DOCKET #: W2408
(continued from August 10 CCPB meeting)

PROPOSED ZONING: RS7

EXISTING ZONING: RS9

PETITIONER:
William K. Parker, et al, for property owned by Parent

SCALE: 1" represents 200'

STAFF: Reed

GMA: 3

ACRE(S): 0.33

MAP(S): 612866
DOCKET # W-2408
STAFF: David Reed

Petitioner(s): William K. Parker, Robert Parent, and Jim Morgan for property owned by Robert J. Parent and James B. Parent
Ownership: Robert J. Parent and James B. Parent

CONTINUANCE HISTORY

The petition was continued from the August 10, 2000, Planning Board public hearing to allow petitioner time to refile for Special Use District Zoning. The petition was not, however, refiled and remains a request for General Use RS-7.

REQUEST

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

Acreage: 0.33 acre

LOCATION

Street: North side of Leafland Street between Petree Road and Millerwood Drive.
Jurisdiction: City of Winston-Salem.
Ward: Northwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently vacant.
Adjacent Uses:
- North - Single family homes.
- Northwest - Mount Tabor High School.
- East - Single family homes.
- South - Single family homes.
- West - Single family homes.

GENERAL AREA

Character/Maintenance: Well maintained single family homes.
Development Pace: Slow.
PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minor.
Topography: Site slopes down slightly to the north.
Streams: None.
Vegetation/habitat: Site has a mixture of grass and trees.

TRANSPORTATION

Direct Access to Site: Leafland Street via Petree Road and Polo Road.
Street Classification: Petree Road - collector street; Polo Road - minor thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
   Polo Road from Reynolda Road to Peace Haven Road - 15,000/16,100
   Polo Road from Peace Haven Road to Robinhood Road - 5,900/12,000
Planned Road Improvements: None.
Sight Distance: Good.
Sidewalks: No sidewalks serve the site.
Transit: Transit is not available at this time.

HISTORY

Relevant Zoning Cases:

1. W-2404; RS-9 to RM-8-S (Child Day Care Center); withdrawn July 17, 2000; northeast side of Robinhood Road between Norman Road and Rockaway Lane; 2.59 acres; Planning Board and staff recommended denial.

2. W-1794; R-4 to R-3-S (PRD); approved November 2, 1992; east side of Gatehouse Road northeast of Petree Road; 1.05 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

Relevant Comprehensive Plan Recommendation(s): Vision 2005 calls for the preservation of stable neighborhood areas; infilling of existing undeveloped subdivision lots; mixture of dwelling unit types in appropriate areas.
Relevant Development Guide Recommendation(s): The Robinhood Road Area Plan calls for this area to be low density residential at up to 5 units per acre.
ANALYSIS

The subject request is a general use petition to change the zoning on 0.33 acre of land from RS-9 to RS-7. The key differences would be a reduction in the minimum lot area and width requirements and a reduction in the building setback requirements. The site is currently a single tax lot and is just large enough to be subdivided into two 7,000 square foot lots.

Mount Tabor High School is near the site on Petree Road and although there are no sidewalks on Leafland Street, the school is within walking distance. The site is also near a new single family home being constructed on a lot of approximately 12,500 square feet. That new home demonstrates that the existing lotting pattern remains viable for the neighborhood.

Many of the homes in the neighborhood are developed on properties that are larger than the minimum required in the RS-9 district, so the proposed zone change and density allowed would be significantly more dense than the rest of the neighborhood. When considering infill development, compatibility with the surrounding neighborhood must be weighed against the benefit of more compact development in the municipal services area. Because the proposed zoning would accommodate lots that are smaller than what is allowed in the existing RS-9 zoning and significantly smaller than the surrounding lotting pattern, staff is of the opinion that RS-7 is not appropriate for the site.

FINDINGS

1. The key differences between RS-9 and RS-7 would be a reduction in the minimum lot area and width requirements and a reduction in the building setback requirements.

2. The site is currently a single tax lot and is just large enough to be subdivided into two 7,000 square foot lots.

3. Mount Tabor High School is near the site on Petree Road. The site is also near a new single family home being constructed on a lot of approximately 12,500 square feet.

4. When considering infill development, compatibility with the surrounding neighborhood must be weighed against the benefit of more compact development in the municipal services area.

5. Because the proposed zoning would accommodate lots that are smaller than what is allowed in the existing RS-9 zoning and significantly smaller than the surrounding lotting pattern, staff is of the opinion that RS-7 is not appropriate for the site.

STAFF RECOMMENDATION

Zoning: DENIAL.
[For information purposes only: Draft Legacy Comprehensive Plan: This site is located in the suburban neighborhood area of Legacy’s growth management plan. The Legacy Plan encourages infill development at higher densities within the municipal services area. The infill should be designed to be compatible with the character of the surrounding neighborhood.]

PUBLIC HEARING

FOR:

Jim Morgan, 175 Bermuda Run, Advance, NC  27006
   He stated that he is a member of the Homebuilders Association and builds good quality homes in the Winston-Salem area. His company has won awards in the Parade of Homes.
   He then discussed Lot 32 A and stated that what they were proposing on the site is above RS-9 standard and feels that it is in proportion with what is in the neighborhood and in accordance with RS-9.
   The average cost of the homes being proposed are $80,000 - $120,000.
Mr. Snelgrove asked Mr. Morgan if he had asked for special use district zoning with staff. Mr. Morgan stated that he was not aware of special use district zoning rather than general use.

AGAINST:

Thomas Matthews, 3001 Leafland Street, Winston-Salem, NC  27106
   Mr. Matthews submitted a petition with signatures from the surrounding neighborhood in opposition to the petition. He then read the petition.
   Mr. Matthews stated he was concerned about the effect on property values, pedestrian and vehicular traffic, and the lot size.

WORK SESSION

MOTION: John Bost moved to continue the application to the October 2000 meeting to give the petitioner an opportunity to consider special use district zoning and meet with the neighbors and discuss his plans.
SECOND: Kerry Avant
VOTE:
   FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Snelgrove, Williams
   AGAINST: None
   EXCUSED: None