DRAFT ZONING STAFF REPORT

DOCKET #  W-2617
STAFF:      Gary Roberts

Petitioner(s): Roundtable Properties, LLC
Ownership:    Charter Development Company, LLC

REQUEST

From: RM5-S Residential Multifamily District; maximum density 5 units/acre, (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily)
To:    RS-9 Residential Single Family District; minimum lot size 9,000 sf

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: 11.82 acres

LOCATION:

Street: North side of McGregor Road west of Jonestown Road.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently undeveloped.
Adjacent Uses:
    North- Multifamily residential zoned RM-18.
    East- Large lot single family residential zoned RS-9.
    South- Undeveloped property outside of the Winston-Salem City Limits across McGregor Road zoned RS-9.
    West- Undeveloped property and large lot single family residential zoned RS-9.

GENERAL AREA

Character/Maintenance: Undeveloped property, large lot single family residential and multifamily residential in good maintenance.
Development Pace: Moderate.
PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features:  No impact determined with general use request.
Topography:  Moderate slope downward to the west.
Streams:  Tributary to Silas Creek.
Vegetation/habitat:  Property is predominately vegetated.
Watershed:  Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site:  McGregor Road.
Street Classification:  Collector.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Jonestown Road between McGregor Road and Somerset Drive = 5,800/12,700
Trip Generation/Existing Zoning: RM5-S
31 units x 9.57 (SFR Trip Rate) = 296 + 28 units x 6.59 (Apt Trip Rate) = 184 = 480 Trips per Day.
Trip Generation/Proposed Zoning: RS-9
11.82 x 43,560/9,000 = 57 units x 9.57 (SFR Trip Rate) = 545 Trips per Day
Sidewalks:  None existing along McGregor Road.
Transit:  None.
Bike:  None.

HISTORY

Relevant Zoning Cases:

1. W-2585; RS-9 to RM5-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily); approved November 4, 2002; north side of McGregor Road west of Jonestown Road, current site; 11.82 acres; Planning Board and staff recommended approval.

2. W-2077; County UDO Zoning Classifications to City UDO Zoning Classifications; approved August 19, 1996; north, northwest, west, southwest, south and southeast areas, (southwest area was ±1,400 feet west of current site); Planning Board and staff recommended approval.

3. W-2070; RS-9 to RS-8-S (Nursing Care Institution); approved August 5, 1996; east side of Jonestown Road, south of Somerset Drive, ±1,400 feet northeast of current site; 5.23 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (Legacy):  Suburban Neighborhoods (GMA 3).
Relevant Comprehensive Plan Recommendation(s): *Legacy* encourages a mix of housing types and prices within neighborhoods to attract a diversity of residents.

Area Plan/Development Guide: Site is not within the boundaries of an area plan or development guide.

**ANALYSIS**

The request is to rezone 11.82 acres of undeveloped property located on the north side of McGregor Road from RM5-S to RS-9. The site is more specifically located between Jonestown Road and Silas Creek.

The surrounding development pattern is generally undeveloped land and low density residential properties zoned RS-9. Immediately to the north, however, are high density residential apartments zoned RM-18. To the west adjacent to and crossing Silas Creek is the proposed beltway corridor. Staff notes that McGregor Road will be terminated a short distance west of the subject property when the beltway is built.

In November of 2002, the subject property was rezoned from RS-9 to RM5-S. Staff supported the request which featured a mixture of single family homes and townhomes along with several positive design features. However, the petitioner is presently interested in developing a conventional RS-9 subdivision and therefore is requesting that the property be rezoned back to its previous classification. Staff sees no adverse impact associated with the current request and therefore recommends approval.

**FINDINGS**

1. *Legacy* encourages a mix of housing types and prices within neighborhoods to attract a diversity of residents.

2. The site is not within the boundaries of an area plan or development guide.

3. The request represents a slight *decrease* in permissible density from 4.99 units per acre to 4.84 units per acre.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL.**