



**DOCKET #:** W2624

**PROPOSED ZONING:**  
LO-S (Professional Office)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
J and V Properties for  
property owned by Van Kiger

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 1.91

**MAP(S):** 612870



## **DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2624  
**STAFF:** Gary Roberts

Petitioner(s): J and V Properties  
Ownership: Van Kiger

### **REQUEST**

From: RS-9 Single Family Residential District  
To: LO-S Limited Office District (Professional Office)

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

Acreage: 1.91 acres

### **LOCATION:**

Street: Southwest side of Reynolda Road north of Polo Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Northwest.

### **SITE PLAN**

Proposed Use: Professional Office.  
Square Footage: 2,763 sf.  
Building Height: One story.  
Parking: Required: Nine spaces; Proposed: 14 spaces.  
Bufferyard Requirements: 15 foot Type II bufferyard adjacent to RS-9.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Single family residence with accessory building surrounded by mature large variety trees.

Adjacent Uses:

- North- Single family residence zoned RS-9.
- East- Small scale office zoned LO-S.
- South- Multifamily residential zoned RM8-S.
- West- Single family residences zoned RS-9.
- Northwest- Multifamily residential zoned RM-18.

### **GENERAL AREA**

Character/Maintenance: Mixture of single and multifamily residences and office uses. The offices are in converted single family homes, which maintains the residential character of the area.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Minimal removal of vegetation to accommodate proposed parking and vehicular circulation area.

Topography: Gentle to moderate slope downward from the east to the west.

Streams: There is a small intermittent stream that begins on the property along the western property line.

Vegetation/habitat: Mature, heavily wooded residential yard.

Environmental Resources Beyond The Site: The proposed project does not threaten any environmental resources beyond the subject property.

Water Supply Watershed: The subject property is not located within a water supply watershed.

## **TRANSPORTATION**

Direct Access to Site: Reynolda Road.

Street Classification: Major Thoroughfare.

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

Reynolda Road between Briarcliff Road and Polo Road = 32,000/32,200

Trip Generation/Existing Zoning: RS-9

$1.91 \times 43,560 / 9,000 = 9 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 86 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: LO-S

$2,763 / 1,000 \times 11.01 \text{ (General Office Trip Rate)} = 30 \text{ Trips per Day}$

Connectivity of street network: A vehicular access easement will be provided to the adjacent property to the north.

Sidewalks: Existing on opposite side of Reynolda Road.

Transit: Route 16 along Reynolda Road.

Bicycle Route: None.

## **HISTORY**

Relevant Zoning Cases:

1. W-2457; RS-9 to LO-S (Professional Office; and Offices, Miscellaneous); approved April 2, 2001; southwest side of Reynolda Road north of Polo Road; 1.01 acres; Planning Board and staff recommended approval.
2. W-2007; RS-9 to LO-S (Professional Office); approved November 6, 1995; northeast side of Reynolda Road northwest of Ferncliffe Drive; 0.57 acre; Planning Board and staff recommended approval.
3. W-1268; R-4 to R-1-S (Professional Office; Offices, Miscellaneous and Banking and Financial Services); approved July 1, 1985; northwest side of Reynolda Road and Ferncliffe Drive across Reynolda Road from subject property; 0.72 acre; Planning Board and staff recommended approval.

4. W 678; R-5 to R-3-S (PRD, Site Plan Amendment); approved November 6, 1978; southwest side of Reynolda Road, northwest of Polo Road adjacent to subject property; 8.93 acres; Planning Board and staff recommended approval.

### **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* recommends a mix of uses in neighborhoods. Commercial uses in this mix should be designed to fit in with the neighborhood and provide services to the surrounding residential development.

Area Plan/Development Guide: *Polo/Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The *Polo/Reynolda Area Plan* recommends that the subject property be converted from single family residential to office use, provided the parking is located in the rear, the character of the existing structure is maintained, there is minimal signage, and heavy landscaping, where necessary, is used to screen the offices from residential areas.

### **ANALYSIS**

The subject request is to rezone a 1.91 acre lot located on the southwest side of Reynolda Road north of Polo Road from RS-9 to LO-S. Currently located on the property is a single family residence, which would be converted into office use. The southern border of the site adjoins a multifamily residential development which is zoned RM8-S. The lots to the west and north are zoned RS-9 and multiple LO-S developments are located across Reynolda Road.

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. The subject request is consistent with the adopted plan as it preserves the existing structure and most of the numerous large shade trees now found on the site. Only the required handicap parking space will be located in the front yard. The remainder of the required off street parking will be provided in the rear yard where the driveway and a cross access easement will extend to the northern property line. The petitioner has also agreed to a five foot monument sign with no internal illumination similar to the other LO-S conversions in the general area.

Staff views the subject request as being consistent with the surrounding area and the recommendations of the adopted area plan and therefore recommends approval.

### **FINDINGS**

1. *Legacy* recommends that commercial uses are designed to fit in with the surrounding neighborhood.
2. The *Polo/Reynolda Area Plan* recommends sensitive adaptive conversion of the property to office use.
3. The petition represents the conversion of an existing single family residence to office use with substantial preservation of mature tree canopy and minimal signage.

## **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 ANY PERMITS**
  - a. A variance must be approved by the City Zoning Board of Adjustment for both the bufferyard requirement on the north property line and for that portion of the two-way drive that is less than 20 feet in width.
- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. In order to preserve the existing trees shown on the site plan, the edge of any proposed grading shall be cordoned off.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Bufferyard easement on the adjacent lot along the southern property line shall be recorded.
  - b. Developer shall obtain a driveway permit from NCDOT.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Developer shall record a vehicular access easement to allow future cross access via a shared driveway with adjacent property to the north.
- **OTHER REQUIREMENTS**
  - a. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet and a maximum copy area of 20 square feet. Such sign shall not be internally illuminated.