DOCKET #: W2895

PROPOSED ZONING:
RM8-S (Multiple Residential Uses)

EXISTING ZONING:
RS9

PETITIONER:
Mary Anne Kimel for property owned by Same

SCALE: 1" represents 800'

STAFF: Roberts

GMA: 3

ACRE(S): 10.09

MAP(S): 600842
November 20, 2006

Mary Anne Kimel
4901 Romara Court
Winston-Salem, NC  27103

RE:  ZONING MAP AMENDMENT W-2895

Dear Ms. Kimel:

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
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC  27101
# ACTION REQUEST FORM

<table>
<thead>
<tr>
<th>DATE:</th>
<th>November 20, 2006</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 Mary Anne Kimel

## SUMMARY OF INFORMATION:

Zoning Map Amendment of Mary Anne Kimel from RS-9 to RM-8-S (Residential Building Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development): property is located on the northwest corner of Romara Drive and Romara Court (Zoning Docket W-2895).

## PLANNING BOARD ACTION:

<table>
<thead>
<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
</tr>
<tr>
<td>AGAINST:</td>
<td>NONE</td>
</tr>
<tr>
<td>SITE PLAN ACTION:</td>
<td>CONFORMS TO THE REQUIREMENTS OF THE UDO</td>
</tr>
</tbody>
</table>
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 RS-9 to RM-8-S (Residential Building Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development) the zoning classification of the following described property:

Tax Block 3904, Tax Lots 17A and 17F

Section 2. This Ordinance is adopted after approval of the site plan entitled Mary Anne Kimel/Bilco Romara II and identified as Attachment "A" of the Special Use District Permit issued by the City Council the ______ day of __________________, 20__ to Mary Anne Kimel.

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 Mary Anne Kimel/Bilco Romara II. 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 Mary Anne Kimel, (Zoning Docket W-2895). 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 RM-8-S (Residential Building Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; and Planned Residential Development), approved by the Winston-Salem City Council the _____ day of ______________________, 20____" and signed, provided the property is developed in accordance with requirements of the RM-8-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 GRADING PERMITS:**
  a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
  b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
  c. Developer shall submit sealed plans for any retaining walls.

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  a. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations for multifamily units and all access and utility easements.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
  b. Developer shall install all required storm water management devices.
  c. Developer shall install all improvements as per driveway permit, including:
d. Widen Romara Drive 13' from center line with curb and gutter along property frontage with appropriate transitional tapers, with sidewalk along Romara Drive and a permanent turn around at the end of Romara Drive.

• OTHER REQUIREMENTS:
  a. Signage shall be limited to two (2) monument signs each with a maximum height of six (6) feet at the two entrances to the project on Romara Drive and Romara Court.
## CITY-COUNTY PLANNING BOARD DRAFT
### STAFF REPORT

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2895</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>Gary Roberts, AICP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Mary Anne Kimel</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lots 17A and 17F / Tax Block 3904</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning from RS-9 to RM8-S</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 to RM-8-S in order to develop 74 dwelling units. The petitioner is requesting the following uses: (Residential Building Multifamily, Townhouse, Twin Home, Duplex, and Single Family; and PRD)</td>
</tr>
</tbody>
</table>

### Zoning District Purpose Statement

The RM-8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is intended for application in GMA’s 2, 3 and possibly 4.

### Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)

(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?

Yes

### GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>Northwest corner of Romara Drive and Romara Court;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>Southwest</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 10.09</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Primarily undeveloped with one single family home and associated accessory buildings to be removed.</td>
</tr>
</tbody>
</table>

### 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>RS-9</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>East</td>
<td>RS-9</td>
<td>Single Family Homes</td>
</tr>
<tr>
<td>South</td>
<td>RS-9</td>
<td>I-40</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
<td>Undeveloped property and single family homes</td>
</tr>
</tbody>
</table>

### 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?

The proposed multifamily uses, as shown on the site plan, are generally compatible with the surrounding single family residential and undeveloped property.
Physical Characteristics

The majority of the site is heavily wooded and has a gentle to steep slope downward to a stream which traverses the central portion of the site. The site plan shows a 15’ non-disturbed buffer along both sides of said stream which is a tributary to Muddy Creek.

Proximity to Water and Sewer

The site is directly adjacent to public water and sewer.

Storm water/Drainage

A storm water study is required prior to the issuance of the required grading permit.

Watershed and Overlay Districts

Not in a water supply watershed.

Analysis of General Site Information

The site is generally suitable for the proposed improvements. It should be noted that the subject property is directly adjacent to and has a proposed street connection with a proposed single family subdivision (PBR 06-44) which is currently being reviewed. This subdivision extends westward to Silas Creek.

Recommended Conditions

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- Developer shall obtain a driveway permit from the city of Winston-Salem.
- Storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.

### 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>Romara Drive</td>
<td>Local Street</td>
<td>584’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Romara Court</td>
<td>Local Street</td>
<td>1,047’</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposed Access Point(s)</td>
<td>Romara Drive and Romara Court</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planned Road Improvements</td>
<td>WSDOT staff has requested that Romara Drive be widened to 13 feet from center with curb and gutter and sidewalk.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Trip Generation - Existing/Proposed | Existing Zoning RS-9: 10.09 acres x 43,560 / 9,000 = 48 units x 9.57 (SFR Trip Rate) = 459 Trips per Day  
Proposed Zoning RM8-S: 74 units x 6.59 (Multifamily Trip Rate) = 488 Trips per Day |
| Sidewalks     |                |          |           |                |
| Transit       | None           |          |           |                |
| Connectivity  | The southern portion of the site has excellent connectivity and the overall site meets the connectivity index required for new streets. However, Planning staff recommends the cul-de-sac shown as Street G on the northern portion of the site be extended to connect with Romara Court. |
### Traffic Impact Study (TIS)
None required

### Analysis of Site Access and Transportation Information
Planning and WSDOT staff recommend some additional sidewalks and a street connection as noted above. The City Streets Division recommends improvements to Romara Drive consistent with those required for recently approved RS-9 to RM8-S rezoning (W-2879) further northeast along Romara Drive.

### Recommended Conditions
**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
- Developer shall install all improvements as per driveway permit.

### SCHOOL DISTRICT INFORMATION

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2006-2007 Enrolled Students</th>
<th>2006-2007 Projected Students w/ Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Fork ES</td>
<td>72</td>
<td>482</td>
<td>554</td>
<td>414</td>
<td>4</td>
</tr>
<tr>
<td>Wiley MS</td>
<td>36</td>
<td>687</td>
<td>723</td>
<td>746</td>
<td>5</td>
</tr>
<tr>
<td>Reynolds HS</td>
<td>48</td>
<td>1,536</td>
<td>1,584</td>
<td>1,277-1,500</td>
<td>5</td>
</tr>
</tbody>
</table>

Note: These enrollment projections are based upon the 74 Townhouse units within the subject property and the 86 single family homes proposed within the adjacent subdivision, PBR 06-44.

### CONFORMITY TO PLANS AND PLANNING ISSUES

#### Legacy GMA
Suburban Neighborhoods (GMA 3)

#### 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. *Legacy* also calls for infill development to be attractive to residents of the existing area.

#### Relevant Area Plan(s)
The site is not within the boundaries of a development guide or an area plan.

#### Greenway Plan Information
The Winston Salem/Forsyth County Greenway Plan recommends a greenway along Silas Creek which is located approximately 1,000’ to the west. A 40’ greenway easement is recommended as a condition of the adjacent subdivision (PBR 06-44) which is currently being reviewed.

#### 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?
No

(S)(4) - Is the requested action in conformance with *Legacy*?
Yes

#### Analysis of Conformity to Plans and Planning Issues
The proposed request is consistent with *Legacy* in that it would allow for higher density residential development at an appropriate infill location and provide a mixture of housing types.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Direction</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
</table>

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SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

Units and Density
74 dwelling units at 7.3 units per acre

Parking
- Required: 148 spaces
- Proposed: 148 spaces
- Layout: Off street

Building Height
- Maximum: 45’
- Proposed: Two story

Impervious Coverage
- Maximum: 70%
- Proposed: 33.3%

UDO Sections Relevant to Subject Request
- Chapter B, Article II, Section 2-1.2 (L) RM-8 Residential Multifamily District

Complies with Chapter B, Article VII, Section 7-5.3
- (A) Legacy policies: Yes
- (B) Environmental Ord.: Yes
- (C) Subdivision Regulations: Yes

Analysis of Site Plan Compliance with UDO Requirements
- The revised site plan meets the requirements of the UDO.

Recommended Conditions
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
  - Developer shall record a final plat.

- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS
  - All required fire hydrants shall be installed.
  - Developer shall install all required storm water management devices.
  - Developer shall install all improvements as per driveway permit.

REMAINING SITE PLAN ISSUES

<table>
<thead>
<tr>
<th>Issue</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Connect Street G back to Romara Court (recommendation).</td>
<td>Petitioner has chosen not to revise the site plan to incorporate these recommendations.</td>
</tr>
<tr>
<td>Screen backs of units for privacy along Romara Drive and Romara Court (recommendation).</td>
<td></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>Site is a suitable location for higher density infill development.</td>
<td>Increased density will add traffic to the intersection of Romara Drive and Jonestown Road.</td>
</tr>
<tr>
<td>Request will provide some mixture of housing types.</td>
<td></td>
</tr>
</tbody>
</table>
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 GRADING PERMITS:
   a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
   b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
   c. Developer shall submit sealed plans for any retaining walls.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
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OTHER REQUIREMENTS:
   b. Signage shall be limited to two (2) monument signs each with a maximum height of six (6) feet at the two entrances to the project on Romara Drive and Romara Court.

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, certified that the site plan meets all code requirements and recommends staff conditions.
SECOND: Jerry Clark
VOTE:
   FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican
   AGAINST: None
   EXCUSED: None

________________________________________
A. Paul Norby, FAICP
Director of Planning