



DOCKET #: W2865

PROPOSED ZONING:
RS9

EXISTING ZONING:
RM12-S

PETITIONER:
Diego E. Rangel and
Ana Marie Rangel for
property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 4

ACRE(S): 0.25

MAP(S): 612838



June 21, 2006

Diego E. Rangel and Ana Marie Rangel
2595 Griffith Road
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2865

Dear Mr. Rangel & Ms. Rangel:

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
Scott T. Horn, P. O. Drawer 5129, Winston-Salem, NC 27113-5129

ACTION REQUEST FORM

DATE: June 21, 2006
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 Diego E. Rangel and Ana Marie Rangel

SUMMARY OF INFORMATION:

Zoning Map Amendment of Diego E. Rangel and Ana Marie Rangel from RM-12-S to RS-9: property is located on the east side of Griffith Road, south of Everidge Road (Zoning Docket W-2865).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Diego E. Rangel and Ana Marie Rangel, Docket W-2865

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 RM-12-S (Residential Building, Multifamily) to RS-9 the zoning classification of the following described property:

Tax Block 3934, Tax Lot 009V

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2865
June 8, 2006**

PETITION INFORMATION			
Docket #	W-2865		
Staff	Gary Roberts		
Petitioner(s)	Diego E. Rangel and Ana Marie Rangel		
Owner(s)	Same		
Subject Property	Tax Lot 9V / Tax Block 3934		
Type of Request	General Use Rezoning from RM-12-S to RS-9		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM-12-S Residential, Multifamily District (Residential Building, Multifamily) to RS-9 Residential, Single Family District; 9,000 sf minimum lot size.</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	<p>The RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 (Urban Neighborhoods) and 3 (Suburban Neighborhoods), and may be suitable in activity centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes</p>		
GENERAL SITE INFORMATION			
Location	East side of Griffith Road south of Everidge Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± .25 acre		
Current Land Use	Site is undeveloped with the exception of an accessory building.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RM12-S	Entrance to a multifamily residential development
	East	RM12-S	Multifamily residential
	South	RS-9	Single family home
	West	RS-9	Single family home

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes			
Physical Characteristics	The site has a gentle slope downward from the west to the east.			
Proximity to Water and Sewer	Public water and sewer are available.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	Although the subject property meets the minimum lot size and width requirements for the proposed RS-9 District, it's relatively narrow width and configuration may significantly limit the usability of the property for new residential construction.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Griffith Road	Minor Thoroughfare	33'	5,100	16,100
Proposed Access Point(s)	Because this is a general use request with no site plan, the proposed access point(s) cannot be determined. The site does have access onto Griffith Road.			
Planned Road Improvements	The Thoroughfare Plan recommends that Griffith Road be constructed as a three-lane urban cross section with bicycle and pedestrian accommodations.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM12-S</u> The approved site plan for the subject property does not include any residential structures which would generate traffic. <u>Proposed Zoning: RS-9</u> .25 acres x 43,560 / 9,000 = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day			
Sidewalks	A sidewalk is required as a condition along the frontage of the subject property as per the approved site plan for the adjacent RM12-S site, W-2579. This improvement will need to be made by the developer of the adjoining property.			
Transit	Not available			
Analysis of Site Access and Transportation Information	Access to the site is adequate. However the subject request may result in a new driveway connection onto Griffith Road unless access is provided through either the adjacent RS-9 or RM12-S zoned properties.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 3 (Suburban Neighborhoods)					
Relevant Legacy Recommendations	Legacy recommendations related to residential development include: encourage a mixture of housing types in neighborhoods; encourage infill development; and allow higher density infill development at appropriate locations.					
Relevant Area Plan(s)	<i>South Stratford Road Area Plan</i> (1989)					
Area Plan Recommendations	<ul style="list-style-type: none"> The development guide recommends Residential – Low Density (0-5 DU/AC) for this site. 					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	Several multifamily developments zoned RM8-S and RM12-S have been approved on Griffith Road in the last 5-10 years.					
	(S)(4) - Is the requested action in conformance with Legacy?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	The request is consistent with the <i>South Stratford Road Area Plan</i> which recommends low density residential for this site.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2820	RS-9 to RM8-S (Multiple residential uses)	Approved 1-3-06	±900' southwest	13.34	Approval	Approval
W-2798	RS-9 to RM8-S (Residential Building, Townhouse)	Approved 10-3-05	250' northeast	7.4	Approval	Approval
W-2579	RS-9 to RM12-S	Approval 12-6-02	Included current site	6.75	Denial	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Request is consistent with the <i>South Stratford Road Area Plan</i> which recommends low density residential for this site.						

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: Paul Mullican moved approval of the zoning map amendment.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning