



DOCKET #: W2827

PROPOSED ZONING:
MH

EXISTING ZONING:
RS9

PETITIONER:
Ruth D. Boles for property
owned by Same

SCALE: 1" represents 200'

STAFF: King

GMA: 3

ACRE(S): 0.82

MAP(S): 600846



January 25, 2006

Ruth D. Boles
4756 Kirk Road
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2827

Dear Ms. Boles:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council 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: January 25, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of Ruth D. Boles

SUMMARY OF INFORMATION:

Zoning Map Amendment of Ruth D. Boles from RS-9 to MH: property is located west of Kirk Road south of U.S. 421 (Zoning Docket W-2827).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Ruth D. Boles, Docket W-2827

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 City Council 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 to MH the zoning classification of the following described property:

Tax Block 3905, Tax Lot 49F

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2827
January 12, 2006**

PETITION INFORMATION			
Docket #	W-2827		
Staff	Aaron King		
Petitioner(s)	Ruth D. Boles		
Owner(s)	Same		
Subject Property	Tax Lot 49F, Tax Block 3905		
Type of Request	General use rezoning request from RS-9 to MH.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential Single Family) to MH (Manufactured Housing).</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	The MH District is primarily intended to accommodate manufactured housing developments with a maximum overall density of five (5) units per acre. This district is intended for application in Growth Management Area 3 where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the subject property is located within GMA 3 and does have access to public water and public sewer. It is also located within 100' of Kirk Road.</p>		
GENERAL SITE INFORMATION			
Location	West of Kirk Road south of U.S. 421		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	Approximately ± 0.82 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	NA	US 421
	East	RS-9	Manufactured housing
	South	MH	Manufactured home park
	West	MH	Manufactured home park

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the site is bounded on the south side by a manufactured home park zoned MH, and to the east by manufactured housing on a lot zoned RS-9.			
Physical Characteristics	The subject property is relatively flat, sloping down gently from front to back.			
Proximity to Water and Sewer	Public water and sanitary sewer lines are located within the Kirk Road right-of-way.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The subject property is 0.82 acres in size and currently contains a few accessory structures. It appears that a principal structure was located in the approximate middle of the property, but has since been removed. Rezoning of the subject property from RS-9 to MH would be in keeping with the surrounding area. The site is adjacent to a manufactured home park to the south zoned MH. The RS-9 property to the east also contains two manufactured homes. U.S. 421 borders the subject property to the north. A noise barrier wall runs adjacent to the northern portion of the site, shielding it from view along U.S. 421 and also shielding noise from traffic along U.S. 421 from the subject property. The property is relatively flat and contains no streams or wetlands and poses no development constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Kirk Road	Local Road	NA	NA	NA
Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown.			
Planned Road Improvements	No proposed road improvements to Kirk Road.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9</u> 0.82 acres (RS-9) x 43,560 / 9,000 = 3 units x 9.57 (SFR Trip Rate) = 28 Trips per Day</p> <p><u>Proposed Zoning: MH</u> 0.82 acres (MH) x 43,560 / 10,000 = 3 units x 9.57 (SFR Trip Rate) = 28 Trips per Day</p>			
Sidewalks	None existing			
Transit	Route 43 runs along Jonestown Road.			

Analysis of Site Access and Transportation Information	This request poses no negative transportation impacts. Trip generation mirrors that of the existing RS-9 zoning.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 3 (Suburban Neighborhoods)					
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Legacy recommends utilizing the land in the Municipal Services Area (MSA) more effectively by encouraging a housing mix that includes more compact, higher density forms of residential development. 					
Relevant Area Plan(s)	The subject property is not located within the boundaries of an area plan or development guide.					
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with Legacy?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The subject request is in conformance with the recommendations of Legacy, in that it provides an infill opportunity in an area where municipal services exist. The site is not located within the boundaries of an area plan or development guide.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2682	HB to GB	Approved April 5, 2004	South	0.57 acres	Approval	Approval
W-2373	RS-9 to GI and GI-S	Approved March 6, 2000	West	1.79 acres (GI-S)	Approval	Denial
W-2028	RS-9 to GB-S	Approved February 19, 1996	Southeast	0.83 acres	Approval	Approval
W-1931	R-6 to B-3	Approved October 3, 1994	Southeast	0.42 acres	Approval	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.1(P) MH District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the existing MH zoning to the south and the manufactured homes to the east.	
The request poses no negative transportation impacts.	
The request is in conformance with the recommendations of <i>Legacy</i> .	

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Carol Eickmeyer

VOTE:

FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning