

DOCKET #: W2855

PROPOSED ZONING:
RMU

EXISTING ZONING:
RS7

PETITIONER:
North Carolina Housing
Foundation, Inc. for
property owned by Same

SCALE: 1" represents 200'

STAFF: King

GMA: 2

ACRE(S): 0.98

MAP(S): 636854



DRAFT ZONING STAFF REPORT

DOCKET # W-2855
STAFF: Aaron King

Petitioner(s): North Carolina Housing Foundation, Inc.
Ownership: Same

REQUEST

From: RS-7 Residential, Single Family District; 7,000 sf minimum lot size
To: RMU – Residential Multifamily, Unlimited Density

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

Acreage: ±0.98

LOCATION:

Street: East side of Dunleith Avenue and south side of East Fifth Street
Jurisdiction: City of Winston-Salem

WITHDRAWAL REQUEST

The petitioner has requested to withdraw this request in order to resubmit a special use rezoning request.

STAFF RECOMMENDATION

Withdrawal as requested.

Tax Block 9998, Lot 629
Galilee Missionary Baptist Church
Deed Book 2528 @ 3807
Zoned RS-7

Dunleith Avenue
50' Public R/W
per Forsyth
County Tax Map

Tax Block 392, Lot 101, 108 & 109
Ogburn Investments, Inc.
Deed Book 1846 @ 791
Zoned RS-7

Tax Block 1262, Lot 53, 54, 55 & 106
Ogburn Investments, Inc.
Deed Book 1846 @ 791
Zoned LB

Fifth Street
50' Public R/W per Forsyth
County Tax Map, Curb & Gutter

Tax Block 6055, Lot 4
Arthur L. & Geraldyn J. Winford
Deed Book 1651 @ 1913
Zoned RS-7

Tax Block 394, Lot 9B, 10D, 19,
20 & 118
Coler Metropolitan AME Zion Church
Deed Book 1803 @ 1748
Zoned RS-7

Tax Block 6055, P/O Lot 1B
Winston-Salem Housing Foundation, Inc.
P/O Deed Book 1335 @ 416
Zoned RM-U

Dunleith Avenue
50' Public R/W per Forsyth
County Tax Map, Curb & Gutter

Fourth Street
Public R/W, Curb & Gutter

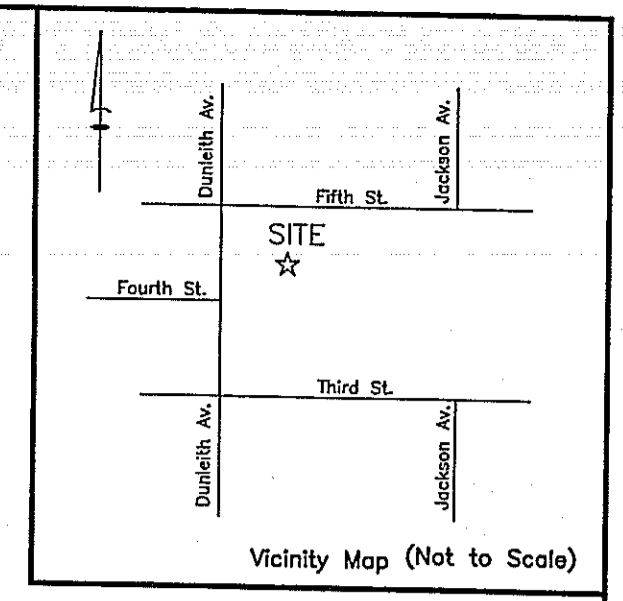
Tax Block 6055, Lot 1A
East Salem Apartments, Inc.
Deed Book 2324 @ 1313
Zoned RM-B-S

formerly **Fourth Street**
closed (Deed Book 1357 @ 314)
Reserved as 50' Public Utility Easement

Tax Block 397, Lot 8
Little Mae Gwyn
Deed Book 1643 @ 1875
Zoned RS-7

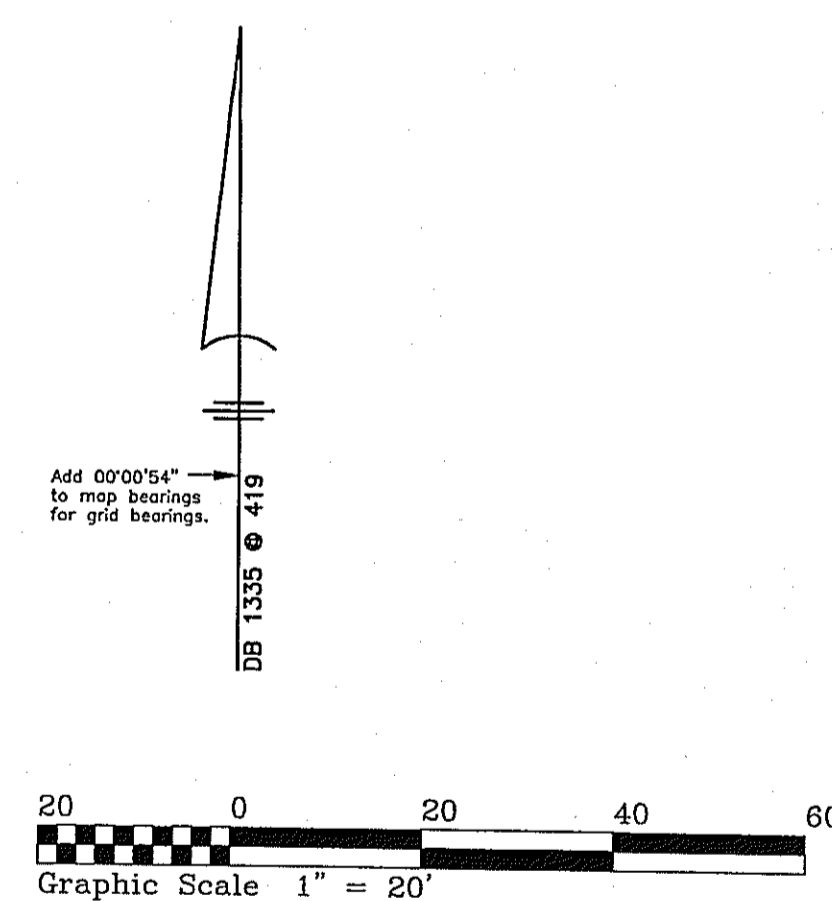
- LEGEND**
- AC - Air Conditioning
 - BC - Back of Curb
 - CA - Controlling Access
 - CG - Curb & Gutter
 - CTV - Cable Television
 - CB - Catch Basin
 - CH - Check Dam
 - CI - Curb Inlet
 - CL - Center Line
 - CM - Center Line
 - CM - Concrete Monument
 - CM - Corrugated Metal Pipe
 - CO - Clean Out
 - CP - Concrete Pipe
 - CP - Corrugated Plastic Pipe
 - DB - Deed Book
 - DI - Drop Inlet
 - DI - Double Inlet
 - DOT - Department of Transportation
 - EP - Existing Iron Pipe
 - EP - Existing Iron Rebar
 - EP - Existing Pavement
 - ex - existing
 - FC - Face of Curb
 - FES - Flared End Section
 - FN - Fire Hydrant
 - FP - Fence Post
 - GM - Gas Meter
 - GPS - Global Positioning System
 - GV - Gas Valve
 - IR - Iron Rebar Set
 - LP - Light Pole
 - LP - Light Pole
 - MS - Manhole
 - MSL - Mean Sea Level
 - MW - Monitoring Well
 - NAD - North American Datum
 - NC - North Carolina
 - NGS - North Carolina Geodetic Survey
 - off - offset
 - PB - Plot Book
 - PB - Point of Beginning
 - PP - Power Pole
 - PL - Property Line
 - R/O - Part of
 - R - Rod
 - R - Rod
 - RCP - Concrete Pipe
 - R/W - Right-of-Way
 - SE - Sign Easement
 - SE - Sign Easement
 - SS - Sanitary Sewer
 - ST - Storm Sewer
 - ST - Storm Sewer
 - ST - Street
 - TBM - Temporary Bench Mark
 - top of curb
 - TR - Telephone Pedestal
 - TR - Test Well
 - Typ. - Typical
 - WC - Water City
 - WM - Water Meter
 - WV - Water Valve
 - YI - Yard Inlet
 - YI - Electric Line
 - YI - 100 year Flood Boundary
 - YI - 500 year Flood Boundary
 - YI - Fiber Optic
 - YI - Gas Line
 - YI - Overhead Utilities
 - YI - Sanitary Sewer Line
 - YI - Storm Sewer
 - YI - Telephone Line
 - YI - Underground Utility
 - YI - Underground Electric
 - YI - Water Line
 - YI - Fence
 - YI - Power Pole Guy Line

NOTE:
This property is subject to all easements, right-of-ways, streets and assessments, if any, as the same may appear or be recorded in the office of the Register of Deeds, Clerk of Court, Town or County Tax Office or which may have been acquired by prescriptive use, and were or were not visible at the time of my inspection. This survey is subject to any facts that may be disclosed by a full and accurate the search, NOT furnished as of this date.



Allied Land Surveying Co., P.A. located surface utilities (vertical and horizontal) which were accessible to a survey crew. Some underground utilities may not be shown as they were not visible at the time of our inspection. Contractor to verify location of all underground utilities.

ZONING		OFF-STREET PARKING	
EXISTING ZONING:	RS-7	PROPOSED USE(S):	MULTI-FAMILY RESIDENTIAL
PROPOSED ZONING:	RM-U-S	PARKING CALCULATION:	NA SPACES
TYPE OF REVIEW REQUESTED:	REZONING	REQUIRED PARKING:	NA SPACES
		PROVIDED PARKING:	14 SPACES
SITE SIZE AND COVERAGES			
TOTAL ACREAGE:	1.12 ± (calculated from ACRE(S))		
SITE COVERAGES:	deeds, Geo-Data Explorer, etc.)		
BUILDING TO LAND	0	%	
PAVEMENT TO LAND	35 (proposed)	%	
OPEN SPACE	65 (proposed)	%	
TOTAL	100	%	
BUILDING SQUARE FOOTAGE:	NA	SQ FT	
BUILDING HEIGHT:	NA	FT OR STORIES	
INFRASTRUCTURE			
WATER:	YES	PUBLIC:	X PRIVATE:
SEWER:	YES	PUBLIC:	X PRIVATE:
STREETS:	YES	PUBLIC:	PRIVATE: X
BUFFERYARDS			
ADJOINING ZONING:	RS-7, RM-B-S, RM-U		
TYPE REQUIRED:	TYPE II (along RS-7)		
WIDTH PROVIDED:	30'		
FENCE OPTION:	YES X NO		
PROPOSED USES			
Additional Parking for remainder of Tax Lot 1B currently zoned RM-U			



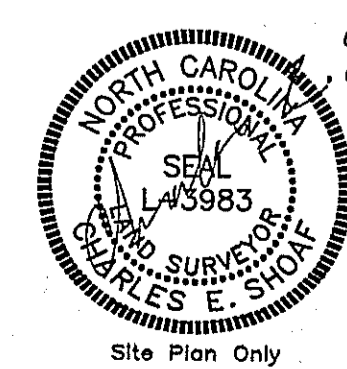
Purpose Statement:
The purpose of this request is to rezone from RS-7 to RM-U-S to make this consistent with campus and to add parking.

Rezoning Site Plan for:
North Carolina Housing Foundation, Inc.

Owner: North Carolina Housing Foundation
8 W. Third Street, Suite 565
Winston-Salem, NC 27101
phone- 725-3568
e-mail- sjennings@nchf.org
Tax Block 6055, P/O Lot 1B
P/O Deed Book 1335 @ 419
1.12 acres ± Total
Areas by computer

Information shown is a composite of various sources, including deeds, Geo-Data Explorer, etc.
Plans are subject to engineering review.

This map or drawing and any accompanying documents are furnished to the person(s) named hereon and no alterations or use by others is permitted unless authorized by Allied Land Surveying, P.A.
Certified copies of this survey map will not be issued beyond ninety (90) days of the original survey date.
Map not for recordation.
Precision 1:10,000+



Preliminary Site Plan
Not for Construction

SCALE: 1" = 20'
TOWNSHIP: Winston
COUNTY: Forsyth
STATE: North Carolina
DATE: 05/02/06
SURVEYED: Allied Land Surveying Co., P.A. JOB NO. 92253
MAPPED: CS, ntz
4720 Kester Mill Road Phone (336) 785-2377 MAP NO. 92253
Winston-Salem, N.C. 27103 FAX 760-8886
e-mail- info@allied-land.com

W-2855
Site Plan File Copy