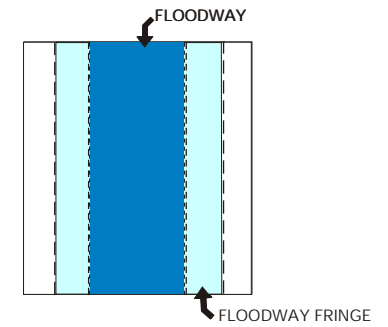


DOCKET #: F1397

PROPOSED ZONING:
IP-S (Academic Biomedical Research Facility)

EXISTING ZONING:
RS9

PETITIONER:
Wake Forest University Health Sciences



SCALE: 1" represents 1000'

STAFF: Gallaway

GMA: 3

ACRE(S): 95.97

MAP(S): 606818



October 22, 2003

Wake Forest University Health Services
c/o Douglas L. Edgeton
0 Medical Center Blvd.
Winston-Salem, NC 27157

RE: ZONING MAP AMENDMENT F-1397

Dear Mr. Edgeton

The attached report of the Planning Board to the Forsyth County Board of Commissioners is sent to you at the request of the Commissioners.

When the rezoning is scheduled for public hearing, you will be notified by Jane Cole, Clerk to the County Commissioners, of the date on which the Commissioners will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

Attachment

pc: Jane Cole, County Manager's Office
Reid Morgan, Wake Forest University Legal Department, Reynolda Hall, Winston-Salem, NC 27106
David Friedman, 3505 Innisfail Court, Clemmons, NC 27012

COUNTY ORDINANCE - SPECIAL USE

Zoning Petition of Wake Forest University Health Services, Docket F-1397

AN ORDINANCE AMENDING
THE FORSYTH COUNTY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE COUNTY OF FORSYTH,
NORTH CAROLINA

BE IT ORDAINED by the Board of County Commissioners of the County of Forsyth as follows:

Section 1. The Zoning Ordinance of the *Unified Development Ordinances* of the County of Forsyth, North Carolina, and the Official Zoning Map of the County of Forsyth, North Carolina, are hereby amended by changing from RS-9 to IP-S (Academic Biomedical Research Facility) the zoning classification of the following described property:

Tax Block 3893 Tax Lot 008

Section 2. This Ordinance is adopted after approval of the site plan entitled Wake Forest University Health Services, and identified as Attachment A of the Special Use District Permit issued by the Forsyth County Board of Commissioners the _____ day of _____, 20____ to Wake Forest University Health Services.

Section 3. The Board of Commissioners 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 Wake Forest University Health Services. 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.

COUNTY, SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Forsyth County
Board of Commissioners

The Forsyth County Board of Commissioners issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Wake Forest University Health Services (Zoning Docket F-1397). 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 IP-S (Academic Biomedical Research Facility), approved by the Forsyth County Board of Commissioners the ____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the IP-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances* of the County Code, the Erosion Control Ordinance, and other applicable laws, and the following conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS**
 - a. Developer shall record or offer to record to the City of Winston-Salem a forty (40) foot wide greenway easement in accordance with the adopted Greenway Plan for Forsyth County. Said easement shall be located along the full length of the property where it abuts the south side of South Fork Muddy Creek.

- **OTHER REQUIREMENTS**
 - a. Existing sign at the entrance to the property is permitted to remain. If a replacement of the sign is required at some time, said sign shall be one (1) freestanding sign of monument type with a maximum height of five (5) feet.

ZONING STAFF REPORT

DOCKET # F-1397
STAFF: Suzy Gallaway

Petitioner(s): Wake Forest University Heath Services
Ownership: Same

REQUEST

From: RS-9 (Residential Building, Single Family)
To: IP-S (Institutional Public- Academic Biomedical Research Facility)
Note: Use classification pending related UDO text amendment (UDO-103)

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

Acreage: 95.97 acres

LOCATION:

Street: Northwest side of Welfare Road
Jurisdiction: Forsyth County

SITE PLAN

Proposed Use: Academic Biomedical Research Facility
Square Footage: 84,375 square feet of office and/or laboratory
Building Height: 60 foot height maximum
Parking: Required: 211 Spaces; Proposed: 213 Spaces
Bufferyard Requirements: 20 foot type II where adjacent to residential zoning
Vehicular Use Landscaping Standards Requirements: UDO Standards apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Various existing structures for requested use
Adjacent Uses:

North-	Vacant property, single family homes further north, zoned RS-9
East-	Single family homes of rural density, zoned RS-9
South-	Vacant property, zoned RS-9
Southwest-	Municipal sewage treatment plant, zoned IP

GENERAL AREA

Character/Maintenance: Well-maintained site and area, rural in character.
Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. F-1212; RS-9 to IP; approved November 10, 1997; southeast side of Cooper Road; 177.7 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Property is currently developed, additional development is not expected to be a major impact.

Topography: The subject property experiences some significant elevation changes across its terrain. The western section of the property along South Fork Muddy Creek is about 682 feet in elevation. Moving eastward out of the floodplain, the elevation rises quickly to about 800 feet in the central section of the property. The elevation then falls again down to about 740 feet in the eastern most section of the property.

Streams: South Fork Muddy Creek forms the western and northern boundary of the subject property. The topographical map also indicates multiple small branches of South Fork Muddy Creek that traverse this property.

Vegetation/habitat: Several areas in the subject property are heavily vegetated. Not surprisingly, areas outside of the floodplain and away from the existing structures have the most vegetation.

Floodplains: The western section of the subject property along South Fork Muddy Creek are located in floodway and floodway fringe areas.

Wetlands: A PUBHh (Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded) wetland is identified in the north-central section of the subject property. Winston-Salem West/Welcome Quads

Environmental Resources Beyond The Site: The City-County Sewage Treatment Facility is just to the west of the subject property across Muddy Creek. However, the proposed site plan does not appear to impact this facility.

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

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all federal and state wetland and stream regulations.

TRANSPORTATION

Direct Access to Site: Welfare Road.

Street Classification: Welfare Road – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): No counts available.

Trip Generation/Existing Zoning: RS-9: $95.97 \times 43,560/9,000 = 464$ units $\times 9.57$ (SFR Trip Rate) = 444 Trips per day.

Trip Generation/Proposed Zoning: IP-S: $84,375/1,000 \times 9.11$ (Research and Development Center Trip Rate) = 684 Trips per day

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): One of the goals of *Legacy* is to support the growth of high-technology industries including medical research, the film school and the visual communication industry.

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

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: Greenway Plan – Winston-Salem and Forsyth County 2015

Greenway/Trail Name: South Fork Muddy Creek

Easement Requested: 40 ft. easement

Side of Creek: South and east.

ANALYSIS

The current request is to rezone approximately 96 acres from RS-9 to IP-S (Academic Biomedical Research Facility). The petitioner has an existing, legally non-conforming research facility on the site, which is the same type of use for which they are requesting rezoning. The existing legally non-conforming use could continue its operation at the current intensity but could not expand without an appropriate zoning change. The petitioner would like to expand the development on the site to accommodate additional buildings. The IP-S zoning request is also dependent upon the approval of UDO Text Amendment (UDO-103), which establishes a new use classification of “Academic Biomedical Research Facility” which is supported by Planning staff.

The site is located in an area that is rural in character with only scattered residential development proximate to the site. Also adjacent to the site to the west is a municipal wastewater treatment facility, zoned IP.

Staff notes that one of the goals of *Legacy* is to support the growth of high-technology industries, including medical research. This zoning request is consistent with that particular goal. The principal character and utilization of the site will not change with this proposed IP-S zoning. Staff’s observations upon visiting the site led to the opinion the current or proposed use does not pose a negative impact on surrounding properties. The site is geographically secluded and minimally impacted by existing or anticipated additional traffic. There was no traffic observed during staff’s visit to the site, albeit staff was not present during a shift change.

In summary, staff is of the opinion that the request is supported by *Legacy* and appears to be a fairly innocuous use that does not substantially disturb the rural character of the area. Staff does not feel that the proposed expansion would negatively affect the area. For these reasons, staff recommends approval.

FINDINGS

1. The petitioner has an existing legally non-conforming research facility on the site, which is of the same type of use for which they are requesting rezoning.
2. The site is located in an area that is rural in character.
3. *Legacy* recommends supporting the growth of high-technology industries, including medical research.
4. Existing facility is a fairly innocuous use that does not disturb the existing rural character of the area.
5. Staff does not feel that expansion would negatively affect the area.
6. The IP Zoning is dependent upon the approval of a new use classification of “Academic Biomedical Research Facility” (UDO-103) which Planning Staff supports.

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**
 - b. Developer shall record or offer to record to the City of Winston-Salem a forty (40) foot wide greenway easement in accordance with the adopted Greenway Plan for Forsyth County. Said easement shall be located along the full length of the property where it abuts the south side of South Fork Muddy Creek.
- **OTHER REQUIREMENTS**
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Glenn Simmons presented the staff report.

PUBLIC HEARING

FOR:

David Friedman, 3505 Innisfail Court, Clemmons, NC 27012

- We're proposing no changes to what we are doing here, but we find ourselves in the position of needing to replace some very old buildings.
- About 100 people work here.
- There is a lot of the land that is unusable.

AGAINST: None

WORK SESSION

MOTION: Jerry Clark moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff recommendations.

SECOND: Philip Doyle

VOTE:

FOR: Unanimous

AGAINST: None

EXCUSED: None

According to information furnished on August 27, 2003 by the Office of the Tax Assessor, the subject property was in the name of Wake Forest University Health Sciences.

A. Paul Norby, AICP
Director of Planning