

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket	W-3504
Staff	Bryan D. Wilson
Petitioner(s)	Senior Services, Inc.
Owner(s)	Same
Subject Property	PIN 6836-17-2768
Address	2895 Shorefair Drive
Type of Request	Special Use rezoning from GB-S (Two-Phase) to GB-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from GB-S (Two-Phase) to GB-S. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Adult Day Care Center; Child Care, Drop-In; Child Day Care Center; Offices; Services, A; and Recreation Services, Indoor
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
Zoning District Purpose Statement	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses within a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas (GMA) 1, 2, 3, and Metro Activity Centers.
Rezoning Consideration from Section 3.2.15 A 13	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The site is located within GMA 3 (Suburban Neighborhoods) along two minor thoroughfares. The proposed addition of day care uses and the proposed multifunction building would consolidate destination service uses at this location.</p>
GENERAL SITE INFORMATION	
Location	South side of W. Thirtieth Street, between Shorefair Drive and Millbrook Drive
Jurisdiction	Winston-Salem
Ward(s)	North
Site Acreage	± 10.07 acres
Current Land Use	The developed site is the current location of the Senior Services, Inc. offices. The proposed area for the new building is currently used for overflow parking.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	LI	Various manufacturing and warehousing uses			
	East	RS9	Single-family homes and a neighborhood church			
	South	GB, RS9, and RM18	City parking lot, Odd Fellows cemetery, and apartments			
	West	GB	Winston-Salem Fairgrounds			
Rezoning Consideration from Section 3.2.15 A 13	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	The proposed low-intensity service uses are compatible with the uses permitted on the adjacent LI, GB, RM18, and RS9 properties.					
Physical Characteristics	The developed site contains a large parking area where the proposed new building will be placed. The site is almost entirely flat, with a slight drop-off in elevation to the south and east. The site is bordered by mature deciduous trees on the southern and eastern property boundaries.					
Proximity to Water and Sewer	Public water can be accessed from Shorefair Drive, W. Thirtieth Street, and Millbrook Drive. Public sewer can be accessed from Shorefair Drive.					
Stormwater/ Drainage	The proposed plan shows a net reduction in impervious area from the previously approved plan(s) and is therefore exempt from the regulations of the City's post-construction stormwater management ordinance. A stormwater management permit will not be required.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The developed site has an extensive parking area where the proposed new building and improvements will be located. It has favorable topography and is not located within a water supply watershed or a designated floodplain area.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2565	LI-S to GB-S (Two-Phase)	Approved 10/7/2002	Subject Property	9.96	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Shorefair Drive	Minor Thoroughfare	330 feet	200 (2013)	27,500		
West Thirtieth Street	Minor Thoroughfare	1237 feet	2,300 (2013)	15,800		
Millbrook Drive	Local Street	357 feet	N/A	N/A		

Proposed Access Point(s)	The site plan proposes a full access point on Millbrook Drive. The Millbrook drive access will serve as the entrance and drop-off area for the new day care services. There are existing access points on Shorefair Drive and W. Thirtieth Street.		
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends sidewalks and shared bike lanes on both sides of W. Thirtieth Street.		
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: GB-S</u> 30,000 sf office building/1000 x 11.01(general office building trip rate) = 330 trips per day</p> <p><u>Proposed Zoning: GB-S</u> 330 trips per day + (24,639 sf office space/1000 x 11.01) + (13,246 sf medical office space/1000 x 36.13) + (24,529 sf day care center/1000 x 79.26) = 3,024 trips per day</p>		
Sidewalks	Public sidewalks exist along all frontages of the subject property.		
Transit	WSTA Route 106 stops at a bus shelter on West Thirtieth Street in front of the existing Senior Services Inc. building.		
Transportation Impact Analysis (TIA)	A TIA is not required.		
Analysis of Site Access and Transportation Information	The proposed building and uses have the potential to generate significant traffic. However, the subject property is positioned along two minor thoroughfares with ample capacity to accommodate the proposed uses. The site will be served by three separate entrances that will minimize traffic conflicts between staff and visitors. The site is well served by sidewalks, and transit stops are within a walkable distance to the site.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	62,414		Eastern half
Parking	Required	Proposed	Layout
	294	335	90-degree head-in
Building Height	Maximum		Proposed
	60 feet		One story
Impervious Coverage	Maximum		Proposed
	N/A		68.72 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Section 4.6.10: General Business District • Section 5.2.3 Adult Day Care Center (use-specific standards) • Section 5.2.16 Child Care, Drop-In (use-specific standards) • Section 5.2.19: Child Day Care Center (use-specific standards) 		
Complies with Section 3.2.11	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ordinance	Yes	
	(C) Subdivision Regulations	N/A	

Analysis of Site Plan Compliance with UDO Requirements	The proposed site plan shows a 62,414-square foot building that will be used for adult and childcare services and related office space. The proposed plan shows the required play area along the frontage of W. Thirtieth Street, along with some additional activity area(s) adjacent to the building on the south side. There will be a drop-off lane on the eastern side of the building. The plan shows the required Type II Bufferyard along the southern property line and a 10-foot streetyard along Millbrook Drive and W. Thirtieth Street.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 2 – Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage the establishment of multipurpose, intergenerational, age-friendly community facilities. • Promote new, convenient, commercial and business services to support neighborhood needs. • Encourage reuse of vacant and underutilized commercial and industrial sites. • Ensure appropriate transitional land uses or physical buffering between residential and nonresidential uses to maintain the character and stability of neighborhoods.
Relevant Area Plan(s)	<i>North Central Area Plan Update (2015)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • Existing institutions should be permitted to grow and expand in a manner that is compatible with surrounding neighborhoods. • Both public and private community facilities such as schools, parks, medical offices and day care providers should be easily accessible to all segments of the population. • The revitalization of older/underutilized commercial and industrial sites is encouraged.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an Activity Center.
Rezoning Consideration from Section 3.2.15 A 13	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes

Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone a developed site for additional day care-related uses incorporated in a large facility. The proposed facility would offer combined adult and childcare services for Senior Services, Inc. The <i>North Central Area Plan Update</i> recommends institutional uses for the site and generally supports the expansion of existing institutions that are compatible with neighborhood character.</p> <p><i>Legacy 2030</i> supports the reuse of underutilized commercial sites such as the subject property. This proposed expansion would provide a needed multipurpose, intergenerational, age-friendly community facility in an appropriate location.</p>
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CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed development would provide needed community services at an appropriate location.	The proposed development would generate a significant number of additional trips in the area.
The request is consistent with the Area Plan and <i>Legacy 2030</i> recommendations.	
The request would make use of underutilized nonresidential property in a location already served by municipal services and multimodal transportation opportunities.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following conditions are proposed from interdepartmental review comments to meet established standards or to reduce negative off-site impacts:

PRIOR TO ISSUANCE OF GRADING PERMITS:

a. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s).

PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:

a. The developer shall complete all requirements of the driveway permit(s)

OTHER REQUIREMENTS:

a. Freestanding signage shall be limited to four (4) monument signs, complying with the spacing and location requirements of the UDO, with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3504
DECEMBER 9, 2021**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None
AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning amendment with amended conditions.

SECOND: Walter Farabee

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP
Acting Director of Planning and Development Services