



Memorandum

Bryce A. Stuart Municipal Building
100 East First Street
P.O. Box 2511
Winston-Salem, NC 27102
CityLink 311 (336.727.8000)
[www.cityofws.org/departments/
planning-and-development-services](http://www.cityofws.org/departments/planning-and-development-services)

TO: Mayor Allen Joines and Members of the City Council
FROM: A. Paul Norby, Director of Planning and Development Services
DATE: December 22, 2017
SUBJECT: UDO-281 (Limited Campus Use Amendment)

Planning staff made a presentation and answered questions on UDO-281, an ordinance amending Limited Campus Use regulations in the *Unified Development Ordinances* (UDO), at the December 12, 2017 meeting of the Community/Housing/General Government Committee. Following discussion, the Committee continued the item to its January 9, 2018 meeting. Council Member Adams also asked that staff provide additional information on the ordinance in the form of a table comparing various alternative ordinance proposals including the current UDO language, the initial Planning staff proposal, the alternate proposal made by Wake Forest University, and a final proposal sent via email by the Winston-Salem Neighborhood Alliance.

To summarize the context of this amendment, prior to the UDO, which became effective in 1995, most institutions could locate and expand in residential zoning without any restrictions. The UDO restricted this right to limited types of campus-related uses that could only occur within 500 feet of the property actually zoned for campus use (C district). On May 1, 2017, following approval of a C-L rezoning request by Baptist Medical Center, Council asked planning staff to find a way to further restrict Limited Campus Uses in residential zones. The initial staff proposal recommended a change of the review authority for Limited Campus Uses in residential zones from the Planning Board to the elected body utilizing the Special Use Permit procedures. Staff solicited comment about the proposed change from stakeholders including C-zoned institutions, various neighborhood associations and the Neighborhood Alliance. Staff also held a stakeholder meeting on August 22nd to discuss the proposed amendment. At that meeting, both neighborhood and campus institution representatives stated that they did not prefer the Special Use Permit option. As a result of these meetings, Wake Forest University consulted with other C-zoned institutions and proposed alternate language for UDO-281. This proposal was then sent to neighborhood stakeholders, including the Neighborhood Alliance. On November 8, 2017, Eric Bushnell, writing on behalf of the Neighborhood Alliance, suggested a third alternative, essentially combining the staff and WFU proposals. The Planning Board, after considering all the comments and options, recommended the WFU proposal, as they felt that it was fully responsive to the Council's original request. Planning staff concurs with that assessment.

The table on the following page shows a comparison of the existing UDO provisions along with the three alternatives.

CityLink311
Call 311 or 336-727-8000
citylink@cityofws.org

City Council: Mayor Allen Joines; Vivian H. Burke, Mayor Pro Tempore, Northeast Ward; Denise D. Adams, North Ward; Dan Besse, Southwest Ward; Robert C. Clark, West Ward; John C. Larson, South Ward; Jeff MacIntosh, Northwest Ward; Derwin L. Montgomery, East Ward; James Taylor, Jr., Southeast Ward; City Manager: Lee D. Garrity

County Commissioners: David R. Plyler, Chairman; Don Martin, Vice Chair, Fleming El-Amin; Ted Kaplan; Richard V. Linville; Gloria D. Whisenhunt; Everette Witherspoon; County Manager: Dudley Watts, Jr.

City-County Planning Board: Arnold G. King, Chair; Allan Younger, Vice-Chair; George M. Bryan, Jr.; Melynda Dunigan; Jason Grubbs; Tommy Hicks; Clarence R. Lambe, Jr.; Chris Leak; Brenda J. Smith

**Comparison of alternatives for regulating Limited Campus Uses
(changes from current UDO underlined):**

	Existing Ordinance	WFU proposal	Original staff proposal	Neighborhood Alliance proposal
Review Authority	<ul style="list-style-type: none"> Reviewed by Planning Board 	<ul style="list-style-type: none"> Reviewed by Planning Board 	<ul style="list-style-type: none"> Reviewed by <u>elected body through Special Use Permit.</u> 	<ul style="list-style-type: none"> Reviewed by <u>elected body through Special Use Permit.</u>
Adjacency Requirements	<ul style="list-style-type: none"> Use must be on adjacent property, or on a major or minor thoroughfare 	<ul style="list-style-type: none"> Use must be on adjacent property, <u>defined as sharing a property line or immediately across the street.</u> 	<ul style="list-style-type: none"> Use must be on adjacent property, or on a major or minor thoroughfare 	<ul style="list-style-type: none"> Use must be on adjacent property, <u>defined as sharing a property line or immediately across the street.</u>
Distance Limitations	<ul style="list-style-type: none"> Use must be within 500 ft of the C-zoned parcel 	<ul style="list-style-type: none"> Use must be within 500 ft of the C-zoned parcel, <u>even on adjacent parcel</u> 	<ul style="list-style-type: none"> Use must be within 500 ft of the C-zoned parcel 	<ul style="list-style-type: none"> Use must be within 500 ft of the C-zoned parcel, <u>even on adjacent parcel</u>
Use Conditions	<ul style="list-style-type: none"> Use conditions including height and massing consistent with neighborhood, parking at rear and Type I bufferyard 	<ul style="list-style-type: none"> Use conditions including height and massing consistent with neighborhood, parking at rear and Type I bufferyard 	<ul style="list-style-type: none"> Use conditions including height and massing consistent with neighborhood, parking at rear and Type I bufferyard 	<ul style="list-style-type: none"> Use conditions including height and massing consistent with neighborhood, parking at rear and Type I bufferyard
Zoning Type Limitations	<ul style="list-style-type: none"> --- 	<ul style="list-style-type: none"> <u>Not allowed next to C-L or C-S properties.</u> 	<ul style="list-style-type: none"> --- 	<ul style="list-style-type: none"> <u>Not allowed next to C-L or C-S properties.</u>