DOCKET #: W2741

PROPOSED ZONING:
RM12-S (Residential Building, Single Family; Duplex; Town Home; Multifamily; Townhouse; Transmission Tower)

EXISTING ZONING:
LI and RS-9

PETITIONER:
Abingdon Group, LLC, for property owned by Curtis H. Jackson

SCALE: 1" represents 400'

STAFF: Douglas

GMA: 2

ACRE(S): 17.25

MAP(S): 636846, 636850
DRAFT ZONING STAFF REPORT

DOCKET #  W-2741
STAFF:  Douglas

Petitioner(s):  Abingdon Group, LLC, Bill Cannon
Ownership:  same

REQUEST

From:  RS-9 and LI
To:  RM-12-S

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: 17.25

LOCATION:

Street:  East side of Martin Luther King Jr. Drive south of Argonne Blvd.
Jurisdiction:  City of Winston-Salem
Ward:  Southeast

SITE PLAN

Proposed Use:  Multi-family Development of 144 units.
Building Height:  Maximum 40 feet high, three story buildings.
Density:  8.35 dwelling units per acre.
Parking:  Required: 296; Proposed: 296 @ two spaces per unit and one space per 100 square feet for club house.
Bufferyard Requirements:  Type I bufferyard required adjacent to LI and Type II bufferyard required adjacent to RS-9
Vehicular Use Landscaping Standards Requirements:  UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site:  Vacant
Adjacent Uses:
    North- Residential neighborhood zoned RS9 and vacant property zoned IP
    East- Residential neighborhood zoned RS9
    South- Vacant property zoned LI and Industrial uses zoned GI
    West- Industrial businesses zoned LI, LI-S, GI-S and LB-S
GENERAL AREA

Character/Maintenance: Moderately maintained Industrial Corridor with industrial uses
Development Pace: moderate

HISTORY

Relevant Zoning Cases:
1. W-2712; LI to LB; denied September 7, 2004; east side of Martin Luther King Jr. Drive north of Tower Street, 1.57 acres; Planning Board and staff recommended denial.
2. W-2626; LI to PB; denied July 21, 2003; east side of Martin Luther King Jr. Drive north of Tower Street, 1.57 acres; Planning Board and staff recommended denial.
3. W-2521; LI to LB-S (Multiple Business Uses); approved January 7, 2002; east side of Martin Luther King Jr. Drive north of Tower Street; 2.65 acres; Planning Board and staff recommended approval.
4. W-2660; LB-S to Site Plan Amendment; approved December 1, 2003; east side of Martin Luther King Jr. Drive north of Tower Street; 2.65 acres; Planning Board and staff recommended approval.
5. W-1996; RS-9 to LI; approved October 2, 1995; east side of Martin Luther King Jr. Drive north of Tower Street; 9.8 acres; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan will remove much of the existing vegetation and require significant grading of the property.
Topography: Overall, the subject property’s elevation changes by approximately 100 feet, rising from about 788 feet along Brushy Fork Creek up to about 888 feet in the southwest section of the site. The southeast section of the site also reaches an elevation of about 886 feet.
Streams: Brushy Fork Creek crosses the central section of the subject property.
Vegetation/habitat: A large portion of the subject property is covered with existing vegetation, particularly in the central and eastern sections of the site.
Environmental Resources Beyond The Site: Grading on the site could result in sediment entering Brushy Fork Creek, potentially reducing water quality.
Water Supply Watershed: The subject property is not located in a water supply watershed.
Compliance with Watershed Protection Regulations: None
Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all Federal and State stream protection regulations.
TRANSPORTATION

Direct Access to Site: Martin Luther King Jr. Drive; Longview Drive; Peachtree Street
Street Classification: Martin Luther King Jr. Drive – Major Thoroughfare; Longview Drive –
    Local Road; Peachtree Street – Local Road
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
    Martin Luther King Jr. Drive between Tower and Reynolds Park Roads = 10,000 / 15,600
Trip Generation/Existing Zoning: LI and RS-9
LI – no trip rate available as property is vacant
    11.95 x 43,560/9,000 = 57 units x 9.57 (SFR Trip Rate) = 545 Trips per Day
Trip Generation/Proposed Zoning: RM12-S
    144 units x 6.59 (Multi-Family Trip Rate) = 948 Trips per Day
Planned Road Improvements: None
Traffic Impact Study recommended: No
Sidewalks: Existing on east side of Martin Luther King Jr. Drive
Transit: None
Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (Legacy): GMA 2, Urban Neighborhoods
Relevant Comprehensive Plan Recommendation(s): Legacy encourages quality infill
development and greater residential densities where appropriate.
Relevant Development Guide Recommendation(s): The SEAP recommends developing the
    RS-9 portion of the site for low-density, single-family residential use as a Planned
    Residential Development (PRD). The PRD provides flexibility to cluster residential units
    since the site has areas of steep slopes. Access is recommended through the residential
    area to the east of the site.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: No
Comment: A tributary of Salem Creek flows through the site. Although the Greenway Plan
does not identify a greenway trail along this tributary, the developer can consider a
connector trail through the site if there are good prospects of continuing the trail beyond
this site to link with the existing Salem Creek trail to the north.
ANALYSIS

The subject request is to rezone a 17.25 acre parcel on the east side of Martin Luther King Jr. Drive, south of Argonne Boulevard. Currently the site is undeveloped. The surrounding area is predominately industrial in nature and zoned either LI, LI-S, GI, or GI-S.

The subject property is located within the recently adopted Southeast Winston-Salem Area Plan (SEAP). The SEAP recommends developing the RS-9 zoned portion of the site for low-density, single-family residential use as a Planned Residential Development (PRD). The PRD provides flexibility to cluster residential units since the site has areas of steep slopes. Access is recommended through the residential area to the east of the site. The plan does not recommend changing the zoning of the LI zoned portion of the site. Legacy recognizes the scarcity of “greenfield” industrial sites and recommends stimulating redevelopment and increased economic activity on older, abandoned, or underdeveloped industrial sites.

Staff observes this section of Martin Luther King Jr. Drive to be a well-functioning industrial area with relatively minimal interruptions of commercial traffic. Staff’s concern is that by introducing residential zoning into the area, the atmosphere, which is currently very conducive to industrial operations, may become unnecessarily compromised.

FINDINGS

1. Legacy recognizes the scarcity of “Greenfield” industrial sites and recommends stimulating redevelopment and increased economic activity on older, abandoned, or underdeveloped industrial sites.

2. The Southeast Winston-Salem Area Plan does not recommend changing the zoning of this property.

3. The request would compromise the viability of an otherwise intact industrial area.

STAFF RECOMMENDATION

Zoning: Denial

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 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 OCCUPANCY PERMITS
  a. Parking lot and bufferyard trees shall be of a large variety as defined in UDO Section 3-4.10.
  b. Hydrants must be installed per City Fire Department requirements.

• OTHER REQUIREMENTS
  a. One (1) free standing sign shall be permitted. Said sign shall be a monument type with a maximum height of six (6) feet.