August 25, 2021

City of Winston Salem
PO Box 2511
Winston-Salem, NC 27102

Re: Zoning Petition W-3486

Dear Petitioner:

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 Clerk’s Office of the date on which the Council will hear this petition.

Sincerely,

Aaron King
Director of Planning and Development Services

pc: City Clerk’s Office, P.O. Box 2511, Winston-Salem, NC 27102
**ACTION REQUEST FORM**

<table>
<thead>
<tr>
<th>DATE</th>
<th>August 25, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM</td>
<td>Aaron King, Director of Planning and Development Services</td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on Zoning Petition of City of Winston-Salem

**SUMMARY OF INFORMATION:**

Public hearing and consideration of zoning petition of City of Winston-Salem from RM18 and HB to RM18-L (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Cottage Court; and Residential Building, Single Family): property is located on the northwest corner of West Northwest Boulevard and Underwood Avenue (Zoning Docket W-3486)

**PLANNING BOARD ACTION:**

<table>
<thead>
<tr>
<th>MOTION ON PETITION</th>
<th>APPROVAL</th>
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</thead>
<tbody>
<tr>
<td>FOR</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST</td>
<td>NONE</td>
</tr>
</tbody>
</table>
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 RM18 and HB to RM18-L (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Cottage Court; and Residential Building, Single Family) the zoning classification of the following described property:

PINs 6836-01-4153 and 6836-01-3030

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _______ day of ____________________, 20___ to City of Winston-Salem.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the Unified Development Ordinances for a development to be located on the property described in section one above. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.
The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of City of Winston-Salem, (Zoning Docket W-3486). The site shall be developed in accordance with the conditions approved by the Board and the following uses: (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Cottage Court; and Residential Building, Single Family), approved by the Winston-Salem City Council the _____ day of _____________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM18-L zoning district of the Zoning Ordinance of the Unified Development Ordinances, the Erosion Control Ordinance, and other applicable laws.
# PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket</th>
<th>W-3486</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Samuel Hunter</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PINs 6836-01-3030 and 6836-01-4153</td>
</tr>
<tr>
<td>Address</td>
<td>No address(es) have been assigned at this time.</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Limited rezoning from HB and RM18 to RM18-L</td>
</tr>
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</table>

### Proposal

The petitioner is requesting to amend the Official Zoning Map for the subject property from HB (Highway Business) and RM18 (Residential, Multifamily - 18 units per acre) to RM18-L (Residential, Multifamily - 18 units per acre). The petitioner is requesting the following uses:

- Residential Building, Multifamily
- Residential Building, Twin Home
- Residential Building, Townhouse
- Residential Building, Duplex
- Cottage Court
- Residential Building, Single Family

### Neighborhood Contact/Meeting

A summary of the petitioner’s neighborhood outreach is attached.

### Zoning District Purpose Statement

The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.

### Rezoning Consideration from Section 3.2.15 A 13

Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes, the site is in GMA 2 with ample public road frontage. The site has adequate access to public utilities and is adjacent to other multifamily zoning districts.

# GENERAL SITE INFORMATION

### Location

Northwest corner of W Northwest Boulevard and Underwood Avenue

### Jurisdiction

Winston-Salem

### Ward(s)

North

### Site Acreage

± 4.30 acres

### Current Land Use

The site is currently undeveloped.

### Surrounding Property Zoning and Use

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM18</td>
<td>Residential Building, Duplex</td>
</tr>
<tr>
<td>East</td>
<td>HB</td>
<td>Barber Shop/ Beauty Salon</td>
</tr>
<tr>
<td>South</td>
<td>LO</td>
<td>Offices</td>
</tr>
<tr>
<td>West</td>
<td>HB</td>
<td>ABC Store</td>
</tr>
</tbody>
</table>
Rezoning Consideration from Section 3.2.15 A 13

<table>
<thead>
<tr>
<th>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed residential uses are compatible with the uses permitted on the adjacent RM18 property. These uses are less compatible with the commercial and office uses permitted on adjacent HB and LO properties.</td>
</tr>
</tbody>
</table>

Physical Characteristics

| The site is currently undeveloped with a gentle slope towards the north. A stream runs along the northern portion of the site. It is lightly vegetated with an existing sewer line located in the northern part of the site. |

Proximity to Water and Sewer

| The site has access to public water and sewer from W Northwest Boulevard. |

Stormwater/Drainage

| There are no stormwater management devices on-site. |

Watershed and Overlay Districts

| This site is not located in a water supply watershed. |

Analysis of General Site Information

| The site is lightly wooded and is in a location that provides opportunities to locate buildings next to the street and promote pedestrian activity. Peters Creek runs along the northern portion of the site. The majority of the northern portion of the subject property is in a floodplain. |

RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>CCPB</td>
<td>There are no previous zoning cases relevant to this request.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>Average Daily Trip Count</th>
<th>Capacity at Level of Service D</th>
</tr>
</thead>
<tbody>
<tr>
<td>W Northwest Boulevard</td>
<td>Major Thoroughfare</td>
<td>515.72 feet</td>
<td>7,100</td>
<td>13,800</td>
</tr>
<tr>
<td>Underwood Avenue</td>
<td>Local Street</td>
<td>151.2 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

| Proposed access points are not specified because a site plan is not associated with this request. |

Planned Road Improvements

| There are no planned road improvements associated with this request. |

Trip Generation - Existing/Proposed

| Existing and proposed trip generation cannot be calculated because the site is currently undeveloped and there is no site plan associated with this request. |

Sidewalks

| Sidewalks exist along the frontages of W Northwest Boulevard and Underwood Avenue. |

Transit

| WSTA Route 106 stops at the northwest corner of Underwood Avenue and W Thirteenth Street. |
| Connectivity | Peters Creek runs along the northern portion of the site, limiting connectivity opportunities. |
| Transportation Impact Analysis (TIA) | A TIA is not required for this request. |
| Analysis of Site Access and Transportation Information | This request does not require a site plan. Therefore, staff cannot determine access points or trip generation. There are no planned road improvements associated with this request. |

**CONFORMITY TO PLANS AND PLANNING ISSUES**

**Legacy 2030 Growth Management Area**

Growth Management Area 2 – Urban Neighborhoods

**Relevant Legacy 2030 Recommendations**

- Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.
- Encourage a mixture of residential densities and housing types through land use recommendations.
- Promote quality design so that infill does not negatively impact surrounding development.
- Increase infill development in the serviceable land area.

**Relevant Area Plan(s)**

North Central Area Plan Update (2015)

**Area Plan Recommendations**

- The area plan recommends institutional uses for this site.
- Develop new commercial, office, and multifamily uses with an urban form (buildings close to the street with parking to the side and rear) on sites that orient to the corridor between W Eighth Street and Northwest Boulevard.

**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.

**Comprehensive Transportation Plan Information**

The Comprehensive Transportation Plan recommends a two-lane cross-section with wide drive aisles, and curb and gutter for Northwest Boulevard. Bike lanes and sidewalks are recommended along both sides of Northwest Boulevard.

**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 Legacy 2030?**

Yes
The request is to rezone 4.3 acres from HB and RM18 to RM18-L to accommodate multifamily residential development. Legacy recommends a mixture of residential densities and housing types to promote quality design and infill development. The request is consistent with this recommendation.

A Planning Board Review will be required if multifamily buildings are proposed that do not front on a public street.

<table>
<thead>
<tr>
<th>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</th>
</tr>
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<tbody>
<tr>
<td>Positive Aspects of Proposal</td>
</tr>
<tr>
<td>The request will provide additional housing options for the community.</td>
</tr>
<tr>
<td>The site is located on a major thoroughfare that can handle additional traffic.</td>
</tr>
<tr>
<td>The site has access to WSTA service, and sidewalks exist along both street frontages.</td>
</tr>
</tbody>
</table>

**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.
Desmond Corley presented the staff report.

George asked staff to point out the floodplain on the map and whether the area north of the creek was useful land area. Desmond indicated that, practically, everything that would be developed would be on the south side of the creek.

**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:  Jason Grubbs

VOTE:

  FOR:  George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
  AGAINST:  None
  EXCUSED:  None

MOTION:  Clarence Lambe recommended approval of the zoning petition.

SECOND:  Jason Grubbs

VOTE:

  FOR:  George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman
  AGAINST:  None
  EXCUSED:  None

____________________________
Aaron King
Director of Planning and Development Services
DOCKET #: W3486

PROPOSED ZONING:
RM18-L

EXISTING ZONING:
HB and RM18

PETITIONER:
City of Winston-Salem (Winston-Salem Northwest Boulevard)

SCALE: 1" represents 300'
STAFF: Hunter
GMA: 2
ACRES: 4.30
NEAREST BLDG: 26' northwest
MAP(S): 6836.03

Property included in zoning request.
500' mail notification radius. Property not in zoning request.
North Central Area Plan Update, 2015
(Proposed land uses shown are generalized. See area plan for specific recommendations.)

Proposed Land Use
- Single-Family Residential (0-8 Du/Ac)
- Urban Residential Infill
- Low-Density Attached Residential (0.8-3.5 Du/Ac)
- Intermediate-Density Residential (3.6-8.0 Du/Ac)
- High-Density Residential (over 8.0 Du/Ac)
- Office
- Office/Low-Intensity Commercial
- Commercial
- Mixed-Use Development
- Industrial
- Institutional
- Park
- Open space
- Commercial Recreation
- Utilities

Activity Center
- Special Land Use Condition Area
- Industrial Opportunity Area
- Residential Opportunity Area,
- Low-Density Attached

Growth Corridors
- Urban/Suburban Residential
- Commercial/Office/Multifamily with Urban Form
- Commercial/Office/Multifamily with Suburban Form

North Central Area Plan
Downtown Area Plan
West End
North Central Area Plan
Case W3486

Proposed land uses shown are generalized. See area plan for specific recommendations.)
USES ALLOWED IN THE EXISTING HB AND RM18 ZONING DISTRICTS
Winston-Salem Jurisdiction

HB District uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

Academic Biomedical Research Facility
Academic Medical Center
Animal Shelter, Public
Arts and Crafts Studio
Banking and Financial Services
Bed and Breakfast
Boarding or Rooming House
Building Contractors, General
Building Materials Supply
Car Wash
Cemetery
Child Care, Drop-In
Church or Religious Institution, Community
Church or Religious Institution, Neighborhood
Club or Lodge
College or University
Convenience Store
Food or Drug Store
Fuel Dealer
Funeral Home
Furniture and Home Furnishings Store
Golf Course
Government Offices, Neighborhood Organization, or Post Office
Habilitation Facility A
Habilitation Facility B
Habilitation Facility C
Hospital or Health Center
Hotel or Motel
Institutional Vocational Training Facility
Kennel, Indoor
Library, Public
Micro-Brewery or Micro-Distillery
Motor Vehicle, Body or Paint Shop
Motor Vehicle, Rental and Leasing
Motor Vehicle, Repair and Maintenance
Motor Vehicle, Storage Yard
Motorcycle Dealer
Museum or Art Gallery
Nursery, Lawn and Garden Supply Store, Retail Offices
Outdoor Display Retail
Park and Shuttle Lot
Parking, Commercial

Police or Fire Station
Recreation Facility, Public
Recreation Services, Indoor
Recreation Services, Outdoor
Recreational Vehicle Park
Restaurant (with drive-through service)
Restaurant (without drive-through service)
Retail Store
School, Vocational or Professional Services, A
School, Vocational or Professional Services, B
Shopping Center
Shopping Center, Small
Signs, Off-Premises
Special Events Center
Stadium, Coliseum, or Exhibition Building
Storage Services, Retail
Terminal, Bus or Taxi
Testing and Research Lab
Theater, Drive-In
Theater, Indoor
Transmission Tower
Urban Agriculture
Utilities
Veterinary Services
Warehousing

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

Adult Day Care Center
Child Care, Sick Children
Child Day Care Center
Landfill, Construction and Demolition
Landfill, Land Clearing/Inert Debris
Residential Building, Multifamily
Residential Building, Townhouse
School, Private
School, Public

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

Borrow Site
Dirt Storage
Helistop
USES ALLOWED IN THE EXISTING HB AND RM18 ZONING DISTRICTS
Winston-Salem Jurisdiction

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

Access Easement, Private Off-Site
Entertainment Facility, Large
Correctional Institution

\(^5\)SUP not required if standards of Section 5.2.2A are met
USES ALLOWED IN THE EXISTING HB AND RM18 ZONING DISTRICTS
Winston-Salem Jurisdiction

RM18 District uses:

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)

- Adult Day Care Home
- Bed and Breakfast
- Boarding or Rooming House
- Child Day Care, Small Home
- Church or Religious Institution, Neighborhood
- Family Group Home A
- Habilitation Facility A
- Habilitation Facility B
- Library, Public
- Nursing Care Institution
- Police or Fire Station
- Recreation Facility, Public
- Residential Building, Duplex
- Residential Building, Single Family
- Residential Building, Twin Home
- Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)

- Child Day Care, Large Home
- Church or Religious Institution, Community
- Family Group Home B
- Family Group Home C
- Fraternity or Sorority
- Golf Course
- Life Care Community
- Limited Campus Uses
- Planned Residential Development
- Residential Building, Multifamily
- Residential Building, Townhouse
- School, Private
- School, Public
- Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)

- Adult Day Care Center
- Child Care, Sick Children
- Child Day Care Center
- Group Care Facility A
- Habilitation Facility C
- Park and Shuttle Lot
- Urban Agriculture

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)

- Access Easement, Private Off-Site
- Parking, Off-Site, for Multifamily or Institutional Uses
- Transmission Tower

\(^{5}\)SUP not required if standards of Section 5.2.2A are met
Hello Samuel,

Below is the Neighborhood Meeting Summary for the proposed PSH development on Northwest Blvd.

Two (2) meetings were held with neighborhood residents regarding the proposed development of permanent supportive housing on City-owned land located on Northwest Boulevard.

The first meeting, held via Zoom, was on April 20, 2021 and hosted by MPT Denise Adams. A map of the site and illustrations of possible development types were presented, along with an example of an existing permanent supportive housing development (Hunters Hill) located on Hutton Street. Residents were advised of the steps necessary to move the project forward and gave support for the City to initiate an environmental review and pursue a zoning change from HB to RM18. Subsequently, a City Council Information Item was presented on May 11, 2021 providing an overview of the proposed development, advising of the community meeting, and outlining next steps.

A second neighborhood meeting was held via Zoom on June 14, 2021 and hosted by the Boston-Thurmond Community Engagement Roundtable (BTCER). The PowerPoint presentation made at the 04/20/21 meeting, including next steps and the City Council Information Item, was shared with the residents.

Staff answered questions during both public meetings, and committed to inform the residents of the results of the environmental review and rezoning request.

Please let me know if you need any additional detail.

Thanks.