DOCKET #: W2750

PROPOSED ZONING:
RS-7

EXISTING ZONING:
RS-9

PETITIONER:
Corbin Place Associates, LLC, for property owned by Same

SCALE: 1” represents 400’

STAFF: Roberts

GMA: 3

ACRE(S): 4.00

MAP(S): 630842
February 23, 2005

Corbin Place Associates, LLC
c/o Daniel J. Dinsbeer
P. O. Box 632
Kernersville, NC 27285

RE: ZONING MAP AMENDMENT W-2750

Dear Mr. Dinsbeer:

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, AICP
Director of Planning

pc: City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC 27102
**ACTION REQUEST FORM**

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<th>DATE:</th>
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<td>TO:</td>
<td>The Honorable Mayor and City Council</td>
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<td>FROM:</td>
<td>A. Paul Norby, AICP, Director of Planning</td>
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**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Corbin Place Associates, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of Corbin Place Associates, LLC from RS-9 to RS-7: property is located on the northeast side of Wright Street and Lomond Street; (Zoning Docket W-2750).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL
**FOR:** UNANIMOUS
**AGAINST:** NONE
**SITE PLAN ACTION:** NOT REQUIRED
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 RS-7 the zoning classification of the following described property:

Tax Block 1727  Tax Lot(s) 106, 201, and 202D

Section 2. This ordinance shall become effective upon adoption.
ZONING STAFF REPORT

DOCKET #  W-2750
STAFF:    Gary Roberts

Petitioner(s): Corbin Place Associates, LLC
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; 9,000 sf minimum lot size
To: RS-7 Residential Single Family District; 7,000 sf minimum lot size

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 4± acres

LOCATION:

Street: Northeast corner of Wright Street and Lomond Street.
Jurisdiction: City of Winston-Salem.
Ward: Southeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently undeveloped.
Adjacent Uses:
    North- I-40.
    East- I-40 exit ramp for US 52.
    South- Single family homes zoned RS-9.
    Southwest- United Cornerstone Baptist Church zoned RS-9.
    West- Platted yet undeveloped property and single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Well maintained, modest single family homes in relatively close proximity to I-40 and US 52.
Development Pace: Slow.
HISTORY

Relevant Zoning Cases:

1. W-2150; LI to GB; approved May 5, 1997; north side of Goldfloss Street, east of Vargrave Street and west of U.S. 52 right-of-way; 1.90 acres; Planning Board and staff recommended denial.

2. W-2115; RS-9 to HB; approved January 6, 1997; southeast corner of Old Lexington Road and Aureole Street; 0.53 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.
Topography: Gentle to moderate slope downward from the southwest corner of the site to the northeast section.
Vegetation/habitat: Site is partially wooded.
Water Supply Watershed: Site is not within a water supply watershed.

TRANSPORTATION

Direct Access to Site: Lomond Street; Wright Street; Lemly Street.
Street Classification: All three are local streets.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): No counts available for local streets.
Interior Streets: Site adjoins platted, unopened portions of Lemly Street and Lomond Street.

CONFORMITY TO PLANS

GMP Area (Legacy): Suburban Neighborhoods (GMA 3).
Relevant Comprehensive Plan Recommendation(s): 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.
Area Plan/Development Guide: The site is not within the boundaries of an area plan or development guide.

ANALYSIS

The subject request is to rezone 4 acres located at the southwest quadrant of I-40 and US-52 from RS-9 to RS-7. The property is currently undeveloped and is bordered to the west and south by platted, undeveloped lots and single family homes zoned RS-9.
More specifically, the western edge of the site is bordered by Lomond Street between Wright Street and Lemly Street. The majority of Lomond Street is unopened and unimproved. A block of mostly undeveloped lots line the opposite side of said street. The majority of these lots remain in their originally platted size of 7,500 square feet although some of the 50’ x 150’ lots have been combined into lots of 100’ in width. Likewise, the surrounding neighborhood further west and southwest toward Main Street, has a lotting and development pattern which is more consistent with the dimensional requirements of the RS-7 District than the designated RS-9 District. The more recently developed properties directly south across Wright Street, however, have average sizes and widths which meet RS-12 dimensional standards.

The site is not within the boundaries of an area plan or development guide. Legacy recommends allowing higher density infill development at appropriate locations within Suburban Neighborhoods. From a topographical and lot configuration standpoint, the subject property is more oriented to the adjacent RS-7 sized lots to the west and the exit ramp for I-40 to the north and northeast, than to the above mentioned larger lots located to the south. Planning staff sees this site as an appropriate location for infill residential development. Because the site essentially consists of three tax parcels, any significant subdivision activity would have to be approved by the Planning Board. It should be noted that at such time, Planning staff would anticipate said platted, unopened portion of Lomond Street, as well as Lemly Street would be improved to City of Winston-Salem standards and connected.

**FINDINGS**

1. Legacy recommends allowing higher density infill development at appropriate locations.

2. The site is not within the boundaries of an area plan or development guide.

3. Much of the surrounding neighborhood has a lotting pattern which is more consistent with the dimensional requirements of the RS-7 District than the designated RS-9 District

4. From a topographical and lot configuration standpoint, the subject property is more oriented to the adjacent RS-7 sized lots to the west and the exit ramp for I-40 to the north and northeast, than to the larger RS-9 zoned lots to the south.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL**

**PUBLIC HEARING**

FOR: None

AGAINST: None
WORK SESSION

MOTION: Dara Folan moved approval of the zoning map amendment.
SECOND: Jerry Clark
VOTE:
  FOR: Clark, Eickmeyer, Folan, King, Lambe, Mullican, Norwood, Smith
  AGAINST: None
  EXCUSED: None

______________________
A. Paul Norby, AICP
Director of Planning