April 23, 2014

Moravian Home Incorporated
1100 Salemtowne Drive
Winston-Salem, NC  27106

Re: Zoning Petition W-3214

Dear Petitioner:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning and Development Services

pc:   City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
      Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC  27101
**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE:</th>
<th>April 23, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, FAICP, Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning petition of Moravian Home Incorporated

**SUMMARY OF INFORMATION:**

Zoning petition of Moravian Home Incorporated from RM18, RS9, and LO to RM18: property is located on the north side of Indiana Avenue, west of University Parkway (Zoning Docket W-3214).

**PLANNING BOARD ACTION:**

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>NOT REQUIRED</td>
</tr>
</tbody>
</table>
CITY ORDINANCE - GENERAL USE

Zoning Petition of Moravian Home Incorporated, Docket W-3214

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 City Council 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 RM18, RS9, and LO to RM18; the zoning classification of the following described property:

PIN #6827-18-6751

Section 2. This ordinance shall become effective upon adoption.
## CITY-COUNTY PLANNING BOARD
### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3214</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Aaron King</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Moravian Home Incorporated</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #6827-18-6751</td>
</tr>
<tr>
<td>Address</td>
<td>5101 Indiana Avenue</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM18 (Residential Multifamily up to 18 units/acre), RS9 (Residential Single Family, 9,000sf lot size), &amp; LO (Limited Office) to RM18 (Residential Multifamily up to 18 units/acre). <strong>NOTE:</strong> General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</td>
</tr>
<tr>
<td>Neighborhood Contact/Meeting</td>
<td>As per an email from the petitioner: “The owner has met with the adjacent church (North Point Baptist Church) and the church is supportive of the rezoning. The church property is also the only adjacent property zoned RS9 with the remainder being RM18, RM12, HB or LI across Indiana Avenue.”</td>
</tr>
<tr>
<td>Zoning District Purpose Statement</td>
<td>The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for GMAs 1 and 2, and may be suitable for GMA 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(I) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? Yes, the site is located at the corner of two thoroughfares and has access to public utilities and services.</td>
</tr>
</tbody>
</table>

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North side of Indiana Avenue, west of University Parkway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± 57.53 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>An existing small office building used by Salemtowne is located in the approximate middle of the site.</td>
</tr>
</tbody>
</table>
### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM12-S, RM18, &amp; RS9</td>
<td>Multifamily units and a church</td>
</tr>
<tr>
<td>East</td>
<td>HB &amp; HB-L</td>
<td>Various commercial uses</td>
</tr>
<tr>
<td>South</td>
<td>LI</td>
<td>Warehouses and industrial uses</td>
</tr>
<tr>
<td>West</td>
<td>RM18-S</td>
<td>Salemtowne retirement community</td>
</tr>
</tbody>
</table>

#### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes, the uses allowed in the proposed RM18 district would be consistent with the adjacent RM18-S site and the mixture of commercial and industrial uses in the general area.

#### Physical Characteristics

The subject property has a varying topography that slopes downward from Indiana Avenue. Along Indiana Ave, the site has an approximate elevation of 910 and slopes downward to the north to its lowest elevation (800) along the northern property line. The site also contains a +/- 3.5 acre pond located in the northwest portion of the site.

#### Proximity to Water and Sewer

The subject property has access to public water and sewer.

### Stormwater/Drainage

No known issues.

### Watershed and Overlay Districts

The subject property is not located within a water supply watershed.

### Analysis of General Site Information

The subject property contains 57.53 acres with a pond and varying topography. Staff does not anticipate any development related issues on this site.

## SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Parkway</td>
<td>Expressway</td>
<td>+/- 1,200’</td>
<td>29,000</td>
<td>73,400</td>
</tr>
<tr>
<td>Indiana Avenue</td>
<td>Minor Thoroughfare</td>
<td>+/- 1,327’</td>
<td>2,400</td>
<td>13,800</td>
</tr>
</tbody>
</table>

#### Proposed Access Point(s)

Since this is a general use request, access points are unknown at this time.

#### Planned Road Improvements

The Comprehensive Transportation Plan lists the recommended cross section for University Parkway in this area as a six-lane cross section with a raised median, sidewalks, and bike lanes. It recommends Indiana Avenue be constructed as a three-lane cross section with sidewalks and bike lanes.

#### Trip Generation - Existing/Proposed

No trip generation is available for general use zoning.

#### Sidewalks

Sidewalks currently exist along University Parkway. There are no sidewalks along this section of Indiana Avenue.
Transit | Route 44 runs along this section of Indiana Avenue.
Traffic Impact Study (TIS) | Not required for a general use rezoning.
Analysis of Site Access and Transportation Information | Since this is a general use request, there are few details with respect to anticipated traffic. The site does have frontage on two public roads and also abuts the existing road network located on the Salemstowne campus. The site is served by public transit and sidewalks on University Parkway.

