

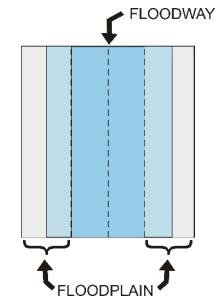
Printed: 8/14/2008

DOCKET #: W3008

PROPOSED ZONING:
RS-9

EXISTING ZONING:
RS20-S

PETITIONER:
Margaret L. Kolb for property
owned by Same



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 5.42

**NEAREST
BLDG:** 144' east

MAP(S): 600862

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

PETITION INFORMATION			
Docket #	W-3008		
Staff	Gary Roberts Jr. AICP		
Petitioner(s)	Margaret L. Kolb		
Owner(s)	Same		
Subject Property	PIN# 6806-02-8211		
Type of Request	General use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS20-S Residential, Single Family District (Residential Building, Single Family; Planned Residential Development; and Riding Stable) to RS-9 Residential, Single Family District; 9,000 sf minimum 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	<p>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.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	West side of Winewood Boulevard, south of Buttonwood Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	West		
Site Acreage	Approximately ± 5.42 acres		
Current Land Use	Single family residential		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9 & RS20-S	Undeveloped & single family homes
	East	RS-9	Single family homes
	South	RS-9	Undeveloped
	West	RS20-S	Undeveloped &

				Muddy Creek
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			
Physical Characteristics	The site is partially wooded and has a moderate slope downward to the west where a portion of the site is within the floodplain of Muddy Creek.			
Proximity to Water and Sewer	Water and sewer are available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	A portion of the site is within the floodplain of Muddy Creek. Otherwise, the site appears to possess no development constraints.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Winewood Boulevard	Local street	229'	NA	NA
Sourwood Drive	Platted unopened street	713'	NA	NA
Proposed Access Point(s)	While the proposed general use request includes no site plan, the site currently has a residential driveway onto Winewood Boulevard.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS20-S</u> 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day <u>Proposed Zoning: RS-9</u> 5.42 x 43,560 / 9,000 = 26 units x 9.57 (SFR Trip Rate) = 249 Trips per Day			
Sidewalks	There are no sidewalks located in the general area.			
Transit	Not available.			
Analysis of Site Access and Transportation Information	Access to the site is adequate.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Relevant Area Plan(s)	The site is not within the boundaries of an area plan or development guide.			
Greenway Plan Information	The subject property was a small portion of a larger tract which was rezoned from RS-9 to RS20-S in 2003. With that rezoning, a			

	40' greenway easement was acquired along the eastern side of Muddy Creek. The subject property does not contain any portion of the easement and does not border Muddy Creek. As such, the rezoning should not affect the current greenway easement.					
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 current request would return the zoning on the subject property to its original RS-9 designation which is consistent with the zoning on the adjacent properties.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2657	RS-9 to RS20-S	Approval 11-3-03	Included current site	59.56	Denial	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Proposed RS-9 District is consistent with the adjacent zoning.			Request would result in the need to slightly amend the approved site plan for W-2657.			

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.**