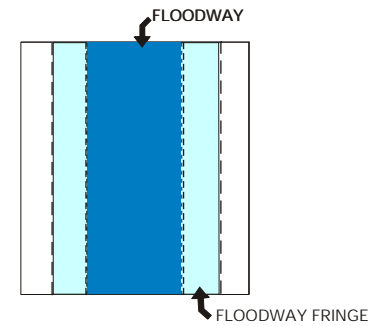


DOCKET #: W2597

PROPOSED ZONING:
IP-S (Hospice and Palliative Care)

EXISTING ZONING:
RM-12-S and RS-9

PETITIONER:
Hospice of Winston-Salem/
Forsyth County



SCALE: 1" represents 400'

STAFF: Gallaway

GMA: 3

ACRE(S): 15.39

MAP(S): 612842



January 22, 2003

Hospice of Winston-Salem/Forsyth County, Inc.
c/o JoAnn Davis
1100-C S. Stratford Road
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2597

Dear Ms. Davis:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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
Michael L. Robinson, 370 Knollwood Street, Suite 600, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: January 22, 2003
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Hospice of Winston Salem/Forsyth County, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Hospice of Winston-Salem/Forsyth County, Inc. from RM-12-S and RS-9 to IP-S (Hospice and Palliative Care): property is located on the west side of Burke Mill Road south of I-40 (Zoning Docket W-2597).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Hospice of Winston-Salem/Forsyth County Inc., Docket W-2597

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 Board of Aldermen 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 RM-12-S (Nursing Care Institution) and RS-9 to IP-S (Hospice and Palliative Care) the zoning classification of the following described property:

Tax Block 3997, Tax Lots 104A, 3P, and 3U

Section 2. This Ordinance is adopted after approval of the site plan entitled Hospice of Winston-Salem/Forsyth County, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Hospice of Winston-Salem/Forsyth County, Inc.

Section 3. The Board of Aldermen 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 Hospice of Winston-Salem/Forsyth County, Inc. 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 Board of Aldermen
of the City of Winston-Salem

The Board of Aldermen 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 Hospice of Winston-Salem/Forsyth County, Inc. (Zoning Docket W-2597). 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 IP-S (Hospice or Palliative Care), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the IP-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 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.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approval by the City Fire Department in writing to the Inspection Division.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City Fire and Utilities Departments
 - b. Sidewalks shall be installed connecting the existing sidewalk along Burke Mill Road to the internal pedestrian network.
- **OTHER REQUIREMENTS**
 - a. One free standing ground sign shall be permitted. Said sign shall be limited to a monument type with a maximum height of five (5) feet.

ZONING STAFF REPORT

DOCKET # W-2597
STAFF: Suzy Gallaway

Petitioner(s): Hospice of Winston-Salem/Forsyth County
Ownership: Same

REQUEST

From: RM-12-S Residential Multifamily District (Nursing Care Institution) and RS-9 Residential Single Family; 9,000 square foot minimum lot size
To: IP-S Institutional and Public District (Hospice and Palliative Care)

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

Acreage: 15.39 acres

LOCATION

Street: West side of Burke Mill Road south of I-40.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Hospice and Palliative Care.
Square Footage: 91,190 sf.
Building Height: Single story.
Parking: Required: 182; proposed: 290.
Bufferyard Requirements: 30 foot type II along RS-9 zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Existing Nursing Care Institution structure and parking lot
Adjacent Uses:

North -	Interstate 40.
East -	Single family subdivision, zoned RS-9.
South -	Single family home, zoned RS-9 and the Williamsburg Square development, zoned RM-12-S.
West -	Vacant property, zoned RS-9.

GENERAL AREA

Character/Maintenance: Mixture of well-maintained residential uses and existing Nursing Care Institution.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site plan indicates grading to occur on the majority of the site.

Topography: There is an approximate change in elevation on the subject property of 60' (from an approximate elevation of 838' in the northeast down to an approximate elevation of 778' in the southwest).

Streams: There is an intermittent stream in the southwest corner of the site - the proposed project does not show any disturbance near the intermittent stream.

Vegetation/habitat: Much of the northern and western portions of the subject property are extensively vegetated.

Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Burke Mill Road; Hospice Lane; Interstate 40.

Street Classification: Burke Mill Road - minor thoroughfare; Hospice Lane - private road; Interstate 40 - freeway.

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

Burke Mill Road between Silas Creek Ramp and Sandersted Road = 16,000/16,100

Burke Mill Road between London Lane and Woodland Hills Drive = 8,100/16,100

Trip Generation/Existing Zoning: RM-12-S and RS-9 [10.59 x 43,560/9,000 = 51 units x 9.57 (SFR Trip Rate) = 488 Trips + 26 beds (previously approved) x 2.61 (Nursing Home Trip Rate) = 67 Trips = 555 Total Trips per Day]

Trip Generation/Proposed Zoning: IP-S

225 employees x 4.03 (nursing home trip rate) = 902 trips per day.

Sidewalks: Existing along west side of Burke Mill Road.

Transit: Route 23 along Burke Mill Road.

HISTORY

Relevant Zoning Cases:

1. W-2212; From RS-9 to RM-12-S (Residential Building Multifamily); approved September 8, 1998; northwest side of Burke Mill Road across from Woodland Hills Drive; 10.8 acres; Planning Board recommended denial, staff recommended approval.
2. W-2048; From RS-9 to CPO; approved May 6, 1996; off the north side of Burke Mill Road across from Windmere Drive; 14.65 acres; Planning Board and staff recommended approval.

3. W-2021; From RS-9 to RM-12-S (Nursing Care Institution); approved January 2, 1996; west side of Burke Mill Road south of I-40 (portion of current site); 4.8 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes a mix of uses in neighborhoods, including institutional and public uses that are appropriate for the area and in scale with the surrounding development.

Area Plan/Development Guide: *South Stratford Road Development Guide* (adopted in 1989)

Relevant Development Guide Recommendation(s): The "Development Plan" (Map 7 on page 17) in the *South Stratford Road Development Guide* recommends that the subject property should be developed for intermediate residential uses (0-12 units/acre). The subject property is located within an "activity center" identified on the same Development Plan map. Additionally, the "Transportation Project Recommendations" (Map 8 on pages 18-19) recommends that Burke Mill Road be widened, but gives no information regarding a preferred cross section.

ANALYSIS

The current request is to rezone 15.39 acres from RS-9 and RM12-S to IP-S (Hospice and Palliative Care). Currently the petitioner has a facility on a portion of the site that is approved for the Nursing Care Institution use. That use allows the petitioner to have inpatient care, but does not allow other educational and administrative uses required by the petitioner. Hospice and Palliative Care is a use classification recently approved for addition to the UDO (Text Amendment UDO-95). The approval of that text amendment was necessary prior to the final approval of the subject zoning request.

The area surrounding the site is a mixture of residential uses as well as office uses further down Burke Mill Road. The site is bordered by Interstate 40 to the north. The site plan which includes the existing structures indicates a well-designed, aesthetically pleasing campus layout. The proposed request offers a development that is an excellent transition between the Interstate to the north, Williamsburg to the south, and the single family homes east across Burke Mill Road. This use offers a needed service to the community in a location convenient yet somewhat secluded to offer privacy to patients and families.

The site is located within an activity center as shown in *Legacy*, and therefore is appropriate at this location.

At the request of staff, Hospice Lane, which is a public street, will be extended to the western property line to provide access to the property to the west. The extension of Hospice Lane does not mean the road will be extended any further nor does it imply the land to the west should be rezoned to a more intense zoning district.

Staff is working with the site plan designer on possibly reducing parking shown on the site. Parking is the only issue of a concern to staff for this plan. As parking is being worked through with the developer at this time, staff recommends approval based upon the other merits of the request.

FINDINGS

1. The current request is to rezone 15.39 acres from RS-9 and RM-12-S to IP-S (Hospice and Palliative Care).
2. Hospice and Palliative Care is a use recently approved for addition to the UDO.
3. The area surrounding the site is a mixture of residential types as well as nearby office.
4. Excellent transition between the Interstate to the north, the multifamily to the south, and the single family east across Burke Mill Road.
5. Located within an activity center as shown in *Legacy*.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO 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.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approval by the City Fire Department in writing to the Inspection Division.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City Fire and Utilities Departments.
 - b. Sidewalks shall be installed connecting the existing sidewalk along Burke Mill Road to the internal pedestrian network.
- **OTHER REQUIREMENTS**
 - a. One free standing ground sign shall be permitted. Said sign shall be limited to a monument type with a maximum height of five (5) feet.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Philip Doyle

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Glenn, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning