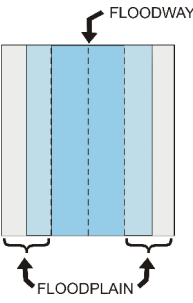


DOCKET #: W3006

PROPOSED ZONING:
RS9

EXISTING ZONING:
RM12-S

PETITIONER:
Herbert G. Myers for
property owned by Same



SCALE: 1" represents 300'

STAFF: King

GMA: 3

ACRES: 0.45

NEAREST BLDG: 7' east

MAP(S): 624830

F

**CITY-COUNTY PLANNING BOARD DRAFT
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3006		
Staff	Aaron King		
Petitioner(s)	Herbert G. Myers		
Owner(s)	Same		
Subject Property	PIN# 6804-89-3934		
Type of Request	General use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM-12-S (Residential Multifamily; up to 12 du/ac – Special Use Zoning) to RS-9 (Residential Single Family; 9,000 sf lot size).</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 RS-9 District is primarily intended to accommodate relatively high density single family detached dwellings in urban areas. This district is intended for application in Growth Management Areas 2 and 3, and may be suitable in activity centers 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 site is located in GMA 3.</p>		
GENERAL SITE INFORMATION			
Location	Northwest corner of Old Vineyard Road and Madelyn Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	Approximately ± 0.45 acres		
Current Land Use	Residential		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9	Single family residential
	East		
	South	RM-18	Multifamily residential
West	RM-12-S	Child daycare center	
Applicable Rezoning	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other		

Consideration from Chapter B, Article VI, Section 6-2.1(S)	properties in the vicinity?			
	Yes, RS-9 uses are compatible with the surrounding area.			
Physical Characteristics	The site slopes down moderately toward Old Vineyard Road. It contains no streams or wetlands.			
Proximity to Water and Sewer	The site has access to public water and public sanitary sewer.			
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 general site characteristics are suitable for RS-9 zoning.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Old Vineyard Road	Minor Thoroughfare	92 feet	10,000	11,100
Madelyn Drive	Local Street	184 feet	NA	NA
Proposed Access Point(s)	Since this is a general use rezoning request, the exact location of access points is unknown; however, the site does have public road frontage.			
Planned Road Improvements	The Thoroughfare Plan recognizes Old Vineyard Road as adequate with the addition of sidewalks.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM-12-S</u> No trip generation numbers available for Adult Daycare Center. <u>Proposed Zoning: RS-9</u> $0.45 \times 43,560/9,000 = 2 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 20 \text{ Trips per Day}$			
Sidewalks	Not required			
Transit	Route 43 runs along Old Vineyard Road.			
Traffic Impact Study (TIS)	Not required			
Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 3 (Suburban Neighborhoods)					
Relevant Area Plan(s)	<i>Country Club/Jonestown Area Plan (1985)</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> Site is part of a larger area designated for single-family residential use at a density of 0-4 du/acre. 					
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 <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	The request is consistent with the recommendations of the <i>Country Club/Jonestown Area Plan</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2815	LO-S to GO-S	Denied 12/19/05	West	1.52	Denial	Approval
W-2550	RS-9 to NO	Approved 7/15/02	West	0.79	Approval	Approval
W-2026	RS-9 to RM-12-S	Approved 2/19/96	Subject property	0.45	Approval	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.2 (H) RS-9 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 recommendations of the <i>Country Club/Jonestown Area Plan</i> .						
The request could be considered a down zoning.						
RS-9 is compatible with the surrounding area.						
No negative transportation impacts are foreseen.						

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.**