



**DOCKET #:** W2489

**PROPOSED ZONING:**  
Site Plan Amendment

**EXISTING ZONING:**  
RMU-S (Congregate  
Care Facility)

**PETITIONER:**  
North Carolina  
Housing Foundation

**SCALE:** 1" represents 200'

**STAFF:** Roberts

**GMA:** 2

**ACRE(S):** 3.29

**MAP(S):** 636854



July 25, 2001

North Carolina Housing Foundation  
Nancy Gould  
8 W. Third Street, Suite 565  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2489

Dear Ms. Gould:

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:** July 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 map amendment of North Carolina Housing Foundation

**SUMMARY OF INFORMATION:**

Zoning map amendment of North Carolina Housing Foundation from RM-U-S (Congregate Care Facility) to Site Plan Amendment: property is located on the north side of Third Street, west side of Cameron Avenue, and south side of Fifth Street (Zoning Docket W-2489).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of North Carolina Housing Foundation, Docket W-2489

AN ORDINANCE AMENDING THE  
WINSTON-SALEM CITY  
ZONING ORDINANCE AND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF WINSTON-SALEM, N.C.

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

Beginning at an existing iron pin in the northwest corner of Cameron Avenue and East Third Street; thence with the northern right-of-way of East Third Street north 88° 39' 50" west 239.99 feet to an existing iron pin, the southwest corner of Tax Lot 002, Block 6055; thence with the eastern lines of lot 002 the following: north 01° 19' 04" east 190.07 feet to an existing iron pin, north 88° 37' 02" west 39.99 feet to an existing iron pin, north 01° 21' 24" east, 139.99 feet to an existing iron pin; thence along a new line north 01° 21' 24" east approximately 214 feet to the southern right-of-way of East Fifth Street; thence with the right-of-way of East Fifth Street south 88° 13' 44" east approximately 224 feet to an existing iron pin; thence with the southwest corner of East Fifth Street and Cameron Avenue south 40° 17' 36" east 89.00 feet to an existing iron pin; thence with the western right-of-way of Cameron Avenue south 01° 41' 30" west 476.42 feet to the point and place of beginning; being known as Lot 003 and a portion of Lot 002, Tax Block 6055 as shown on the Forsyth County Tax Maps. Containing 3.31 acres more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Somerset Court at University Place and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to North Carolina Housing Foundation.

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 Somerset Court at University Place. 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 North Carolina Housing Foundation, (Zoning Docket W-2489). 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-U-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-U-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.
  - b. All areas shown not to be graded on the site plan shall be cordoned off prior to the issuance of grading permits. These areas may not be disturbed. All trees located in these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).
  - c. On site fire hydrants shall be installed in accordance with the City Fire Department.
  
- C **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.
  - b. Cross parking and access contract must be executed.

**C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. All required storm water management devices shall be installed.
- b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.

**C OTHER REQUIREMENTS**

- a. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

## ZONING STAFF REPORT

**DOCKET #** W-2489  
**STAFF:** Gary Roberts

Petitioner(s): North Carolina Housing Foundation  
Ownership: East Salem Homes Inc. and Winston-Salem Housing Foundation

### **REQUEST**

From: RMU-S Residential Multifamily District; unrestricted densities; minimum lot size  
5,000 sf (Congregate Care Facility)  
To: Site Plan Amendment

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

Acreage: 3.29 acres

### **LOCATION**

Street: North side of Third Street, west side of Cameron Avenue, and south side of Fifth Street.  
Jurisdiction: City of Winston-Salem.  
Ward: East.

### **SITE PLAN**

Proposed Use: New congregate care facility.  
Square Footage: 25,760 square feet.  
Building Height: One single story.  
Density: 18.24 dwelling units per acre.  
Parking: Required: 78 spaces; proposed: 78 spaces.  
Bufferyard Requirements: none required.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: Site is currently vacant with some mature trees in the northeast corner of the site at the intersection of Fifth Street and Cameron Avenue.

Adjacent Uses:

North -	Single family homes zoned RS-7.
East -	Single family homes zoned RS-7.
South -	Single family homes zoned RS-7.
West -	Old City Hospital converted to a congregate care facility and zoned RM-U.



## **GENERAL AREA**

Character/Maintenance: Homes on the north and east of the site are moderately well maintained.

Homes on the south are very well maintained.

Development Pace: Slow.

## **HISTORY**

Relevant Zoning Cases:

1. W-2397; RS-7 to RMU-S (Congregate Care); approved July 17, 2000; current site; 3.31 acres; Planning Board and staff recommended approval.
- 2.. W-1711; R-4 to B-2; approved May 6, 1991; northwest corner of 5<sup>th</sup> Street and Jackson Avenue; 0.39 acre; Planning Board and staff recommended approval.
3. W-1070; R-4 to B-3; withdrawn October 3, 1983; southeast corner of 5<sup>th</sup> Street and Dunleith Avenue; 0.22 acre; withdrawn after spot zone opinion was rendered by City Attorney.
4. W-746; R-4 to R-1; approved 1980; south side of 5<sup>th</sup> Street and north side of 3<sup>rd</sup> Street between Dunleith Avenue and Cameron Avenue (old City Hospital site); 8 acres; Planning Board and staff recommended approval.

## **ANALYSIS**

In July of 2000, the Board of Aldermen approved the original rezoning request for this property (W-2397) to allow for the construction of a congregate care facility. The applicant has chosen to rework the approved site plan and therefore is seeking a site plan amendment.

Staff sees the revised plan as a significant improvement in regard to building orientation and parking circulation. Although the new proposal does include a half bay of head end parking between the building front and the street, the three primary facades generally address and relate to the public streets on this corner lot in a much more coherent fashion. Vehicular circulation has also been made more efficient and an access point onto Cameron Avenue has been eliminated. The overall building square footage and single story height remains the same as the previously approved special use district site plan.

Staff still views the scale and intensity of this facility as providing a good transition between the larger health care structures to the west, and the single family homes in the surrounding neighborhood. Approval is recommended.

## **FINDINGS**

1. Building orientation has been improved by turning the front door to the public street.
2. Vehicular circulation has been improved with better inner connectivity.
3. Revised site plan provides improved protection of existing large maturing trees in the northeast corner of property.
4. Overall building square footage and height remains the same as the previously approved site plan.

## **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 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.
  - b. All areas shown not to be graded on the site plan shall be cordoned off prior to the issuance of grading permits. These areas may not be disturbed. All trees located in these areas shall be protected from grading encroachment in accordance with UDO Section 3-4.2(H)(3).
  - c. On site fire hydrants shall be installed in accordance with the City Fire Department.
- C **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.
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- C **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. All required storm water management devices shall be installed.
  - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
- C **OTHER REQUIREMENTS**
  - a. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Kem Schroeder moved approval of the site plan amendment and certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: Arnold King

VOTE:

FOR: Avant, Clark, Doyle, King, Norwood, Powell, Schroeder

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning