



DOCKET #: W2541

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
RM8-S

PETITIONER:
Carver Road Church of Christ

SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 5.41

MAP(S): 642874



May 20, 2002

Carver Road Church of Christ
4381 Carver School Rd.
Winston-Salem, NC 27105

RE: ZONING MAP AMENDMENT W-2541

Dear Sir/Madam:

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

ACTION REQUEST FORM

DATE: May 20, 2002
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 Petition of Carver Road Church of Christ

SUMMARY OF INFORMATION:

Zoning Petition of Carver Road Church of Christ from RM-8-S (Congregate Care Facility) to Site Plan Amendment.

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: BOST, CLARK, DOYLE, FOLAN, KING, NORWOOD,
POWELL
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Carver Road Church of Christ,
Docket W-2541

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-8-S to RM-8-S (Congregate Care Facility) to Site Plan Amendment the zoning classification of the following described property:

Tax Block 3231, Tax Lot 24P, 24Q, 24R

Section 2. This Ordinance is adopted after approval of the site plan entitled Carver Road Church of Christ and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Carver Road Church of Christ.

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 Carver Road Church of Christ. 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 Carver Road Church of Christ, (Zoning Docket W-2541). 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 RM-8-S (Congregate Care Facility- Site Plan Amendment), 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 RM-8-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 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 BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved by the County Fire Department in writing to the Inspections Division.
 - b. Developer shall dedicate a 40 foot wide greenway easement centered on Brushy Fork Creek.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.
 - b. Developer shall widen Lansing Drive eighteen (18) feet from centerline with curb and gutter and sidewalk along the entire frontage of the property. There shall be a pedestrian connection provided from the sidewalk to the main building. The widening shall be installed to the specifications of the Public Works Department of

the City of Winston-Salem prior to the signing of final plats.

- c. All required fire hydrants shall be installed in accordance with the County Fire Department.

- **OTHER REQUIREMENTS**

- a. Signage shall be limited to only one (1) freestanding monument sign on Lansing Drive limited to a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- b. Developer shall install dumpsters in accordance with City of Winston-Salem standards.

DRAFT ZONING STAFF REPORT

DOCKET # W-2541
STAFF: S. Chad Hall

Petitioner(s): Carver Road Church of Christ
Ownership: Same

REQUEST

From: RM-8-S Residential Multifamily District; maximum of eight units/acre (Congregate Care Facility)
To: Site Plan Amendment

Acreage: 5.41 acres

LOCATION

Street: South side of Lansing Drive east of Old Carver School Road.
Jurisdiction: City of Winston-Salem.
Ward: Northeast.

SITE PLAN

Proposed Use: Congregate Care Facility.
Square Footage: 30,570 sf.
Building Height: 36' (Two Story).
Density: 7.76 DUA.
Parking: Required: 21; Proposed: 32.
Bufferyard Requirements: Type II along residential zoning.
Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Property is currently undeveloped.

Adjacent Uses:

North -	Small lot single family residential zoned RS-9 and Cleveland Avenue Christian Church.
East -	Forsyth Villa zoned RM-8-S.
South -	Undeveloped single family residential zoned RS-9.
West -	Undeveloped single family residential zoned RS-9.

GENERAL AREA

Character/Maintenance: Mixture of residential and institutional.
Development Pace: Moderate.

TRANSPORTATION

Direct Access to Site: Lansing Drive; Carver School Road.

Street Classification: Lansing Drive - minor thoroughfare; Carver School Road - minor thoroughfare.

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

Lansing Drive between Liberty Street and Carver School Road: 4,900/11,100

Carver School Road between New Walkertown Road and Lansing Drive: 8,800/16,100

Trip Generation/Existing Zoning: 31,912/1,000 x 2.15 (Congregate Care Trip Rate) = 68 Trips per Day

Trip Generation/Proposed Zoning: 30,570/1,000 x 2.15 (Congregate Care Trip Rate) = 65 Trips per Day

Sight Distance: Good.

Interior Streets: Private.

Connectivity of street network: Staff recommends a stub to the west for future connectivity.

Sidewalks: Staff recommends a sidewalk along Lansing Drive.

Transit: Route 1 along Carver School Road and Lansing Drive.

Bike: None.

ANALYSIS

The site is within the boundaries of the *Carver Road/Ogburn Station Development Guide* which identifies the site as being on the border between low-density residential uses and public/semi-public uses. Brushy Fork Creek passes through a corner of the site and staff recommends a 40 foot wide greenway easement be dedicated along the creek. The greenway, which is recommended in the development guide, will provide pedestrian and bicycle access in and through the area.

The subject site was originally rezoned to RM-8-S in case W-2400 in May of 2000. The subject property now for consideration as a site plan amendment varies from the original plan in that the new plan utilizes less square footage with a two-story building as opposed to a one-story building. The new building has a smaller footprint and is situated further south on the site leaving considerably more area between Lansing Drive and the building.

Although the site extends south into an area recommended for low density development, all of the proposed development is located close to Lansing Drive near other public/semi public land uses. Staff believes the proposed two-story congregate care facility is compatible with other uses in the immediate area, and the recommended sidewalk and greenway easement will contribute positively to the neighborhood.

FINDINGS

1. The subject site lies in an area which has a mixture of residential and institutional uses.

2. The site is within the boundaries of the *Carver Road/Ogburn Station Development Guide* which identifies the site as being on the border between low-density residential uses and public/semi-public uses.
3. Brushy Fork Creek passes through a corner of the site and staff recommends a 40-foot wide greenway easement be dedicated along the creek.
4. Staff believes the proposed two-story congregate care facility is compatible with other uses in the immediate area and the recommended sidewalk and greenway easement will contribute positively to the neighborhood.

STAFF RECOMMENDATION

Site Plan Amendment: **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 BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved by the County Fire Department in writing to the Inspections Division.
 - b. Developer shall dedicate a 40 foot wide greenway easement centered on Brushy Fork Creek.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.
 - b. Developer shall widen Lansing Drive eighteen (18) feet from centerline with curb and gutter and sidewalk along the entire frontage of the property. There shall be a pedestrian connection provided from the sidewalk to the main building. The widening shall be installed to the specifications of the Public Works Department of the City of Winston-Salem prior to the signing of final plats.
 - c. All required fire hydrants shall be installed in accordance with the County Fire Department.
- **OTHER REQUIREMENTS**
 - a. Signage shall be limited to only one (1) freestanding monument sign on Lansing Drive limited to a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
 - b. Developer shall install dumpsters in accordance with City of Winston-Salem standards.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the site plan amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arnold King

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning