



DOCKET #: W2400

PROPOSED ZONING:
RM8-S (Congregate
Care Facility)

EXISTING ZONING:
RS9

PETITIONER:
Carver Road Church of Christ

SCALE: 1" represents 400'

STAFF: D. Reed

GMA: 3

ACRE(S): 5.42

MAP(S): 642874

May 24, 2000

Carver Road Church of Christ
4381 Carver School Road
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2400

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
J H Batten/Lucious Oliver, 4880 Harley Drive, Walkertown, NC 27051

ACTION REQUEST FORM

DATE: May 24, 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 Carver Road Church of Christ

SUMMARY OF INFORMATION:

Zoning map amendment of Carver Road Church of Christ from RS-9 to RM-8-S (Congregate Care Facility): property is located on the south side of Lansing Drive east of Carver School Road (Zoning Docket W-2400).

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 Carver Road Church of Christ,
Docket W-2400

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 RM-8-S (Congregate Care Facility) the zoning classification of the following described property:

Tract 1. Beginning at a point in the south line of Lansing Drive, formerly Fogle Road, 801.65 feet east of the southeast intersection of Carver Road, formerly Whitfield Road, and Lansing Drive; running thence with the south line of Lansing Drive, south 89E 20' 20" east 208.65 feet to a point; running thence with the west line of Tract 1 of the property conveyed this date to Jerry Thornton and wife, Lillie W. Thornton, south 00E 09' 20" east 560.34 feet to a point in the north boundary of the property of Annie B. Shelton and Katherine H. Scott, see Deed Book 306, page 103, running thence with the Shelton/Scott line, north 89E 22' 20" west 208.65 feet to an iron, the southeastern corner of the property conveyed this date to Luvenia R. Williams; running thence with said Williams line north 00E 09' 20" west 560.46 feet to a point in the south boundary of Lansing Drive, the point and place of Beginning; containing 2.684 acres, more or less, and being a portion of Lot 24, Tax Block 3230 of the Forsyth County Tax Maps.

Tract 2. Beginning at a point lying south 89E 22' 20" east 982.81 feet from an existing iron in the eastern boundary of Carver School Road, which point is also the southeastern corner of Tract 1 above; from said beginning point, running with the eastern boundary of Tract 1, north 00E 09' 20" west, 82.50 feet to a point in the eastern boundary of Tract 1, north 00E 09' 20" west 82.50 feet to a point in the eastern boundary of Tract 1, which point is also the southwestern corner of Tract 1 conveyed this date to Jerry Thornton and wife, Lillie W. Thornton; running thence with Thornton, south 89E 20' 05" east 250.16 feet to a point in the southern boundary of Tract 2 of the property conveyed this date to Jerry Thornton and wife, Lillie W. Thornton; running thence with the western boundary of Tract 3 of the property conveyed this date to Jerry Thornton and wife, Lillie W. Thornton, south 01E 05' 55" west 513.16 feet to a point in the south line of the 18.5 acre tract conveyed by deed recorded in Book 1340, page 1051 and the north line of the property of Joseph M. Walker, see Deed Book 1232, page 1287; running thence with the line of Walker,

north 88E 55' 50" west 220.99 feet to an old solid iron at a corner of Walker with Clinton Barnes, see Deed Book 1292, page 1094 and the proeprty of Annie B. Shelton and Katherine H. Scott, see Deed Book 306, page 103; running thence with the eastern line of Shelton/Scott property north 00E 06' 10" east 429.13 feet to a new iron pipe replacing an old iron, said pipe being located at the northeastern corner of the Shelton/Scott property; running thence with the north line of Shelton/Scott north 89E 22' 20" west 19.90 feet to the point and place of beginning; containing 2.690 acres, more or less and being a portion of Lot 24 of Tax Block 3230 of the Forsyth County Tax Maps. Tract 2 above is conveyed subject to an existing sanitary sewer easement across Tract 2 as shown on the above-reference survey.

AKA Tax Lots 24P, 24O, and 24R, Tax Block 3230 and containing 5.415 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Carver Road Church of Christ and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Carver Road Church of Christ.

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 Carver Road Church of Christ. 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 Carver Road Church of Christ, (Zoning Docket W-2400). 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 RM-8-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 RM-8-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 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.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required storm water management devices shall be installed.
- b. Developer shall widen Lansing Drive eighteen (18) feet from centerline with curb and gutter and sidewalk along the entire frontage of the property. There shall be a pedestrian connection provided from the sidewalk to the main building. The widening shall be installed to the specifications of the Public Works Department of the City of Winston-Salem prior to the signing of final plats.
- c. Developer shall dedicate a 40 foot wide greenway easement centered on Brushy Fork Creek.

C OTHER REQUIREMENTS

- a. Signage shall be limited to only one (1) freestanding monument sign on Lansing Drive limited to a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- b. Developer shall install dumpsters in accordance with City of Winston-Salem standards.

ZONING STAFF REPORT

DOCKET # W-2400
STAFF: David Reed

Petitioner(s): Carver Road Church of Christ
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: RM-8-S Residential Multifamily District; maximum density 8 units/acre
(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: 5.42 acres

LOCATION

Street: South side of Lansing Drive east of Carver School Road.
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

SITE PLAN

Proposed Use: Congregate Care Facility.
Square Footage: 31,912 square feet.
Building Height: Single story.
Density: 7.76 units per acre.
Parking: Required: 32 spaces; Proposed: 41 spaces.
Bufferyard Requirements: A type II bufferyard is required adjacent to RS-9 zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None. Site is heavily wooded.

Adjacent Uses:

- North - Single family homes and churches zoned RM-8-S, IP, and RS-9.
- East - Nursing home (Forsyth Village) zoned RM-8-S and vacant land zoned RS-9.
- South - Vacant wooded land zoned RS-9.
- West - Single family home zoned RS-9. Further west is Carver Road Church of Christ zoned IP.

GENERAL AREA

Character/Maintenance: Mixture of residential and institutional uses.
Development Pace: Fast.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minor.
Topography: Site slopes down slightly to the southeast.
Streams: A tributary of Bushy Fork Creek crosses a corner of the site
Vegetation/habitat: Site is partially wooded.

TRANSPORTATION

Direct Access to Site: Lansing Drive.
Street Classification: Local street.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Lansing Drive - Liberty Street to Carver School Road - 4,900/16,000
Trip Generation/Existing Zoning: 5.42 ac./9,000 = 26 lots x 9.55 = 248 avg. trips/day
Trip Generation/Proposed Zoning: 42 units x 2.15 trip rate = 90 avg. trips/day
Sight Distance: Good.
Sidewalks: A sidewalk is recommended along Lansing Drive.
Transit: WSTA route 1 serves Lansing Drive.

HISTORY

Relevant Zoning Cases:

1. W-2201; RS-9 and RM-12-S (Residential Building, Multifamily) to IP; approved January 5, 1998; north side of Lansing Drive between Carver School Road and Lasley Drive; 14.42 acres; Planning Board and staff recommended approval.
2. W-1993; RS-9 to IP; approved October 2, 1995; southwest corner of Carver School Road and Lansing Road, west of current site; 9.5 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.
Relevant Comprehensive Plan Recommendation(s): Preserve stable neighborhood areas.
Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide*
Relevant Development Guide Recommendation(s): Low-density residential in part and Public/Semi-Public in part.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: *Carver Road/Ogburn Station Development Guide*.

Greenway/Trail Name: Brushy Fork Creek, identified as a "Phase III" trail in *Vision 2005*
(feasibility study has been done; construction not scheduled).

Easement Requested: 40 feet.

Side of Creek: West.

ANALYSIS

The subject site lies in an area which has a mixture of residential and institutional uses. Across Lansing Drive from the site is the Cleveland Avenue Christian Church which is a community scale church. Adjacent to the site to the east is a congregate care facility and west of the site is one single family home and the Carver Road Church of Christ.

The site is within the boundaries of the *Carver Road/Ogburn Station Development Guide* which identifies the site as being on the border between low-density residential uses and public/semi-public uses. Brushy Fork Creek passes through a corner of the site and staff recommends a 40 foot wide greenway easement be dedicated along the creek. The greenway, which is recommended in the development guide, will provide pedestrian and bicycle access in and through the area.

Although the site extends south into an area recommended for low density development, all of the proposed development is located close to Lansing Drive near other public/semi public land uses. The rear (undeveloped) portion of the site is included in the petition to allow the requested number of units in the proposed facility to be built under RM-8-S. Staff believes the proposed single-story congregate care facility is compatible with other uses in the immediate area, and the recommended sidewalk and greenway easement will contribute positively to the neighborhood.

FINDINGS

1. The subject site lies in an area which has a mixture of residential and institutional uses.
2. The site is within the boundaries of the *Carver Road/Ogburn Station Development Guide* which identifies the site as being on the border between low-density residential uses and public/semi-public uses.
3. Brushy Fork Creek passes through a corner of the site and staff recommends a 40-foot wide greenway easement be dedicated along the creek.
4. Staff believes the proposed single-story congregate care facility is compatible with other uses in the immediate area and the recommended sidewalk and greenway easement will contribute positively to the neighborhood.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

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[For information purposes only: The draft Legacy plan identifies the site as being located within the municipal services area in the suburban neighborhoods planning area. The Legacy plan calls for increased residential densities in this area, where appropriate, and a mix of housing types and prices.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved approval of the zoning map amendment and confirmed that the site plan conforms to all code requirements.

SECOND: Norman Williams.

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning