DOCKET #: W2740

PROPOSED ZONING:
Special Use Permit
(Institutional Park
housing in a Residential District)

EXISTING ZONING:
RS-9

PETITIONER:
Piney Grove Baptist
Church, Inc., for
property owned by Same

SCALE: 1" represents 400'

STAFF: Douglas

GMA: 3

ACRE(S): 4.27

MAP(S): 624874
REQUEST

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

Acreage: 4.27

LOCATION:

Street: Southeastern terminus of Grove Garden Drive
Jurisdiction: City of Winston-Salem
Ward: North Ward

SITE PLAN

Proposed Use: Institutional Parking
Parking: Proposed: 158 spaces
Bufferyard Requirements: Type I bufferyard with a 15 foot minimum setback from a residential district.
Vehicular Use Landscaping Standards Requirements: UDO Standards Apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Vacant
Adjacent Uses:
   North- Residential and Institutional property zoned RS-9
   East- Residential property zoned RS-9
   South- Norfolk Southern Railroad Track
   West- Residential property zoned RS-9

GENERAL AREA

Character/Maintenance: Mixture of well and moderately well maintained single family homes
Development Pace: slow

ANALYSIS

The subject property lies in an established residential neighborhood containing single family and institutional uses. This property, which is currently vacant, is about 4.27 acres and is directly south of an existing institutional use (Piney Grove Baptist 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 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 Grove Garden Drive and Deshler Street 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.

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. Churches can have a stabilizing effect on neighborhoods and the proposed improvements will serve as a transition between much of the neighborhood and the industrial uses south of the railroad tracks.

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

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 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.

- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Hydrants must be installed per City Fire Department requirements.

- OTHER REQUIREMENTS
  a. Large variety trees in accordance with UDO section 3-4.10, shall be planted in the parking lot planting islands.