



DOCKET #: W2616

PROPOSED ZONING:
RM8-S

EXISTING ZONING:
RMU and RS7

PETITIONER:
NC Housing Foundation, Inc.

SCALE: 1" represents 200'

STAFF: Hall

GMA: 2

ACRE(S): 1.69

MAP(S): 636854



DRAFT ZONING STAFF REPORT

DOCKET # W-2616
STAFF: S. Chad Hall

Petitioner(s): Winston-Salem Housing Foundation, Inc.
Ownership: Same

REQUEST

From: RMU and RS-7
To: RM-8-S (Residential Building, Multifamily)

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

Acreage: 1.69 acres

LOCATION:

Street: Northeast corner of East Third Street and Dunleith Avenue
Jurisdiction: City of Winton-Salem
Ward: East

SITE PLAN

Proposed Use: Residential Building, Multifamily
Square Footage: 7,515 sf Total; 2295 sf per 3 buildings (6,885 sf) + 630 sf Commons Building
Building Height: 18 ft.
Density: 7.2 Units per Acre (12 Units)
Parking: Required: 18; Proposed: 18; layout: centrally located to the rear of the buildings
Bufferyard Requirements: Type II against RS-7
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently utilized as a parking lot.
Adjacent Uses:
North- more of the current parking lot zoned RS-7, developed LB across Fifth Street
East- Old City Hospital zoned RMU
South- RS-7 single-family homes
West- RS-7 single-family homes

GENERAL AREA

Character/Maintenance: Older and well-established neighborhood.

Development Pace: Slow to moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The buildings would replace an existing parking lot. Couple of large trees that are on the property are shown to remain.

Topography: There is an approximate change in elevation on the subject property of 14' (from an approximate elevation of 934' in the southwest down to an approximate elevation of 920' in the north/northeast).

Streams: There are no streams on or near the subject property.

Vegetation/habitat: There is minimal existing vegetation on the subject property.

Floodplains: There are no floodplains on or near the subject property.

Wetlands: None – WS East Quad

Natural Heritage Sites: There are no Natural Heritage sites on or near the subject property.

Farmland Preservation Sites: There are no Farmland Preservation sites on or near the subject property.

Environmental Resources Beyond The Site: No environmental resources beyond the subject property are impacted as a result of the proposal.

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

TRANSPORTATION

Direct Access to Site: Third Street; Dunleith Avenue; Fourth Street

Street Classification: Third Street – Local Street; Dunleith Avenue – Collector Street; Fourth Street – Local Street

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

No counts available for local streets

Trip Generation/Existing Zoning: RS7 and RMU

RS7 - $.95 \times 43,560/7,000 = 5$ units $\times 9.57$ (SFR Trip Rate) = 47 Trips per Day

RMU - $.74 \times 18$ (Assuming maximum allowable units would be 18 units per acre under current

UDO requirement) = 13 units $\times 6.59$ (Multi-Family Trip Rate) = 85 Trips per Day yielding a

Total Trips per Day = 132

Trip Generation/Proposed Zoning: RM8-S

12 units $\times 6.59$ (Multi-Family Trip Rate) = 79 Trips per Day

Sight Distance: Good.

Connectivity of street network: The area has a very efficient street pattern that the subject property is responding to.

Sidewalks: Both sides of Third and Fourth Streets; both sides of Dunleith Avenue

Transit: Route 25 along Third Street

HISTORY

Relevant Zoning Cases:

1. W-2544; RS-7 to GB; denied August 5, 2002; southwest corner of Fifth Street and Martin Luther King; 0.25 acre; Planning Board and staff recommended denial.

2. W-2397; RS-7 and RMU to RMU-S (Congregate Care); approved July 17, 2000; west side of Cameron Avenue between Third Street and Fifth Street; 3.31 acres; Planning Board and staff recommended approval.
3. W-2162; RS-7 to NO; approved October 6, 1997; southeast corner of Laura Wall Boulevard and Fourth Street; 0.17 acre; Planning Board recommended approval and staff recommended denial.
4. W-2155; RS-7 to LO; approved June 2, 1997; northwest corner of Fourth Street and Laura Wall Boulevard; 0.58 acre; Planning Board and staff recommended approval.
5. W- 1963; LO-S (Funeral Home) to LO-S (Banking and Financial Services); approved June 5, 1995; east side of Laura Wall Boulevard between Fourth Street and Fifth Street; 0.91 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): For the Urban Neighborhoods, *Legacy* encourages quality infill development, greater residential densities where appropriate, neighborhood retail, and community services. *Legacy* also encourages creating communities that are friendly and accessible places for older adults and permitting varied housing types within residential neighborhoods to provide housing for older adults.

Area Plan/Development Guide: *East Winston Area Plan (EWAP)*

Relevant Development Guide Recommendation(s): The EWAP identifies this site, along with the adjacent University Place senior multifamily building (the old City Hospital) as existing Public/Semi-Public land use. The Residential Treatment Strategy identifies the site and University Place for residential conservation, recognizing that it is well maintained residential development worthy of being retained.

COMMUNITY DEVELOPMENT

Certified Area/Name: Old City Hospital

Type of Certification: Rehabilitation, Conservation, and Reconditioning Area (RCRA) on December 11, 1986.

Redevelopment Recommendation(s): As this area was certified as a Rehabilitation, Conservation, and Reconditioning (“Rehab”) area, there are no redevelopment recommendations for the site, nor the area. The City has and continues to work to maintain and improve housing conditions by enforcing minimum housing code, encouraging rehabilitation of properties in the area and making community development loan funds available for both owner-occupied and investor owned improvements.

ANALYSIS

The current request is to rezone 1.69 acres from RMU and RS-7 to RM-8-S (Residential Building, Multifamily). The site is located on the northeast corner of East Third Street and Dunleith Avenue. Properties surrounding the subject property consist primarily of RS-7 zoning. To the east exists the University Place senior multifamily building (the old City Hospital).

As this area was certified as a Rehabilitation, Conservation, and Reconditioning (“Rehab”) area, there are no redevelopment recommendations for the site, or the area. The City has and continues to work to maintain and improve housing conditions by enforcing minimum housing code, encouraging rehabilitation of properties in the area and making community development loan funds available for both owner-occupied and investor owned improvements. Additionally, the East Winston Area Plan identifies the site for residential conservation.

The subject property is currently a parking lot. Based on the site plan, the proposed infill quad units will face onto their respective streets versus the typical trend of multifamily units turning their back onto existing roadways. In doing this, the NC Housing Foundation, Inc. is recognizing the existing condition of the area and is trying to become part of the street scene. This helps in the rehabilitation, conservation, and reconditioning efforts by putting a renewed emphasis on the public realm. In contrast, had the site plan shown the rear of these units toward the street, it would have been a gesture of neglect to the homes across the street and may have provided a disincentive in the upkeep of said homes. In transitioning or older neighborhoods, it is important to recognize the existing pattern of development to promote pride in the already occurring rehabilitation efforts.

Access to the site is directly across from East Fourth Street. This logical access placement aids in preventing excessive vehicular movements and illogical placement of driveway cuts. Additional development may occur to the north of the subject property and access to that future development may also be from this access drive.

This site plan should serve as a positive example of how infill development should integrate into existing neighborhoods by embracing the existing fabric of the public realm.

FINDINGS

1. The subject property is currently a parking lot.
2. This area was certified as a Rehabilitation, Conservation, and Reconditioning Area.
3. This site plan should serve as a positive example of how infill development should integrate into existing neighborhoods.

STAFF RECOMMENDATION

Zoning: **APPROVAL**

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

C 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.

C PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Department.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required fire hydrants shall be installed in accordance with the City Fire Department.
- b. A Type II bufferyard is required adjacent to RS-7 zoning.

C OTHER REQUIREMENTS

- a. One freestanding ground sign shall be permitted. Said sign shall be limited to a monument type with a maximum height of 5 feet.
- b. Any existing sidewalk damaged during construction shall be repaired.