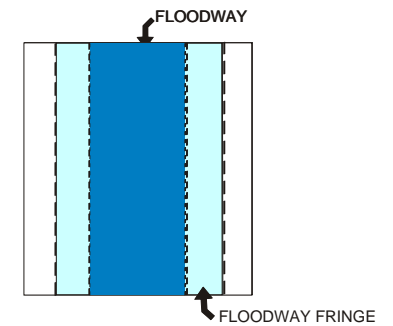


DOCKET #: W2722

PROPOSED ZONING:
Special Use Permit
(Expansion of
Institutional Parking)

EXISTING ZONING:
RS-9

PETITIONER:
St. Paul's United
Methodist Church
for property owned by Same



SCALE: 1" represents 400'

STAFF: Stafford

GMA: 2

ACRE(S): 0.26

MAP(S): 636858



September 22, 2004

St. Paul's United Methodist Church
2400 Dellabrook Road
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2722

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
Peterson/Gordon Arch., 5365 Robinhood Road, Winston-Salem, NC 27106

ACTION REQUEST FORM

DATE: September 22, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on Special Use Permit of St. Paul's United Methodist Church

SUMMARY OF INFORMATION:

Special Use Permit of St. Paul's United Methodist Church for institutional parking in a RS-9 zoning district: property is located on the southwest corner of New Walkertown Road and Della brook Road (Zoning Docket W-2722).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE PERMIT

Special Use Permit of St. Paul's United Methodist Church,
Docket W-2722

AN ORDINANCE ISSUING A SPECIAL USE
PERMIT FOR Institutional Parking in a RS-9 Zoning District

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for Institutional Parking in a RS-9 Zoning District in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to St. Paul's United Methodist Church to be established on the following described property:

Tax Block 3194, Tax Lot 101

Section 3. This Ordinance is adopted after approval of the site plan entitled St. Paul's United Methodist Church and identified as Attachment "A" of the Special Use Permit issued by the Board of Aldermen the _____ day of _____, to St. Paul's United Methodist Church.

Section 4. The Board of Aldermen hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as St. Paul's United Methodist Church. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE 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 Permit for the site shown on the site plan map included in this zoning petition of St. Paul's United Methodist Church, (Zoning Docket W-2722). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use Permit for Institutional Parking in a RS-9 Zoning District, approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management 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.
 - b. Areas shown on site plan or areas to remain undisturbed shall be cordoned off in the field.

ZONING STAFF REPORT

DOCKET # W-2722

STAFF: Stafford

Petitioner(s): St. Paul United Methodist Church

Ownership: Same

REQUEST

Special Use Permit for the expansion of Institutional Parking in an RS-9 zoning district.

Acreage: 8.36 acres

LOCATION:

Street: Southwest corner of New Walkertown Road and Dellabrook Road.

Jurisdiction: City of Winston-Salem

Ward: East

SITE PLAN

Proposed Use: Institutional Parking

Parking: Required: 121 Spaces; Proposed: 144 Spaces (proposed expansion consists of 30 new spaces).

Bufferyard Requirements: Type I bufferyard with a 15 feet minimum setback from a residential district.

Vehicular Use Landscaping Standards Requirements: UDO Standards Apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: No structures are on the parcel in which the expanded parking is shown to be located. The church sanctuary to the east of the subject property, and a single family dwelling located on parcel north of parcel in which expanded parking will be located.

Adjacent Uses:

- North - Single family residences zoned RS-7.
- East – St. Paul United Methodist Church, and surface parking for the church.
- South – Business Park (doctors office, bank, and vacant building), and Dentist Office, zoned HB-S.
- West – Remainder of wooded lot which expanded parking is shown to be located, zoned RS-9.

GENERAL AREA

Character/Maintenance: Well-maintained single family homes and newer institutional uses.
Development Pace: Slow

TRANSPORTATION

Direct Access to Site: New Walkertown Road; Dellabrook Road

Street Classification: New Walkertown Road – Major Thoroughfare; Dellabrook Road – Local Road

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

New Walkertown Road between Fourteenth Street and Waterworks Drive =
15,000/34,600

Trip Generation/Existing Zoning: RS-9

$0.26 \times 43,560/9,000 = 1 \text{ unit} \times 9.57 \text{ (SFR Trip Rate)} = 9 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: Special Use Permit

No trip generation rate available for parking lot. (Planning staff does not anticipate substantial additional traffic from the proposed additional 30 spaces).

Planned Road Improvements: None

Sight Distance: Good

Traffic Impact Study recommended: No

Connectivity of street network: No stub streets or possible connectivity

Sidewalks: On west side of New Walkertown Road

Transit: Route 1 along New Walkertown and Dellabrook Roads

Bicycle Route: None

ANALYSIS

The subject property is situated between an established residential neighborhood and institutional uses. This property, which is currently vacant, consist of 7.64 acres and is directly east of an existing institutional use (St. Paul United Methodist Church). The petitioner is requesting a Special Use Permit for the purpose of providing additional off-street parking for an institutional use in a residentially-zoned area.

As institutions continue to grow, providing accessible parking becomes an increasingly important issue. Additionally, growing institutions must remain compatible with their surrounding neighborhoods to ensure those neighborhoods retain their integrity, character, and value. The expansion of institutional parking into residential areas must be done with a great degree of care, caution, and thoroughness.

This site's proximity to the existing church and its buffering from adjacent residences provides justification for granting of a Special Use Permit for additional parking at this location provided that the findings of fact, as identified below, are met.

According to Section 6-1.5(D) of the zoning ordinance of the UDO, findings of the Planning Board accompanying a favorable recommendation shall include:

1. The development is in conformity with Legacy; Yes.
2. Water and sewer service are available in adequate capacity; Yes.
3. Where buildings greater than 35 feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment; N/A. No buildings are proposed.
4. Streets and highways, both within and in the vicinity of the development will not create a traffic hazard; Yes. Access to the proposed parking lot on Dellabrook Road provides good visibility to traffic traveling in both directions.
5. General layout and design of the development meets all requirements of the UDO; Yes.
6. Adequate, safe, and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc) and service vehicles and personnel (sanitation, postal delivery, etc); Yes.
7. The Planning Board may recommend to the Elected Body conditions as identified in Section 6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. Yes. See site plan conditions below.

In addition to these findings by the Planning Board, the City Council shall issue a Special Use Permit only when making the following affirmative findings:

1. That the use will not materially endanger public health or safety if located where proposed and developed according to the application and plan as submitted and approved; Yes.
2. That the use meets all required conditions and specifications; Yes.
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; Yes. Locating parking lots into residential areas can potentially impact a neighborhood's integrity. However, this proposed site plan locates the parking lot close to the adjacent church and uses existing vegetation to further buffer itself from nearby homes, helping to preserve the neighborhood's integrity.
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with Legacy; Yes.

SUMMARY

1. The project site lies in an established residential neighborhood containing single family and institutional uses.
2. The provision of parking is an important issue for growing institutions.
3. This site's proximity to the existing church and its buffering from adjacent residences provides justification for granting of a Special Use Permit for additional parking at this location.

STAFF RECOMMENDATION

Special Use Permit: **APPROVAL**. 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 have a storm water management 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.
 - b. Areas shown on site plan or areas to remain undisturbed shall be cordoned off in the field.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Carol Eickmeyer moved approval of the special use permit, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jimmy Norwood

VOTE:

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

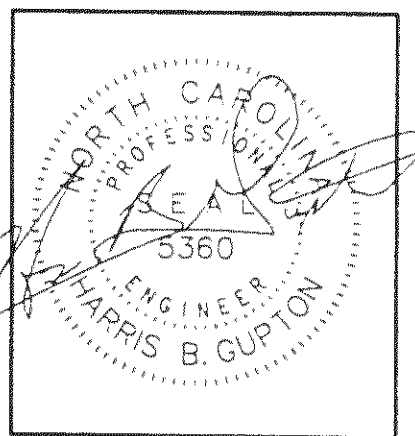
AGAINST: None

EXCUSED: Glenn, Norwood

A. Paul Norby, AICP
Director of Planning

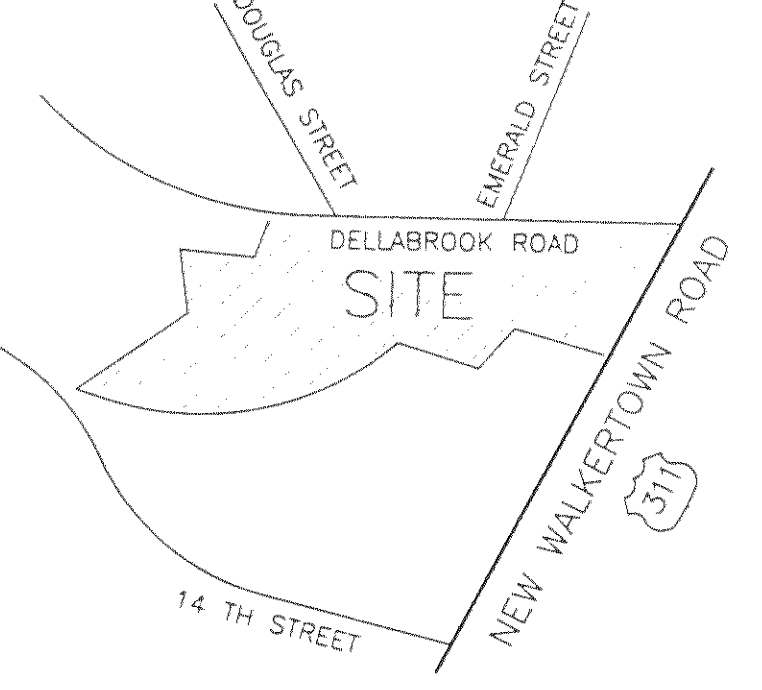
ST. PAUL
METHODIST CHURCH
2400 DELLABROOK ROAD
WINSTON-SALEM, N.C. 27105

REVISIONS:
B-6-04
SURVEYED BY:
DRAWN BY: BSH
DESIGNED BY: BSH
APPROVED BY: HBG
DATE: JULY 5, 2004
PROJECT NO: 12106-04D

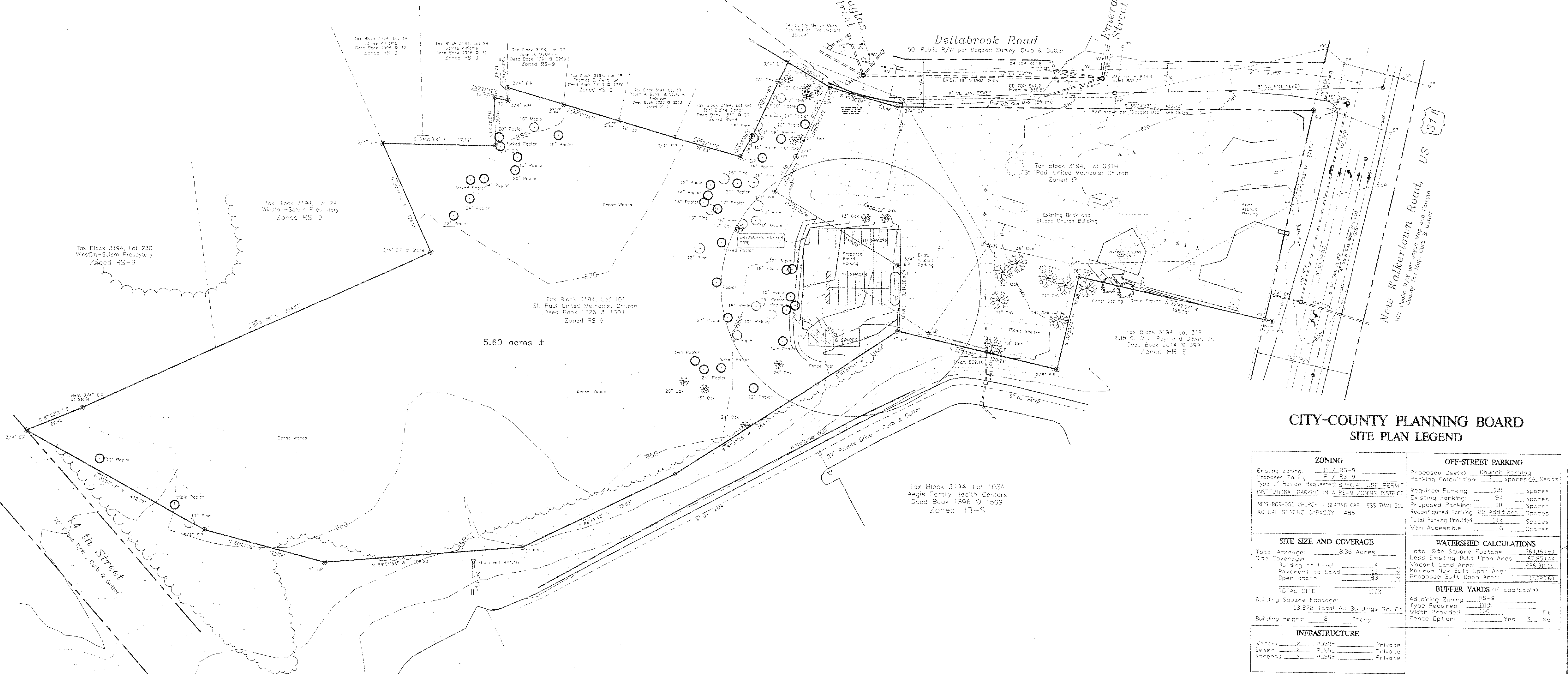
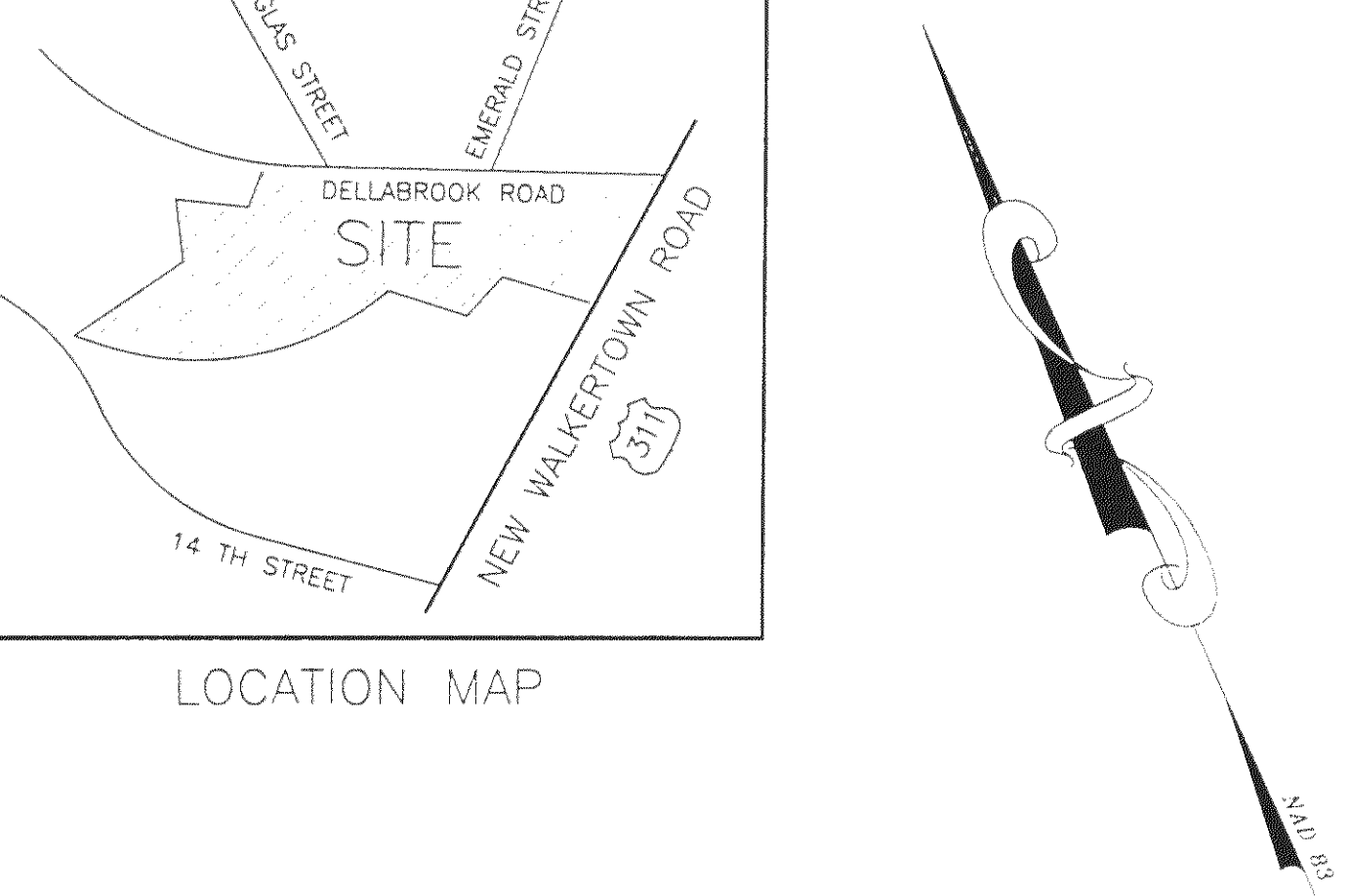


GUPTON &
ASSOCIATES P.A.
ENGINEERS-PLANNERS-SURVEYORS
2200 SILAS CREEK PKWY. - SUITE 2B
WINSTON-SALEM, N.C. 27103
336-723-2459 FAX 336-761-1425
E-MAIL: gupton@guptoncompanies.com

SHEET TITLE:
SPECIAL USE
SITE
PLAN
SHEET: 1 OF 1



LOCATION MAP

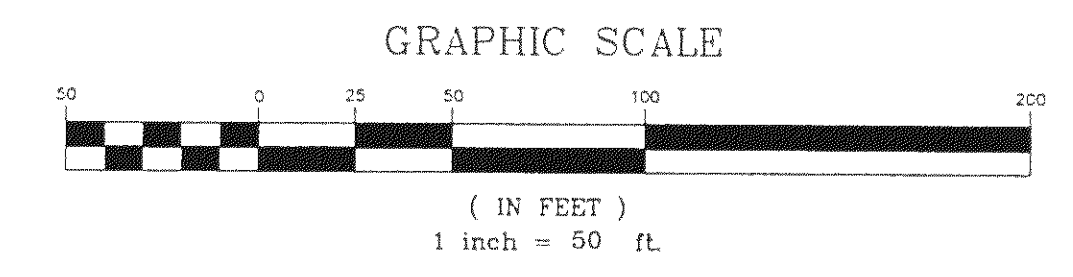


5.60 acres ±

CITY-COUNTY PLANNING BOARD
SITE PLAN LEGEND

ZONING Existing Zoning: IP / RS-9 Proposed Zoning: IP / RS-9 Type of Review Requested: SPECIAL USE PERMIT INSTITUTIONAL PARKING IN A RS-9 ZONING DISTRICT NEIGHBORHOOD CHURCH - SEATING CAP LESS THAN 600 ACTUAL SEATING CAPACITY: 485	OFF-STREET PARKING Proposed Use(s): Church Parking Parking Calculation: 1 Spaces/25 Seats Required Parking: 121 Spaces Existing Parking: 94 Spaces Proposed Parking: 30 Spaces Reconfigured Parking: 20 Additional Spaces Total Parking Provided: 144 Spaces Van Accessible: 5 Spaces
SITE SIZE AND COVERAGE Total Acreage: 8.36 Acres Site Coverage: _____ % Building to Land: 4 % Pavement to Land: 13 % Open Space: 83 % TOTAL SITE: 100%	WATERSHED CALCULATIONS Total Site Square Footage: 363,164.60 Less Existing Built Upon Area: 67,854.44 Vacant Land Area: 296,310.16 Proposed Built Upon Area: 11,325.60
INFRASTRUCTURE Water: _____ Public _____ Private Sewer: _____ Public _____ Private Streets: _____ Public _____ Private	BUFFER YARDS (if applicable) Adjoining Zoning: RS-9 Type Required: _____ Width Provided: 100 Ft. Fence Option: _____ Yes _____ No

- LEGEND**
- PROPERTY LINE
 - BUILDING FOOTPRINT
 - RIGHT OF WAY LINE
 - LINE FROM DEED OR PLAT
 - N/F NOW OR FORMERLY
 - EIP EXISTING IRON PIN
 - NIP NEW IRON PIN
 - NPS NO POINT SET
 - PP POWER POLE
 - HYD HYDRANT
 - TB TRAFFIC SIGN BOX
 - TV CABLE, TV FED.
 - TELE TELEPHONE FED.
 - LP LIGHT POLE
 - WM WATER METER
 - CO SEWER CLEAN-OUT
 - YI YARD INLET
 - CB CATCH BASIN



THIS IS NOT A FIELD RUN SURVEY. BOUNDARY TAKEN FROM MAPS BY OTHERS AND DEEDS OF RECORD. TOPOGRAPHIC INFORMATION FROM MAP BY OTHERS.

OWNER: ST. PAULS UNITED METHODIST CHURCH
2400 DELLABROOK ROAD
WINSTON-SALEM, N.C. 27105

BEING TAX LOTS 31H, 22R, 101 TAX BLOCK 3194
PARCEL ID: 6846-11-5638, 6846-11-3820, 6846-01-9765
MAP NUMBER: 636858

NOTE: ONLY LOT 101, BLOCK 3194 REQUESTED FOR SPECIAL USE PERMIT

CHURCH CLASSIFICATION: NEIGHBORHOOD - LESS THAN 600 SEATING CAPACITY
ACTUAL SEATING CAPACITY: 485 SEATS

SITE AREAS:
LOT 31H: APPROX. 2.42 ACRES
LOT 22R: APPROX. 0.34 ACRES
LOT 101: APPROX. 5.80 ACRES
TOTAL: APPROX. 8.36 ACRES

PROPOSED PARKING: APPROX. 11,587 S.F. - 0.266 ACRES OF LOT 101