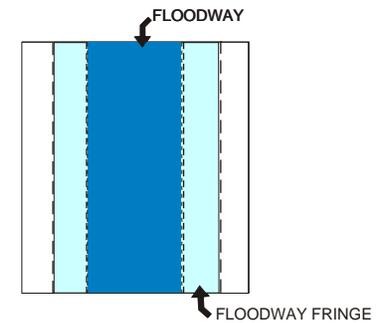


DOCKET #: W2701

PROPOSED ZONING:
 LO-S (Neighborhood
 Organization; and
 Offices, Miscellaneous)

EXISTING ZONING:
 RS9

PETITIONER:
 City of Winston-Salem
 for property owned by Same



SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 1.12

MAP(S): 642870



DRAFT ZONING STAFF REPORT

DOCKET # W-2701
STAFF: S. Chad Hall

Petitioner(s): City of Winston-Salem
Ownership: Same

REQUEST

From: RS-9
To: LO-S (Neighborhood Organization; Offices, Miscellaneous)

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

Acreage: 1.12 acres

LOCATION:

Street: Southeast corner of Oak Ridge Drive and Butterfield Drive
Jurisdiction: City of Winston-Salem
Ward: Northeast

SITE PLAN

Proposed Use: Neighborhood Organization; Offices, Miscellaneous
Square Footage: 4,769 square foot (SF)
Building Height: One story
Parking: Required: 11; Proposed: 12
Bufferyard Requirements: Type II abutting RS-9
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: A structure and parking area currently exists on the subject property.
Adjacent Uses:

- North- Developed single-family across Oak Ridge Drive zoned RS-9.
- East- Developed single-family residential across Poppy Lane zoned RS-9.
- Southeast- Undeveloped property zoned RS-9.
- Southwest- Developed single-family residential zoned RS-9.
- West- Developed single-family residential across Butterfield Drive zoned RS-9.

GENERAL AREA

Character/Maintenance: The area is comprised of well-maintained single-family residences.
Development Pace: Slow

HISTORY

Relevant Zoning Cases:

1. There are no relevant zoning cases in the general area.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan does not appear to significantly impact the site's existing features. However, the site plan does not indicate if the existing vegetation is to remain.

Topography: The subject property experiences an elevation change of approximately 14 feet, rising from about 892 feet in the southwestern section of the site up to about 906 feet in the southeastern section of the site.

Streams: A major culvert, which turns into a perennial stream that feeds into Brushy Fork Branch to the south, crosses the subject property.

Vegetation/habitat: Some significant amounts of vegetation are located on the property to the south and to the east of the existing structure.

Environmental Resources Beyond The Site: The proposed site plan should not impact environmental resources beyond the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.

TRANSPORTATION

Direct Access to Site:

- Oak Ridge Drive – Collector Road
- Butterfield Drive – Collector Road

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Carver School Road between Butterfield Drive and New Walkertown Road = 9,200 / 16,100

Trip Generation/Existing Zoning: RS-9

- $1.12 \times 43,560 / 9,000 = 5 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 47 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: LO-S

- $4,769 / 1,000 \times 11.01 \text{ (General Office Trip Rate)} = 52 \text{ Trips per Day}$

Sight Distance: Good
Traffic Impact Study recommended: No
Connectivity of street network: Good
Sidewalks: None existing.
Transit: Route 1 along Butterfield Drive and Carver School Road
Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3)

Relevant Comprehensive Plan Recommendation(s): *Legacy* proposes a greater mix of uses in neighborhoods, both for residential development of various types and densities as well as non-residential business, office and institutional uses. The intensity and design of non-residential uses should be in keeping with the character of the neighborhood, especially where this development is internal to the neighborhood.

Area Plan/Development Guide: *Carver Road/Ogburn Station Development Guide* (adopted in 1991)

Relevant Development Guide Recommendation(s): The *Carver Road/Ogburn Station Development Guide* recommends that the subject property be used for low-density residential uses (0-5 units/acre).

ANALYSIS

The current request is to rezone approximately 1.12 acres from RS-9 to LO-S (Neighborhood Organization; Offices, Miscellaneous). The site is located on the southeast corner of Oak Ridge Drive and Butterfield Drive. This general area is zoned for single-family residential uses, though the structure on the property is non-residential in appearance. Said structure is the former North Hampton Recreational Center and is to remain. This property was recently donated to the Winston-Salem/Forsyth County NAACP, as the upkeep of the facility was deemed inefficient. The building does not house any recreational facilities, such as a gymnasium, but only has meeting rooms.

Given the unique circumstances of this zoning proposal staff evaluated the merits of both Neighborhood Office (NO-S) and Limited Office (LO-S) zoning classifications to determine which of the two districts might better suit the proposed neighborhood-serving uses.

Specifically, the UDO purpose statement for the Limited Office (LO) Zoning District states, “The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-size sites in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas that are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts.”

Alternatively, the UDO purpose statement of the Neighborhood Office (NO) Zoning District states, “The NO District is primarily intended to accommodate very low intensity office uses within converted single-family detached units. The district is intended to be located on the

periphery of established residential areas, along major and minor thoroughfares. The district is established to provide convenient locations for offices, the size and operating characteristics of which require limited parking and which generate little traffic. Standards are designed so that this district may serve as a transitional land use between residential districts and commercial districts”.

In this context staff has determined that either of the two districts may be tailored, through special use district zoning, to be compatible with the needs and character of the neighborhood. By specifically limiting the proposed uses to “Neighborhood Organization” and “Offices, Miscellaneous, staff believes that the proposed LO-S zoning will be compatible with the neighborhood and will not establish an inappropriate precedent for other non-residential uses in the area. Further, as a condition of conveyance, the City will require that any future use of the building only be used for neighborhood serving purposes.

As stated above, this LO-S zoning proposal is unique. If the subject property were currently developed with a single-family residence and the request was to adaptively reuse the structure, Planning staff would most likely not be supportive of a zoning change to either NO or LO due to the location *within* a neighborhood. However, given the restricted use of the property and given that the current structure on the property is already non-residential in appearance, and given that a building “in use” is a positive asset to a neighborhood versus a building abandoned, staff would recommend the property be rezoned under the proposed LO-S zoning.

FINDINGS

1. This general area is zoned for single-family residential uses, though the structure on the property is nonresidential in appearance.
2. Given the proposed limited, neighborhood-serving uses, either LO-S or NO-S may be suitable zoning classification.
3. As a condition of conveyance the City will impose deed restrictions to limit any future use of the property to neighborhood-serving purposes.
4. The proposed LO-S zoning with the restrictions and limited uses will not establish an inappropriate precedent for other non-residential zoning.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

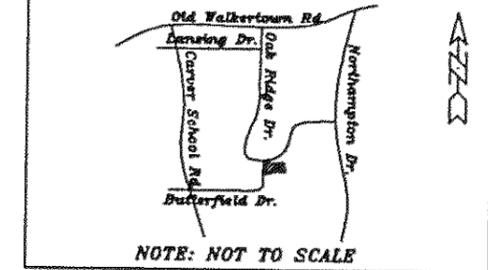
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall obtain driveway permit from WSDOT.

- b. A variance must be approved by the City Zoning Board of Adjustment for the building encroachment into rear bufferyard.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall install a sidewalk along the full frontage of the property along both Butterfield Drive and Oak Ridge Drive.
 - b. 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. All required fire hydrants shall be installed in accordance with the City Fire Department.
 - b. Signage shall be limited to one monument sign with a maximum height of five (5) feet with a maximum copy area of eight (8) square feet.

ZONING
 Existing Zoning: RS-9
 Proposed Review: LO-S
 (i.e. Rezoning, Planning Board Review,
 Preliminary Subdivision Approval, etc.)

OFF-STREET PARKING (if applicable)
 Proposed Use(s) Neighborhood Organization, Office Misc.
 Required Parking: 1 Spaces | 400 sq.ft. GFA
 (may be more than one calculation required)
 Parking Provided: 12 Spaces

SITE SIZE AND COVERAGES
 Total Acreage: 1.124 Acre(s)
 Site Coverages:
 Building to Land 14.08 %
 Pavement to Land 18.46 %
 Open Space 67.46 %
 TOTAL 100 %
 Building Square Footage: 4769.09 Sq. Ft.
 Building Height: One Story



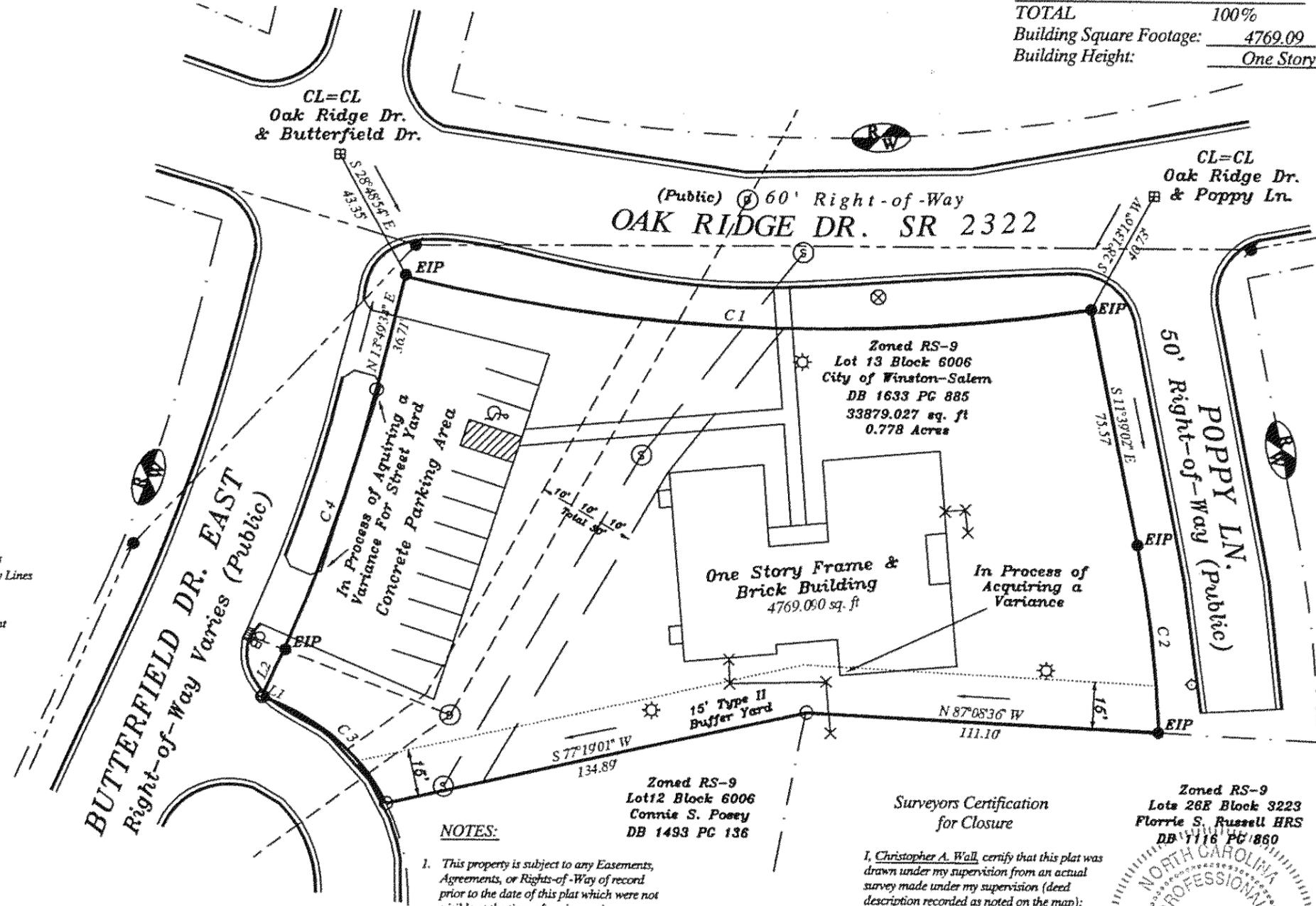
BUFFER YARDS (if applicable)
 Adjoining Zoning: RS-9
 Type Required: Type II
 Width Provided: 15 Ft.

NO	DELTA	CHORD DIR	RADIUS	ARC	CHORD
C1	22°53'12"	N 87°35'40" W	543.33	217.03	215.59
C2	09°35'21"	N 07°10'40" W	358.50	60.00	59.93
C3	39°14'10"	N 46°29'49" W	66.91	45.82	44.93
C4	09°56'48"	N 18°50'55" E	504.77	87.63	87.52

NUMBER	DIRECTION	DISTANCE
L1	N 66°08'02" W	7.00'
L2	N 23°52'08" E	15.71'

LEGEND

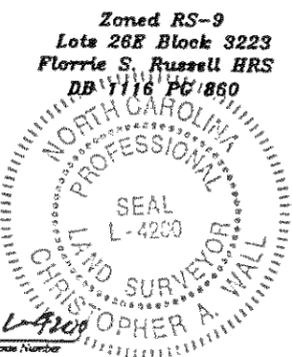
- MAG or PK Nail
- 1" New Iron Pin
- Existing Iron Pin
- Aerial Utility Lines
- Adjoining Property Lines
- Fence Lines
- Sewer Easement
- Drainage Easement
- Sewer Manhole
- Drainage Manhole
- Light Pole
- Power Pole
- Right-of-Way
- Water Meter
- Fire Hydrant
- Catch Basin



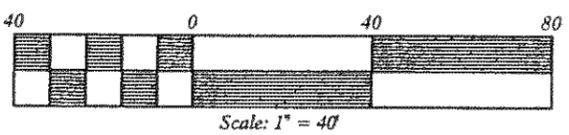
- NOTES:**
- This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to the date of this plat which were not visible at the time of my inspection.
 - If the surveyor's signature is not green colored and the seal is not red, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.
 - All distances are horizontal ground distances.
 - Area by coordinate method.
 - Currently Zoned RS-9

Surveyors Certification for Closure

I, Christopher A. Wall, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded as noted on the map); that the boundaries not surveyed are shown as broken lines plotted from information found in books referenced; that the ratio of precision as calculated is 1:54,000+. Witness my original signature, license number and seal:
 Signature: *Christopher A. Wall*
 License Number: 13
 Date: 13 Day of April 04
 Forsyth County, North Carolina



Northampton Recreation Center
 A Plat of Survey Showing Existing
 Lot 13 Block 6006 for
City of Winston-Salem
 of P.O. Box 2511 Winston-Salem, NC 27102
 Winston Township, Forsyth County
 North Carolina
 Date: 3-29-04, Project# 200410
 Christopher A. Wall L-4200
 P.O. Box 2511 Winston-Salem, NC 27102



W-2701
 David