



DOCKET #: W2586

PROPOSED ZONING:
PB-S (Multiple Uses)

EXISTING ZONING:
LO

PETITIONER:
The Housing Partnership of
Winston-Salem

SCALE: 1" represents 200'

STAFF: Douglas

GMA: 2

ACRE(S): 1

MAP(S): 630854

October 23, 2002

The Housing Partnership of WS/FC, Inc.
1010 S. Poplar Street
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2586

Dear Ma'am:

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 petition of The Housing Partnership of Winston-Salem/Forsyth County, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of The Housing Partnership of Winston-Salem/Forsyth County, Inc. from LO to PB-S (Residential Building, Single Family; Residential Building, Multifamily; Offices, Miscellaneous; and Professional Office): property is located on the northeast corner of Spring Street and Second Street. (Zoning Docket W-2586).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of The Housing Partnership of Winston-Salem/Forsyth County, Inc., Docket W-2586

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 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 LO to PB-S (Residential Building, Single Family; Residential Building, Multifamily; Offices, Miscellaneous; and Professional Office) the zoning classification of the following described property:

Tax Block 95, Tax Lot 3, 29, 30A, 30B, and 102

Section 2. This Ordinance is adopted after approval of the site plan entitled The Housing Partnership of Winston-Salem/Forsyth County, Inc. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to The Housing Partnership of Winston-Salem/Forsyth County, Inc.

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 The Housing Partnership of Winston-Salem/Forsyth County, 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 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 The Housing Partnership of Winston-Salem/Forsyth County, Inc., (Zoning Docket W-2586). 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 PB-S (Residential Building, Single Family; Residential Building, Multifamily; Offices, Miscellaneous; and Professional Office), 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 PB-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 ANY PERMITS

- a. Provide evidence of legal access easement to Spring Street on north side of property to the Inspections Division.
- b. Cross access and parking agreement shall be provided to the Inspections Division.

C PRIOR TO THE ISSUANCE OF GRADING PERMITS

- a. On site fire hydrants will be required in locations approved by the Winston-Salem Fire Department.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. Fire hydrants shall be installed in accordance with the Winston-Salem Fire Department.

C OTHER REQUIREMENTS

- a. Any freestanding signage shall be limited to a monument type with a maximum height of five (5) feet.
- b. Any office use shall be limited to a maximum of seven hundred and four (704) square feet and used only for on-site management of the AIDS Care Facility in the building at 207 Spring Street.

ZONING STAFF REPORT

DOCKET # W-2586
STAFF: Aldea C. Douglas

Petitioner(s): The Housing Partnership of Winston-Salem, Inc.
Ownership: Same

REQUEST

From: LO Limited Office District
To: PB-S Pedestrian Business District (Residential Building, Single Family; Residential Building, Multifamily; Offices, Miscellaneous; and Professional Office)

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

Acreage: 0.75 acre

LOCATION

Street: Northeast corner of Spring Street and Second Street.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

SITE PLAN

Proposed Use: Residential Building, Single Family; Residential Building, Multifamily; Offices, Miscellaneous; and Professional Office.
Square Footage: 205 N. Spring St. - 3,338 sf; 207 N. Spring St. - 2,836 sf; 209 N. Spring St. - 3,006 sf; 217 N. Spring St. - 3,388 sf (12,568 total sf).
Building Height: 205, 209, 217 Spring St. - 2 story frame dwellings, 207 Spring St. - one story frame building.
Density: 24 units/acre.
Parking: Required: 19; proposed: 24; layout: limited to existing conditions.
Bufferyard Requirements: No buffer required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: 2 two-story frame dwellings with basement (217 Spring St. and 209 Spring St.); 2 two-story frame dwellings (205 Spring St. and unknown address); and one-

story frame building (207 Spring Street).

Adjacent Uses:

- North - Multifamily uses, zoned LO; parking deck, zoned CB-S.
- Northeast - Vacant lot zoned LO; multifamily uses, zoned LO.
- East - Single family home, zoned LO.
- Southeast - Multifamily units, zoned LO; single family homes, zoned LO.
- South - Multifamily units, zoned LO.
- Southwest - Multifamily units, zoned LO.
- West - Office use zoned HB and multifamily uses zoned LO.
- Northwest - Office uses and vacant lot zoned LO.

GENERAL AREA

Character/Maintenance: Moderate to well maintained homes and apartments.
Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing structures to remain on site.
Topography: There is an approximate change in elevation on the subject property of 12' (from an approximate elevation of 901' in the northwest down to an approximate elevation of 889' in the southeast).
Streams: None.
Vegetation/habitat: Very little - this is a redevelopment of a previously developed site.
Floodplains: None.
Development of the site will not affect environmental resources beyond the site.

TRANSPORTATION

Direct Access to Site: Second Street; Spring Street; Marshall Street; Broad Street.
Street Classification: Second Street - minor thoroughfare; Spring Street - local road; Marshall Street - major thoroughfare; Broad Street - major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Second Street between Broad and Marshall Streets = 4,000 (1995 Count)/14,600
Marshall Street between Second and Fourth Streets = 8,100/15,600
Broad Street between Second and Fourth Streets = 17,000/30,100
Trip Generation/Existing Zoning: LO
3 units x 9.57 (SFR Trip Rate) = 28 Trips per Day
Trip Generation/Proposed Zoning: PB-S
18 units x 6.59 = 118 = 1 SFR @ 9 = 127 Trips = 400 sf/1,000 x 11.01 (General Office Trip Rate) = 4 Trips = 131 Trips per Day
Planned Road Improvements: None planned.

Sight Distance: Adequate.

Interior Streets: Private access drive (alley) to serve rear of properties.

Sidewalks: Currently exist on both sides of Second Street.

Transit: Route 23 along Second Street.

Bike: None.

HISTORY

Relevant Zoning Cases:

1. W-2297; LO to PB-S (Multiple Uses); approved March 1, 1999; west side of Spruce Street, between High Street and First Street; 0.44 acre; Planning Board and staff recommended approval.
2. W-2146; LO to CB-S (Parking, Commercial); approved May 5, 1997; north side of Holly Avenue between Poplar Street and Spring Street; 0.45 acre; Planning Board and staff recommended approval.
3. W-2136; PB to CB; approved March 3, 1997; south side of Fourth Street and East of Spring Street; 1.42 acres; Planning Board and staff recommended approval.
4. W-1821; B-2 and R-1 to B-2-S (Parking areas); approved June 7, 1993; northeast corner of Broad Street and Brookstown Avenue and the west side of Spring Street, north of Brookstown Avenue; 0.28 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* encourages quality infill development and greater residential densities for areas near job opportunities and cultural attractions of the Center City.

Area Plan/Development Guide: *Holly Avenue Design Study* (adopted in 1992). Draft South Central Winston-Salem Area Plan (not yet adopted).

Relevant Development Guide Recommendation(s): The *Holly Avenue Design Study* recommends preserving the predominantly residential character of the Neighborhood Core, the subarea where this property is located. Residential uses are proposed for this area to possibly include single family detached, duplex, and low to moderate density multifamily. The Draft South Central Winston-Salem Area Plan recognizes the existing multifamily residential use on this property.

HISTORIC RESOURCES REVIEW:

National Register of Historic Places: Holly Avenue National Register Historic District. Following is information on each property:

205 and 209 North Spring Street: Eugene W. Burke House and Austin E. Burke House, respectively. These residential structures are twin buildings and were constructed c. 1908. Each are 2-story Queen Anne style buildings. The Burkes were concrete workers. Both structures are contributing to the character of the District.

207 North Spring Street: This structure is a 1-story, U-shaped concrete block building. The building was originally a garage. It is pictured in a c. 1938 aerial photograph of the neighborhood and is illustrated on the 1949 Sanborn Map as "auto stalls." This structure is non-contributing to the character of the District.

217 North Spring Street: Andrew T. Hanes House, c. 1904. This 2-story houses features a pressed metal shingle roof. Hanes was a cashier at Southbound Railway. The structure is contributing to the character of the District.

The Holly Avenue Historic District is listed on the National Register for its significance in the areas of community planning and development, and architecture. Situated on steep hills on the west side of downtown, the heart of the neighborhood is sited on land once protected by the Moravian Church as a water source for the town of Salem. Because of its terrain and the protection of the land by the Moravians, the neighborhood developed primarily after the tract was subdivided in 1903. During the late 19th century, residential and commercial areas were already being developed around the district. Throughout much of the early 20th century, many of Winston-Salem's citizens with the means were moving to burgeoning suburbs, yet the Holly Avenue district, located downtown, was experiencing much of its new construction as well. During this time period, downtown Winston-Salem was the location of several residential sections, but of these, only the Holly Avenue district remains intact. The neighborhood's early residents represented a broad range of incomes and socioeconomic levels, from physicians and company presidents to factory workers, sawmill employees, and store clerks. Their single-family homes and apartment buildings comprise a collection of late 19th and early 20th century styles and types not found in the area's contemporaneous neighborhoods.

Adaptive reuse of these structures is strongly recommended as overall they contribute to the integrity of the District and are located in a highly visible area.

ANALYSIS

The petition seeks to rezone approximately 0.75 acre from Limited Office (LO) to Pedestrian Business Special Use District Zoning (PB-S). The rezoning is being requested because the petitioners would like to subdivide the lots and take advantage of less restrictive dimensional

requirements in the PB District. The overall intent is to retain the historic character of the existing structures and the residential uses of the properties.

The site is located within the Holly Avenue neighborhood, an urban area located southwest of the Central Business District, between the older residential neighborhoods of Old Salem and West End. The neighborhood contains business and residential uses, including many uses that are consistent with those proposed in the petition. Some PB zoning exist just southwest of the site while, Limited Office and Highway Business districts occur in the immediate vicinity.

Uses proposed in the petition include multifamily, single family, and office uses. These uses would be accommodated in the four structures that currently occupy the site.

The *Holly Avenue Design Study* recommends preserving the predominantly residential character of the neighborhood core, the subarea where this property is located. Residential uses are proposed for this area to possibly include single family detached, duplex, and low to moderate density multifamily. The Draft South Central Winston-Salem Area Plan recognizes the existing multifamily residential use on this property.

The Holly Avenue Historic District is listed on the National Register for its significance in the areas of community planning and development, and architecture. Adaptive reuse of these structures is strongly recommended as overall they contribute to the integrity of the district and are located in a highly visible area. The proposed PB-S zoning largely achieves the objectives of the Historic District and of the Draft South Central Winston-Salem Area Plan.

FINDINGS

1. *Legacy* encourages quality infill development and greater residential densities for areas near job opportunities and cultural attractions of the Center City.
2. The properties at 205-217 North Spring Street are located within the Holly Avenue National Register Historic District.
3. The *Holly Avenue Design Study* recommends preserving the predominantly residential character of the Neighborhood Core.
4. The proposed PB-S zoning largely achieves the objectives of the Historic District and of the *Holly Avenue Design Study*.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

following conditions:

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PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost 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, King, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning