



**DOCKET #:** W3043

**PROPOSED ZONING:**  
RMU-L

**EXISTING ZONING:**  
RM18

**PETITIONER:**  
Housing Authority of  
Winston-Salem for  
property owned by Same

**SCALE:** 1" represents 200'

**STAFF:** King

**GMA:** 2

**ACRES:** 2.57

**NEAREST  
BLDG:** 30' north

**MAP(S):** 636858



August 26, 2009

Housing Authority of the City of Winston-Salem  
c/o Katrina Redmon  
500 W. 4<sup>th</sup> Street, Suite 300  
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-3043

Dear Ms. Redmond:

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

**ACTION REQUEST FORM**

**DATE:** August 26, 2009  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Housing Authority of the City of Winston Salem

**SUMMARY OF INFORMATION:**

Zoning map amendment of Housing Authority of the City of Winston Salem from RM-18 to RMU-L: property is located on the northeast corner of Cleveland Avenue and Tenth Street (Zoning Docket W-3043).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL.  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** NOT REQUIRED

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Housing Authority of the City of Winston-Salem, Docket W-3043

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

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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 RM-18 to RMU-L the zoning classification of the following described property:

PIN # 6836-60-6231

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 Housing Authority of the 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 known as Housing Authority of the City of Winston-Salem. 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.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED 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 Limited District Permit for the zoning petition of Housing Authority of the City of Winston-Salem., (Zoning Docket W-3043). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Residential Multifamily District Uses, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RMU-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional condition be met:

- **OTHER REQUIREMENTS:**
  - a. The overall density of the subject property shall not exceed twenty (20) dwelling units per acre.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

| <b>PETITION INFORMATION</b>   |  |                        |                                    |
|---|--|------------------------|------------------------------------|
| <b>Docket #</b>   | W-3043   |                        |                                    |
| <b>Staff</b>  | <a href="#">Aaron King</a>   |                        |                                    |
| <b>Petitioner(s)</b>  | Housing Authority of the City of Winston Salem   |                        |                                    |
| <b>Owner(s)</b>   | Same   |                        |                                    |
| <b>Subject Property</b>   | PIN # 6836-60-6231   |                        |                                    |
| <b>Address</b>  | 1205 Tenth Street  |                        |                                    |
| <b>Type of Request</b>  | Special Use Limited rezoning   |                        |                                    |
| <b>Proposal</b>   | The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RM-18 (Residential Multifamily, up to 18 du/ac) <b>to</b> RMU-L (Residential Multifamily, unlimited density – Special Use Limited zoning).   |                        |                                    |
| <b>Zoning District Purpose Statement</b>  | The RM-U District is primarily intended to accommodate multifamily uses at unrestricted densities. 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. |                        |                                    |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b> | <b>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b>  |                        |                                    |
|   | Yes, the subject property is located within GMA 2 and has access to public services. RMU zoning is currently located south of the site.  |                        |                                    |
| <b>GENERAL SITE INFORMATION</b>   |  |                        |                                    |
| <b>Location</b>   | Northeast corner of Cleveland Avenue and Tenth Street  |                        |                                    |
| <b>Jurisdiction</b>   | City of Winston-Salem  |                        |                                    |
| <b>Ward(s)</b>  | East   |                        |                                    |
| <b>Site Acreage</b>   | Approximately ± 2.57 acres   |                        |                                    |
| <b>Current Land Use</b>   | Multifamily residential  |                        |                                    |
| <b>Surrounding Property Zoning and Use</b>  | <b>Direction</b>   | <b>Zoning District</b> | <b>Use</b>                         |
|   | North  | RM-18                  | Multifamily residential            |
|   | East   | RSQ                    | Single family homes                |
|   | South  | IP & RMU               | Church and multifamily residential |
|   | West   | RM-18                  | Multifamily residential            |

|   |   |                 |                  |                       |
|---|---|-----------------|------------------|-----------------------|
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b> | <b>(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>   |                 |                  |                       |
|   | Yes, the uses allowed in the proposed RMU zoning district are consistent with the surrounding RM-18, RSQ, and IP zoning districts.  |                 |                  |                       |
| <b>Physical Characteristics</b>   | The site is currently developed with a multifamily housing development.   |                 |                  |                       |
| <b>Proximity to Water and Sewer</b>   | The subject property has access to public water and sewer.  |                 |                  |                       |
| <b>Stormwater/ Drainage</b>   | No known issues   |                 |                  |                       |
| <b>Watershed and Overlay Districts</b>  | The site is not located within a water supply watershed.  |                 |                  |                       |
| <b>Analysis of General Site Information</b>   | The subject property currently contains an abandoned apartment complex which is divided among seven buildings. Given the site's prior use as a multifamily site, staff believes it will be appropriate for redevelopment under RMU-L zoning.  |                 |                  |                       |
| <b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>                                     |   |                 |                  |                       |
| <b>Street Name</b>  | <b>Classification</b>   | <b>Frontage</b> | <b>ADT Count</b> | <b>Capacity/LOS D</b> |
| Cleveland Avenue  | Minor Thoroughfare  | 272 feet        | 5,600            | 13,100                |
| Tenth Street  | Local Street  | 430 feet        | NA               | NA                    |
| <b>Proposed Access Point(s)</b>   | The subject property has public road frontage on Cleveland Avenue and Tenth Street.   |                 |                  |                       |
| <b>Planned Road Improvements</b>  | The Thoroughfare Plan recognizes Cleveland Avenue as adequate.  |                 |                  |                       |
| <b>Trip Generation - Existing/Proposed</b>  | Trip generation estimates are not available for Special Use Limited zoning.   |                 |                  |                       |
| <b>Sidewalks</b>  | Sidewalks currently exist along both street frontages.  |                 |                  |                       |
| <b>Transit</b>  | Route 17 runs along Cleveland Avenue.   |                 |                  |                       |
| <b>Traffic Impact Study (TIS)</b>   | Not required  |                 |                  |                       |
| <b>Analysis of Site Access and Transportation Information</b>                         | Since this is a Special Use Limited request, staff is unable to provide a detailed trip generation analysis. Staff does not anticipate any negative transportation impacts due to the proposed condition which caps potential density at twenty units per acre, which is two more units per acre than the current RM-18 zoning allows.  |                 |                  |                       |
| <b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>  |   |                 |                  |                       |
| <b>Legacy GMA</b>   | GMA 2 (Urban Neighborhoods)   |                 |                  |                       |
| <b>Relevant Legacy Recommendations</b>  | <ul style="list-style-type: none"> <li>• In order to utilize the land in the Municipal Services Area (MSA) more effectively, a housing mix that includes more compact, higher density forms of residential development should be encouraged.</li> <li>• Improve the quality of current public housing and encourage the use of traditional neighborhood design for new public housing.</li> </ul> |                 |                  |                       |

|  |  |                            |                                     |                |                       |             |
|--|--|----------------------------|-------------------------------------|----------------|-----------------------|-------------|
| <b>Relevant Area Plan(s)</b>   | <i>East/Northeast Area Plan (2008)</i>   |                            |                                     |                |                       |             |
| <b>Area Plan Recommendations</b>   | <ul style="list-style-type: none"> <li>This site is within the East Winston Metro Activity Center (MAC) boundaries and is within the HAWS Focus Area subarea of the MAC. The plan recommends adding more concentrated development within the MAC boundaries by retrofitting and redeveloping existing sites and by bringing new mixed-use development to help this area to function better as a Metro Activity Center.</li> </ul>          |                            |                                     |                |                       |             |
| <b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b>  | <b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b>  |                            |                                     |                |                       |             |
|  | No   |                            |                                     |                |                       |             |
|  | <b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b>   |                            |                                     |                |                       |             |
| Yes  |  |                            |                                     |                |                       |             |
| <b>Analysis of Conformity to Plans and Planning Issues</b>   | Staff believes the subject request is consistent with the recommendations of <i>Legacy</i> and the <i>ENAP</i> . This request would allow increased density within the Municipal Service Area (MSA) which is consistent with the principles of <i>Legacy</i> . Staff is supportive of the zoning change to RMU-L due to the site's location, proximity to public services, surrounding zoning pattern, and consistency with adopted plans. |                            |                                     |                |                       |             |
| <b>RELEVANT ZONING HISTORIES</b>   |  |                            |                                     |                |                       |             |
| <b>Case</b>  | <b>Request</b>   | <b>Decision &amp; Date</b> | <b>Direction from Site</b>          | <b>Acreege</b> | <b>Recommendation</b> |             |
|  |  |                            |                                     |                | <b>Staff</b>          | <b>CCPB</b> |
| W-2921   | IP & RMU to GO   | Approved 5/7/07            | South                               | 2.12           | Approval              | Approval    |
| <b>UDO Sections Relevant to Subject Request</b>  | <ul style="list-style-type: none"> <li>Section 2-1.2(O) RMU District</li> </ul>  |                            |                                     |                |                       |             |
| <b>Complies with Chapter B, Article VII, Section 7-5.3</b>   | <b>(A) <i>Legacy</i> policies:</b>   |                            | Yes                                 |                |                       |             |
|  | <b>(B) <i>Environmental Ord.</i></b>   |                            | NA                                  |                |                       |             |
|  | <b>(C) Subdivision Regulations</b>   |                            | NA                                  |                |                       |             |
| <b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>   |  |                            |                                     |                |                       |             |
| <b>Positive Aspects of Proposal</b>  |  |                            | <b>Negative Aspects of Proposal</b> |                |                       |             |
| The request is consistent with the recommendations of <i>Legacy</i> and the <i>ENAP</i> .  |  |                            |                                     |                |                       |             |
| RMU zoning is consistent with the surrounding zoning pattern.  |  |                            |                                     |                |                       |             |
| The request is consistent with the RMU purpose statement.  |  |                            |                                     |                |                       |             |
| <b>SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL</b>  |  |                            |                                     |                |                       |             |
| 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.   |  |                            |                                     |                |                       |             |
| <ul style="list-style-type: none"> <li><b><u>OTHER REQUIREMENTS:</u></b> <ol style="list-style-type: none"> <li>The overall density of the subject property shall not exceed twenty (20) dwelling units per acre.</li> </ol> </li> </ul> |  |                            |                                     |                |                       |             |



**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.**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Wesley Curtis moved approval of the zoning map amendment.

SECOND: Arthur King

VOTE:

FOR: Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

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A. Paul Norby, FAICP  
Director of Planning