DOCKET #: W3125
(Continued from 12/8/2011)

PROPOSED ZONING:
RSQ-S

EXISTING ZONING:
RS7

PETITIONER:
514 West 25th Street LLC
for property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 0.23

NEAREST BLDG: 5' east

MAP(S): 624862
January 25, 2012

514 West 25th Street, L.L.C
C/O Kimberly Autrey
180 Wellsprings Court
Pfafftown, NC 27040

Re: Zoning Map Amendment W-3125

Dear Ms. Autrey:

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, FAICP
Director of Planning

PC: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
Randy Autrey, 180 Wellsprings Court, Pfafftown, NC 27040
Peyton T. Hairston, 425 Bacon Street, Winston-Salem, NC 27105
Debra Norwood, 2500 N. Cherry Street, Winston-Salem, NC 27105
Irina W. Gadson, 2511 N. Cherry Street, Winston-Salem, NC 27105
Kie Gray, Sr., 461 W. 25th Street, Winston-Salem, NC 27105
### ACTION REQUEST FORM

<table>
<thead>
<tr>
<th>DATE:</th>
<th>January 25, 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
</tr>
<tr>
<td>FROM:</td>
<td>A. Paul Norby, FAICP, Director of Planning</td>
</tr>
</tbody>
</table>

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of 514 West 25th Street, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of 514 West 25th Street, LLC from RS7 to RSQ-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Residential Building, Multifamily): property is located on the southeast corner of University Parkway and 25th Street (Zoning Docket W-3125).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** DENIAL

**FOR:** UNANIMOUS

**AGAINST:** NONE

**SITE PLAN ACTION:** CONFORMS TO THE REQUIREMENTS OF THE UDO
CITY ORDINANCE - SPECIAL USE

Zoning Petition of 514 West 25th Street, LLC, Docket W-3125

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 RS7 to RSQ-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Residential Building, Multifamily) the zoning classification of the following described property:

PIN # 6826-85-7444

Section 2. This Ordinance is adopted after approval of the site plan entitled 514 West 25th Street, LLC and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of ________________, 20__ to 514 West 25th Street, LLC.

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 514 West 25th Street, LLC. 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 514 West 25th Street, LLC, (Zoning Docket W-3125). 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 RSQ-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; 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 RSQ-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 ZONING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All requirements of the City of Winston-Salem driveway permit shall be completed.
# CITY-COUNTY PLANNING BOARD
## STAFF REPORT

## PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3125</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, Jr. AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>514 West 25th Street, LLC</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN # 6826-85-7444</td>
</tr>
<tr>
<td>Address</td>
<td>514 25th Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use rezoning from RS7 to RSQ-S</td>
</tr>
</tbody>
</table>

**Proposal**
The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS7 (Residential, Single Family District; 7,000 sf minimum lot size) to RSQ-S (Residential, Single Family Quadraplex District). The petitioner is requesting the following uses:
- Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; and Residential Building, Multifamily

**Continuance History**
The request was continued from the December 8, 2011 Planning Board meeting to the January 12, 2012 meeting in order to convert the requested district from RSQ-L to RSQ-S.

**Neighborhood Contact/Meeting**
Petitioner indicated on the application that no neighborhood/community meeting had been held as of that date.

**Zoning District Purpose Statement**
The RSQ District is primarily intended to accommodate predominantly single family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more dense development. This district is intended for application in GMAs (Growth Management Areas) 2 (Urban Neighborhoods), and 3 (Suburban Neighborhoods) and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.

**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 request is to convert an existing single family home on a corner lot within GMA 2 into a triplex.

## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Southeast corner of University Parkway and 25th Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>North</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>± .23 acre</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>A two story, 1,680 sf single family home is currently located on the site. The site was previously registered as a six room Boarding and Rooming House. Because this use is not allowed within the existing RS7 District this non-conforming use expired on December 31, 2011.</td>
</tr>
<tr>
<td>Surounding Property Zoning and Use</td>
<td>Direction</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>North</td>
</tr>
<tr>
<td></td>
<td>East</td>
</tr>
<tr>
<td></td>
<td>South</td>
</tr>
<tr>
<td></td>
<td>West</td>
</tr>
</tbody>
</table>

(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?

