



DOCKET #: W2607
 (continued from 3/13/03
 CCPB meeting)

PROPOSED ZONING:
 IP-S (Multiple
 Institutional Uses)

EXISTING ZONING:
 RS9

PETITIONER:
 First Assembly of God and
 Wake Forest University

SCALE: 1" represents 200'

STAFF: Galloway

GMA: 3

ACRE(S): 1.32

MAP(S): 618870



DRAFT ZONING STAFF REPORT

DOCKET #: W-2607

STAFF: Suzy Gallaway

Petitioner(s): First Assembly of God and Wake Forest University

Ownership: Same

REQUEST

From: RS-9 (Residential Single Family)

To: IP-S (Church or Religious Institution, Community and College or University)

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

Acreage: 1.32 acres

LOCATION:

Street: Northeast corner of Polo Road and Long Drive

Jurisdiction: City of Winston-Salem

Ward: North Ward

SITE PLAN

Proposed Use: Parking Lot for Church or Religious Institution, Community and College or University

Bufferyard Requirements: None required

Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Single Family home

Adjacent Uses:

North- First Assembly of God Church, zoned IP

East- Single Family Homes, zoned IP and RS-9

Southeast- Single Family Homes, zoned RS-9

Southwest- Wake Forest University, zoned C

West- Single Family Homes, zoned RS-9

Northwest- Parking Lot and activity fields, zoned IP-S

GENERAL AREA

Character/Maintenance: Well-maintained Residential and Institutional uses.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: A portion of site to be graded, remainder of site currently developed.

Topography: There is an approximate change in elevation on the subject property of 18' (from an approximate elevation of 978' in the east/southeast down to an approximate elevation of 860' in the west).

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

TRANSPORTATION

Direct Access to Site: Polo Road; Long Drive; University Parkway

Street Classification: Polo Road – Minor Thoroughfare; Long Drive – Minor Thoroughfare; University Parkway – Major Thoroughfare

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

Polo Road between Friendship Circle and University Parkway = 21,000/32,200

Long Drive between Polo Road and University Parkway = 6,300/11,100

University Parkway between Long Drive and Polo Road = 16,000/32,200

Trip Generation/Existing Zoning: RS9

$1.32 \times 43,560/9,000 = 6 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 57 \text{ Trips per Day}$

Trip Generation; Proposed Zoning: IP-S

No trip generation calculable for a parking lot; if a building should ever be located on this site, a site plan amendment must be filed and trip generation rates will be calculated.

Sidewalks: Existing along the south side of Polo Road

Transit: Route 16 along Polo Road to Long Drive

Bicycle Route: Route 19 along Polo Road

HISTORY

Relevant Zoning Cases:

1. W-2578; RS-9 to IP; withdrawn at the October 7, 2002 Board of Aldermen meeting; northwest corner of Polo Road and Long Drive; 1.0 acre; Planning Board and staff recommended approval.
2. W-2342; Wake Forest University; RS-9 to IP-S (College or University); approved November 1, 1999; north side of Polo Road west of Long Drive; 7.63 acres; Planning Board and staff recommended approval.
3. W-2392; RS-9 to IP-S (Multiple Institutional Uses); approved July 17, 2000; southwest side of University Parkway across from Macon Drive; 8.98 acres; Planning Board and staff recommended approval.
4. W-2236; RS-9 to IP-S (Outdoor Recreation and Church or Religious Institution, Community); approved July 6, 1998; west side of Long Drive north of Polo Road; 5.12 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): One of the goals in *Legacy* is to preserve and enhance existing neighborhoods and protect them through the creation of opportunities and incentives for their rehabilitation, redevelopment, and revitalization.

Area Plan/Development Guide: *Polo-Reynolda Area Plan* - adopted in 1985.

Relevant Development Guide Recommendation(s): The *Polo-Reynolda Area Plan* does not recommend a land use for the subject property (see Development Plan on page 28 of the plan). The property was already developed at the time the plan was written and it was not envisioned that the property would change from low-density residential (see Existing Land Use on page 4 of the plan). As a result, the land use plan does not address the possible redevelopment of the property.

ANALYSIS

This request is to rezone 1.32 acres on the northeast corner of Polo Road and Long Drive from RS-9 to IP-S (Church or Religious Institution, Community and College or University). The site is situated between Wake Forest University, First Assembly of God Church, and some single-family homes. Immediately surrounding the property is general use IP zoning. Across Polo Road is Campus zoning. There is a small amount of RS-9 single family zoning in the immediate area. Many of the single-family homes in the area have been rezoned to IP and IP-S in recent years.

The immediate area is comprised largely of institutional and campus uses while residential homes define the character of Polo Road east and west of the site. The current request is consistent with the character of the adjacent community although it is not addressed directly in the area plan. IP-S zoning at this location would be consistent with most of the existing zoning on the block.

The site is located at an important intersection. The intersection of Polo Road and Long Drive acts as a gateway into the campus of Wake Forest University. As this is a major entrance to the campus, staff has been working with the petitioner to develop a landscaping plan for this area to enhance the attractiveness of the area and minimize the potential negative impact of that institutional parking may have on the stability of existing residences along Polo Road. Staff has also been working with the petitioners on the current site plan to incorporate some of the gateway design recommendations. In consultation with Planning Staff, the petitioner has agreed to an 18.5 foot wide streetyard along the south side of Polo Road as well as an 18 inch high earthen berm between the right-of-way line along Polo Road and the proposed parking. With the above mentioned landscape streetyard improvement, staff is supportive of the IP-S request.

FINDINGS

1. This request is to rezone 1.32 acres on the northeast corner of Polo Road and Long Drive from RS-9 to IP-S (Church or Religious Institution, Community and College or University).

2. The area is comprised largely of institutional and campus uses although residential neighborhoods are located east and west of the site along Polo Road.
3. IP-S zoning at this location would be consistent with most of the existing zoning on the block.
4. The intersection of Polo Road and Long Drive acts as a gateway into the campus of Wake Forest University.
5. The petitioners have agreed to incorporate gateway design elements to enhance the landscape character along Polo Road.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

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

- C **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. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- C **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All pedestrian sidewalks and crosswalk delineations on pavement as shown on the site plan shall be installed.
 - b. Developer shall install streetyard landscaping and berming as shown on the approved site plan.