DOCKET #: W2806
PROPOSED ZONING: RM8-S
EXISTING ZONING: RS9
PETITIONER: Douglas H. Steadman, Renee T. Steadman, et al, for property owned by Same

SCALE: 1" represents 400'
STAFF: Roberts
GMA: 3
ACRE(S): 4.37
MAP(S): 624838
October 19, 2005

Douglas H. Steadman and
Renee T. Steadman
115 East Eller Road
Winston-Salem, NC  27107

RE:  ZONING MAP AMENDMENT W-2806

Dear Mr. Steadman and Ms. Steadman:

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**

**DATE:** October 19, 2005  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, AICP, Director of Planning

**COUNCIL ACTION REQUEST:**


**SUMMARY OF INFORMATION:**

Zoning Map Amendment of Douglas H. Steadman, Renee T. Steadman, Douglas N. Steadman, and Douglas H. Steadman, Sr. from RS-9 to RM-8-S (Residential Building, Multifamily): property is located on the east side of Old Salisbury Road south of Brewer Road (Zoning Docket W-2806).

**PLANNING BOARD ACTION:**

**MOTION ON PETITION:** APPROVAL  
**FOR:** UNANIMOUS  
**AGAINST:** NONE  
**SITE PLAN ACTION:** CONFORMS
CITY ORDINANCE - SPECIAL USE


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 RS-9 to RM-8-S (Residential Building, Multifamily) the zoning classification of the following described property:

Tax Lots 116A and 116H Tax Block 2267

Section 2. This Ordinance is adopted after approval of the site plan entitled Douglas H. Steadman, Renee T. Steadman, Douglas N. Steadman, and Douglas H. Steadman, Sr. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _______ day of _________________, 20__ to Douglas H. Steadman, Renee T. Steadman, Douglas N. Steadman, and Douglas H. Steadman, Sr.

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 Douglas H. Steadman, Renee T. Steadman, Douglas N. Steadman, and Douglas H. Steadman, Sr. 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 Douglas H. Steadman, Renee T. Steadman, Douglas N. Steadman, and Douglas H. Steadman, Sr. (Zoning Docket W-2806). 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), 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 ISSUANCE OF GRADING PERMITS:
  a. Developer shall obtain a driveway permit from Winston Salem Engineering Division; Improvements shall include widening of Old Salisbury Road 18’ from the center line with curb and gutter and sidewalk.
  b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

• 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. Developer shall install all improvements as per driveway permit.
  b. All required fire hydrants shall be installed in accordance with the City Fire Department.
  c. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
  d. Developer shall install all required storm water management devices.
**CITY-COUNTY PLANNING BOARD STAFF**  
**STAFF REPORT FOR: Docket # W-2806**  
**October 13, 2005**

### PETITION INFORMATION

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-2806</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>GaryRoberts</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>Tax Lot 116A and 116H /Tax Block 2267</td>
</tr>
<tr>
<td>Type of Request</td>
<td>Special Use Rezoning to RM-8-S for a 32 unit multifamily development.</td>
</tr>
</tbody>
</table>

**Proposal**  
The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential Single Family District; 9,000 sf minimum lot size to RM-8-S Residential Multifamily District; maximum density of 8 units per acre. The petitioner is requesting the following uses:  
- Residential Building, Multifamily

**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 appropriate for Growth Management Areas 2 and 3.

**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>East side of Old Salisbury Road south of Brewer Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction</td>
<td>City of Winston-Salem</td>
</tr>
<tr>
<td>Ward(s)</td>
<td>South</td>
</tr>
<tr>
<td>Site Acreage</td>
<td>Approximately ± 4.37 acres</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Site is currently undeveloped</td>
</tr>
<tr>
<td>Surrounding Property Zoning and Use</td>
<td></td>
</tr>
<tr>
<td><strong>Direction</strong></td>
<td><strong>Zoning District</strong></td>
</tr>
<tr>
<td>North</td>
<td>RS-9</td>
</tr>
<tr>
<td>East</td>
<td>IP</td>
</tr>
<tr>
<td>South</td>
<td>RS-9</td>
</tr>
<tr>
<td>West</td>
<td>RS-9</td>
</tr>
</tbody>
</table>
The proposed multifamily residential development is compatible with the surrounding residential and institutional uses.

The site is undeveloped and contains some mature trees with a moderate slope downward from the east to the west. A tributary of Salem Creek is located directly west of the site.

Public water and sewer are directly available to the site.

Site is not within a water supply watershed.

The site is generally suitable for the proposed improvements.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:
- Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

<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>Old Salisbury Road</td>
<td>Minor Thoroughfare</td>
<td>±214’</td>
<td>4,900</td>
<td>16,100</td>
</tr>
</tbody>
</table>

The Thoroughfare Plan recommends Old Salisbury Road be widened to a three-lane cross section with bicycle and pedestrian accommodations.

Existing Zoning: RS-9
4.37 acres (RS-9) x 43,560 / 9,000 = 21 units x 9.57 (SFR Trip Rate) = 201 Trips per Day

Proposed Zoning: RM-8-S
32 units x 6.59 (Multifamily Trip Rate) = 211 Trips per Day

No sidewalks are currently located within the general area of the subject property. A sidewalk along the frontage of Old Salisbury Road is recommended per the Thoroughfare Plan cross-section.

None

The proposal shows one private driveway entrance onto Old Salisbury Road with no external connectivity. Opportunities for external connectivity are limited.

No TIS was required
### Analysis of Site Access and Transportation Information

Access to the site is adequate. Revised/amended site plan includes a sidewalk along Old Salisbury Road and improved internal sidewalk connections.

### Recommended Conditions

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
- Developer shall obtain a driveway permit from WSDOT; Improvements shall include widening of Old Salisbury Road 18’ from the center line with curb and gutter and sidewalk.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
- Developer shall install all improvements a per driveway permit.

### SCHOOL DISTRICT INFORMATION

<table>
<thead>
<tr>
<th>Schools Serving Zoning Site</th>
<th>Project Students From Project</th>
<th>2005-2006 Enrolled Students</th>
<th>2005-2006 Projected Students w/ Accumulated Totals</th>
<th>School Capacity</th>
<th>Number of Mobile Classrooms on Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Griffith ES</td>
<td>14</td>
<td>875</td>
<td>889</td>
<td>530</td>
<td>N/A</td>
</tr>
<tr>
<td>Clemmons MS</td>
<td>7</td>
<td>1,259</td>
<td>1,266</td>
<td>768</td>
<td>N/A</td>
</tr>
<tr>
<td>Parkland HS</td>
<td>10</td>
<td>1,583</td>
<td>1,593</td>
<td>1,511-1,774</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### CONFORMITY TO PLANS AND PLANNING ISSUES

- **Legacy GMA** Suburban Neighborhoods (GMA3)
  - **Relevant Legacy Recommendations**
    - Legacy recommends higher density residential infill development at appropriate locations.
  - **Relevant Area Plan(s)**
  - **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, see below.

### Analysis of Conformity to Plans and Planning Issues

Considering the surrounding land uses, the location of the subject property, being within GMA 3 and along a minor thoroughfare, is suitable for higher density infill development.

### RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-1607</td>
<td>R-4 to R-2-S converted to RM-8-S (Residential Building,</td>
<td>Approved 9-5-89</td>
<td>500’ southeast</td>
<td>1.77</td>
<td>Approval</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Approval</td>
</tr>
<tr>
<td>Multifamily</td>
<td>W-1580</td>
<td>R-4 to B-3-S</td>
<td>Denied 7-3-89</td>
<td>Directly west</td>
<td>1.1</td>
</tr>
<tr>
<td>-------------</td>
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</tr>
</tbody>
</table>

### SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS

<table>
<thead>
<tr>
<th>Units (by type) and Density Parking</th>
<th>7.4 dwelling units per acre.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Required</strong></td>
<td><strong>Proposed</strong></td>
</tr>
<tr>
<td>32 spaces</td>
<td>64 spaces</td>
</tr>
<tr>
<td>Building Height</td>
<td>(A) Legacy policies: Yes</td>
</tr>
<tr>
<td>Maximum 45’</td>
<td>(B) Environmental Ord. Site is not in a watershed</td>
</tr>
<tr>
<td>Proposed 2 stories</td>
<td>(C) Subdivision Regulations N/A</td>
</tr>
<tr>
<td>Impervious Coverage</td>
<td>70%</td>
</tr>
<tr>
<td>Maximum 70%</td>
<td>Proposed 23.9%</td>
</tr>
</tbody>
</table>

**UDO Sections Relevant to Subject Request**

- Chapter B, Article II, Section 2-1.2 (L)
- Chapter B, Article VII, Section 7-5.3
- Subdivision Regulations N/A

### Analysis of Site Plan Compliance with UDO Requirements

Site plan complies with the requirements of the UDO.

### 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>Two story units are generally compatible with the surrounding development pattern.</td>
</tr>
</tbody>
</table>

### SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

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c. Signage shall be limited to one (1) monument sign with a maximum height of six (6) feet.
d. Developer shall install all required storm water management devices.

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: Clarence Lambe 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: Curtis, Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Smith
   AGAINST: None
   EXCUSED: None

A. Paul Norby, AICP
Director of Planning