



DOCKET #: W2594

PROPOSED ZONING:
RSQ S (Residential
Building, Single Family)

EXISTING ZONING:
RM18

PETITIONER:
The Housing Authority of
Winston Salem

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 2

ACRE(S): 19.08

MAP(S): 630862



December 18, 2002

The Housing Authority of Winston-Salem
Wayman A. Williams, Director
901 N. Cleveland Avenue
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2594

Dear Mr. Williams:

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
Ms. Janet Decreny, The Communities Group, 2101 N. Trade Street, Winston-Salem, NC
27105

ACTION REQUEST FORM

DATE: December 18, 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 The Housing Authority of Winston-Salem

SUMMARY OF INFORMATION:

Zoning map amendment of The Housing Authority of Winston-Salem from RM-18 to RSQ-S (Residential Building, Single Family): property is located on the east side of Lime Avenue and west side of Kilcare Avenue north of Glenn Avenue (Zoning Docket W-2594).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of The Housing Authority of Winston-Salem, Docket W-2594

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 RM-18 to RSQ-S (Residential Building, Duplex) the zoning classification of the following described property:

Beginning at an existing iron in the northeast right-of-way margin of Lime Avenue, said iron being in the northern corner of the intersection of Lime Avenue and Burton Street; thence from the point of beginning and running north 00E 15' 23" west, 1,491.05 feet to an existing iron in the northeast right-of-way margin of Lime Avenue, thence continuing on north 89E 52' 08" east 49.89 feet to an iron, thence continuing on north 89E 52' 08" east 340.25 feet to an iron, thence continuing north 89E 52' 08" east 43.43 feet to an iron, thence continuing south 01E 04' 28" east 9.26 feet, thence continuing south 01E 01' 18" east 149.49 feet to an iron, thence continuing north 88E 04' 13" east 128.85 feet to an iron. Thence south 29E 58' 17" east 182.94 feet to an iron, thence continuing south 23E 58' 17" east 57.12 feet to an iron, thence continuing south 09E 16' 17" east 46.71 feet to an iron, thence continuing south 03E 39' 46" west 118.52 feet to an iron, thence continuing south 04E 53' 18" west 61.64 feet to an iron, thence continuing south 00E 35' 04" east 194.54 feet to an iron, thence continuing south 07E 23' 17" east 83.96 feet to an iron, thence continuing south 19E 03' 17" east 148.04 feet to an iron, thence continuing south 23E 29' 17" east 47.00 feet to a new iron, thence south 72E 32' 18" west 125.91 feet to a new iron in the eastern right-of-way margin of Trade Street, thence continuing south 07E 20' 32" east 161.58 feet in the right-of-way margin of Trade Street, thence north 89E 43' 17" west 50.00 feet to an iron, thence continuing south 87E 36' 06" west 253.65 feet to an iron, said iron being the northwest corner of lot 1-E of Block 1656A. Thence continuing north 31E 30' 00" west 51.15 feet to an iron, thence continuing north 89E 44' 37" west 160.08 feet to an iron located in Burton Street (re-alignment) eastern right-of-way

margin, thence south 01E 15' 23" east 182.19 feet to an iron in the eastern right-of-way margin of Burton Street, thence continuing south 36E 32' 20" west 144.49 feet (chord) to an iron, thence continuing south 82E 23' 33" west 33.57 feet (chord) to an existing iron in the southern right-of-way margin of Burton Street, thence continuing south 89E 39' 56" west 42.50 feet to an iron in the eastern right-of-way margin of Lime Avenue thence continuing north 00E 15' 23" west 26.72 feet to the point of beginning.

Said parcel above contains 831,708.76 sf (19.09 acres) and consists of part of tax lots 1 and 1A of Block 6440.

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

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 Authority of Winston-Salem. 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 Authority of Winston-Salem, (Zoning Docket W-2594). 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 RSQ-S (Residential Building, Single Family), 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 RSQ-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. Existing street trees shown on site plan shall be cordoned off with a 40-foot diameter root protection area.
- b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
- c. Developer shall verify to the Inspections Department grading permit has been obtained from the Department of Environment and Natural Resources.

C PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. Developer shall record a final plat in the Office of the Register of Deeds.
- b. All single family units to utilize one of the four floor plans shown on the proposed site plan with minimum front porch widths of six feet.

- c. Obtain a driveway permit from the City of Winston-Salem Department of Transportation (WSDOT).
- d. On site fire hydrant locations shall be approved by the Winston-Salem Fire Department in writing to the Inspections Division.
- e. Concrete curbing along public streets shall be standard vertical curb.
- f. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show public street rights-of-way, property lines, and all access and utility easements.
- g. Building plans submitted for permits must have a minimum 4/12 roof pitch.

C PRIOR TO SIGNING FINAL PLATS

- a. Developer shall submit a request for the closure of Kilcare Avenue to the City Secretary's Office.

C PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS

- a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
- b. Developer shall install all required storm water management devices.
- c. Street trees shall be of a large variety as defined in UDO Section 3-4.10.
- d. Five foot wide concrete sidewalk to be provided within the entire length of the 15-foot pedestrian easement shown between lot 6 and lot 7.

ZONING STAFF REPORT

DOCKET # W-2594
STAFF: Gary Roberts

Petitioner(s): The Housing Authority of Winston-Salem
Ownership: Same

REQUEST

From: RM-18 Residential Multifamily District; maximum density 18 units/acre
To: RSQ-S Residential Single Family Quadraplex District (Residential Building, Single Family)

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

Acreage: 19.08 acres

LOCATION

Street: East side of Lime Avenue and west side of Kilkare Avenue north of Glenn Avenue.
Jurisdiction: Winston-Salem.
Ward: Northeast.

SITE PLAN

Proposed Use: 82 single family residences.
Building Height: One and two story dwelling units.
Density: 4.29 units per acre.
Parking: Required: 164 spaces; proposed: 164 spaces.
Bufferyard Requirements: None required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Multiple multifamily residential apartment buildings in the process of being demolished.

Adjacent Uses:

North - Single family residences zoned RS-9.
East - Single family residences zoned RS-7.
South - Vacated multifamily buildings zoned RM-18.
Southwest - Recently removed public housing and undeveloped property zoned RSQ-S and

LB.
West - Kimberly Park zoned IP.
Northwest - Single family residences zoned RS-7.

GENERAL AREA

Character/Maintenance: Subject property is the site of an Urban Renewal multifamily residential project (currently being demolished) and is now part of the Kimberly Park Hope VI Urban Revitalization project. The surrounding properties include single family residential neighborhoods moderately to well maintained and Kimberly Park located to the west.

Development Pace: Slow to moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Existing multifamily residential structures being removed. Mature, large variety street trees to be preserved.

Topography: Site slopes gradually downward from the north to the southwest. The proposed project does a good job of working with the existing topography. Some areas of extensive cut and fill will be necessary along the western property line to make lots 1 thru 20 viable building lots.

Streams: 54 inch underground storm water pipe contains an unnamed branch which traverses the site.

Vegetation/habitat: Large, 24"-48" diameter Willow Oak trees line both sides of Trade Street at 40-60 foot intervals.

Water Supply Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Lime Avenue, Trade Street, Twenty-Third Street.

Street Classification: Lime Avenue - Local Road; Trade Street - Local Road; Twenty-Third Street - Collector Road.

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

No traffic counts available for local or collector roads.

Trip Generation/Existing Zoning: RM-18

209 dwelling units x 6.59 = 1,377 Trips per Day

Trip Generation/Proposed Zoning: RSQ-S

82 units x 9.57 = 784 Trips per Day

Interior Streets: Site plan shows conversion of Dorgan Drive, (now private) which connects Trade Street with Twenty-Third Street into a public street.

Traffic Impact Study recommended: No TIS required or recommended.

Connectivity of street network: Adequate connectivity provided.

Sidewalks: Both sides of Twenty-Third Street, Trade Streets and east side of Lime Avenue.

Transit: Route 7 along Trade Street to and along Twenty-Third Street.

Bike: Route 11, East Winston Loop, along Glenn Avenue and Trade Street.

HISTORY

Relevant Zoning Cases:

1. W-2554; LB, RS-9 and RM-18 to RSQ-S; approved July 15, 2002; south side of Northwest Crawford Place west of Oak Street, south of current site; 5.73 acres; Planning Board and staff recommended approval.
2. W-1608; B-2 to R-4; approved October 2, 1989; east side of Clark Avenue between Northwest Crawford Place and Kennerly Street, south of current site; 3.39 acres; Planning Board and staff recommended approval.
3. W-928; R-2 to B-2; approved March 22, 1982; south side of Northwest Crawford Place and north side of Kennerly Street between Clark Avenue and Oak Street, south of current site; 5.4 acres; Planning Board and staff recommended approval.
4. W-876; R-2 to R-4; approved October 19, 1981; southeast side of Pittsburg Avenue, west side of Clark Avenue, southwest of current site; 16 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): For Urban Neighborhoods, *Legacy* recommends: encourage quality infill development; allow greater residential densities where appropriate; provide neighborhood retail, and community services; and encourage historic preservation, rehabilitation and reuse of existing structures. Other relevant recommendations include: encourage a mix of housing types in neighborhoods; provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development; encourage cost effective site design such as narrow streets, higher densities, clustered housing units, and narrow lot widths; and, improve the quality of current public housing and encourage the use of traditional neighborhood design for new public housing.

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

COMMUNITY DEVELOPMENT

Certified Area/Name: Not in a certified area. The old Kimberly/North Winston (NCR-62) Redevelopment Area surrounds the site. Redevelopment and rehabilitation activities have occurred around the site since the mid-1960s.

ANALYSIS

The subject request is to rezone 19.08 acres located on the east side of Lime Avenue north of Glenn Avenue from RM-18 to RSQ-S. The site is part of the Kimberly Park HOPE VI revitalization project area. Previously located on the site were approximately 209 public housing units which are now in the process of being demolished.

The surrounding development pattern is almost exclusively residential with single family homes being located to the northwest, north and east and more of the HOPE VI revitalization area now zoned RM-18 located to the south. Kimberly Park, a city owned park and open space area, is located directly across Lime Avenue to the west.

The site plan proposes the property to be developed into a relatively traditional single family subdivision consisting of 82 lots. The existing RM-18 district could theoretically permit up to 343 apartment units. The proposed design makes use of the existing private street known as Dorgan Drive which is lined on both sides with large Willow Oak trees and sidewalks. Dorgan Drive would become a public extension of Trade Street which intersects with Lime Avenue opposite of Twenty-Third Street. A second public street would extend off Trade Street in the northern portion of the site and run parallel to Lime Avenue. Sidewalks and street trees would also be provided along this street. The proposed RSQ-S district provides flexibility in regard to lot width and front setbacks. Combined with the proposed "front porch" architecture and above mentioned street trees and sidewalks the result should be comparable to the classic Greenway neighborhood located directly to the east.

While the proposed site plan does not include the same degree of east/west street connectivity as was illustrated in some of the initial HOPE VI revitalization concepts, the petitioner has agreed to provide a 15 foot wide, mid block pedestrian easement to ensure more convenient access to Kimberly Park to the west. The easement will utilize one of the four existing stairways which line the existing stone retaining wall along the eastern side of Lime Avenue. The remaining three stairways will be privatized and incorporated into the individual rear yards. Staff recommends approval of the subject request and applauds the creativity and attention to detail demonstrated on the proposed site plan.

FINDINGS

1. *Legacy* recommends quality infill development and cost effective site design such as narrow lot widths and the use of traditional neighborhood design for new public housing.
2. Site is not within the boundaries of an area plan or development guide.
3. Petition represents a significant reduction in the maximum allowable density from RM-18 to RSQ-S and is consistent with the surrounding development pattern.

4. Site is part of the Kimberly Park HOPE VI revitalization area.
5. Petition delivers a pleasing, walkable streetscape by the use of traditional architecture, formal open space, and the preservation of existing large variety street trees and sidewalks.

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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- b. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem.
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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: Philip Doyle

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning