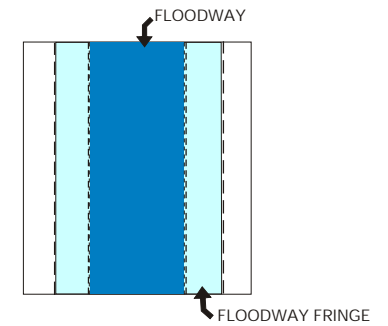


**DOCKET #:** W2619

**PROPOSED ZONING:**  
RS7-S (Residential Building, Single Family)

**EXISTING ZONING:**  
RS9

**PETITIONER:**  
Allenstar Homes, Inc.  
for property owned by others



**SCALE:** 1" represents 200'

**STAFF:** Gallaway

**GMA:** 2

**ACRE(S):** 0.97

**MAP(S):** 618850



## **DRAFT ZONING STAFF REPORT**

**DOCKET #** W-2619  
**STAFF:** Suzy Gallaway

Petitioner(s): Allenstar Homes, Inc.  
Ownership: George J. Kontos et al

### **REQUEST**

From: RS-9 (Residential Building, Single Family- minimum lot size 9,000 square feet)  
To: RS-7-S (Residential Building, Single Family- minimum lot size 7,000 square feet)

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

Acreage: 0.97 acre

### **LOCATION:**

Street: North side of Maplewood Avenue west of Knollwood Street  
Jurisdiction: City of Winston-Salem  
Ward: Southwest

### **SITE PLAN**

Proposed Use: Residential Building, Single Family  
Density: 4.26 units per acre

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Site is vacant.

Adjacent Uses:

- North- Single Family Homes, zoned RS-9
- East- Single Family Homes, zoned RS-9 and RS-7 further east along Knollwood Street
- South- Single Family Homes, zoned RS-9
- West- Single Family Homes, zoned RS-9; Offices, zoned LO further west

### **GENERAL AREA**

Character/Maintenance: Well-maintained homes.  
Development Pace: Slow

### **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site would likely be graded somewhat.

Topography: There is an approximate change in elevation on the subject property of 16 feet (from an approximate elevation of 832 feet in the west down to an approximate elevation of 816 feet in the east).

Streams: While not on the subject property, the Knollwood Street Branch that feeds into Salem Creek is located just to the east.

Vegetation/habitat: There is some vegetation remaining on the northern portion of the subject property.

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

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

## **TRANSPORTATION**

Direct Access to Site: Maplewood Avenue; Knollwood Street; Bolton Street

Street Classification: Maplewood Avenue – Collector; Knollwood Street – Minor Thoroughfare; Bolton Street - Collector

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

Knollwood Street between Hawthorne Street and Queen Street = 6,200/10,500

Trip Generation/Existing Zoning: RS9

$.97 \times 43,560 / 9,000 = 4 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 38 \text{ Trips per Day}$

Trip Generation/Proposed Zoning: RS7-S 4 units x 9.57 (SFR Trip Rate) = 38 Trips per Day

Sidewalks: Existing along north side of Maplewood Avenue

Bicycle Route: Route 4 (Ardmore Loop) and Route 3 (Bolton Park Connector) on Maplewood

## **HISTORY**

Relevant Zoning Cases:

1. W-1923; R-4 to R-1-S (Parking); approved August 15, 1994; north side of Maplewood Avenue across from Bolton Street; 0.20 acre; Planning Board and staff recommended approval.
2. W-1322; R-4 to R-2-S (Dwellings, Multifamily); denied January 6, 1986; south side of Maplewood Avenue and north side of Lyndhurst Avenue west of Knollwood Street; 2.57 acres; Planning Board recommended approval, staff recommended denial.
3. W-1280; R-4 to R-1-S (Medical, Dental or Related Offices); denied September 3, 1985; southeast corner of Maplewood Avenue and Bolton Street; 0.93 acre; Planning Board and staff recommended denial.

## **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): Recommendations for the Urban

Neighborhoods include: Encourage quality infill development, greater residential densities where appropriate, neighborhood retail, and community services.

Area Plan/Development Guide: *Ardmore Area Plan*

Relevant Development Guide Recommendation(s): The Plan recommends residential development at moderate density residential (6-8 dwelling units per acre) for infill sites on Maplewood and Lyndhurst Avenues between Bolton and Knollwood, including the subject site.

## **ANALYSIS**

The subject request is to rezone just under one acre from RS-9 to RS-7-S (Residential Building, Single Family). RS-9 requires a minimum lot size of 9,000 square feet and a minimum width of 65 feet. RS-7 requires 7,000 square foot lots and a width of at least 50 feet. The petitioner is proposing lots that exceed the RS-9 minimum lot area but have widths of less than 65 feet. The proposed lots are approximately 10,000 square feet. Three of the subdivided parcels are 51 feet wide and one is 57 feet wide. There are many lots in the Ardmore neighborhood that are zoned RS-9 but are nonconforming because of insufficient width. There are also many properties that are zoned RS-7 in the area.

This area of Maplewood Avenue has felt a lot of development pressure due to the office developments to the west. There have been several requests for non-residential zoning west of Bolton Street. The area plan calls for office zoning to not extend east along Maplewood past Bolton Street.

The property could be developed as four lots under the current zoning. In order for this to be accomplished there would be two lots fronting on Maplewood Avenue and two flag lots to the rear of those. Such a design would not be characteristic of the Ardmore neighborhood and would be disruptive to the established rear yard space of surrounding properties. Although, the immediately adjacent zoning is RS-9, this RS-7-S would not be out of character with the street or surrounding neighborhood. The lot widths are typical of many in Ardmore, and setbacks are also typical. Staff is of the opinion this is a good example of infill development in an existing neighborhood and recommends approval.

## **FINDINGS**

1. The current request is to rezone just under one acre from RS-9 to RS-7-S (Residential Building, Single Family).
2. The proposed lots are approximately 10,000 square feet and range from 57 feet wide to 51 feet wide.
3. The proposed RS-7 would not be out of character with the street or surrounding neighborhood.
4. The lot widths and setbacks are typical of many in Ardmore.
5. The current RS-9 zoning permits development which may be more disruptive to neighborhood character than the proposed RS-7-S.

6. Staff is of the opinion this is a good example of infill development in an existing neighborhood.

**STAFF RECOMMENDATION**

Zoning: **APPROVAL.**

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

- **PRIOR TO ISSUANCE OF ANY PERMITS**
  - a. Grading Permit must be issued by the Inspections Division if the lots are developed simultaneously.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
  - a. Any damaged sidewalk or curb to be replaced or repaired to the requirements of the Public Works Department.