Yes, see the Analysis of Conformity to Plans and Planning Issues section below.

<table>
<thead>
<tr>
<th>Physical Characteristics</th>
<th>The developed lot has a gentle slope downward to the northwest.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proximity to Water and Sewer</th>
<th>Public water and sewer are available to the site.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Stormwater/Drainage</th>
<th>No known issues.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Watershed and Overlay Districts</th>
<th>The site is not within a water supply watershed.</th>
</tr>
</thead>
</table>

Analysis of General Site Information

The site has no apparent constraints and is suitable for development within the proposed RSQ-S District.

### SITE ACCESS AND TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>University Parkway</td>
<td>Major Thoroughfare</td>
<td>99&quot;</td>
<td>19,000</td>
<td>32,200</td>
</tr>
<tr>
<td>25th Street</td>
<td>Minor Thoroughfare</td>
<td>100'</td>
<td>NA</td>
<td>12,700</td>
</tr>
</tbody>
</table>

Proposed Access Point(s)

The site plan proposes to retain the existing access onto 25th Street.

Trip Generation - Existing/Proposed

Existing Zoning: RS7

.23 acre x 43,560 sf / 7,000 = 1 dwelling unit x 9.57 (SFR Trip Rate) = 10 Trips per Day

Proposed Zoning: RSQ-S

.23 acre = 1 Triplex (9,000 sf minimum lot area) = 3 units x 6.59 (Multifamily Trip Rate) = 20 Trips per Day.

Sidewalks

Sidewalks are located along University Parkway and along both sides of 25th Street.

Transit

Route 4 runs along Thurmond Street 400' to the west and Route 5 runs along North Cherry Street 250' to the east.

Analysis of Site Access and Transportation Information

The site has good access and staff does not anticipate any negative transportation impacts from this request.
<table>
<thead>
<tr>
<th>Legacy GMA</th>
<th>Growth Management Area 2 - Urban Neighborhoods</th>
</tr>
</thead>
</table>
| **Relevant Legacy Recommendations** | • Urban Neighborhoods are areas in which to encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. Historic preservation, rehabilitation and reuse of existing structures should also be encouraged in this area.  
• Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.  
• Encourage a large and varied mix of housing in and near downtown. |
| **Relevant Area Plan(s)** | *North Central Area Plan (2007)* |
| **Area Plan Recommendations** | • The plan recommends for low-density residential use which has a density of 0-5 dwelling units per acre and consists mostly of single-family detached units. |
| **Other Applicable Plans and Planning Issues Addressing** | Comments from the Inspections Division: If there is a change of use (or if no use has been established in the structure), permits will be required to establish the use. |
| **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?  
Yes, see below. |
| **Analysis of Conformity to Plans and Planning Issues** | The subject request is to rezone the site from RS7 to RSQ-S in order to convert the existing single family home into a triplex. The site is located at the intersection of a major and a minor thoroughfare within the Urban Neighborhoods GMA. *Legacy* recommends greater residential densities where appropriate and a varied mix of housing in and near downtown. |
| | The site is also located within the boundaries of the *North Central Area Plan* where the recommended land use of low-density residential “consists mostly of single-family detached units.” The proposed site plan would locate the off-street parking on the western side of the property adjacent to University Parkway. This would give more protection to the adjacent single family home located to the east. |
| | To accommodate the anticipated population growth within the Winston-Salem/Forsyth County Planning area, Planning staff typically seeks to encourage increased residential densities where services are already in place provided it is done in a manner which is consistent with the adopted area plans and with sensitivity to the surrounding neighborhood. The specific location of the subject property and said parking location lend themselves well to a conversion of the existing structure into a duplex. However, due to the single family nature of the general neighborhood, staff would not feel comfortable supporting a triplex at this location. |
### 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>W-2266</td>
<td>HB to RS7</td>
<td>Approved 11-2-98</td>
<td>300' east</td>
<td>.66</td>
<td>Approval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Plan Compliance With UDO Requirements</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Building Square Footage</th>
<th>Square Footage</th>
<th>Placement on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,680</td>
<td>Central portion</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Units (by type) and Density</th>
<th>3 multifamily units on .23 acre = 13 units per acre</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 spaces</td>
<td>6 spaces</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Height</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>40'</td>
<td>2 story</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impervious Coverage</th>
<th>Maximum</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
<td>45%</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>UDO Sections Relevant to Subject Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Chapter B, Article II, Section 2-1.2 (J) RSQ District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Complies with Chapter B, Article VII, Section 7-5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>(B) Environmental Ord. NA</td>
</tr>
<tr>
<td>(C) Subdivision Regulations NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Analysis of Site Plan Compliance with UDO Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposed site plan essentially represents an as-built survey of the property. As shown, the two existing parking spaces, which are closer to 25th Street than the principal structure, must be removed as per the RSQ District requirements.</td>
</tr>
</tbody>
</table>

### Conclusions to Assist with Recommendation

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request will provide a residential infill opportunity.</td>
<td>The site is surrounded by single family zoning and residences.</td>
</tr>
<tr>
<td>Subject property is located at the intersection of a major and minor thoroughfare.</td>
<td></td>
</tr>
<tr>
<td>The off street parking would be adjacent to University Parkway and not the adjacent single family home.</td>
<td></td>
</tr>
</tbody>
</table>

### Site-Specific Recommended Conditions of Approval

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.

- **Prior to the Issuance of Zoning Permits:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.

- **Prior to the Issuance of Occupancy Permits:**
  a. All requirements of the City of Winston-Salem driveway permit shall be completed.
STAFF RECOMMENDATION: Approval for Duplex only; Denial for Triplex as submitted

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.
Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Randy Autrey, 180 Wellsprings Court, Pfafftown, NC 27040
- This was a boarding house.
- With the new rules we're trying to find a way to manage this going forward as a business opportunity.
- There are mainly interior changes although we are happy to meet the exterior changes recommended.
- It would be more practical and manageable to have just a few people going forward rather than the six which have been there.
- The layout would provide a private entrance for each unit.

AGAINST:

Peyton T. Hairston, 425 Bacon Street, Winston-Salem, NC 27105
- I've lived here for over 50 years.
- We are concerned about the continuous eroding of the single-family nature of our neighborhood.
- We've been before this board on several occasions to register our opposition to speculators and others who have moved into the neighborhood and without regard to us who have been there and maintained our houses seek to change the neighborhood and enrich themselves.
- Let me take a few minutes to remind you of the nature of this neighborhood.
- This neighborhood was one of the few neighborhoods in Winston-Salem that was originally built by African-Americans. It's not a neighborhood that we received after whites deserted it. But even back to the 1915's and 18's we had enterprising folk who built their homes in this neighborhood. We have people here today who were born in the houses in which they now live.
- We are concerned that as the old members of the neighborhood die or the properties are passed on to someone else, slowly but surely the character of the neighborhood has been changed.
• There are folks now we are contending with who have bought houses and are using them as rental property and some of them for Section 8 and other things. We are subsidizing the deterioration of our own neighborhood.
• It concerns us that there seems to be little regard for our wants and desires for the neighborhood in which we live.
• The zoning board seems to be telling us, "Well we're not going to let them do three but it's okay to do two. We'll kill you a little at a time rather than just give you the full dose at one time."
• We certainly appreciate the opportunity to tell you how we feel.
• Asked those from the neighborhood to stand if they are in opposition to any change from the original dwelling it was built for and now to become something other than that.
• It's a continuing fight and I'm wondering how long we're going to be able to prevail but we certainly request, we ask, we plead, we beg that you not grant this petition to change and add another three-family dwelling to a neighborhood who already has a surplus.
• If you're familiar with the adjoining areas, we have seen multiple apartments built along Cherry Street in the Cambridge section. We've also noticed that somehow it slipped past us and they put 18 apartments down at the dead-end of Cherry Street.
• We've always had a battle of fighting along 27th Street, Coliseum Drive because at one time we had a produce plant that kept us up all night with trucks coming and going. It is now a junk yard and an eyesore that needs to be looked at.
• We just want you to know that we would appreciate you considering us on this occasion and not allow this rezoning to take place.

Debra Norwood, 2500 N. Cherry Street, Winston-Salem, NC 27105
• This home has been in my family for over 50 years. I was actually born there.
• You access my driveway from 25th Street even though my address is 2500 N. Cherry Street.
• My cousin lived in the house at 509 W. 25th Street. She recently died but her children plan to keep that house as a summer residence and to just come down and visit.
• My sister lives at 500 W. 25th Street. Her name is Constance Thacker. She is unable to be here today due to health reasons and she owns the empty lot between 500 W. 25th Street and 510 W. 25th Street. It's the lot next to the house they're requesting rezoning to.
• I request denial for this petition due to the change in the culture of the neighborhood.
• My sister purchased the empty lot in case we needed to, one of my other siblings could move there to assist with the care of my mother.
• I have a very familiar feel in the neighborhood. My cousin has owned the house over 60 years. I know my father has owned his over 50 years. My sister has owned her property probably 10 or at least 15 years.
• It's only residential homes and a residential feel and it also has a residential culture that exists within the immediate block where this house is.
• I would just like to keep it the same.
• Thank you.

Irina W. Gadson, 2511 N. Cherry Street, Winston-Salem, NC 27105
• I represent the oldest of the neighborhood because I was born there 80-some years ago. I'm still living there. My husband and I love the community. I know it from top to bottom. We built our home on the same site so you can imagine how dear this place is to me.
• We call it Alta Vista. You call it Alta Vista. If you want to know anything about Alta Vista look at your publication *(North Central Area Plan)* because it is a historical community.
• It flows right into Arbor Acres.
• I won't say some of the things I wanted to say because I'm repeating Mr. Hairston.
• One part of our community, the other end of Cherry Street, has had to be revitalized by the City.
• We see this as an intrusion into our community and perhaps a decline or an opportunity for further deterioration.
• We would like for you to consider this very carefully so that we can remain there as single family dwellings. It promotes pride and encourages home ownership.
• Please consider us to remain as we are.
• Thank you.

Kie Gray, Sr., 461 W. 25th Street, Winston-Salem, NC 27105
• I too voice the opinions of those speakers before me.
• I have been in the community almost 50 years.
• Recently there were some lots that became available and my son and I purchased them for the purpose of avoiding any kind of construction coming in.
• I too protest the rezoning of the property because during the time we've been there we've seen many changes.
• There was an eyesore service station and store that was there and they rezoned that or removed those two and built residential houses which are very permanent and very good-looking.
• I too would request that you remove the idea of rezoning that area.
• Thank you very much.

**WORK SESSION**

During discussion by the Planning Board, the following points were made:

1. There would be enough parking to meet the requirements for a triplex.

2. Clarence Lambe: It was previously used as a six-room boarding house. Our new regulations do not allow it's continued use as a boarding house. The use as a boarding house had ceased sometime before the deadline. In its current state it can be used only as a single-family residence.

3. In response to a question from Allan Younger, Kimberly Autrey, 180 Wellsprings Court, Pfafltown, NC said they purchased the site in 2005 and continued operation of it as a boarding house until April 2010. Prior to our purchase it had been used as a triplex but we learned later that it had never been zoned correctly for that. This building has been used as a triplex and an office in the past. We want to restore it to a triplex.

4. In response to a question from Lynne Mitchell, Kimberly Autrey stated that she spoke with Lucy Wilson and scheduled a community meeting which was to take place this past Monday. However she called back and cancelled the meeting and said they would just see us here.
5. Allan Younger asked if other properties in the area were being used as a duplex or triplex? Staff did not identify any other multifamily homes in the neighborhoods.

6. Wesley Curtis: I drive by this area frequently. One of the biggest fights neighborhoods in this area have is to maintain their single family status. There is a strong reason for the idea of the boarding houses going away. I applaud staff for trying to find opportunities to increase density where it seems feasible. This house is right on the border. It's on a major thoroughfare, but along with that I look for support of the neighbors. But the neighbors need to support the opportunity for me to be comfortable with approving this. I am disappointed that the petitioner and neighbors did not get an opportunity to talk.

7. Lynne Mitchell: I look at the Habitat Rebuild which is very close to this site. A major project like that is about improving the entire community. I am also disappointed in not having a neighborhood meeting.

8. Clarence Lambe: I'm pretty familiar with the area and I'm a density kind of guy, but I think this is a special circumstance. I'm surprised by the turnout today. I didn't realize the neighborhood was that viable.

9. Paul Mullican: I'm all for business but in this case I can't support it.

10. Arnold King: I think it's a good opportunity to increase the density. I think the staff recommendation is correct given where it's located and the fact that the house is the size it is, whether it's rented to one family or two it's still going to be filled up. The six parking spaces are probably going to be filled up and I don't think you'd know much difference if it was a single family house or a duplex. Seeing there doesn't appear to be any support for the petitioner and the neighborhood is opposed to it, I'll support the motion.

MOTION: Clarence Lambe moved denial of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Wesley Curtis
VOTE:
FOR: Wesley Curtis, Arnold King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Allan Younger
AGAINST: None
EXCUSED: None

A. Paul Norby, FAICP
Director of Planning
DOCKET #: W3125

PROPOSED ZONING: RSQ-S

EXISTING ZONING: RS7

PETITIONER: 514 West 25th Street LLC for property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRES: 0.23

NEAREST BLDG: 5' east

MAP(S): 624862
EXISTING RS7 USES ALLOWED
City of Winston-Salem Jurisdiction Only

USES ALLOWED WITH A PERMIT FROM THE ZONING OFFICER (Z)
Adult Day Care Home
Child Day Care, Small Home
Church or Religious Institution, Neighborhood
Family Group Home A
Police or Fire Station
Recreation Facility, Public
Residential Building, Single Family
Swimming Pool, Private

USES ALLOWED WITH REVIEW BY THE PLANNING BOARD (P)
Church or Religious Institution, Community
Golf Course
Library, Public
Limited Campus Uses
Planned Residential Development
School, Private
School, Public
Utilities

USES ALLOWED WITH SPECIAL USE PERMIT FROM ZONING BOARD OF ADJUSTMENT (A)
Bed and Breakfast
Child Day Care, Large Home
Habilitation Facility A
Landfill, Land Clearing/Inert Debris
Manufactured Home, Class A
Park and Shuttle Lot

USES ALLOWED WITH SPECIAL USE PERMIT FROM ELECTED BODY (E)
Access Easement, Private Off-Site
Parking, Off-Site, for Multifamily or Institutional Uses
# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

**Project Case Number:** W-3125  **Project Title:** 514 West 25<sup>th</sup> Street, LLC  
**Date:** December 28, 2011

## Preliminary Comments and/or Recommended Conditions

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations listed. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone #</th>
<th>Email Address</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>NCDOT</td>
<td>336.703.6600</td>
<td><a href="mailto:jprhyne@ncdot.gov">jprhyne@ncdot.gov</a></td>
<td>&quot;No access onto a State Route&quot; (per email from Steve Jones)</td>
</tr>
<tr>
<td>WSDOT</td>
<td>336.747.6872</td>
<td><a href="mailto:conniee@cityofws.org">conniee@cityofws.org</a></td>
<td>&quot;See inspection department comments on parking.&quot; (per email from Connie Curtis)</td>
</tr>
<tr>
<td>City Engineer</td>
<td>336.747.6846</td>
<td><a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a></td>
<td>&quot;Replace broken concrete apron with 6&quot; concrete over 6&quot; ABC. Remove asphalt from gutter pan on west side of driveway&quot; (per email from Al Gaskill)</td>
</tr>
<tr>
<td>City Streets Division</td>
<td>336.734.1550</td>
<td><a href="mailto:robbys@cityofws.org">robbys@cityofws.org</a></td>
<td>&quot;Repair any damages to 25&lt;sup&gt;th&lt;/sup&gt; Street that occur from construction. Install ADA domed mat at the intersection of 25&lt;sup&gt;th&lt;/sup&gt; St. and University Pkwy. adjacent to site.&quot; (per email from Robby Stone)</td>
</tr>
<tr>
<td>Inspections (Zoning)</td>
<td>336.727.2626</td>
<td><a href="mailto:jeffv@cityofws.org">jeffv@cityofws.org</a></td>
<td>&quot;Brick foundation over property line? Type I bufferyard required along rear and side property lines where parking is adjacent to RS zoning. 26' aisle width required 10' streetyard required along 25&lt;sup&gt;th&lt;/sup&gt; st. where parking is within 100' of right of way.&quot; (per email from Jeff Vaughn)</td>
</tr>
<tr>
<td>Inspections (Erosion Control)</td>
<td>336.727.2388</td>
<td><a href="mailto:jospehl@cityofws.org">jospehl@cityofws.org</a></td>
<td>No comments</td>
</tr>
</tbody>
</table>

**Signature**
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE
Project Case Number: W-3125

Stormwater Division - Phone # - 336.747.6961 Email: josephf@cityofws.org

Signature

Fire (City) - Phone # - 336.747.7359 Email: jone@cityofwsfire.org
“FD Access roads must be a minimum of 20’ wide. Sprinkler requirements dependent on use.”
(per email from Jon Canupp)

Signature

Utilities - Phone # - 336.747.7499 Email: courtneyd@cityofws.org
“Subject to Utilities plan review for permits and/or authorization to construct”
(per email from Courtney Driver)

Signature

Sanitation - Phone # - 336.748.3080 Email: christe@cityofws.org

Signature

Planning - Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org
“Aisle width doesn’t meet 26’ wide standard- street yard can be reduced to 5’ in width allowing the for the
aisle width requirement to be met.”
(per email from Aaron King)

Signature

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

Signature

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org
“No address assignment or street naming concerns.”
(per email from Ben Stamey)

Signature
The proposed special use zoning map amendment from RS7 (Residential, Single Family District, 7,000 sf minimum lot size) to RSQ-S (Residential, Single Family Quadraplex District) with its added conditions is consistent with the *Legacy Comprehensive Plan*, and the *North Central Area Plan (NCAP)* and is reasonable and in the public interest because:

1. The request will provide residential infill opportunity;

2. The proposed site plan will locate off-street parking on the western side of the property adjacent to University Parkway which will provide more protection to the adjacent single family home located on the east;

3. The site has good access and no negative transportation impacts are anticipated; and

4. The site has no apparent development constraints, and appears to be suitable for development within the proposed RSQ-S District.
DENIAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
W-3125
(514 WEST 25TH STREET, LLC)

While the proposed special use zoning map amendment from RS7 (Residential, Single Family District, 7,000 sf minimum lot size) to RSQ-S (Residential, Single Family Quadruplex District) with its added conditions is consistent with the Legacy Comprehensive Plan, and the North Central Area Plan (NCAP), granting such is not reasonable or in the public interest because the site is surrounded by single family zoning and residences and the request would erode the long-established single family character of the neighborhood.