



DOCKET #: W2441
 (continued from 12/14/00
 CCPB meeting)

PROPOSED ZONING:
 RS9

EXISTING ZONING:
 RS9-S

PETITIONER:
 Ramey Development Corp.

SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 13.96

MAP(S): 606878, 606882



January 24, 2001

Ramey Development Corp.
for property owned by Ismael Salem-Naraghi
c/o Jim Armentrout
P. O. Box 10
Bethania, NC 27010

RE: ZONING MAP AMENDMENT W-2441

Dear Mr. Armentrout:

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
Jane Milner, Housing Partnership, P. O. Box 20335, Winston-Salem, NC 27120

ACTION REQUEST FORM

DATE: December 20, 2000
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 Ramey Development Corp. for property owned by Ismael Salem-Naraghi

SUMMARY OF INFORMATION:

Zoning map amendment of Ramey Development Corp. for property owned by Ismael Salem-Naraghi from RS-9-S (Planned Residential Development) to RS-9: property is located at the southern terminus of Squire Road south of Morningside Drive (Zoning Docket W-2441).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Ramey Development Corp. for property owned by Ismael Salem-Naraghi, Docket W-2441

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-9-S (Planned Residential Development) to RS-9 the zoning classification of the following described property:

Tax Lot 301, Tax Block 3462

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2441
STAFF: Gary Roberts

Petitioner(s): Ramey Development Corp.
Ownership: Ismael Salem-Naraghi

CONTINUANCE HISTORY

Item continued from December meeting in order for applicant to work with adjoining property owners on perimeter buffer issue.

REQUEST

From: RS-9-S Residential Single Family District; minimum lot size 9,000 sf (Planned Residential Development)
To: RS-9 Residential Single Family District; minimum lot size 9,000 sf

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

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 13.96 acres

LOCATION

Street: Southern terminus of Squire Road south of Morningside Drive.
Jurisdiction: City of Winston-Salem.
Ward: North.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None. Site is currently vacant.

Adjacent Uses:

North - Single family homes zoned RS-9.
East - Single family homes zoned RS-9.
South - RS-9 zoned property recently approved for a subdivision and HB zoned property.
West - Single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Well maintained single family homes on one-quarter to one-half acre lots.

Development Pace: Slow to moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No immediate impact resulting from the rezoning request; probable subdivision to follow would result in substantial grading and development activity.

Topography: Moderately sloping downward from north to south.

Vegetation/habitat: Densely wooded.

Natural Heritage Sites: This site exists within a few miles of Bethania Forest (a heritage site with privately ownership) and Walnut Bluffs (a heritage site with private and public ownership). Protection measures exist for Walnut Bluffs around the Bethania Historic District.

TRANSPORTATION

Direct Access to Site: Squire Road.

Street Classification: Neighborhood street.

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

Shattalon Drive from Reynolda Road to Bethabara Road - 8,100/10,500

Reynolda Road from Bethabara Park Boulevard to Shattalon Drive - 16,000/26,000

Sight Distance: Good.

Transit: WSTA Route 16 along Reynolda Rd.

HISTORY

Relevant Zoning Cases:

1. W-1407 (subject property); R-2 to R-4-S (PRD); approved January 5, 1987; south off Morningside Drive at the southern terminus of Squire Road (unopened); 13.96 acres; Planning Board and staff recommended approval.
2. W-2391; HB and RS-9 to RS-9; approved May 1, 2000; west side of Hartford Street across from Edgeware Road; 14.99 acres; Planning Board and staff recommended approval.
3. W-2230; RS-9 to LO; approved July 6, 1998; southeast side of Shattalon Drive between Reynolda Road/NC 67 and Layston Drive; 1.24 acres; Planning Board and Staff recommended approval.

4. W-2037; RS-9 to HB; approved February 19, 1996; northeast side of Reynolda Rd./NC 67 between Sunny Drive and Morningside Drive; 1.24 acres; Planning Board and Staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): Supports residential infill.

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

ANALYSIS

The current rezoning request is to amend the classification from RS-9-S to RS-9. In 1987 this 13.96 acre tract was rezoned from R-2 to R-4-S PRD, (UDO conversion to RS-9-S). The approved site plan consists of 65 lots (4.65 DU/AC) with no open space and a closed system of private streets. Staff has had contact with a potential developer regarding the submittal of a standard residential subdivision, hence the request to remove the standing PRD status. An advantage to this request is that it opens up the opportunity, via the subdivision review process, to connect with the newly stubbed street within the adjacent Cheshire Place subdivision to the southeast and possibly to the adjoining, vacant HB tract to the southwest. A 30' type II buffer around the entire perimeter of the site was also included in the 1987 PRD site plan.

To date, the site remains heavily wooded and undeveloped. RS-9 zoning surrounds the site on all sides except for HB zoning along the southwestern border. Staff has no concerns with the requested change which would drop the special use designation.

FINDINGS

1. The comprehensive plan supports residential infill with this area.
2. No development guide or area plan exists for this area.
3. The proposed zoning will fit in with the surrounding land uses.
4. The proposed zoning provides opportunity for greater interconnectivity

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[For information purposes only: The draft *Legacy* plan encourages infill development that is compatible with surrounding development. The plan also promotes traditional neighborhood design features in new developments. These features include a variety of housing types, varying lot sizes, a range of housing prices, building placed close to the street, connected streets, sidewalks and other pedestrian connections, transit and some daily shopping needs within walking distance.]

PUBLIC HEARING - December 14, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved continuance of the zoning map amendment to January 11, 2001.

SECOND: Steve Johnson.

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING - January 11, 2001

FOR: None

AGAINST: None

WORK SESSION

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

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning