



DOCKET #: W2457

PROPOSED ZONING:
LO-S (Professional
Office and General Office)

EXISTING ZONING:
RS9

PETITIONER:
Wesley K. and Barbara
A. Morgan

SCALE: 1" represents 200'

STAFF: Reed

GMA: 3

ACRE(S): 1.01

MAP(S): 612870



March 15, 2001

Wesley K. and Barbara A. Morgan
for property owned by
Lewis E. Lamb, Jr. and Douglas M. Young
3149 Turkey Hill Road
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2457

Dear Mr. & Mrs. Morgan:

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
Robin Hinshaw, 150 Kimel Park Road, Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: March 15, 2001
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 Wesley K. and Barbara A. Morgan for property owned by Lewis E. Lamb, Jr. and Douglas M. Young

SUMMARY OF INFORMATION:

Zoning map amendment of Wesley K. and Barbara A. Morgan for property owned by Lewis E. Lamb, Jr. and Douglas M. Young from RS-9 to LO-S (Professional Office; and Offices, Miscellaneous): property is located on the southwest side of Reynolda Road north of Fern Cliffe Drive (Zoning Docket W-2457).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Wesley K. and Barbara A. Morgan for property owned by Lewis E. Lamb, Jr. and Douglas M. Young, Docket W-2457

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 RS-9 to LO-S (Professional Office; and Offices, Miscellaneous) the zoning classification of the following described property:

Beginning at an iron stake in the western right-of-way line of Reynolda Road, the southeastern corner of The Corners at Crystal Lake, Book 1785 page 3497, in said right-of-way line; thence from said point of beginning and with the western right-of-way line of Reynolda Road south 31° 00' 48" east 100.0 feet to an iron stake, the southeastern corner of Tax Lot 36B in Block 3463; thence continuing with the right-of-way line of Reynolda Road south 30° 56' 55" east 10.0 feet, a new corner with Douglas M. Young; thence south 59° 34' 26" west 422.42 feet to an iron stake in the western line of Tax Lot 35B, Block 3463; thence north 01° 16' 21" east 11.75 feet to an iron stake, the southwest corner of Tax Lot 36B; thence north 01° 04' 41" east 124.61 feet to a point, the northwest corner of Tax Lot 36B; thence north 60° 35' 49" east 350.07 feet to an iron stake in the western right-of-way line of Reynolda Road, the point and place of Beginning. Containing 1.0154 acres, more or less, in accordance with a survey made by Thomas A. Riccio, PLS, dated December 29, 2000, and last updated on January 29, 2001. Being Tax Lot 36B and a part of Tax Lot 35B in Block 3463, as presently shown on the Forsyth County Tax Maps.

Section 2. This Ordinance is adopted after approval of the site plan entitled Wesley K. and Barbara A. Morgan and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to Wesley K. and Barbara A. Morgan for property owned by Lewis E. Lamb, Jr. and Douglas M. Young.

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 Wesley K. and Barbara A. Morgan. 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 Wesley K. and Barbara A. Morgan for property owned by Lewis E. Lamb, Jr. and Douglas M. Young, (Zoning Docket W-2457). 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 LO-S (Professional Office; and Offices, Miscellaneous), 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 LO-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 ANY PERMITS**
 - a. A variance must be approved by the City Zoning Board of Adjustment for both the bufferyard requirement on the south property line and for that portion of the two-way drive that is less than 20 feet in width.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrants will be required in locations approved in writing by the City of Winston-Salem Fire Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install fire hydrants in accordance with the City Fire and Utilities Departments.
 - b. Developer shall record a vehicular access easement to allow future cross access via a shared driveway with adjacent property to the south.

- **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.

ZONING STAFF REPORT

DOCKET # W-2457
STAFF: David Reed

Petitioner(s): Wesley K. and Barbara A. Morgan
Ownership: Lewis E. Lamb, Jr. and Douglas M. Young

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: LO-S Limited Office District (Professional Office; and Offices, Miscellaneous)

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

Acreage: 1.01 acres

LOCATION

Street: West side of Reynolda Drive north of Ferncliffe Drive.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

SITE PLAN

Proposed Use: Professional Office; and Offices, Miscellaneous.
Square Footage: 3,231 square feet.
Building Height: Two story.
Parking: Required: 11 spaces; proposed: 12 spaces.
Bufferyard Requirements: A type I bufferyard is required adjacent to RM-18 zoning and a type II bufferyard is required adjacent to RS-9 zoning.
Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Vacant two-story home. However, there are some large, old trees on the site and the westernmost portion is heavily covered with shrubbery.

Adjacent Uses:

- North - The Corners apartment complex zoned RM-18.
- Northeast - Across Reynolda Road north of the offices is Huntington Woods Condominiums, zoned RM-18.
- East - Across Reynolda Road to the east and southeast are offices zoned LO-S.

South - Single family homes zoned RS-9 with condominium complex further south.
West - The Corners apartment complex zoned RM-18.

GENERAL AREA

Character/Maintenance: This portion of Reynolda Road houses a mixture of single and multifamily residences and office uses. The office uses are in renovated single family homes which still maintain a single family character.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minor.

Topography: Site slopes down slightly to the southwest.

Vegetation/habitat: Several mature trees exist on the site.

Constraints: Site will need a variance for both the bufferyard and driveway width on the southern property line.

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 Polo Road and Fairlawn Drive = 21,500/26,000 (1995)

Trip Generation/Existing Zoning: RS-9

$1.01 \times 43,560/9,000 \times 9.57$ (SFR Trip Rate) = 39 trips per day

Trip Generation/Proposed Zoning: LO-S

$3,231/1,000 \times 11.01$ (General Office Trip Rate) = 35 trips per day

Sight Distance: Good.

Traffic Impact Study recommended: No.

Sidewalks: West side of Reynolda.

Transit: WSTA Route #16 serves the site.

HISTORY

Relevant Zoning Cases:

1. W-2203; LO-S (Professional Office) to LO-S (Professional Office; and Medical or Surgical Office); approved February 2, 1998; north side of Polo Road west of Reynolda Road; 1.07 acres; Planning Board and staff recommended approval.
2. W-2144; RS-9 to LO-S (Professional Office); approved March 7, 1997; north side of Polo Road west of Reynolda Road; 1.07 acres; Planning Board and staff recommended approval.

3. W-2007; RS-9 to LO-S (Professional Office); approved November 6, 1995; northeast side of Reynolda Road/NC 67 northwest of Fern Cliffe Drive; 0.57 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* recommends the separation and buffering of commercial, office, and industrial uses from residential areas.

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

Relevant Development Guide Recommendation(s): This site exists within an area that is identified for office development. If residential structures are present, conversion of existing structures is preferred to new construction. Converted residences should: (1) generate low traffic, (2) place parking to the rear of the structure where possible, (3) have minimal signage, (4) maintain the residential character of facades and landscaping, and (5) use limited curb cuts.

ANALYSIS

The subject petition is for the conversion of an existing single family home to an office use. The site is in an area which has been largely redeveloped with office renovations and multifamily uses. The subject site is one of three remaining single family homes on this section of Reynolda Road.

The proposed office use is consistent with both *Vision 2005* and the *Polo/Reynolda Area Plan*. The area plan supports the conversion of residences to office uses and recommends several site conditions including the existing structure be retained, the parking be located in the rear when possible, retention of mature trees, the number of curb cuts be limited and the signage be limited. At present, staff is working with the petitioner to achieve the recommended conditions.

The site does have two constraints which will require waivers from the Zoning Board of Adjustment. They both involve the south side of the site where the existing driveway is located. Waivers for both the required bufferyard adjacent to RS-9 zoning and the width requirement for the two-way driveway must be obtained for the site to be developed as proposed. Although there is room for a driveway on the north side of the house, development of a driveway there would destroy at least two mature trees and place the driveway closer to the Corners Apartments. In accordance with the *Polo/Reynolda Area Plan*, retention of mature trees is important to maintaining the residential character of the area. By retaining the existing driveway on the south side of the house, the potential exists for a shared driveway with the property to the south. There is a letter of support for these waivers from the adjoining property owner and, because the area plan recommends the adjoining property be converted to an office use, the waiver requests appear reasonable.

Staff is of the opinion that the subject rezoning with the proposed site plan conditions is consistent with the surrounding area and meets the recommendations of the *Polo/Reynolda Area Plan* and recommends approval.

FINDINGS

1. The subject petition is for the conversion of an existing single family home to an office use.
2. The proposed office use is consistent with both *Vision 2005* and the *Polo/Reynolda Area Plan*.
3. At present, staff is working with the petitioner to achieve the site plan conditions recommended in the *Polo/Reynolda Area Plan*.
4. The site does have two constraints which will require waivers from the Zoning Board of Adjustment. The waiver requests appear reasonable.

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 south property line and for that portion of the two-way drive that is less than 20 feet in width.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
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- **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.

[For information purposes only: The draft *Legacy* plan identifies the site as being in the suburban neighborhoods area of *Legacy's* growth management plan. *Legacy* encourages mixed-use development with retail providing weekly shopping needs within walking distance of neighborhoods.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Terry Powell moved approval of the zoning map amendment.

SECOND: Norman Williams.

VOTE:

FOR: Avant, Bost, King, Powell, Snelgrove, Williams

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Terry Powell certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Norman Williams.

VOTE:

FOR: Avant, Bost, King, Powell, Snelgrove, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning