



DOCKET #: W2454
 (continued from 12/14/00
 CCPB meeting)

PROPOSED ZONING:
 RSQ-S (Multiple Uses)

EXISTING ZONING:
 RS7

PETITIONER:
 John H. McPherson, Jr.

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 2

ACRE(S): 0.21

MAP(S): 630850



April 25, 2001

John H. McPherson, Jr.
1015 Lewisville-Clemmons Road
Lewisville, NC 27023

RE: Zoning Map Amendment W-2454

Dear Mr. McPherson,

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
Nancy Gould, 1031 Van Hoy Avenue, Winston-Salem, NC 27106

ACTION REQUEST FORM

DATE: April 25, 2001
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 John H. McPherson, Jr.

SUMMARY OF INFORMATION:

Zoning map amendment of John H. McPherson, Jr. from RS-7 to RSQ-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Triplex; Family Group Home A): property is located on the southwest corner of West Street and Laurel Street (Zoning Docket W-2454).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of John H. McPherson, Jr., Docket
W-2454

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 RS-7 to RSQ-S (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Triplex; Family Group Home A) the zoning classification of the following described property:

Tax Block 614; Tax Lot 103B

Section 2. This Ordinance is adopted after approval of the site plan entitled John H. McPherson, Jr. and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to John H. McPherson, Jr.

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 John H. McPherson, Jr. 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 John H. McPherson, Jr., (Zoning Docket W-2454). 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; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Triplex; Family Group Home A), 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:

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved by the City of Winston-Salem Fire Department in writing to the Inspections Division.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the Winston-Salem Fire Department.
 - b. Developer shall install sidewalk to City of Winston Salem specifications along west side of Laurel Street for full length of property.
 - c. Type I bufferyard shall be installed as shown on the site pan and shall include a type I bufferyard on west side of parking area.
 - d. A type II bufferyard shall be installed to screen the parking from west street as shown on the site plan.
 - e. Trash cans shall be screened as shown in the site plan and trash cans will be moved to the screened area on non-trash pick-up days.

ZONING STAFF REPORT

DOCKET # W-2454

STAFF: Suzy Hughes

Petitioner(s): John H. McPherson, Jr.

Ownership: Same

CONTINUANCE HISTORY

This petition was continued from the March 8, 2001, Planning Board meeting to allow the petitioner to consider special use zoning.

REQUEST

From: RS-7 Residential Single Family District; minimum lot size 7,000 sf

To: RSQ-S Residential Single Family Quadraplex District; minimum lot size 5,000 sf to 11,000 sf depending on use (Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Triplex; Family Group Home A)

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

Acreage: 0.22 acre

LOCATION

Street: Southeast corner of West Street and Laurel Street.

Jurisdiction: City of Winston-Salem.

Ward: South.

SITE PLAN

Proposed Use: Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Triplex; and Family Group Home, A.

Square Footage: 2,256 square feet.

Building Height: 40-foot (maximum).

Density: 13.6 dwelling units per acre.

Parking: Required: 5; Proposed: 5.

Bufferyard Requirements: Five foot type I bufferyard along adjoining residentially zoned properties.

Vehicular Use Landscaping Standards Requirements: UDO Standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Large home currently under renovation.

Adjacent Uses: The site is entirely surrounded by small, closely spaced homes. Some of these homes are single family; others have been divided into two to five units per building.

There is a small church to the northwest of this site and Granville Park is one block to the west. Most of the area is zoned RS-7.

GENERAL AREA

Character/Maintenance: Moderately to well maintained residences.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed with a single-family home. No major exterior changes proposed.

Topography: Fairly flat.

Vegetation/habitat: Site is currently developed.

Constraints: Lot size would not allow the quadruplex use.

TRANSPORTATION

Direct Access to Site: West Street; Laurel Street.

Street Classification: West Street - collector street; Laurel Street - local street.

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

Sidewalks: Both sides of West Street, none on that segment of Laurel Street.

Transit: WSTA Route 13 on Broad Street.

HISTORY

Relevant Zoning Cases:

1. W-2344; RS-7 to RSQ; withdrawn at January 13, 2000, Planning Board Meeting; northeast side of Green Street between Academy Street and West Street; 0.12 acre; Planning staff recommended continuance pending a text amendment being prepared.
2. W-2232; RS-7 to RSQ; approved July 6, 1998; northeast side of Green Street between Academy Street and West Street; 0.12 acre; Planning staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 2: Central.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for residential infill development at higher densities, rehabilitation of existing housing, preservation of historic structures and new housing in the central growth management area that will attract new

residents.

Area Plan/Development Guide: *West Salem Long Range Plan* (1980).

Relevant Development Guide Recommendation(s): Single-family residential is recommended for the site. Recommendations in the plan include: preserve the existing single-family core of the central and southern area of the neighborhood and preserve historic and architecturally significant homes of the neighborhood.

ANALYSIS

The petition is to rezone 0.22 acre from RS-7 to RSQ-S . RSQ-S allows single family homes, duplexes, triplexes, and quadraplexes, provided site area and dimensional requirements can be met. There is an existing residential structure on the site which, if rezoned to RSQ-S could be used as a triplex.

Staff notes that other uses included in this RS-Q-S request are currently allowed in the existing RS-7 zoning classification.

Vision 2005 recommends residential infill development at higher densities and the rehabilitation of existing housing. The *West Salem Long Range Plan* which was adopted by the Planning Board on September 23, 1980 (but was not adopted by the Board of Aldermen) recommends maintaining and preserving the single family character of the area. A triplex can be consistent with single family homes, depending on how building design, placement on the lot, lot dimensions, and off-street parking is handled.

As the current petition is special use, there are proposed site plan conditions to assure compatibility with the character of nearby structures. Conditions are recommended to ensure retention of the existing structure and adequate screening of parking from West Street. Staff is of the opinion that this is a transitioning area which could benefit from investment such as this petition.

Staff believes that a RSQ-S petition on this site with site plan conditions, and the retention of the existing structure on the site is appropriate for the site.

FINDINGS

1. The petition is to rezone 0.22 acre from RS-7 to RSQ-S.
2. There is an existing residential structure on the site which, if rezoned to RSQ-S could be used either as a triplex or a number of other uses which are currently allowed on the site in the existing RS-7 zoning.
3. *Vision 2005* recommends residential infill at higher densities and the rehabilitation of existing housing.

4. The *West Salem Long Range Plan* calls for the maintenance and preservation of the single family character of the area.
5. As the current petition is special use, site plan conditions are recommended to assure compatibility with neighboring structures.
6. Staff believes that a RSQ-S petition on this site is appropriate.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved by the City of Winston-Salem Fire Department in writing to the Inspections Division.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the Winston-Salem Fire Department.
 - b. Developer shall install sidewalk to City of Winston Salem specifications along west side of Laurel Street for full length of property.
 - c. Type I bufferyard shall be installed as shown on the site pan and shall include a type I bufferyard on west side of parking area.
 - d. A type II bufferyard shall be installed to screen the parking from west street as shown on the site plan.
 - e. Trash cans shall be screened as shown in the site plan and trash cans will be moved to the screened area on non-trash pick-up days.

[*For information purposes only:* The draft *Legacy* plan indicates that the petitioner's site is in the urban neighborhoods growth management area. *Legacy* calls for quality infill development, greater residential densities where appropriate, and rehabilitation and reuse of existing structures and preservation of historic structures and neighborhoods. *Legacy* recognizes that infill will need to be done in a way that is sensitive to the character of existing development in the area.]

PUBLIC HEARING April 12, 2001

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

SITE PLAN MOTION: Steve Johnson certified that the site plan meets all code requirements and recommended staff conditions.

SECOND: John Bost

VOTE:

FOR: Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

A. Paul Norby, AICP
Director of Planning