DOCKET #: W2696 & F1411

PROPOSED ZONING:
RM8-S (Child Day Care Center)

EXISTING ZONING:
RS9

PETITIONER:
James W. Mahometa and Edyta Mahometa for property owned by Advent Moravian Church

SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 4.32

MAP(S): 624834
DRAFT ZONING STAFF REPORT

DOCKET # W-2696 and F-1411
STAFF: S. Chad Hall

Petitioner(s): James W. Mahometa and Edyta Mahometa
Ownership: Advent Moravian Church

REQUEST

From: RS-9
To: RM-8-S (Child Day Care Center)

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

Acreage: 0.97 acre

LOCATION:

Street: Southeast corner of Clemmonsville Road and Pleasant Fork Church Road
Jurisdiction: Both City of Winston-Salem and Forsyth County
Ward: South, for the portion on the City

SITE PLAN

Proposed Use: Child Day Care Center
Square Footage: 3,780 square foot (SF) with future expansion of 625 SF
Building Height: One story
Parking: Required: 11; Proposed: 13
Bufferyard Requirements: Type II abutting RS-9
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: No existing structures are on the subject property.
Adjacent Uses:

North- Griffith Elementary School across Clemmonsville Road zoned IP
East- Undeveloped property zoned RS-9.
South- Undeveloped property zoned RS-9. A Cemetery lies just beyond the terminus of Pleasant Fork Church Road at Bromwich Drive.
Southwest- Developed single-family across Pleasant Fork Church Road zoned RS-9.
West- Developed Day Care across Pleasant Fork Church Road zoned RM-8-S.
GENERAL AREA

Character/Maintenance: A mixture of new multifamily residential and older single-family residential exists in the area. All housing seems well kept.
Development Pace: Moderate, as several multifamily projects have recently been approved along Old Salisbury Road.

HISTORY

Relevant Zoning Cases:

1. W-2678; RS-9 to RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily); approved March 1, 2004; West side of Old Salisbury Road north of Pope Road; 13.64 acres; Planning Board and Staff recommended approval.

2. W-2620; County RS-9 to City RS-9; approved June 2, 2003; South side of Clemmonsville Road east of Old Salisbury Road; 17.21 acres; Planning Board and Staff recommended approval.

3. W-2602; RS-9 to RM-12-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily); approved March 3, 2003; east side of Old Salisbury Road across from Ardmore Road; 27.48 acres; Planning Board and Staff recommended approval.

4. W-1978 and F-1122; RS-9 to RM-8-S (Child Day Care); approved August 7, 1995 by Board of Alderman and approved September 11, 1995 by County Commissioners; south side of Clemmonsville Road, west of Pleasant Fork Church Road; 0.64 acre in City and 0.38 acre in County; Planning Board and Staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Despite the addition of impervious surface to this property, the proposed site plan should not otherwise impact the site’s existing physical features.
Topography: The subject property experiences a total elevation change of approximately 10 feet, rising from about 888 feet in the northeastern corner of the site up to about 898 feet in the southern section of the site.
Streams: None
Vegetation/habitat: No significant vegetation is present on the subject property.
Floodplains: None
Environmental Resources Beyond The Site: The proposed site plan should not significantly impact environmental resources beyond the site.
Water Supply Watershed: The subject property is not located in a water supply watershed.
TRANSPORTATION

Direct Access to Site:
- Clemmonsville Road – Minor Thoroughfare
- Pleasant Fork Church Road – Local Road

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
- Clemmonsville Road between Old Salisbury Road and Peters Creek Parkway = 15,000 / 18,000
- Peters Creek Parkway between N. Clemmonsville Road and Clemmonsville Road Extension = 16,000 / 14,900

Trip Generation/Existing Zoning: RS9
- \[4.32 \times 43,560 \div 9,000 = 20 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 191 \text{ Trips per Day}\]

Trip Generation/Proposed Zoning: RM8-S
- \[4.405 \div 1,000 \times 79.26 \text{ (Day Care Center Trip Rate)} = 349 \text{ Trips per Day}\]

Planned Road Improvements: U2923; W. Clemmonsville Road from Old Salisbury Road to South Main Street; from 2 – 3 lanes to 3 lanes; 2005 - 2014

Sight Distance: Good
Traffic Impact Study recommended: No
Sidewalks: None existing, but are proposed.
Transit: None
Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (Legacy): Suburban Neighborhoods (GMA 3)
Relevant Comprehensive Plan Recommendation(s): Legacy notes that quality child care can be the first step in a good educational system and promotes child care facilities that are located and designed to be convenient for parents, safe for children, and compatible with their neighbors. The Plan goes on to say that larger child care facilities, like the one proposed in this rezoning petition, function much like businesses and can have significant impacts on surrounding uses.

Area Plan/Development Guide: None – near the southern MAC location from the Growth Management Plan – exact boundaries to be determined.

ANALYSIS

The current request is to rezone approximately 1 acre from RS-9 to RM-8-S (Child Day Care Center) for 67 children. The site is located on the southeast corner of Clemmons Road and Pleasant Fork Church Road. The general area is composed with a variety of zoning districts and uses ranging from single-family residential immediately surrounding the subject property on two sides to another day care across Pleasant Fork Church Road and a school across Clemmons Road.

The subject property is mostly within the City of Winston-Salem, although a small portion in the southwest corner is within the County.
The site plan illustrates a one-story building of 3,780 square feet (SF) with a future expansion of 625 SF (future total of 4,405 SF). The outdoor play area has ample square footage even with the proposed expansion.

With the recent approval of several multifamily developments in the area and being that the subject property is located near a school along a minor thoroughfare, a Child Day Care Center seems a logical use of the subject property, even with another center located across Pleasant Fork Church Road.

**FINDINGS**

1. The general area is composed with a variety of zoning districts and uses.

2. The density of the general area is increasing with the approval of several multifamily developments over the past couple years.

3. A Child Day Care Center seems a logical use of the subject property.

**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 obtain a driveway permit from WSDOT.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Department.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  a. Developer shall install a sidewalk along the full frontage along Clemmonsvoice Road to the specifications of the Public Works Department of the City of Winston-Salem and the North Carolina Department of Transportation.
  b. All required fire hydrants shall be installed in accordance with the City Fire Department.

- **OTHER REQUIREMENTS**
  a. The height of the portico shall be a minimum thirteen and one half feet in height.
  b. The City Fire Department shall approve the turning radius at the entrance and exit driveways.