



**DOCKET #:** W3041

**PROPOSED ZONING:**  
Final Development Plan

**EXISTING ZONING:**  
RM8-S

**PETITIONER:**  
Arbor Arcres United Methodist  
Retirement Community  
Inc. for property owned  
by Same

**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 2

**ACRES:** 12.50

**NEAREST  
BLDG:** 45' west

**MAP(S):** 624862



**CITY-COUNTY PLANNING BOARD DRAFT  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-3041		
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>		
<b>Petitioner(s)</b>	Arbor Acres United Methodist Retirement Community, Inc.		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PIN #s 6826-64-6673, 6974, 7995, 8653, and 9914, 6826-74-0739, and 2821, and a portion of 6826-64-1144		
<b>Address</b>	1240 Arbor Road		
<b>Request Summary</b>	Final Development Plan for property zoned RM-8-S TWO PHASE The approved uses for the property are: <ul style="list-style-type: none"> <li>• Life Care Community; and Nursing Care Institution</li> </ul>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	South side of Arbor Road/25th Street, across from Pilgrim Court		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	Northwest		
<b>Site Acreage</b>	± 12.5 acres		
<b>Current Land Use</b>	The site is undeveloped with the exception of one single family home which will need to be removed to accommodate the proposed improvements.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	LO-S, RS-9 & RS-7	Office and single family residential
	East	RS-9	Single family residential
	South	RM-8-S	Arbor Acres United Methodist Retirement Community
	West	RM-8-S	Arbor Acres United Methodist Retirement Community
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>		
	Yes, the approved uses on the subject property are compatible with the uses single family uses permitted on the properties in the vicinity. The low density single family uses shown on the proposed site plan along with the additional buffering along Arbor Road/25 <sup>th</sup> Street and a portion of the eastern property line provide a compatible transition between the subject RM-8-S and the adjacent RS-9 zoning.		
<b>Physical Characteristics</b>	The site contains some mature canopy trees and has a gentle slope downward to the south.		
<b>Proximity to Water and Sewer</b>	Public water and sewer are available.		
<b>Stormwater/ Drainage</b>	A stormwater study will be required prior to the issuance of a grading permit.		
<b>Analysis of General Site Information</b>	The single family homes on the subject property have recently been removed with the exception of one. Overall, the site appears to have no development constraints and is suitable for the proposed improvements.		

<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Arbor Road/25th Street	Collector Street	882'	2,100	NA
<b>Proposed Access Point(s)</b>	The site plan depicts a new access onto Arbor Road/25 <sup>th</sup> Street across from Pilgrim Court and a temporary access +/- 500' east onto Arbor Road/25 <sup>th</sup> Street.			
<b>Planned Road Improvements</b>	The Comprehensive Transportation Plan recommends Arbor Road/25 <sup>th</sup> Street be improved to a three lane section with curb and gutter and sidewalks. The site plan reflects this section across the frontage of the subject property.			
<b>Trip Generation – Existing/Proposed</b>	<u>Existing Zoning: RM8-S TWO PHASE</u> 210 units x .27 (Retirement Community Trip Rate) = 57 Trips per Day  <u>Proposed Zoning: RM8-S TWO PHASE</u> 275 units x .27 (Retirement Community Trip Rate) = 74 Trips per Day			
<b>Sidewalks</b>	Sidewalks are required along Arbor Road/25 <sup>th</sup> Street and the internal streets.			
<b>Transit</b>	Route 4 along Arbor Road and Pilgrim Court			
<b>Connectivity</b>	The site plan proposes three private street stubs to the RS-9 zoned property to the east.			
<b>Analysis of Site Access and Transportation Information</b>	In accordance with an approved condition on the First Phase petition, the proposed Final Development Plan includes a second access point into the overall retirement community across from Pilgrim Court. Sidewalks, curb and gutter, and road widening will be required along the Arbor Road/25 <sup>th</sup> Street frontage of the site as shown on the site plan.			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	Growth Management Area 2, Urban Neighborhoods			
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>• Permit larger institutional facilities, including apartment complexes and congregate care facilities at appropriate locations. They can be transitional uses in neighborhoods and located at the edges of single family residential areas. (p. 148)</li> <li>• Encourage a mixture of housing types in neighborhoods including alternatives such as shared housing arrangements. (p. 126)</li> </ul>			
<b>Relevant Area Plan(s)</b>	The site is not within the boundaries of an area plan or development guide.			
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>			
	No			
	<b>(R)(4) - Is the requested action in conformance with Legacy?</b>			
	Yes			

