FLOODWAY
FLOODWAY FRINGE

BETHABARA PARK BV
BRIAN CENTER LN
BETHABARA RD
BETHANIA
STATION RD
BETH DAN RIA
ANTIOCH
CT
ANTIETAM DR
APPOMATTOX DR
CHANCELLORSVILLE DR
INDIANA AVE
NO
RFOLK SOUTHERN R/R
754'
229'
617'
373'
317'
322'
409'
884'
453'
610'
190'
207'
HARPERS FERRY RD
RD AGUAMAKCIHC

DOCKET #: W2698
PROPOSED ZONING:
RS9-S (Residential Building, Single Family; and PRD)

EXISTING ZONING:
RM8-S and RM12-S

PETITIONER:
Paul McGill and H. L. Coleman, Inc., for property owned by Same

SCALE: 1" represents 400'
STAFF: Gallaway
GMA: 3
ACRE(S): 20.39
MAP(S): 612878, 618878
DRAFT ZONING STAFF REPORT

DOCKET #  W-2698
STAFF:     Suzy Gallaway

Petitioner(s): Paul McGill and H. L. Coleman
Ownership: Same

REQUEST

From: RM-8-S (Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Townhouse; and Planned Residential Development) and RM-12-S (Residential Building, Multifamily)
To: RS-9-S (Residential Building Single Family; and Planned Residential Development)

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

Acreage: 17.15

LOCATION:

Street: South sides of Bryan Center Lane and Bethabara Park Boulevard
Jurisdiction: City of Winston-Salem
Ward: North

SITE PLAN

Proposed Use: Single Family Planned Residential Development
Density: 3.6 Units per acre
Bufferyard Requirements: None Required
Vehicular Use Landscaping Standards Requirements: UDO Standards apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant
Adjacent Uses:
    Northeast- Multifamily Development, zoned RM-12-S
    East- Single Family home, zoned RM-8-S; Elderly Care further to the east, zoned RM-18-S
    Southeast- Single Family Subdivision, zoned RS-9
    West- Commercial Structures, zoned LB
GENERAL AREA

Character/Maintenance: Mixture of moderate to well-maintained residential use types in the area. Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. W-2343; RM-8-S (Residential Building, Multifamily) to RM-8-S (Residential Building, Multifamily; Residential Building, Single Family; Residential Building, Townhouse; and Planned Residential Development; approved November 1, 1999; western terminus of Chickamauga Drive, north of Antietam Drive and south of Brian Center Lane; 8.93 acres; Planning Board and staff recommended approval.

2. W-2172; RM-8-S (Residential Building, Multifamily-TWO PHASE) and RM-12-S (Residential Building, Multifamily-TWO PHASE) to RM-8-S (Residential Building, Multifamily-TWO PHASE), RM-12-S (Residential Building, Multifamily-TWO PHASE) and RM-18-S (Nursing Care Institution)

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Based on its current condition, the proposed site plan should not significantly impact the site’s existing physical features.

Topography: The subject property experiences an elevation change of approximately 52 feet, rising from about 800 feet along the northern border of the site along Bethabara Park Boulevard up to about 852 feet in the southeastern section of the site.

Streams: An unnamed intermittent stream that eventually feeds into Monarcas Creek runs across the southern border of the subject property.

Vegetation/habitat: Although the City-County Planning Board topographic maps indicate the subject property is heavily vegetated, overhead aerials show that the property has been virtually cleared of its existing vegetation.

Floodplains: Floodway Fringe area of Mill Creek is located directly across the railroad line just over 100 feet from the subject property. At its nearest point, floodway area is located about 150 feet from the subject property, across Bethabara Park Boulevard.

Natural Heritage Sites: Historic Bethabara is adjacent to the subject property. This proposal should not directly impact this Natural Heritage Site.

Environmental Resources Beyond The Site: Although the general area has recently experienced severe flooding, this particular request would reduce the potential density of the site.

Water Supply Watershed: The subject property is not located in a water supply watershed.

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State wetland and stream protection regulations.
TRANSPORTATION

Direct Access to Site: Bethabara Park Boulevard; Chickamauga Drive; Bethania Station Road
Street Classification: Bethabara Park Boulevard – Major Thoroughfare; Chickamauga Drive – Local Road; Bethania Station Road – Minor Thoroughfare
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Bethabara Park Boulevard between University Parkway and Bethania Station Road = 12,000 / 32,200
Bethania Station Road between Bethabara Park Boulevard and Shattalon Drive = 6,600 / 14,600
Trip Generation/Existing Zoning: RM-8-S and RM-12-S: 27 units x 9.57 (SFR Trip Rate) = 258 Trips + 10 units x 6.59 (Multi-Family Trip Rate) = 65 Trips. Total RM8-S Trips = 323
Previous applicant submitted TWO PHASE site plan, which did not show units for RM-12-S phase of property. “Worst case scenario” = 2.32 acres x 12 = 27 units x 6.59 (Multi-Family Trip Rate) = 177 Total RM-12-S Trips per Day. Total Trips (RM-8-S and RM-12-S) = 500
Trip Generation/Proposed Zoning: RS-9-S: 62 units x 9.57 (SFR Trip Rate) = 593 Trips per Day
Traffic Impact Study recommended: No
Sidewalks: None
Transit: Route 44 along Bethabara Park Boulevard and Bethania Station Road

CONFORMITY TO PLANS

GMP Area (Legacy): Suburban Neighborhoods (GMA 3)
Relevant Comprehensive Plan Recommendation(s): Legacy recommends a mix of housing types and prices within neighborhoods. Street connections to surrounding neighborhoods are encouraged and the Plan recommends a system of sidewalks and greenways for easy pedestrian circulation.
Relevant Development Guide Recommendation(s): The Polo/Reynolds Area Plan recommends that the subject property be developed for moderate density residential uses (0-8 units/acre). The plan further recommends that any development that abuts the existing or proposed greenway system to tie-into the system. Finally, the plan recommends minimal signage along Bethabara Park Boulevard.

HISTORIC RESOURCES REVIEW

Comments: The Bethabara Historic District lies just to the southwest of the site. Bethabara is listed as both a National Register of Historic Places District and as a National Historic Landmark District.
ANALYSIS

The current request is to rezone 17.15 acres from RM-8-S and RM-12-S to RS-9-S. The existing zoning allows Single Family Homes, Multifamily and Townhouses on the subject site. Sixty-two lots in a Planned Residential Development (PRD) are included in the request. A PRD requires 10% open space in the RS-9 zoning district. The petitioner has designated a total of 2.49 acres of open space, or fifteen (15) %.

The current request is a downzoning of the property as it is requested to be rezoned from multifamily and single family uses to single family uses only. Additionally, the zoning classification would be reduced from a multifamily classification to a single family classification. The single family classification of RS-9-S is consistent with other neighborhoods in the area.

Staff notes that vehicular interconnectivity is a long-standing requirement of the City’s subdivision regulations. Inasmuch as subdivisions are routinely approved by the Planning Board with stub street connections to adjacent residential neighborhoods, staff has come to regard such connections as essential and fundamental to the subdivision process. Indeed, over the years since the regulation was adopted hundreds of interconnected streets have been reviewed and approved in a manner which achieved the purpose of providing safe and efficient vehicular access to neighborhoods while lessening traffic impacts to arterial streets. In this context staff observes the site plan does not indicate a connection to the adjacent Stonewall subdivision and recommends a connection to Chickamauga Drive be built.

The petitioner has shown several open space areas on the site plan. The open space shown at the southwest section of the site is currently shown to not be accessible, except to the lots with frontage along the open space. All lots, including open space must have a minimum of twenty-five feet of public road frontage. Therefore staff has requested all open space connect to a public road.

Assuming the petitioner makes the change regarding open space, as mentioned above and also the connection to Chickamauga Drive, staff will be supportive of the zoning request. If the petitioner does not agree to the connection to Chickamauga Drive and the open space change staff cannot give a positive recommendation on the request.

The following is for informational purposes and does not affect staff’s recommendation of this zoning request: The petitioner has been made aware of several requests from the adjacent Bethabara Historic Park, as a portion of the park is adjacent to the subject site. These requests are to reinstate voluntary conditions of the existing special use zoning of the property and to make them a site plan condition if the proposed RS-9-S is approved. The petitioner has agreed to these conditions.

FINDINGS

1. The current request is a downzoning of the property as it is requested to be rezoned from multifamily and single family uses to single family uses only.
2. The single family classification of RS-9-S is consistent with other neighborhoods in the area.

3. Staff is recommending that a connection to Chickamauga Drive be built.

4. Staff also requests the petitioner improve a portion of the open space so that it has public road frontage, as required by the UDO.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL**, provided the petitioner makes the change regarding open space, as mentioned above and also the connection to Chickamauga Drive.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
  - a. Developer shall provide a Stormwater Discharge Review to City/County Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. As volunteered by the petitioner; Developer shall install bollards to keep construction traffic out of Bethabara Historic Park.
  - b. As volunteered by the petitioner; Developer shall eliminate utility lines across Bethabara Historic Park and bury said lines under Bryan Center Lane.

- **PRIOR TO THE SIGNING OF FINAL PLATS**
  - a. Developer shall dedicate and build a public road connection from Bryan Center Lane to Chickamauga Drive.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
  - a. Developer shall install required storm water management devices if required per Inspections’ analysis of Stormwater Discharge Review.

- **OTHER REQUIREMENTS**
  - a. As volunteered by the petitioner; Construction traffic shall not cross the property of Bethabara Historic Park.