



DOCKET #: W2611

PROPOSED ZONING:
RSQ-S (Duplex)

EXISTING ZONING:
RS9

PETITIONER:
Delta Visions, Inc.

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRE(S): 0.65

MAP(S): 642858



March 19, 2003

Delta Visions, Inc.
c/o Doris Smith Herrell
P. O. Box 16222
Winston-Salem, NC 27115

RE: ZONING MAP AMENDMENT W-2611

Dear Ms. Herrell:

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: March 19, 2003
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning map amendment of Delta Visions, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of Delta Visions, Inc. from RS-9 to RSQ-S (Residential Building, Duplex): property is located on the southeast side of Old Greensboro Road across from Waterworks Road (Zoning Docket W-2611).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Delta Visions, Inc.,
Docket W-2611

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 RSQ-S (Residential Building, Duplex) the zoning classification of the following described property:

Commencing at an existing iron pin, said point lying in the northeastern boundary line of Lot 34B Tax Block 3268 and the eastern right-of-way of Old Greensboro Road, said point also being the point of BEGINNING, thence from said point along said right-of-way north 42° 39' 32" east 181.35 feet to a new iron in the eastern right-of-way of Old Greensboro Road (SR 2357), thence along a new line south 36° 17' 33" east 152.83 feet to a new iron pin, thence along a new line south 42° 39' 32" west 194.70 feet to a new iron pin in the northeast line of Lot 34B Tax Block 3268, thence along a common line with Lot 34B Tax Block 3268 north 31° 28' 24" west 155.94 feet to an existing iron pin, said point being the Point and Place of Beginning. Area includes a total of 0.647 acre±. This description describes a portion of Lot 107, Tax Block 3268 for the purpose of rezoning this portion of Lot 107, Tax Block 3268 from RS-9 to RSQ-S.

Section 2. This Ordinance is adopted after approval of the site plan entitled Delta Visions, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, to Delta Visions, Inc.

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 Delta Visions, Inc. 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 Delta Visions, Inc., (Zoning Docket W-2611). 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 RSQ-S (Residential Building, Duplex), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RSQ-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 BUILDING PERMITS**
 - a. Any structural improvements must be in compliance with the RSQ District requirements.

- **OTHER REQUIREMENTS**
 - a. With the exception of the removal of the carport to meet minimum driveway requirements, the existing structure shall be retained on the site.

ZONING STAFF REPORT

DOCKET #: W-2611
STAFF: Gary Roberts

Petitioner(s): Delta Visions, Inc.
Ownership: Same

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: RSQ-S Residential Single Family Quadraplex (Residential Building, Duplex)

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

Acreage: 0.65 acre

LOCATION:

Street: Southeast side of Old Greensboro Road across from Waterworks Road.
Jurisdiction: City of Winston-Salem.
Ward: East.

SITE PLAN

Proposed Use: Residential Building, Duplex.
Square Footage: 1,722 square feet.
Building Height: Two story.
Density: Three dwelling units per acre.
Parking: Required: four spaces; proposed: four spaces.
Bufferyard Requirements: Type I bufferyard required where the parking area abuts RS-9 zoning.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two story residential structure.

Adjacent Uses:

North -	Single family residences zoned RS-9.
East -	Single family residence zoned RS-9.
Southeast -	Manufactured housing development, Cedar Lane Trailer Park, zoned RS-9.
South -	Single family residences zoned RS-9.
West -	Single family residences zoned RS-9.

GENERAL AREA

Character/Maintenance: Average to well maintained, predominately single family residential area.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minimal grading to accommodate proposed off street parking spaces.

Topography: Gradual slope downward from the northeast to the southwest.

Vegetation/habitat: Typical residential yard with some large mature trees.

Environmental Resources Beyond The Site: The proposed improvements do not impact any environmental resources beyond the subject property.

Watershed: The subject property is not located within a water supply watershed.

TRANSPORTATION

Direct Access to Site: Old Greensboro Road.

Street Classification: Old Greensboro Road – Minor Thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Old Greensboro Road between Waterworks Road and Reidsville Road = 4,100/16,100.

Trip Generation/Existing Zoning: RS-9

$0.65 \times 43,560/9,000 = 3 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 28 \text{ Trips per Day.}$

Trip Generation/Proposed Zoning: RSQ-S

$2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 19 \text{ Trips per Day.}$

Planned Road Improvements: Waterworks Road between Winston Lake Road and Old Greensboro Road to be widened from 2 lanes to 3 lanes, construction scheduled to begin in 2004.

Sidewalks: Existing sidewalk along opposite side of Old Greensboro Road.

Transit: Route 25 along Old Greensboro Road.

Bicycle Route: Route 15, Kernersville Connector, along Old Greensboro Road.

HISTORY

Relevant Zoning Cases:

1. W-1480; R-4 to R-2-S (Day Care Center); denied February 1, 1988; southeastern side of Old Greensboro Road between Byerly Road and Waterworks Road, included current site; 2.4 acres; Planning Board and staff recommended approval.
2. W-1477; R-4 to R-7-S (Manufactured Housing Development); denied February 1, 1988; south corner of Old Greensboro Road and Byerly Road, adjacent to southeastern side of current site; 32.14 acres; Planning Board recommended denial, staff recommended approval.

3. W-1337; R-4 to R-7, (currently MH); approved April 7, 1986; southeast side of Crews Street approximately 210 feet northeast of Waterworks Road; 0.26 acre; Planning Board and staff recommended approval.
4. W-1058; R-4 to I-2; denied August 5, 1983; south side of Byerly Road between Business 40 and Old Greensboro Road, included current site; 36 acres; Planning Board and staff recommended denial.
5. W-771; R-4 to R-3, (currently RM5); approved April 8, 1980; north side of Byerly Road east of Old Greensboro Road; 0.93 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban Neighborhoods (GMA 2).

Relevant Comprehensive Plan Recommendations: Encourage quality infill development and greater residential densities where appropriate. Rehabilitation and reuse of existing structures is encouraged.

Area Plan/Development Guide: The subject property is not located within the boundaries of an area plan or development guide.

COMMUNITY DEVELOPMENT

Certified Area/Name: Cityview.

Type of Certification: Rehabilitation, Conservation and Reconditioning Area (“Rehab”), certified November 14, 1991.

Redevelopment Recommendation(s): As a “Rehab” area, there are no redevelopment recommendations for the site, or the Area. The City has and continues to encourage rehabilitation of properties in the Area and makes community development loan funds available for both owner-occupied and investor owned improvements.

ANALYSIS

The subject request is to rezone 0.65 acre located on the southeast side of Old Greensboro Road from RS-9 to RSQ-S. Specifically the request would permit the conversion of an existing, two story single family residence into a duplex with one dwelling unit being located on each floor.

The surrounding properties are developed in a predominantly residential manner and zoned RS-9. Just beyond the adjacent lots, along Byerly Road, Waterworks Road and Old Greensboro Road, are a limited number of RM8-S, MH, LB and RM5 zoning districts along with the associated land uses. To the east and southeast of the subject property is the Delta Visions headquarters and the Cedar Lane Trailer Park both zoned RS-9. Old Greensboro Road is a minor thoroughfare with public transit service.

The subject property is not located within the boundaries of an area plan or development guide however it is located within the Cityview Rehabilitation Area. The purpose of this designation is to encourage rehabilitation of properties and to make community development loan funds available for both owner-occupied and investor owned improvements. A CDBG Investor Loan has been awarded to the petitioners for this property. The RSQ district requires that parking be located to the side or rear of the principal structure and prohibits exterior alterations which would detract from the single family character of the structure. Furthermore, the RSQ district allows only one principal structure per lot and because the current request is only for the use of duplex, any effort for a more intensive use would need to go through the rezoning process.

Staff views the subject request as a positive, small scale redevelopment opportunity in an otherwise slow growth section of the community. In addition, increasing densities even in small increments, along bus routes, also increases ridership potential of the City's transit system.

FINDINGS

1. *Legacy* encourages rehabilitation and reuse of existing structures and greater residential densities where appropriate.
2. The subject property is not located within the boundaries of an area plan or development guide however it is located within the Cityview Rehabilitation Area as of 1991.
3. The request is to convert an existing single family residence into a duplex.
4. Petition incorporates the use of public rehabilitation funds intended to encourage redevelopment activity in the area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Any structural improvements must be in compliance with the RSQ District requirements.
- **OTHER REQUIREMENTS**
 - a. With the exception of the removal of the carport to meet minimum driveway requirements, the existing structure shall be retained on the site.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Dara Folan

VOTE:

FOR: Avant, Bost, Clark, Doyle, Folan, Glenn, King

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning