DOCKET #: W2678

PROPOSED ZONING:
RM8-S
(Multiple Residential Uses)

EXISTING ZONING:
RS9

PETITIONER:
J. Walton Company, LLC for property owned by Others

SCALE: 1" represents 600'

STAFF: Hall

GMA: 3

ACRE(S): 13.64

MAP(S): 624834
February 18, 2004

J. Walton Company, LLC for property owned
c/o Joe Weiss, Manager
2909 Turner Grove Drive
Greensboro, NC  27458

RE: ZONING MAP AMENDMENT W-2678

Dear Mr. Weiss:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary’s Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
Stimmel Associates, PA, 601 N. Trade Street, Suite 200, Winston-Salem, NC  27101
ACTION REQUEST FORM

DATE: February 18, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:


SUMMARY OF INFORMATION:

Zoning map amendment of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr. from RS-9 to RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily): property is located on the west side of Old Salisbury Road north of Pope Road (Zoning Docket W-2678).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS
CITY ORDINANCE - SPECIAL USE

Zoning Petition of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr., Docket W-2678

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

_______________________________________________________

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily) the zoning classification of the following described property:

Tax Block 3839, Tax Lots 40 and 41

Section 2. This Ordinance is adopted after approval of the site plan entitled Ardmore Square and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, to J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr.

Section 3. The City Council 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 Ardmore Square. 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.
CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of J. Walton Company, LLC for property owned by Victor Beck, Evelyn Beck, and Clarence Lloyd, Jr., (Zoning Docket W-2678). 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 RM-8-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM-8-S zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements.
• PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  a. Developer shall make improvements via adding any necessary roadway width and 
curb and gutter and sidewalk to west side of Old Salisbury Road.
  b. All required fire hydrants shall be installed in accordance with the City of 
Winston-Salem Fire Department.
  c. All required storm water devices shall be installed.

• OTHER REQUIREMENTS
  a. Signage shall be limited to one (1) monument sign with a maximum height of five 
(5) feet at each entrance into the development.
ZONING STAFF REPORT

DOCKET # W-2678
STAFF: S. Chad Hall

Petitioner(s): J. Walton Company, LLC

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: RM-8-S Residential Multifamily District; maximum density 8 units/acre
   (Residential Building, Town House; Residential Building, Single Family;
   Residential Building, Duplex; and Residential Building, Multifamily)

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

Acreage: 13.64 acres

LOCATION:

Street: West side of Old Salisbury Road north of Pope Road.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Mixture of townhouses (as illustrated).
Building Height: One story.
Density: 5.94 units per acre (76 total units).
Parking: Required: 162; proposed: 165.
Bufferyard Requirements: 15’ type II abutting RS-9.
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Property is undeveloped.
Adjacent Uses:
   North/ Northeast: Mostly undeveloped, with sparse residential development zoned. RS-9
   fronting Old Salisbury Road. Across Old Salisbury Road to the northeast
   is approved RM-12-S development.
   East: Mixture of developed residential properties zoned RS-9 and IP zoned land
         for a school.
Southeast: Griffith Elementary School zoned IP.
West: Developed residential zoned RS-9.

GENERAL AREA

Character/Maintenance: The area is mainly comprised of single-family residential properties on fairly large lots. However, the precedent of recent approved zoning activity is that the area is quickly converting to multifamily on those lands that were not previously developed as single-family residential.

Development Pace: Moderate to Rapid.

HISTORY

Relevant Zoning Cases:

1. W-2602; RS-9 to RM-12-S (Residential Building, Town House; Residential Building, Single Family; Residential Building, Duplex; and Residential Building, Multifamily); approved March 3, 2003; east side of Old Salisbury Road across from Ardmore Road; 27.48 acres; Planning Board and staff recommended approval.

2. W-2503; RS-Q-S to RS-Q-S (Multifamily quadraplex units); approved October 1, 2001; southwest corner of Pope Road and Lindale Street; 4.87 acres; Planning Board and staff recommended approval.

3. W-2413; RS-9 to RSQ-S (Multifamily quadraplex units); approved October 2, 2000; southwest corner of Pope Road and Lindale Street; 4.87 acres; Planning Board and staff recommended approval.

4. W-1976; RS-9 to RM-8-S (Child Day Care Center); approved August 7, 1995; southwest corner of Clemmonsville Road and Pleasant Folk Church Road; 0.64 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan appears to remove existing vegetation in the northern section of the property, but vegetation along the creek and in the rear of the property is maintained.

Topography: The subject property experiences an elevation change of approximately 43 feet, falling from about 875 feet in the northeastern corner of the site down to about 832 feet in the northwestern section of the site along the creek.

Streams: An unnamed creek crosses from east to west across the entire length of the property. Additionally, a small branch of this creek is located in the northwestern section of the property.
Vegetation/habitat: The subject property has large amounts of vegetation. The northern half of the subject property is completely covered with vegetation and the southern half of the property has sizeable sections of vegetation, especially along the creek.

Floodplains: None.

Wetlands: None – *Winston-Salem West Quad*.

Environmental Resources Beyond The Site: The proposed site plan does not appear to significantly impact environmental resources beyond the site.

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

**TRANSPORTATION**

Direct Access to Site: Old Salisbury Road; Ardmore Road; Clemmonsville Road; Pope Road

Street Classification: Old Salisbury Road – Minor Thoroughfare; Ardmore Road – Minor Thoroughfare; Clemmonsville Road – Major Thoroughfare; Pope Road – Minor Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
- Old Salisbury Road between Ardmore Road and Pope Road = 5,600/15,600
- Ardmore Road between Ebert Road and Old Salisbury Road = 4,000/16,100
- Clemmonsville Road between Old Salisbury Road and Peters Creek Parkway = 15,000/15,600
- Pope Road between Ebert Road and Old Salisbury Road = 4,800/16,100

Trip Generation/Existing Zoning: RS-9
- 13.64 x 43,560/9,000 = 66 units x 9.57 (SFR Trip Rate) = 631 Trips per Day

Trip Generation/Proposed Zoning: RM-8-S
- 76 units x 6.59 (Multi-Family Trip Rate) = 500 Trips per Day

Planned Road Improvements: U-2923 – West Clemmonsville Road between Old Salisbury Road and Main Street; from 2-3 lanes to 3 lanes; 2005 - 2014

Sight Distance: Good.

Interior Streets: Public.

Connectivity of street network: Good.

Sidewalks: None existing but are required per condition of improvements along Old Salisbury Road.

Transit: None.

Bicycle Route: None.

**CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes affordable housing, a mix of housing types in neighborhoods and increased densities of development where infrastructure and public services are in place. Infill development should be designed to be compatible with the surrounding established neighborhood.

Thoroughfare Plan: Recommends three-lane cross-section with bike lane with curb and gutter and sidewalk along Old Salisbury Road between Pope Road and Ardmore Road. Five additional feet of right-of-way will be needed on the subject property along the full frontage.
WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

As of this writing, Staff had not received the enrollment projections from the School System for this project.

ANALYSIS

The current request is to rezone 13.64 acres of land in the City of Winston-Salem from RS-9 to RM-8-S for a townhouse development. The property is located on the west side of Old Salisbury Road north of Pope Road. There are no streets that stub into the subject property, but the plan does incorporate a public street system including a street stub to the north.

Traffic generation from the proposed development is projected to be approximately 130 trips per day less than the current zoning would allow. Additionally, the City’s Thoroughfare Plan illustrates that Old Salisbury Road is to be widened to a three-lane cross-section with a bike lane, curb and gutter, and sidewalk. The proposed development would install their portion of those improvements along the frontage of the property, helping to alleviate any long-term traffic congestion concerns.

Legacy promotes affordable housing, a mix of housing types in neighborhoods, and increased densities of development where infrastructure and public services are in place. The proposed plan, indeed, incorporates a mixture of housing types at various square footages.

The proposed project has a number of positive attributes such as the aforementioned public streets, a sidewalk along the frontage, and the abovementioned roadway improvements. A majority of the housing units face the internal public streets as opposed to a parking lot, although many appear to have partially projecting garages. An additional positive feature is the provision of a common recreational area.

Additionally the petitioner has worked with staff to reorient several buildings, which initially faced the rear of the structures toward Old Salisbury Road even though this resulted in the overall loss of five units. Staff believes this results in a substantial improvement by providing a more attractive appearance along Old Salisbury Road.

Overall, the plan provides many positive elements described in the Legacy Development Guide and makes a noteworthy contribution, by way of incorporating a public street system that would provide a street stub, to improving the greater function of the area in the future. While the preferred arrangement would be for all the units to face internally to the public street, staff applauds the petitioner’s willingness to incorporate staff’s recommendation and reorient the rear of the buildings away from Old Salisbury Road. On this basis, staff supports the site plan and recommends in favor of the proposed RM-8-S zoning.
FINDINGS

1. The proposed plan incorporates a public street system and also illustrates a street stub to the north.

2. Traffic generation from the proposed development is projected to be approximately 130 trips per day less than the current zoning.

3. The City’s Thoroughfare Plan illustrates Old Salisbury Road to be widened to a three-lane cross-section with a bike lane, curb and gutter, and sidewalk.

4. Legacy promotes affordable housing, a mix of housing types in neighborhoods, and increased densities. The request satisfies these elements.

5. Staff applauds the petitioner’s decision to reorient the townhouse units so that the rear of the units does not face Old Salisbury Road.

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 GRADING PERMITS
  a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS
  a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
  b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements.

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  a. Developer shall make improvements via adding any necessary roadway width and curb and gutter and sidewalk to west side of Old Salisbury Road.
  b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  c. All required storm water devices shall be installed.

• OTHER REQUIREMENTS
  a. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet at each entrance into the development.
PUBLIC HEARING

FOR:  None

AGAINST:  None

WORK SESSION

MOTION:  Clarence Lambe moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND:  Paul Mullican

VOTE:

   FOR:  Bost, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood
   AGAINST:  None
   EXCUSED:  None

A. Paul Norby, AICP
Director of Planning