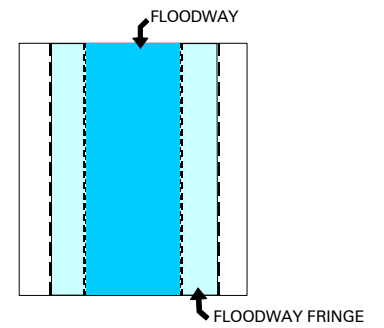


DOCKET #: W2440

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
PB-S

PETITIONER:
Wake Forest University



SCALE: 1" represents 200'

STAFF: Hughes

GMA: 3

ACRE(S): 0.91

MAP(S): 618866



December 20, 2000

Wake Forest University
c/o F. Thomas King, Real Estate Manager
P. O. Box 7477
Reynolda Station
Winston-Salem, NC 27109

RE: ZONING MAP AMENDMENT W-2440

Dear Mr. King:

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: December 20, 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 Wake Forest University

SUMMARY OF INFORMATION:

Zoning map amendment of Wake Forest University from PB-S (Offices, Miscellaneous; Professional Office; Banking and Financial Services; and College or University) to Site Plan Amendment: property is located within Reynolda Village approximately 230 feet east of Reynolda Road (Zoning Docket W-2440).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Wake Forest University, Docket
W-2440

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 PB-S (Offices, Miscellaneous; Professional Office; Banking and Financial Services; and College or University) to Site Plan Amendment the zoning classification of the following described property:

Beginning at a point, a common corner of lot no. 102C and 102H Tax Block 3436, said point being located north 39° 21' east 100.0 feet from a southwest corner of lot no. 102H Tax Block 3436; thence with the line of lot 102C and 102H north 31° 19' west 226.56 feet to a new corner in Silas Creek; thence on new lines along Silas Creek the three following courses and distances: south 78° 46' 11" east 67.28 feet to a point, thence north 80° 36' 03" east 112.97 feet to a point, and north 85° 04' 06" east 87.60 feet to a point; thence on a new line south 22° 33' 47" east 140.21 feet to a point and south 69° 01' 40" west 215.00 feet to the place of beginning and containing 0.9107 acre more or less.

The above described property being a portion of Lot No. 102H, Forsyth County Tax Block 3436 and also being that portion of the property currently zoned PB-S.

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

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 Wake Forest University. 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 Wake Forest University, (Zoning Docket W-2440). 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 PB-S (Offices, Miscellaneous; Professional Office; Banking and Financial Services; and College or University - Site Plan Amendment), 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 PB-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**
 1. Erosion control and sedimentation are required from the Inspections Division.

- **OTHER REQUIREMENTS**
 1. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each entrance.

ZONING STAFF REPORT

DOCKET # W-2440
STAFF: Suzy Hughes

Petitioner(s): Wake Forest University
Ownership: Same

REQUEST

From: PB-S Pedestrian Business District (Office, Miscellaneous; Professional Office; Banking and Financial Services; and College or University)
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: 0.91 acre

LOCATION

Street: Private drive within Reynolda Village approximately 230 feet east of Reynolda Road.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

SITE PLAN

Proposed Use: Office, Miscellaneous; Professional Office; Banking and Financial Services; and College or University.
Square Footage: 2,030 square feet addition to existing 2,843 square foot structure.
Building Height: Single story.
Parking: Required: 16; Proposed: 16
Bufferyard Requirements: None.
Vehicular Use Landscaping Standards Requirements: None.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Office.
Adjacent Uses:
North - Silas Creek and floodplain zoned C.
East - Vacant land zoned C.
South - Parking area zoned C.
West - Small business and retail uses zoned PB.

GENERAL AREA

Character/Maintenance: Well-maintained retail and office uses.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minimal.
Topography: Site slopes down to the north.
Streams: Silas Creek is adjacent to the site to the north.
Vegetation/habitat: Site is developed.
Constraints: Silas Creek floodplain.
Floodplains: Northern section of property lies in flood zone AE.

TRANSPORTATION

Direct Access to Site: Reynolda Road.
Street Classification: Major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Reynolda Road from Coliseum Drive to Wake Forest Road - 16,000/16,000
Wake Forest Road from Silas Creek Parkway to Reynolda Road - 14,000/26,000
Trip Generation/Existing Zoning: PB-S
 $1637 + 2843 = 4480 / 1000 = 4.48 \times 11.01$ (general office trip rate) = 49 trips
Trip Generation/Proposed Zoning: PB-S Site Plan Amendment
 $1637 + 2843 + 2030 = 6510 / 1000 = 6.51 \times 11.01$ (general office trip rate) = 71 trips
Transit: WSTA Route 16 along Reynolda Road.

HISTORY

Relevant Zoning Cases:

1. W-2410; C to PB; approved August 7, 2000; east side of Reynolda Road east of By Way Street; 0.468 acre; Planning Board and staff recommended approval.
2. W-1841; R-4 to B-3-S (Offices; and Colleges or Universities, Academic); approved August 12, 1993; along north side of a private drive located in Reynolda Village, also along the south side of Silas Creek (current site); 0.91 acre; 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: *Polo-Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The Development Plan Map identifies this site as an area that is already developed and proposes no change in land use. The plan also identifies this area as an existing point of interest.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: *Polo-Reynolda Area Plan, Vision 2005*, Bethabara Trail Greenway Master Plan.

Greenway/Trail Name: Bethabara Trail.

Phase of Trail Development: Priority 2 in Bethabara Trail Greenway Master Plan 1988.

Easement Requested: None.

Is site designated for parks/open space? No.

Comments/Status of Trail: Wake Forest University did not agree to the proposed greenway going through their property so easements have not been obtained at this site. There are, however, existing sidewalks in the vicinity at Wake Forest Road that can be used to connect the University to proposed greenway trails.

ANALYSIS

Wake Forest University has requested this site plan amendment of 0.91 acre currently zoned PB-S. The petitioner would like to construct a 2,030 square foot addition to an existing building on the site. The proposed PB-S site plan amendment is consistent with surrounding zoning and uses found throughout the remainder of Reynolda Village, within which the property lies.

The site plan amendment meets all recommendation in *Vision 2005* and is consistent with the *Polo-Reynolda Area Plan*. The design of the current structure on the site is consistent with the surrounding historic structures within Reynolda Village.

FINDINGS

1. Wake Forest University has requested this site plan amendment of 0.91 acre currently zoned PB-S. The petitioner would like to construct an addition to an existing building on the site.
2. The proposed PB-S site plan amendment is consistent with surrounding zoning and uses found throughout the remainder of Reynolda Village.
3. The design of the current structure on the site is consistent with the surrounding historic structures within Reynolda Village.

STAFF RECOMMENDATION

Site Plan Amendment: **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**
 2. Erosion control and sedimentation are required from the Inspections Division.
- **OTHER REQUIREMENTS**
 2. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each entrance.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: Kerry Avant.

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning