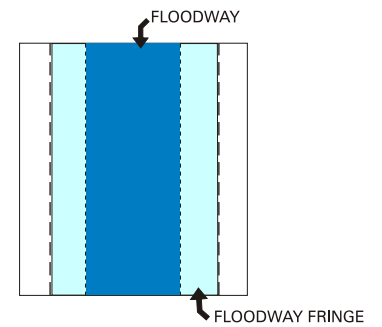


DOCKET #: W2434

PROPOSED ZONING:
C-S (Hospital
or Health Center)

EXISTING ZONING:
C and RMU-S

PETITIONER:
Novant Health, Inc.



SCALE: 1" represents 400'

STAFF: Hughes

GMA: 3

ACRE(S): 2

MAP(S): 612846 (F9)

November 22, 2000

Novant Health, Inc.
c/o David McMillan, Director
Corporate Facility Planning
3333 Silas Creek Parkway
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2434

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: November 22, 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 Novant Health, Inc.
DBA Forsyth Medical Center

SUMMARY OF INFORMATION:

Zoning map amendment of Novant Health, Inc. DBA Forsyth Medical Center from C and 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-S (Hospital or Health Center): property is located at the northeast corner of Silas Creek Parkway and Hanes Mall Boulevard at the entrance to Forsyth Hospital (Zoning Docket W-2434).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Novant Health, Inc. DBA
Forsyth Medical Center, Docket W-2434

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 C and 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-S (Hospital or Health Center) the zoning classification of the following described property:

BEGINNING at a point located in the northern margin of Silas Creek Parkway, said point also being the southwestern corner of the property now or formerly owned by Hayworth Miller Funeral Home, Inc. (Deed Book 887, Page 441); thence from said beginning point with the northern margin of Silas Creek Parkway, north 61° 34' 41" west 229.39 feet to a point; thence north 60° 21' 16" west 127.88 feet to a point; thence turning in a northerly direction with the paved entrance drive the following chord bearings and distances: 1) north 35° 17' 44" west 27.52 feet chord to a point; 2) north 33° 17' 34" west 149.07 feet chord to a point; 3) north 20° 31' 33" west 31.18 feet chord to a point; 4) north 17° 41' 22" east 116.14 feet chord to a point; thence turning in an eastern direction south 73° 24' 16" east 205.13 feet chord to a point; thence turning in a southern direction with the western boundary of the property now or formerly owned by Amos Cottage Inc. (Deed Book 1114, Page 7), south 20° 36' 23" west 94.51 feet to a point; thence with the southern boundary of the Amos property as described above, south 61° 38' 14" east 273.25 feet to a point; thence with the western boundary of the property now or formerly owned by Hayworth Miller Funeral Home, Inc. as described above south 36° 49' 36" west 156.23 feet to a point; said point being known as the point and place of beginning. Said tract containing 2 acres more or less and being Tax Lot 501C, Tax Block 3806.

Section 2. This Ordinance is adopted after approval of the site plan entitled Forsyth Memorial Hospital and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Novant Health, Inc. DBA Forsyth Medical Center.

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 Forsyth Memorial Hospital. 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 Novant Health, Inc. DBA Forsyth Medical Center, (Zoning Docket W-2434). 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 C-S (Hospital or Health Center), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the C-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 cordon off areas shown on the site plan not to be disturbed or graded along the Silas Creek Parkway side of the development.
- **PRIOR TO OCCUPANCY PERMITS**
 - a. Developer shall install landscape plantings to meet or exceed the requirements of the type III bufferyard around the west side of the proposed parking area and the south and east sides of the proposed building. Said planting requirements may be partially or wholly met by utilizing existing vegetation.
 - b. Developer shall install a minimum type I bufferyard on the north side of the current C-S zoned site on adjacent property owned by Forsyth Medical Center as noted on the site plan. Said bufferyard shall be placed on a buffer easement recorded with the Office of the Register of Deeds.
- **OTHER REQUIREMENTS**
 - a. Developer shall be allowed one freestanding sign. Said sign shall be limited to a monument type with a maximum copy area of eight (8) square feet and a maximum height of five (5) feet.

ZONING STAFF REPORT

DOCKET # W-2434
STAFF: Suzy Hughes

Petitioner(s): Novant Health, Inc. DBA Forsyth Medical Center
Ownership: Same

REQUEST

From: C Campus District and RMU-S Residential Multifamily District; unrestricted densities; minimum lot size 5,000 sf (Multiple Uses)
To: C-S Campus District (Hospital or Health Center)

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

Acreage: 3.1 acres

LOCATION

Street: Northeast corner of Silas Creek Parkway and Hanes Mall Boulevard at the entrance to Forsyth Hospital.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

SITE PLAN

Proposed Use: Records file storage and lawn equipment maintenance building, accessory to the main hospital facility.
Square Footage: 9,600 sf.
Building Height: One story.
Parking: Required: 4; proposed: 5.
Bufferyard Requirements: Type I bufferyard.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None. Site is undeveloped.

Adjacent Uses:

- North - Amos Cottage, Inc. zoned RMU.
- East - Hayworth Miller Funeral Home, Inc. zoned GO.
- South - Across Silas Creek Parkway is Hanes Mall zoned GB.
- West - Entrance to Forsyth Hospital. Further west and north is the hospital structure. The site is zoned C.

GENERAL AREA

Character/Maintenance: Well-maintained commercial uses.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently undeveloped.

Topography: Gradual slope.

Streams: A mapped stream crosses the eastern edge of this property.

Vegetation/habitat: Site is wooded.

Constraints: Minor topographical restraints.

Floodplains: This site is located very near, but not in, a floodway. According to the Soil Survey of Forsyth County (1976), soils in this area are well-drained.

TRANSPORTATION

Direct Access to Site: Silas Creek Parkway and Hanes Mall Boulevard.

Street Classification: Silas Creek Parkway - major thoroughfare and Hanes Mall Boulevard - major thoroughfare.

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

Silas Creek Parkway between Bolton Street and Hanes Mall Boulevard = 35,000 / 34,000

Silas Creek Parkway between Hanes Mall Boulevard and S. Hawthorne Rd. = 36,000 / 34,000

Hanes Mall Boulevard - no traffic counts available/35,000

Trip Generation/Existing Zoning: RMU-S

$9,600/1,000 = 9.6 \times 265.21$ (Bank trip rate) = 2,546

Trip Generation/Proposed Zoning: C-S

$9,600/1,000 = 9.6 \times 4.96$ (Warehouse trip rate) = 47.6

Transit: Route 18/WC, along Hanes Mall Boulevard.

HISTORY

Relevant Zoning Cases:

1. 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.
2. 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.

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

Relevant Comprehensive Plan Recommendation(s): Development of commercial activity nodes at planned locations; separation and buffering of commercial, office, and industrial uses from residential areas.

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

Relevant Development Guide Recommendation(s): Institutional land use.

ANALYSIS

This is a proposal to rezone 3.1 acres of property owned by Novant Health Center from C and RMU-S (Multiple Uses including Nursing Home and Dwellings, Multifamily) to C-S (Hospital or Health Center). The proposed building is to be used for the storage of files and maintenance equipment as accessory to the proposed Hospital or Health Center use. However, under the current special use district zoning, hospital with accessory uses is not allowed. A rezoning to C-S would allow the uses classified as accessory to a hospital.

Specific to the visual character of the site, Planning staff believes that adequate provisions have been made to screen the proposed maintenance facility from view from Silas Creek Parkway. This will be achieved by retaining existing vegetation and the installation of new plant materials as shown on the Special Use District site plan.

This proposal conforms to the *Ardmore Area Plan* as well as *Vision 2005*.

Access to this site would be off an internal private drive within the Forsyth Medical Center. There would be no access points off Silas Creek Parkway.

FINDINGS

1. This is a proposal to rezone 3.1 acres of property owned by Forsyth Medical Center from C and RMU-S (Nursing Home; and Dwellings, Multifamily) to C-S (Hospital or Health Center).
2. Under the current special use district zoning, a hospital with accessory uses are not allowed. A rezoning to C-S would allow a hospital and accessory use.
3. This proposal conforms to the *Ardmore Area Plan* as well as *Vision 2005*.

4. Access to this site would be off an internal private drive within the Forsyth Medical Center campus.

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 cordon off areas shown on the site plan not to be disturbed or graded along the Silas Creek Parkway side of the development.
- **PRIOR TO OCCUPANCY PERMITS**
 - a. Developer shall install landscape plantings to meet or exceed the requirements of the type III bufferyard around the west side of the proposed parking area and the south and east sides of the proposed building. Said planing requirements may be partially or wholly met by utilizing existing vegetation.
 - b. Developer shall install a minimum type I bufferyard on the north side of the current C-S zoned site on adjacent property owned by Forsyth Medical Center as noted on the site plan. Said bufferyard shall be placed on a buffer easement recorded with the Office of the Register of Deeds.
- **OTHER REQUIREMENTS**
 - a. Developer shall be allowed one freestanding sign. Said sign shall be limited to a monument type with a maximum copy area of eight (8) square feet and a maximum height of five (5) feet.

[For information purposes only: The draft Legacy plan indicates that the petitioner's site is in the Urban Neighborhoods growth management area.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Kerry Avant moved approval of the zoning map amendment.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Kerry Avant certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning