



DOCKET #: W2717

PROPOSED ZONING:

LO-S (Professional Office; and Offices, Miscellaneous)

EXISTING ZONING:

LO-S and LO-S

PETITIONER:

New Atlantic, LLC for property owned by David Wood, Brant H. Godfrey and Beverly Godfrey

SCALE: 1" represents 200'

STAFF: Marchant

GMA: 3

ACRE(S): 1.03

MAP(S): 612870



August 25, 2004

New Atlantic, LLC for property owned by others
7990 North Point Blvd.
Suite 203
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2717

Dear Sirs:

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, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Elizabeth DeGraff, 2616 Greencrest Drive, Winston-Salem, NC 27106

ACTION REQUEST FORM

DATE: August 25, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of New Atlantic, LLC for property owned by David Wood, Brant H. Godfrey and Beverly Godfrey

SUMMARY OF INFORMATION:

Zoning map amendment of New Atlantic, LLC for property owned by David Wood, Brant H. Godfrey and Beverly Godfrey from LO-S and LO-S to LO-S (Professional Office; and Offices, Miscellaneous): property is located on the northeast side of Reynolda Road north of Fern Cliffe Drive (Zoning Docket W-2717).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of New Atlantic LLC. for property owned by David Wood, Brant H. Godfrey, and Beverly Godfrey, Docket W-2717

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 LO-S (Professional Office) and LO-S (Professional Office; and Medical or Surgical Offices) to LO-S (Professional Office; and Offices, Miscellaneous) the zoning classification of the following described property:

Tax Block 3444, Tax Lots 9A and 9G

Section 2. This Ordinance is adopted after approval of the site plan entitled New Atlantic LLC. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, to New Atlantic LLC. for property owned by David Wood, Brant H. Godfrey, and Beverly Godfrey.

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 New Atlantic LLC. 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 New Atlantic LLC for property owned by David Wood, Brant H. Godfrey, and Beverly Godfrey, (Zoning Docket W-2717). 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 LO-S (Professional Office; and Offices, Miscellaneous), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LO-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 THE ISSUANCE OF GRADING PERMITS**
 - a. All areas shown on the site plan to remain undisturbed shall be cordoned off in the field.
 - b. Developer shall have a storm water study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved by the City Fire Department in writing.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All fire hydrants shall be installed in accordance with the City Fire Department.
- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of 20 square feet. Such sign shall not be internally illuminated.
 - b. As volunteered by the petitioner, developer shall install evergreen trees, minimum six foot (6') high at installation, minimum ten foot (10') on center at the end of the parking lot as shown on the approved site plan.

ZONING STAFF REPORT

DOCKET # W-2717
STAFF: Bret Marchant

Petitioner(s): New Atlantic, LLC
Ownership: David Wood, Brant H. Godfrey, and Beverly Godfrey

REQUEST

From: LO-S (Professional Office) and LO-S (Professional Office; and Medical or Surgical Offices)
To: LO-S (Professional Office; and Offices, Miscellaneous)

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

Acreage: 1.03

LOCATION:

Street: Northeast side of Reynolda Road/NC 67 north of Fern Cliffe Drive
Jurisdiction: City of Winston-Salem
Ward: Northwest

SITE PLAN

Proposed Use: Professional Office; Offices, Miscellaneous.
Square Footage: 5,060 square feet, plus 1,800 square feet future area.
Building Height: One story with an additional lower level.
Parking: Required: 23 spaces; Proposed: 23 spaces; layout: Proposed parking is shown to the northwest side of the proposed structure.
Bufferyard Requirements: Type II bufferyard adjacent to RS-9, 15 feet minimum width.
Vehicular Use Landscaping Standards Requirements: UDO requirements apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None.

Adjacent Uses:

- North- Several single family residences.
- Northeast- A converted house used as an office and Huntington Court Condominiums along Reynolda Road.
- East- Several single family residences.
- South- St. John’s Place, zoned RM-8-S is further south, along the western side of Reynolda Road.
- Southeast - A single family residence converted to office use.
- Southwest- A single family residence converted to office use.

- West- A single family residence located in between two homes converted for office use.
- Northwest- A single family residence converted to office use and The Corners at Crystal Lake Apartments further northwest along Reynolda Road.

GENERAL AREA

Character/Maintenance: The general area is a mixture of well-maintained single family, multifamily, and office uses. The offices along Reynolda Road are located in carefully converted single family residences, helping to maintain the area’s residential character along a highly traveled road.
 Development Pace: Moderate.

HISTORY

Relevant Zoning Cases:

1. W-2624; RS-9 to LO-S (Professional Office); approved June 2, 2003; southwest side of Reynolda Road, north of Polo Road; 1.91 acres; Planning Board and Staff recommended approval.
2. W-2007; RS-9 to LO-S (Professional Offices); approved November 6, 1995; northeast side of Reynolda Road, northwest of Fern Cliffe Drive (parcel comprises part of this current petition); 0.57 acres; Planning Board and Staff recommended approval.
3. W-1739; R-4 to R-1-S (Offices; Medical, Dental, or Related Offices); approved March 2, 1992, northeast side of Reynolda Road, northwest of Fern Cliffe Drive (parcel comprises part of this current petition); 0.46 acres; Planning Board and Staff recommended approval. The petition was remanded back to the Planning Board by Board of Alderman and petition was approved after changes were made to the site plan that provided a more residential appearance to the proposal.
4. W-1290; R-4 to R-1-S (Offices); approved October 7, 1985; northwest of Reynolda Road and Fern Cliffe Drive, directly northwest of subject property; 0.723 acres; Planning Board and Staff Recommended approval.
5. W-1268; R-4 to R-1-S (Professional Office; Offices, Miscellaneous and Banking and Financial Services); approved July 1, 1985; northwest corner of Reynolda Road and Fern Cliffe Drive, directly southeast of subject property; 0.72 acre; Planning Board and Staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: While some existing vegetation will be removed, the proposed site plan appears to preserve a significant number of trees on this property.
 Topography: Overall, the subject property experiences an elevation change of approximately 42 feet, rising from about 890 feet along the site’s northeastern border up to about 932 feet in the site’s southern corner.

Streams: According to the City-County Planning Board's Topographic Map and the USGS map, a perennial stream crosses the rear section of the subject property. This stream is also shown in this location on the submitted site plan. The City-County Planning Board's Zoning map shows this stream on the lots east of the subject property.

Vegetation/habitat: The subject property is almost completely covered with existing vegetation.

Floodplains: None

Wetlands: None – *Rural Hall Quad*

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

Water Supply Watershed: None

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

TRANSPORTATION

Direct Access to Site: Reynolda Road;

Street Classification: Reynolda Road – Major Thoroughfare;

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Reynolda Road between Polo Road and Fairlawn Drive = 32,000/32,200

Trip Generation/Existing Zoning: LO-S

$3,840/1,000 \times 11.01$ (General Office Trip Rate) = 42 Trips per Day + $2,266/1,000 \times 36.13$ (Medical/Dental Trip Rate) = 81 Trips per Day. Total Trips per Day = 123

Trip Generation/Proposed Zoning: LO-S

$6,860/1,000 \times 11.01$ (General Office Trip Rate) = 75 Trips per Day

Planned Road Improvements: None

Sight Distance: Good

Interior Streets: Private

Traffic Impact Study recommended: No

Sidewalks: Existing sidewalk on east side of Reynolda Road

Transit: Route 16 along Reynolda Road

Bicycle Route: None

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): The *Legacy Development Guide* d describes the benefits of mixing residential uses, retail and services at the neighborhood scale and also the importance of protecting established neighborhoods from inappropriate commercial and industrial encroachment.

Area Plan/Development Guide: *Polo-Reynolda Area Plan* (adopted in 1985). Also located within the *North Suburban Area Plan* area.

Relevant Development Guide Recommendation(s): The *Polo-Reynolda Area Plan* recommends that the subject property be developed for office use. This area is recommended to allow for conversions of existing single-family homes into office uses, if certain design criteria is met. In this case, there is no existing home to convert. However, the most of the same

design considerations are still applicable. They are: 1) locate parking in the rear of the site; 2) minimize the amount and size of signage; and, 3) provide heavy landscaping, where necessary, to screen from residential areas. These items, along with constructing a building that is reflective of the surrounding residential uses, will maintain the character of Reynolda Road while allowing for a more intense use.

Please note that the *North Suburban Area Plan* has not been adopted – all land use recommendations are preliminary at this time.

ANALYSIS

This petition is to rezone two lots on the northeast side of Reynolda Road, north of Fern Cliffe Drive, totaling 1.03 acres from two separate LO-S districts to one single LO-S (Professional Office; and Office, Miscellaneous) district. Although a rezoning and site plan have been previously approved for each of these lots, the subject property remains undeveloped at this time.

The property is located within the *Polo/Reynolda Area Plan*. The plan recommends sensitive adaptive conversions from residential to office use for the properties on both sides of Reynolda Road in this general area. Although this property is currently vacant, new development should conform to the goal of maintaining a residential appearance in this area. Over the years, this area has successfully demonstrated that, through careful planning, development pressures can be effectively accommodated while simultaneously maintaining an area's established character. New developments in this area should correspond with the goals and overall vision of the *Polo/Reynolda Area Plan*, which have produced such positive results in recent years.

The proposed site plan and rendering for this subject property indicates that this proposal will incorporate many of the characteristics that will help maintain the residential character of this area. While it does not conform strictly with the *Polo/Reynolda Area Plan*, the site plan does take extra efforts to preserve existing vegetation on the subject property and to construct an office that, though perhaps larger than some nearby structures, provides a residential appearance on this property.

FINDINGS

1. *Legacy* states that commercial uses should be designed to fit in with the surrounding neighborhood.
2. The *Polo/Reynolda Area Plan* recommends specific guidelines for the commercial use of this property to maintain a residential character in this area.
3. Over the years, this area has successfully demonstrated that, through careful planning, development pressures can be effectively accommodated while simultaneously maintaining an area's established character.
4. The proposed site plan and rendering for this subject property indicates that this proposal will incorporate many of the characteristics that will help maintain the residential character of this area.

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. All areas shown on the site plan to remain undisturbed shall be cordoned off in the field.
 - b. Developer shall have a storm water study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

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

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- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to one monument sign with a maximum height of six feet and a maximum copy area of 20 square feet. Such sign shall not be internally illuminated.

Bret Marchant presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST:

Elizabeth DeGraff, 2616 Greencrest Drive, Winston-Salem, NC 27106

- I'm one of the property owners directly behind these subdivisions. I have a letter signed by the other adjacent property owners that are in concerned opposition for the development.
- We realize that new business is important to the area.
- Our concern is that currently the vegetation that is on these two lots offers us a large measure of privacy for the traffic that is on Reynolda Road for noise and visual. I can't see Reynolda Road from my house.
- The other concern is that in the process of development we will have rain and/or snow and there will be a large changing of the sediment. It will all run down the hill to the small creek that's there. After it's been developed, looking into the future, with the parking on a slope beside of the building that changes the way rain is received into the surrounding area.

- We are concerned about that runoff.
- When it snows, it will require a large amount of salt to keep a sloped parking area usable. That salt will then drain or be pushed into the surrounding vegetation. The vegetation will be harmed by the salt.
- Submitted letter stating opposition to this request.

WORK SESSION

During discussion by the Planning Board, the following points were made:

1. The existing plan would likely create more runoff than the proposed plan.
2. The developer has worked with staff to make sure the runoff will be minimal.
3. Stormwater plans (which must be approved before construction begins) do not allow an increase in runoff from before construction begins. The existing plan was approved before stormwater plans were required, therefore it would not require such a plan or adherence to a stormwater plan.

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Clarence Lambe

VOTE:

FOR: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

EXCUSED: None

MOTION: Dara Folan moved approval of the site plan, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Paul Mullican

VOTE:

FOR: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning



Proposed Office Building
NAC Associates, LLC
Reynolda Road
Scale: 1/8" = 1'-0"

W-2717