<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request includes the development proposal 25 single family, twin home and triplex units, a 3 story assisted living addition to an existing building and parking associated with the previously approved single story memory care section.</p> <p><i>Legacy</i> recommends the expansion of institutions near where people live in a manner that is compatible with surrounding uses. The existing Arbor Acres facility blends well with the single family homes located across the street because of the large front yard setback and the dense plantings along Arbor Road. In order to see this treatment continued further east along Arbor Road/25<sup>th</sup> Street the City Council included a buffer and building setback condition for the TWO PHASE street frontage. The proposed site plan complies with this condition. Along Arbor Road/25<sup>th</sup> Street there are several very large canopy trees that greatly add to the character of the neighborhood. While the preservation of these trees is not required under the new tree preservation and planting requirements it appears that some of them can be retained while still accommodating the proposed improvements on the site and the widening of Arbor Road/25<sup>th</sup> Street. Staff has met with the site plan preparers on site and anticipates the revised plan will include some additional tree preservation in this area.</p> <p>In consideration of the single family homes to the east, staff recommends the use of a 15' Type III bufferyard rather than a Type II bufferyard along the northern portion of that property line and pulling the grading back from the property line near the stormwater pond.</p>
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**RELEVANT ZONING HISTORIES**

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3041	NO-S, RM-8, RM-8-S & RS-9 to RM-8-S	Approved 10-5-09	Included current site	81.48	Approval	Approval

**SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS**

<b>Units (by type) and Density</b>	275 Independent and Assisted Living residential units on 81.48 acres (total site) = 3.37 units per acre					
<b>Parking (#'s are based upon entire 81.48 acre site)</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>		
	322 spaces	588 spaces		Mostly 90° head in with some parallel on street		
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	45'			4 story		
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>		
	70%			37%		
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>• Chapter B, Article II, Section 2-1.2 (L) RM-8 District</li> <li>• Chapter B, Article II, Section 2-5.44 Life Care Community</li> <li>• Chapter B, Article II, Section 2-5.56 Nursing Care Institution</li> </ul>					

Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy policies:</i>	Yes
	(B) <i>Environmental Ord.</i>	NA
	(C) <i>Subdivision Regulations</i>	NA
Analysis of Site Plan Compliance with UDO Requirements	<p>The revised site plan complies with the requirements of the UDO.</p> <p>The subject request is subject to the tree preservation and planting requirements. Compliance will be achieved by the preservation of some trees on the First Phase portion of the overall site. Therefore a Staff Change will be required on that previously approved site plan. A condition to that affect is included under the Prior to the Issuance of Occupancy Permits section below.</p>	
<b>REMAINING SITE PLAN ISSUES</b>		
<b>Issue</b>		<b>Status</b>
Provide crosswalks and additional internal sidewalk linkages.		Awaiting revised site plan
Show tree save area and label square footage.		
Upgrade bufferyard on north ½ of eastern property line from Type II to a Type III.		
Pull grading back from eastern property line near stormwater pond.		
Remove/reduce pavement in 50' bufferyard along Arbor Road/25th Street and attempt to save more of the canopy trees near said street.		
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>		
<b>Positive Aspects of Proposal</b>		<b>Negative Aspects of Proposal</b>
Request will allow for the expansion of an existing retirement community.		The request places a fair amount of new development in close proximity to existing homes to the east.
Request is consistent with the recommendations of <i>Legacy</i> .		
Request will provide a second access point to Arbor Acres		
<b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>		
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> <li>• <b><u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u></b> <ul style="list-style-type: none"> <li>a. Developer shall obtain a driveway permit from the City of Winston-Salem Public Works Department. Required improvements include, but are not limited to: <ul style="list-style-type: none"> <li>• Widen Arbor Road/25<sup>th</sup> Street 18' from center and install curb and gutter and sidewalk.</li> </ul> </li> </ul> </li> </ul>		

- b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- **PRIOR TO THE SIGNING OF PLATS:**
  - a. Documents including covenants, restrictions, and homeowners’ association agreements shall be recorded in the office of the Register of Deeds. Final plats must show easements, and utilities and tree save areas.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall record a final plat in the Office of the Register of Deeds.
  - b. The proposed buildings shall be constructed in substantial conformance with the submitted elevations labeled “Exhibits A, B, C & D” as verified by Planning staff.
  - c. Developer shall obtain a Staff Change on the remainder of the Arbor Acres site that shows what trees will be saved in order to meet the tree ordinance requirements.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
  - b. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  - c. Commemorative fence along Arbor Road/25<sup>th</sup> Street shall be installed in substantial conformance with the design shown on the site plan.
  - d. Developer shall provide Professional Engineer certification that the streets have been built to City of Winston-Salem specifications.

**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

MOTION: Paul Mullican moved approval of the Final Development Plan, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Wesley Curtis

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning