

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3342
Staff	Bryan D. Wilson
Petitioner(s)	Family Services, Inc.
Owner(s)	Same
Subject Property	PIN # 6834-04-2402
Address	2555 Buchanan Street
Type of Request	Special Use Rezoning from RS9 and IP to IP-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential Single Family; 9,000sf lot size) and IP (Institutional & Public) to IP-S (Institutional & Public – special use zoning). The petitioner is requesting the following uses:</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, Private; and School, Vocational or Professional.</p>
Neighborhood Contact/Meeting	<p>Per an email received from Charles L. Freeman on August 28th, 2017:</p> <p>We held the neighborhood meeting last Thursday for 2555 Buchanan Street. It was held at 5:00 at the Library up the road at 3185 Buchanan Street. We displayed a full size site plan along with an aerial for any attendees to view. There was not a large turnout but some folks (3 to be exact) did show up, mainly to get informed about what is going on, not necessarily to dispute.</p> <p>It seems that the neighborhood would love to have this daycare operating again, and they are in full support. The only issue that was brought to my attention was a couple of the requested uses. They would like cemetery, funeral home, and utilities removed from the list of requested uses. This is not a problem for the current owner or the potential new owner. Thanks, let me know if you need anything else from me.</p>
Zoning District Purpose Statement	The IP District is intended to accommodate public and institutional uses which have a limited land use impact or traffic generation potential

	upon surrounding uses. The district is intended to accommodate smaller, less intensive public and institutional uses which have concentrated service areas and are located in or near residential areas, or larger, less intensive recreational or institutional facilities in rural areas.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the site plan proposal is for an institutional use. A daycare facility has previously operated on this site.		
GENERAL SITE INFORMATION			
Location	East side of Buchanan Street, across from Warren Avenue		
Jurisdiction	Winston-Salem		
Ward(s)	South Ward		
Site Acreage	± 1.76 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.		

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
There are no relevant zoning histories in the immediate area.						
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	<u>Proposed Zoning: IP-S</u> 7030 SF/1000 x 79.26 (Day Care Center trip rate) = 557 trips per day					
Sidewalks	Sidewalks currently exist on the west side of Buchanan Street.					
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. The proposed use of a Child Day Care Center will not add any additional trips to the site as it was formerly used as a Day Care Center.					
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	7030 SF		Fronting on Buchanan Street			
Parking	Required	Proposed	Layout			
	8 Spaces	12 Spaces	60° parking and one drop-off lane in front of the building			
Building Height	Maximum		Proposed			
	60'		1 story			
Impervious Coverage	Maximum		Proposed			
	60%		24%			
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	The proposed site plan illustrates the reuse of the existing building, play area, and parking lot. No building expansion is proposed. A type II bufferyard is required along the northern and eastern property lines. A new sidewalk along Buchanan Street will be required with pedestrian cross access delineated.
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</i> (2011) (Update in Progress)
Area Plan Recommendations	<ul style="list-style-type: none"> • Both the 2011 and the draft 2017 Proposed Land Use Map recommend the property for institutional land use.
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 Legacy 2030?
	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The proposed request is to rezone an existing RS9 and IP zoned lot to IP-S in order to add the use of Child Day Care Center. The site was formerly used as a Day Care Center, however; the site lost its non-conforming status when the previous owner closed the business.</p> <p>Both the existing area plan and the update (in progress) recommend 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.</p> <p>Therefore, the request is consistent with both <i>Legacy 2030</i> and the area plan. Because the site is located within a residential neighborhood setting, staff recommends a condition to prohibit electronic message board signs.</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 near a residential area.	Approval of the request would result in a higher intensity district 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> <ul 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-3342
SEPTEMBER 14, 2017**

Aaron King presented the staff report.

PUBLIC HEARING

FOR:

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

- I am here today on behalf of the Konnoak Hills community association in support of the W-3342 zoning petition.
- This property has been used as a daycare center since 1964 and its last occupant was Family Services. The Konnoak Hills Community would like to see this property continue to operate as a daycare center and supports the IP-S zoning to facilitate this use.
- Konnoak Hills also wants the IP-S zoning uses designated in the staff report in case this property should ever cease to operate as a daycare center and to ensure as low of an intensity of public and institutional uses as possible giving the surrounding residential neighborhood homes.
- The other points Konnoak Hills would like to emphasize are that the surrounding trees and tree canopy be protected and continue to be used for buffering and that electronic message board signs not be permitted on this property.

AGAINST: None

WORK SESSION

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

SECOND: Chris Leak

VOTE:

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

AGAINST: None

EXCUSED: None

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