMATION:

Zoning map amendment of North Carolina Housing Foundation from RS-7 and RMU to RMU-S (Congregate Care Facility): property is located on the west side of Cameron Avenue between 3rd and 5th streets (Zoning Docket W-2397).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: MEETS ALL CODE REQUIREMENTS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of North Carolina Housing Foundation, Docket W-2397

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 and RS-7 to RMU-S (Congregate Care Facility) the zoning classification of the following described property:

Deed Book 1335, Page 416

Beginning at an existing iron pin in the northwest corner of Cameron Avenue and East Third Street; thence with the northern right-of-way of East Third Street north 88° 39' 50" west 239.99 feet to an existing iron pin, the southwest corner of Tax Lot 002, Block 6055; thence with the eastern lines of lot 002 the following: north 01° 19' 04" east 190.07 feet to an existing iron pin, north 88° 37' 02" west 39.99 feet to an existing iron pin, north 01° 21' 24" east, 139.99 feet to an existing iron pin; thence along a new line north 01° 21' 24" east approximately 214 feet to the southern right-of-way of East Fifth Street; thence with the right-of-way of East Fifth Street south 88° 13' 44" east approximately 224 feet to an existing iron pin; thence with the southwest corner of East Fifth Street and Cameron Avenue south 40° 17' 36" east 89.00 feet to an existing iron pin; thence with the western right-of-way of Cameron Avenue south 01° 41' 30" west 476.42 feet to the point and place of beginning; being known as Lot 003 and a portion of Lot 002, Tax Block 6055 as shown on the Forsyth County Tax Maps. Containing 3.31 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Somerset and University Place and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to North Carolina Housing Foundation.

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 Somerset and University Place. 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 North Carolina Housing Foundation, (Zoning Docket W-2397). 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 RMU-S (Congregate Care Facility), 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 RMU-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:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
 - b. All areas shown not to be graded on the site plan shall be cordoned off prior to the issuance of grading permits. These areas may not be disturbed. All trees located in these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.

- **OTHER REQUIREMENTS**
 - a. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

ZONING STAFF REPORT

DOCKET # W-2397
STAFF: David Reed

Petitioner(s): North Carolina Housing Foundation
Ownership: Same

CONTINUANCE HISTORY

The petition was continued from the April 13, 2000, Planning Board meeting to allow the petitioner time to resubmit for special use district zoning at the request of staff.

REQUEST

From: RS-7 Residential Single Family District; minimum lot size 7, 000 sf and RMU Residential Multifamily District; unrestricted density
To: RMU-S Residential Multifamily District; unrestricted density (Congregate Care Facility)

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

Acreage: 3.31 acres

LOCATION

Street: West side of Cameron Avenue between 3rd and 5th streets.
Jurisdiction: City of Winston-Salem.
Ward: East.

SITE PLAN

Proposed Use: Congregate Care Facility.
Square Footage: 46,797 square feet.
Building Height: Two story.
Density: 18.12 units per acre.
Parking: Required: 45 spaces; Proposed: 88 spaces.
Bufferyard Requirements: No bufferyards are required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently vacant.

Adjacent Uses:

- North - Single family homes zoned RS-7.
- East - Single family homes zoned RS-7.
- South - Single family homes zoned RS-7.
- West - Old City Hospital, now occupied by University Place (independent living facility for older adults) and offices of Experiment in Self Reliance (ESR); Delta Fine Arts is housed in a separate building on the campus; zoned RM-U. Further west are single family homes and small churches zoned RS-9.

GENERAL AREA

Character/Maintenance: Well maintained residential uses located around the old City Hospital campus.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minor.

Topography: Site slopes down to the east and southeast.

TRANSPORTATION

Direct Access to Site: Cameron Avenue, Fifth Street and Third Street.

Street Classification: Cameron Avenue - local street; Fifth Street; - major thoroughfare; and Third Street - minor thoroughfare.

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

Fifth Street - Cameron Avenue to Dunleith Avenue - 5,600/16,000.

Trip Generation/Existing Zoning: RS-7/RM-U 3.31/7,000 sf = 20 lots x 9.55 trip rate = 191 new trips.

Trip Generation/Proposed Zoning: RM-U-S 60 beds x 2.15 trip rate = 129 new trips.

Planned Road Improvements: None.

Sight Distance: Good.

Interior Streets: Private.

Sidewalks: Existing.

Transit: WSTA Route 25 runs along Third Street and Cameron Avenue.

HISTORY

Relevant Zoning Cases:

1. W-1711; R-4 to B-2; approved May 6, 1991; northwest corner of 5th Street and Jackson Avenue; 0.39 acre; Planning Board and staff recommended approval.

2. W-1070; R-4 to B-3; withdrawn October 3, 1983; southeast corner of 5th Street and Dunleith Avenue; 0.22 acre; withdrawn after spot zone opinion was rendered by City Attorney.
3. W-746; R-4 to R-1; approved 1980; south side of 5th Street and north side of 3rd Street between Dunleith Avenue and Cameron Avenue (old City Hospital site); 8 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 2: Central.

Relevant Comprehensive Plan Recommendation(s): The objectives in *Vision 2005* for the central area include residential infill at higher densities, return of neighborhood shopping services, rehabilitation of existing housing, and preservation of historic structures.

Area Plan/Development Guide: *East Winston Area Plan*.

Relevant Development Guide Recommendation(s): Residential Low Density (0-5 DU/AC).

HISTORIC RESOURCES REVIEW:

Known historic resources: Noted in FC Architectural Inventory.

Forsyth County Architectural Inventory Number/Name: #1275, Former City Memorial Hospital.

ANALYSIS

The subject petition was continued from the May 11, 2000, Planning Board meeting to allow the petitioner time to resubmit for special use district zoning at the request of staff. The site is the eastern portion of the block that houses the Old City Hospital (now containing University Place [independent living facility for older adults] and ESR). The middle of the block where the hospital building is located was rezoned from R-4 to R-1 in 1980 (zoning docket W-746). When the R-1 zoning was processed, staff noted that the entire block was not being rezoned and that 3rd Street and Cameron Avenue are clearly single family streets. The R-1 zoning was converted to RM-U through the UDO remapping process. Staff supported the R-1 zoning in 1980 in part because it did not include the subject property.

The use of the subject property for something compatible with the remainder of the hospital block is acceptable, however, staff was concerned during the analysis of the general use request in 1980 that the potential development allowed in the RMU (old R-1) zoning district could have had a negative impact on the single family homes across Cameron Avenue, 3rd Street and 5th Street.

Staff is supportive of the proposed Congregate Care Facility which is designed at a scale and intensity that serves as a good transition between the large structures which were a part of the former City Memorial Hospital and the single family homes in the neighborhood. Staff appreciates the flexibility of the petitioner to resubmit for special use district zoning and recommends approval of the RMU-S petition.

FINDINGS

1. The subject property is the eastern portion of the block that houses the Old City Hospital (now occupied by University Place and ESR).
2. The middle of the block where the hospital building is located was rezoned from R-4 to R-1 in 1980 (zoning docket W-746).
3. The district is intended for Growth Management Areas 1 and 2 and the site is in Area 2, however, the existing development pattern on the adjoining properties is small single family homes.
4. The petition was resubmitted as a special use district request which addresses the impact on adjoining properties and staff recommends approval of the RMU-S petition.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
 - b. All areas shown not to be graded on the site plan shall be cordoned off prior to the issuance of grading permits. These areas may not be disturbed. All trees located in these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.
- **OTHER REQUIREMENTS**
 - a. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

[*For information purposes only:* The draft *Legacy* plan identifies this site as part of the Urban Neighborhoods planning area that surrounds downtown Winston-Salem. The plan calls for quality infill development, greater residential densities where appropriate and neighborhood retail, and community services in the Urban Neighborhoods planning area. The plan also calls for historic preservation, rehabilitation and reuse of existing structures to be encouraged in this area.]

PUBLIC HEARING - May 11, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved continuance of the zoning map amendment to June 8, 2000.

SECOND: Norman Williams.

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

PUBLIC HEARING - June 8, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: James Rousseau moved approval of the zoning map amendment.

SECOND: Norman Williams

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: James Rousseau certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: Norman Williams

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning