

April 25, 2001

Triad United Methodist Home
c/o W. David Piner, Executive Director
1240 Arbor Road
Winston-Salem, N.C. 27106

RE: Zoning Map Amendment W-2461

Dear Mr. Piner:

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
Jerry Weyker, Weyker and Associates, Inc., 2966D Saint Marks Road, Winston-Salem,
NC 27103
Walter M. Moore, Jr., 1240 Arbor Road, Winston-Salem, NC 27104

ACTION REQUEST FORM

DATE: April 25, 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 Petition of Triad United Methodist Home

SUMMARY OF INFORMATION:

Zoning map amendment of Triad United Methodist Home from RM-8-S (Life Care Community and Nursing Care Institution) to Site Plan Amendment: property is located on the south side of Arbor Road between Kent Road and Pilgrim Court (Zoning Docket W-2461).

PLANNING BOARD ACTION:

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

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 Triad United Methodist Home, (Zoning Docket W-2461). 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 (Life Care Community; and Nursing Care Institution - 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: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

- **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.
 - b. Erosion control and sedimentation permits are required from the Inspections Division. All required erosion control devices shall be installed.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Fire hydrants shall be installed in accordance with the City Fire Department.
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ZONING STAFF REPORT

DOCKET # W-2461
STAFF: Gary Roberts

Petitioner(s): Triad United Methodist Home
Ownership: Same.

REQUEST

From: RM-8-S Residential Multifamily District; maximum density 8 units/acre (Life Care Community, Nursing Care Institution)
To: Site Plan Amendment

Acreage: 74.27 acres

LOCATION

Street: South side of Arbor Road between Kent Road and Pilgrim Court.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

SITE PLAN

Proposed Use: Mid rise apartments and single family units (maisonettes).
Square Footage: 25,600 square feet for apartments and 1,600 square feet for dining and commons area.
Building Height: Four story and one story respectively.
Density: Total for site: Existing; 4.8 beds per acre; proposed; 4.7 beds per acre.
Parking: Required: 231 spaces; proposed: 483 spaces.
Bufferyard Requirements: None.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is a retirement center with a mixture of housing types and green space.
Adjacent Uses: The specific portion of the site plan which is being amended is internal to this site. Surrounding uses refer to the entire complex rather than the amended portion.
North - Single family homes with limited offices uses and some business uses further north along Coliseum Drive, zoned RS-9 and LO-S.
Northeast - Single family homes and offices zoned LO-S.
South - Undeveloped, Children's Home Inc. zoned C.
West - Single family homes zoned RS-30, RS-12 and RS-9.

GENERAL AREA

Character/Maintenance: A mixture of single family homes, limited offices and institutional uses in very good maintenance.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Grading to accommodate building expansion.

Topography: Rolling terrain with the southern portions of the property having a fairly steep grade.

Vegetation/habitat: The overall site is lightly wooded throughout with well maintained yard areas.

TRANSPORTATION

Direct Access to Site: Arbor Road.

Street Classification: Minor thoroughfare.

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

Arbor Road between Pilgrim Court and Reynolda Road = 1,300/9,000

Sidewalks: Interior to site only.

Transit: Route #4 along Coliseum to Pilgrim Court.

Bike: Route #7: Arbor Road

HISTORY

Relevant Zoning Cases:

1. W-2268; RS-9 to NO-S (Professional Office); approved January 4, 1999; south side of Arbor Road adjacent to eastern perimeter of subject property; .82 acre; Planning Board and staff recommended denial.
2. W-2176; LB and RS-12 to LB; approved September 2, 1997; north side of Robinhood Road west of Reynolda Road; 1.25 acres; Planning Board and staff recommended approval.
3. W-2120; RM-8-S (Life Care Community and Nursing Care Institution) to Site Plan Amendment; approved February 3, 1997; Subject property; 74.27 acres; Planning Board and staff recommended approval.
4. W-1203; HB-S (Parking, Commercial) to HB-S (Parking, Commercial; and Banking and Financial Services); approved November 4, 1996; southeast corner of Coliseum Drive and Pilgrim Court; 2.17 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): Encourage a variety of housing densities and types; encourage infill in Areas 2 and 3 of the Growth Management Plan; and, encourage development of specialized housing for the elderly.

Area Plan/Development Guide: The site is not within the boundaries of a development guide or area plan.

ANALYSIS

The site was originally zoned for a Life Care Community and Nursing Care Institution on June, 1 1992 (zoning docket W-1767). Various site plan amendments have been approved since that date.

The current request is to add two, one story single family units and a 45 unit, four story apartment building with subterranean and some surface parking. The overall density will actually decrease as many of the existing units are being converted from two family to single family units and from two bed skilled nursing units to one bed assisted living units.

The two proposed single family units will be constructed on existing pads in the eastern portion of the site and the apartment building is planned for the central southern portion in between the existing mid rise buildings and the undeveloped Childrens Home property. These additions are consistent with the existing character of the subject property and the original petition and approval is therefore recommended.

FINDINGS

1. *Vision 2005* recommends a variety of housing densities and types; encourages infill in Areas 2 and 3 of the Growth Management Plan and encourages development of specialized housing for the elderly.
2. There is no area plan for this area.
3. Request is consistent with the established development pattern and will have minimal impact on surrounding properties.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

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[*For information purposes only:* The draft *Legacy* Comprehensive Plan identifies the site as being in the urban neighborhoods growth management area. *Legacy* calls for quality infill development, greater residential densities where appropriate, and the creation of communities that are friendly and accessible places for older adults.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the site plan amendment, certified that the site plan meets all code requirements, recommended staff conditions.

SECOND: James Rousseau

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

A. Paul Norby
Director of Planning