DOCKET #: W2915

PROPOSED ZONING:
MU-S (Multiple Uses)

EXISTING ZONING:
MU-S

PETITIONER:
Human Service Alliance
for property owned by
Multiple Owners

SCALE: 1" represents 600'

STAFF: King

GMA: 2

ACRES: 16.35

NEAREST BLDG: 15' east

MAP(S): 648862
March 21, 2007

Human Service Alliance
c/o Susan B. Baggett, President
3983 HSA Circle
Winston-Salem, NC  27101

RE: ZONING MAP AMENDMENT W-2915

Dear Ms. Baggett:

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

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
ACTION REQUEST FORM

DATE: March 21, 2007
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Human Service Alliance for property owned by multiple property owners

SUMMARY OF INFORMATION:

Zoning Map Amendment of Human Service Alliance for property owned by multiple property owners from MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)]: property is located on the northwest side of Old Greensboro Road, and east side of Harvest Drive (Zoning Docket W-2915).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO
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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] to MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)] the zoning classification of the following described property:

Tax Block 6582 Tax Lots B, C, D, 100, 110, 120, 130, 140, 150, 160, 504, 510, 511, 516, 517, 522, 523, 528, 529, and 534

Section 2. This Ordinance is adopted after approval of the site plan entitled Human Service Alliance and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20___ to Human Service Alliance for property owned by multiple property owners.
Section 3. The City Council 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 *Human Service Alliance*. 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 City Council

of the City of Winston-Salem

The City Council 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 Human Service Alliance for property owned by multiple property owners, (Zoning Docket W-2915). 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 MU-S [Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant (without drive-through service)], approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the MU-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 ISSUANCE OF BUILDING PERMITS:**
  a. All original conditions of W-2699 shall apply to this rezoning. The use "Restaurant (without drive-through service)" shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.
# CITY-COUNTY PLANNING BOARD STAFF

**STAFF REPORT FOR: Docket # W-2915**

## PETITION INFORMATION

<table>
<thead>
<tr>
<th><strong>Docket #</strong></th>
<th>W-2915</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff</strong></td>
<td>Aaron King</td>
</tr>
<tr>
<td><strong>Petitioner(s)</strong></td>
<td>Human Service Alliance</td>
</tr>
<tr>
<td><strong>Owner(s)</strong></td>
<td>Multiple property owners</td>
</tr>
<tr>
<td><strong>Subject Property</strong></td>
<td>Tax Lots B, C, D, 100, 110, 120, 130, 140, 150, 160, 504, 510, 511, 516, 517, 522, 523, 528, 529, and 534 Tax Block 6582</td>
</tr>
<tr>
<td><strong>Type of Request</strong></td>
<td>Special use rezoning to add the use Restaurant Without Drive-Through</td>
</tr>
</tbody>
</table>

**Proposal**

The petitioner is requesting to amend the Official Zoning Maps for the subject property from MU-S (Mixed Use – Special Use Zoning) to MU-S (Mixed Use – Special Use Zoning). The petitioner is requesting the following uses:

- Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Townhouse; Life Care Community; Hospice and Palliative Care; Offices, Miscellaneous; Professional Office; Medical and Surgical Offices; Services, Personal; School, Vocational or Professional; and Restaurant without Drive Through (further restricted to the use of “catering”)

## Zoning District Purpose Statement

The MU-S District is intended to accommodate and positively integrate a balanced mixture of residential, commercial, and in some cases light industrial uses within the district and the surrounding area. Depending upon the existing land use context in which the MU-S district is proposed, at least three distinctly different use component areas are expected for any MU-S zoning proposal. Building mass, rhythm, scale, and transition, as well as a cohesive and connected pedestrian and vehicular network are intended to be key elements of the overall design concept. This district encourages innovation by offering flexibility in design and layout requirements to achieve a greater choice of living and working environments. The development design should also be compatible with the natural terrain and surrounding uses, protect natural and/or historic resources, and provide useful open space. This district is only permitted through the special use district zoning process. This district is suitable in Growth Management Areas 1, 2, 3, 4, and activity centers.

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

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is already zoned MU-S.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>Northwest corner of US 158 and Old Greensboro Road</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Jurisdiction</strong></td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>East</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------</td>
</tr>
<tr>
<td><strong>Site Acreage</strong></td>
<td>Approximately ± 16.35 acres</td>
</tr>
<tr>
<td><strong>Current Land Use</strong></td>
<td>Existing residential development with a mixture of condominium units along with other services offered to the residents on-site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Surrounding Property Zoning and Use</strong></th>
<th><strong>Direction</strong></th>
<th><strong>Zoning District</strong></th>
<th><strong>Use</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>RS-9</td>
<td>Scattered single family homes and undeveloped land</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>RS-9</td>
<td>Scattered single family homes and undeveloped land</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>LO-S and RS-9</td>
<td>Undeveloped land and office use</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>RS-9</td>
<td>Scattered single family homes</td>
</tr>
</tbody>
</table>

**Physical Characteristics**
The portion of the subject property labeled as Phase II-B slopes moderately from east to west. The portion labeled as Phase II-A is relatively flat. An intermittent stream that feeds into Frazier Creek to the north is shown crossing the central section of the remaining property shown on the site plan. A portion of floodway fringe area from Frazier Creek is located approximately 500 feet to the northwest of the subject property.

**Proximity to Water and Sewer**
The property will be served with public water and public sanitary sewer.

**Watershed and Overlay Districts**
The Salem Lake Watershed, a protected water supply watershed is located south of this site.

**Analysis of General Site Information**
As currently shown, the proposed site plan should not create any significant impacts to the site’s existing environmental features. The petitioners are requesting the use “restaurant without drive-through” to allow catering on the site. The catering operation would be conducted in an existing building. No other changes to the site are proposed.

### 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>Old Greensboro Road</td>
<td>Minor Thoroughfare</td>
<td>Southern</td>
<td>4,100</td>
<td>16,100</td>
</tr>
<tr>
<td>Reidsville Road</td>
<td>Major Thoroughfare</td>
<td>Southern</td>
<td>18,000</td>
<td>17,700</td>
</tr>
<tr>
<td>Harvest Drive</td>
<td>Local Road</td>
<td>Western</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proposed Access Point(s)**
The existing access points will remain the same.

**Planned Road Improvements**
TIP Project R-2577 proposes changes to the intersection of Reidsville Road and Old Greensboro Road. The Thoroughfare Plan recommends that Reidsville Road be built to a four lane divided cross section with bicycle and pedestrian accommodations.
Trip Generation - Existing/Proposed

Existing Zoning: MU-S
No trip generation numbers available.

Proposed Zoning: MU-S with addition of catering use
Given the small size of the catering operation (847 sf.), staff does not anticipate a significant increase in trip generation.

Sidewalks
Sidewalks are existing along the frontage of Old Greensboro Road.

Transit
Route 25 runs along Old Greensboro Road.

Analysis of Site Access and Transportation Information
The subject property is located at the intersection of two thoroughfares; Old Greensboro Road and Reidsville Road. Staff does not anticipate any negative impacts from the addition of the catering operation.

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-2699</td>
<td>Final Development Plan</td>
<td>Approved August 11, 2005</td>
<td>Subject property</td>
<td>16.5 acres</td>
<td>Approval Approval</td>
</tr>
<tr>
<td>W-2699</td>
<td>GO-S and RS-9</td>
<td>Approved June 7, 2004</td>
<td>Subject property</td>
<td>16.5 acres</td>
<td>Approval Approval</td>
</tr>
</tbody>
</table>

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

(A) Legacy policies: Yes
(B) Environmental Ord.: Yes
(C) Subdivision Regulations: NA

Analysis of Site Plan Compliance with UDO Requirements
The site plan submitted with this request is original approved site plan. This request does not propose any changes to the site. The proposed catering operation will be conducted in an existing building and will be approximately 847 square feet. The site does contain enough parking to accommodate this added use.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

PRIOR TO ISSUANCE OF BUILDING PERMITS:

a. All original conditions of W-2699 shall apply to this rezoning.
b. The use restaurant without drive-through shall be further restricted to only permit a catering operation for on and off-site catering. There shall be no restaurant seating within the catering facility.

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:  Paul Mullican moved approval of the zoning map amendment and certified that the site plan meets all code requirements and recommends staff conditions.
SECOND:  Jerry Clark
VOTE:
FOR:  Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST:  None

A. Paul Norby, FAICP
Director of Planning