

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

PETITION INFORMATION	
Docket #	W-3370
Staff	Bryan D. Wilson
Petitioner(s)	Dreit, LLC (Shakeel Durrani)
Owner(s)	Same
Subject Property	PIN # 6834-04-2402
Address	2555 Buchanan Street
Type of Request	Site Plan Amendment for IP-S zoned property to increase the number of children in a Child Day Care Center from 20 to 100.
Proposal	<p>The petitioner is requesting a site plan amendment to the existing IP-S zoned property. The approved uses from the previously approved zoning case (W-3342) for this site are:</p> <p>Residential Building, Single Family; Family Group Home A; Urban Agriculture; Swimming Pool, Private; Adult Day Care Center; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Public; School, Private; and School, Vocational or Professional.</p>
Neighborhood Contact/Meeting	<p>Per an email received by staff on 6/6/2018:</p> <p style="padding-left: 40px;">“The attached letter was sent to the surrounding neighbors of the subject property located at 2555 Buchanan St., Winston Salem, NC 27127. [Recipients] included John Larson, Winston-Salem City Councilman, and Carolyn Highsmith, President of Konnoak Hills Community Association. The community outreach meeting was yesterday (6/5/2018) at the subject property but was not attended by the surrounding neighbors.”</p> <p style="padding-left: 40px;">Charlie Beard</p> <p style="padding-left: 40px;">RE/MAX of Greensboro</p> <p>Please refer to “Attachment A” for the above mentioned community outreach letter.</p>
GENERAL SITE INFORMATION	
Location	East side of Buchanan Street, across from Warren Avenue
Jurisdiction	Winston-Salem
Ward(s)	South Ward
Site Acreage	± 1.77 acres

Current Land Use	A vacant building is located on the site. This was the former location of Buchanan Street Head Start.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	RS9			Single family homes	
	East	RS9			Single family homes (partially undeveloped)	
	South	IP			Parkway Chapel	
	West	RS9			Single family homes	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes. The subject property is located next to single family homes and is north of a church. The proposed use of Child Day Care center is compatible with the uses permitted on adjacent properties.					
Physical Characteristics	The developed site has existing large deciduous trees surrounding the building with the front parking area sloping to the west towards Buchanan Street.					
Proximity to Water and Sewer	Public water and sewer are available to the subject property.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The subject property is not located within a watershed.					
Analysis of General Site Information	The subject property is currently developed with a neighborhood scale institutional building that was formerly used as a daycare. The proposed site plan would leave the site largely intact, with the addition of 15 new parking spaces to accommodate the increased number of allowed children.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3342	RS9 & IP to IP-S	Approved 10-2-2017	Current site	1.77 acres	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Buchanan Street	Minor Thoroughfare	220'	9,600	13,800		
Proposed Access Point(s)	The site will continue to be served with two driveways onto Buchanan Street.					
Trip Generation - Existing/Proposed Sidewalks	<u>Proposed Zoning: IP-S</u> 7030 SF/1000 x 79.26 (Day Care Center trip rate) = 557 trips per day Sidewalks currently exist on the west side of Buchanan Street and a sidewalk has recently been installed along the frontage of the subject property as a result of the recent rezoning (W-3342).					

Analysis of Site Access and Transportation Information	The site fronts on a minor thoroughfare which has extra capacity. The site plan proposes to retain the two existing driveways onto Buchanan Street.		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	7030 SF		Fronting on Buchanan Street
Parking	Required	Proposed	Layout
	26 Spaces	26 Spaces	A mixture of 60° and head in parking
Building Height	Maximum		Proposed
	60'		1 story
Impervious Coverage	Maximum		Proposed
	60%		29%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-5.18(B) Child Day Care Center Use Conditions. 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes	
	(B) Environmental Ord.	N/A	
	(C) Subdivision Regulations	N/A	
Analysis of Site Plan Compliance with UDO Requirements	<p>The proposed site plan illustrates the reuse of the existing building with a reduction in the play area to accommodate 15 additional head in parking spaces. No building expansion is proposed. A type II bufferyard is required along the northern and eastern property lines.</p> <p>The recently approved site plan (W-3342) was for a daycare center with 20 children. The approved plan included an outdoor play area of 25,219 SF and eleven parking spaces. The current request is for 100 children with an outdoor play area of 21,465 SF, and a parking area increase from 11 to 26 spaces. The proposed play area easily accommodates the required minimum 10,000 SF of play area.</p>		
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"> Facilitate the location of local-serving retail and public amenities at key, easy-to-access locations within neighborhoods Encourage the development of a range of childcare facilities. 		
Relevant Area Plan(s)	<i>South Suburban Area Plan Update (2017)</i>		
Area Plan Recommendations	<ul style="list-style-type: none"> The Proposed Land Use Map recommend institutional land use for the property. 		
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
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The proposed site plan amendment request is proposing to increase the number of allowed children from 20 children to 100 children for the use of Child Day Care Center. The subject property was rezoned to IP-S in October 2017. The site was formerly used as Day Care Center, however, the site had lost its non-conforming status when the previous owner closed for business.</p> <p>The <i>South Suburban Area Plan Update</i> recommends institutional land use for the subject property. <i>Legacy 2030</i> recommends the location of public amenities at key, easy-to-access locations within neighborhoods. The petitioner has proposed additional parking and circulation improvements to accommodate the anticipated increase in peak hour trips, as well as to satisfy UDO requirements.</p> <p>Therefore, the request is consistent with both <i>Legacy 2030</i> and the <i>South Suburban Area Plan Update</i>. Because the site is located within a residential neighborhood setting, staff recommends that the previous condition prohibiting electronic message board signs be carried forward.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request would allow for child care services to be conveniently located in a residential area.	Approval of the request would increase the number of children at a Child Day Care Center which is adjacent to residential single-family properties.
The request is consistent with the recommendations of the Area Plan and <i>Legacy 2030</i> .	
The request would facilitate the use of a vacant property that was formerly used as a Daycare Center.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> • <u>OTHER REQUIREMENTS:</u> <ol style="list-style-type: none"> a. No electronic message board signs shall be allowed on the subject property. 	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3370
JUNE 14, 2018**

PUBLIC HEARING

FOR:

Shakeel Durrani, 607 Staunton Drive, Greensboro, NC 27410

- In the 1980s this building was a child day care center run by Family Services, Inc., and at peak times there were more than 90 kids at this facility.
- I have spent more than \$10,000, and now with additional added parking I'm looking at spending more than \$50,000.
- This 7,000-square-foot facility is zoned for 20 children. The tenant who is lined up to occupy the space was told he could only have 20 children. With 20 children you cannot even break even.
- The prospective tenant is going to employ 7-8 people.

AGAINST:

Carolyn Highsmith, 3335 Anderson Drive, Winston-Salem, NC 27127

- I am president of the Konnoak Hills Community Association.
- Last year when the Konnoak Hills Community supported the zoning for this property in alignment from residential to institutional public, we did this in good faith that a day care center re-opening at this site would remain the same size and scope.
- Our main concerns are the traffic pattern changes. By increasing the day care size to 100 children, the planning staff reports that this will increase the trips per day by 557. Such an increase of trips cannot be tolerated given the makeup of two major intersections in close proximity to this property, plus the bottleneck impact this will have on residents traveling to and from the Konnoak Hills Community during peak travel times.
- Having more cars entering and leaving the day care center at peak times will make it unsafe and dangerous for the patrons of the day care center given its location less than a block away and just south of Cloister Drive, a major through street in and out of the Konnoak Hills Community to the east and the Cloister neighborhood to the west. And it is even more unsafe given the intersection of Silas Creek Parkway and Buchanan Street whose lanes back up south at peak times to the Buchanan Street and Cloister Drive intersection and even as far as the day care center.

- Trying to navigate left turns onto Buchanan Street is especially dangerous given the steepness of the hill that makes it a blind left turn made even worse during peak times by the traffic coming off of Silas Creek Parkway and down Buchanan Street.
- At night the lack of visibility is a major factor, such that several years ago a woman was killed by a vehicle while walking her dog down Buchanan Street at the crest of this hill going south.
- We would be willing to negotiate the size of the day care center to a more reasonable size based on a more reduced trips per day total. We also think that a traffic study needs to be completed at both of the intersections in question to help determine the best size for the number of children attending this day care center based on the safety of exiting and entering this property during peak travel times.

WORK SESSION

Parking and traffic generation was discussed extensively among staff and the Board. Staff explained that traffic generation estimates are from a traffic manual which classifies uses according to the building square footage and not on the number of children attending the day care. Chris Murphy explained that under state licensure you have to have 25 square feet per child, so for a 7,000 square foot building, they could theoretically accommodate 250 children; Dreit, LLC, is requesting a Site Plan Amendment to allow up to 100 children. It was discussed that two trips per day per child, plus the day care staff, would only equal a couple hundred trips per day versus the 557 trips that came from the traffic manual.

George Bryan acknowledged the neighborhood concerns and spoke regarding his experience with this property. He discussed the development and running of a child day care center, and noted that with the number of children they are requesting it will be that number of trips at that time of the day, and that that seemed to be reasonable in terms of both flow in a child care center and the flow of traffic on the street. He explained the State's star rating system for child care centers, and how ratings for infants is different than star ratings for older children and how a business plan for a child day care center with only 20 kids would not be feasible or profitable.

MOTION: Clarence Lambe moved approval of the zoning petition and certified the site plan (including staff recommended conditions) meets all UDO requirements if the petition is approved.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services