**CONFORMITY TO PLANS AND PLANNING ISSUES**

<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>GMA 3 (Suburban Neighborhoods)</th>
</tr>
</thead>
</table>
| Relevant Legacy Recommendations | - Concentrate development within the serviceable land area with the highest densities at City/Town Centers, Activity Centers and along Growth Corridors (page 3-4).
- Promote compatible infill development that fits with the context of its surroundings. (p. 141)
- Promote land use compatibility through good design and create a healthy mix of land uses in proximity to one another. Move away from the separating and buffering of some land uses and toward transitioning and blending those uses (pp. 4-6, 4-7).
- Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas. (p. 182)
- Encourage good design as a tool and incentive for increased residential densities (p. 49) |

<table>
<thead>
<tr>
<th>Relevant Area Plan(s)</th>
<th>North Suburban Area Plan Update (adopted April 2014)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Plan Recommendations</td>
<td>The 2014 North Suburban Area Plan Update recommends the subject property for Institutional development.</td>
</tr>
<tr>
<td>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</td>
<td>(R)(3) - Have changing conditions substantially affected the area in the petition? No</td>
</tr>
<tr>
<td>(R)(4) - Is the requested action in conformance with Legacy?</td>
<td>Yes</td>
</tr>
<tr>
<td>Analysis of Conformity to Plans and Planning Issues</td>
<td>The subject request would rezone 57.53 acres to RM18. The site is primarily zoned RM18 and this request would clean up the remnants of RS9 and LO zoning and convert them to RM18. The existing Salemstowne campus is zoned RM18-S and this request would provide consistent zoning for any future development of their campus. Staff views this request as being consistent with the recommendations of Legacy and the North Suburban Area Plan Update.</td>
</tr>
</tbody>
</table>

**RELEVANT ZONING HISTORIES**

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-3096</td>
<td>HB-S to HB-L</td>
<td>Approved 4/4/11</td>
<td>East</td>
<td>2.75</td>
<td>Approval</td>
</tr>
<tr>
<td>W-2769</td>
<td>HB to GO</td>
<td>Approved 6/6/05</td>
<td>South</td>
<td>2.24</td>
<td>Approval</td>
</tr>
<tr>
<td>---------</td>
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<td>-------</td>
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<td>----------</td>
</tr>
<tr>
<td>W-2310</td>
<td>RM18-S &amp; RS9 to RM18-S</td>
<td>Approved 5/3/99</td>
<td>West</td>
<td>58.55</td>
<td>Approval</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**
- Section 2-1.2(N) RM18 District

**Complies with Chapter B, Article VII, Section 7-5.3**
- (A) *Legacy policies:* Yes
- (B) *Environmental Ord.* NA
- (C) Subdivision Regulations NA

**CONCLUSIONS TO ASSIST WITH RECOMMENDATION**

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>The request is consistent with the recommendations of <em>Legacy</em> and the <em>North Suburban Area Plan Update.</em></td>
<td>The site contains over 100' of change in elevation which may require extensive grading.</td>
</tr>
<tr>
<td>The site is primarily zoned RM18.</td>
<td></td>
</tr>
<tr>
<td>The existing Salemtowne campus is zoned RM18-S.</td>
<td></td>
</tr>
<tr>
<td>RM18 zoning is consistent with the surrounding zoning pattern in the area.</td>
<td></td>
</tr>
</tbody>
</table>

**STAFF RECOMMENDATION:** APPROVAL

**NOTE:** These are *staff comments* only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the zoning petition.
SECOND:  Lynne Mitchell
VOTE:
  FOR:  Arnold King, Clarence Lambe, Barry Lyons, Lynne Mitchell, Paul Mullican, Brenda Smith, Allan Younger
  AGAINST:  None
  EXCUSED:  None

A. Paul Norby, FAICP
Director of Planning and Development Services
Uses Allowed With A Permit From The Zoning Officer (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

Uses Allowed With Review By The Planning Board (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

Uses Allowed With Special Use Permit From Zoning Board Of Adjustment (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris
Manufactured Home, Class A
Park and Shuttle Lot

Uses Allowed With Special Use Permit From Elected Body (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
EXISTING LO USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
- Banking and Financial Services
- Bed and Breakfast
- Church or Religious Institution, Neighborhood
- Combined Use
- Family Group Home A
- Family Group Home B
- Funeral Home
- Government Offices, Neighborhood Organization, or Post Office
- Hospice and Palliative Care
- Library, Public
- Limited Campus Uses
- Museum or Art Gallery
- Offices
- Park and Shuttle Lot
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private
- Utilities

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Group Care Facility A
- Landfill, Land Clearing/Inert Debris (W)
- Residential Building, Multifamily
- Residential Building, Townhouse
- Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
- Veterinary Services

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
- Access Easement, Private Off-Site
- Kennel, Indoor
- Shelter for Homeless
RM18 USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Bed and Breakfast
Boarding or Rooming House
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Library, Public
Nursing Care Institution
Police or Fire Station
Recreation Facility, Public
Residential Building, Duplex
Residential Building, Single Family
Residential Building, Twin Home
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Child Day Care, Large Home
Church or Religious Institution, Community
Family Group Home B
Family Group Home C
Fraternity or Sorority
Golf Course
Habilitation Facility A
Habilitation Facility B
Life Care Community
Limited Campus Uses
Planned Residential Development
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Group Care Facility A
Habilitation Facility C
Landfill, Land Clearing/Inert Debris (W)
Park and Shuttle Lot
Transmission Tower

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses