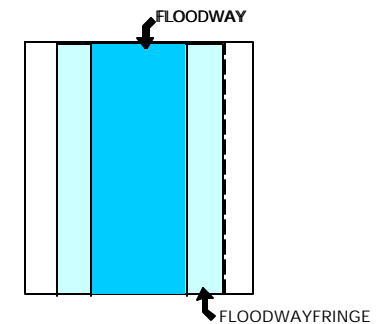


**DOCKET #:** W2585

**PROPOSED ZONING:**  
 RM5-S (Residential Building,  
 Single Family; and  
 Residential Building,  
 Townhouse)

**EXISTING ZONING:**  
 RS9

**PETITIONER:**  
 Roundtable Properties, LLC,  
 for property owned by others



**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 3

**ACRE(S):** 11.82

**MAP(S):** 600838



October 23, 2002

Roundtable Properties, LLC  
c/o Mr. Rick Longworth  
6354 Cephis Drive  
Clemmons, NC 27012

RE: ZONING MAP AMENDMENT W-2585

Dear Mr. Longworth:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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:** October 23, 2002  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Roundtable Properties, LLC for property owned by Charter Development Co., LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of Roundtable Properties, LLC for property owned by Charter Development Co., LLC from RS-9 to RM-5-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily): property is located on the north side of McGregor Road west of Jonestown Road. (Zoning Docket W-2585).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Roundtable Properties, LLC for property owned by Charter Development Co., LLC, Docket W-2585

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

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BE IT ORDAINED by the Board of Aldermen 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 RM-5-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily) the zoning classification of the following described property:

Tax Block 3899, Tax Lots 34G and 38F

Section 2. This Ordinance is adopted after approval of the site plan entitled Roundtable Properties, LLC for property owned by others and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, to Roundtable Properties, LLC for property owned by Charter Development Co., LLC.

Section 3. The Board of Aldermen 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 Roundtable Properties, LLC for property owned by others. 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 Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen 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 Roundtable Properties, LLC for property owned by Charter Development Co., LLC, (Zoning Docket W-2585). 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 RM-5-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily), approved by the Winston-Salem Board of Aldermen the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM-5-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:

**C PRIOR TO THE ISSUANCE OF GRADING PERMITS**

- a. Limits of grading as shown on the approved site plan shall be flagged in the field.
- b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- c. Any retaining wall greater than five (5) feet in height shall be designed and sealed by a Registered Professional Engineer.

**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 Division. Hydrant spacing for the attached housing section must be 500 feet on centers maximum.

- b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations and all access and utility easements.
- c. Final plat shall include the dedication of right-of-way along McGregor Road to NCDOT specifications and negative access easements along all properties fronting on McGregor Road.

**C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**

- a. All required storm water management devices shall be installed.
- b. Developer shall install road improvements on McGregor Road as required by NCDOT.
- c. Install public fire hydrants in accordance with the City Fire Department and Utilities Department.
- d. Developer to install large variety street trees per UDO Section 3-4.10(A) 50' on center parallel to both sides of all streets.
- e. Developer to install type II bufferyards at all required locations.

**C OTHER REQUIREMENTS**

- a. One sign is permitted along Griffith Road. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.



## ZONING STAFF REPORT

**DOCKET #** W-2585  
**STAFF:** Gary Roberts

Petitioner(s): Roundtree Properties, LLC  
Ownership: Charter Development Co., LLC

### **REQUEST**

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf  
To: RM-5-S Residential Multifamily District; maximum density 5 units/acre  
(Residential Building, Single Family; Residential Building, Townhouse;  
Residential Building, Twin Home; and 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: 11.82 acres

### **LOCATION**

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

### **SITE PLAN**

Proposed Use: 31 single family dwelling units and 28 townhouse units.  
Density: 4.99 dwelling units per acre.  
Bufferyard Requirements: Type II adjacent to RS-9.  
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

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

Existing Structures on Site: Site is currently undeveloped.

Adjacent Uses:

- North - Multifamily residential zoned RS-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: Substantial removal of vegetation and grading to accommodate proposed improvements shown on site plan.

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; Jonestown Road.

Street Classification: McGregor Road - collector; Jonestown Road - major thoroughfare.

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: RS-9.

$11.82 \times 43,560/9,000 = 57 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 545 \text{ Trips per Day.}$

Trip Generation/Proposed Zoning:  $31 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 296 + 28 \text{ units} \times 6.59 \text{ (Apt Trip Rate)} = 184 = 480 \text{ Trips per Day.}$

Interior Streets: Public streets.

Connectivity of street network: Excellent connectivity with no dead ends and one future street connection.

Sidewalks: None within the development.

Transit: None.

Bike: None.

## **HISTORY**

Relevant Zoning Cases:

1. 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  $\pm 1,400$  feet west of current site); Planning Board and staff recommended approval.
2. W-2070; RS-9 to RS-8-S (Nursing Care Institution); approved August 5, 1996; east side of Jonestown Road, south of Somerset Drive,  $\pm 1,400$  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 from RS-9 to RM-5-S in order to construct 31 single family dwelling units and 28 townhouse units. The property is located on the north side of McGregor Road between Jonestown Road and Silas Creek. Currently the site is undeveloped and fully wooded.

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.

The site plan incorporates a mixture of townhouses and detached single family homes all fronting on public streets. The street network is fully connected with no dead ends. One future street connection is provided at the northwestern corner of the site. Two traditional, neighborhood greens or squares, bordered by streets on all four sides, provide a highly visible and functional form of open space. The developer has volunteered to install large variety street trees along both sides of all streets.

The property is not within the boundaries of an area plan or development guide, however, it is located within the Suburban Growth Management Area where density increases are recommended. This fact, along with the specific access and locational attributes of the site, as well as the overall quality of the design, warrant using the newly amended RM-5 district. The proposed density at 4.99 units per acre is only slightly higher than the 4.84 units per acre permitted within an RS-9 PRD. Accordingly, traffic generation from the proposed RM-5-S development is comparable to or less than traffic which may be generated from development under the current RS-9 zoning designation. While staff would prefer to see interior sidewalks and a building type which incorporates recessed garages, the overall character of the site plan including the street network and classic approach to open space, are worthy of support.

### **FINDINGS**

1. *Legacy* encourages a mix of housing types and prices within neighborhoods to attract a diversity of residents.
2. Site is not within the boundaries of an area plan or development guide.
3. Proposed density is only slightly higher than that permitted within an RS-9 PRD.
4. Request demonstrates excellent design including interconnected public streets, two community greens and a mix of housing types.

**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. Limits of grading as shown on the approved site plan shall be flagged in the field.
- b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- c. Any retaining wall greater than five (5) feet in height shall be designed and sealed by a Registered Professional Engineer.

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- d. Developer to install large variety street trees per UDO Section 3-4.10(A) 50' on center parallel to both sides of all streets.
- e. Developer to install type II bufferyards at all required locations.

**C OTHER REQUIREMENTS**

- a. One sign is permitted along Griffith Road. Sign shall be limited to a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

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

SECOND: Jerry Clark

VOTE:

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

AGAINST: None

EXCUSED: Norwood

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A. Paul Norby, AICP  
Director of Planning