



DOCKET #: W2921

PROPOSED ZONING:
GO

EXISTING ZONING:
RMU and IP

PETITIONER:
Housing Authority of
the City of Winston-Salem
for property owned by
Same

SCALE: 1" represents 200'

STAFF: King

GMA: 2

ACRES: 2.13

**NEAREST
BLDG:** 120' southeast

MAP(S): 636858

F

April 25, 2007

Housing Authority of the City of Winston-Salem
500 W. Fourth Street, Suite 300
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-2921

Dear Sirs:

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, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: April 25, 2007
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Map Amendment of the Housing Authority of the City of Winston-Salem

SUMMARY OF INFORMATION:

Zoning Map Amendment of the Housing Authority of the City of Winston-Salem from IP and RMU to GO: property is located on the east side of Cleveland Avenue between Tenth Street and Martin Luther King Jr. Drive (Zoning Docket W-2921).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Housing Authority of the City of Winston-Salem, Docket W-2921

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 RMU and IP to GO the zoning classification of the following described property:

Beginning at a rebar in the eastern right-of-way of Cleveland Avenue at the northwest corner of Tax Lot 311 of Tax Block 9998; thence south 88° 32' 16" east 259.12 feet to a point in the western right-of-way of File Street at the northeast corner of said Lot 311; thence along the western right-of-way of File Street south 01° 34' 17" west 170.31 feet to a point; thence continuing along the western right-of-way of File Street along a curve to the left, having a radius of 330' an arc distance of 161.64' and a chord south 12° 27' 39" east 160.03' to a point; thence leaving File Street south 01° 21' 52" west 48.55 feet to a rebar in the northern line of Tax Lot 116 of Tax Block 9998; thence along the line of Tax Lot 116 north 89° 05' 39" west 160.90 feet to a point; thence north 00° 03' 30" east 56.06 feet to a point; thence on a new line crossing said Tax Lot 116 north 75° 24' 19" west 165.82 feet to a point in the eastern right-of-way of Cleveland Avenue; thence along the eastern right-of-way of Cleveland Avenue along a curve to the left having a radius of 507.46 feet and arc of 125.13' and a chord north 12° 55' 58" east 124.82 feet to a rebar; thence continuing along the eastern right-of-way of Cleveland Avenue along a curve to the left having a radius of 507.46' and arc of 37.99' and a chord north 03° 43' 27" east 37.98 feet to a point; thence continuing along the eastern right-of-way of Cleveland Avenue north 01° 29' 03" east 121.75 feet to the point and place of beginning and containing 2.12953 acres more or less. Being Tax Block 9998, Tax Lots 116 and part of 311

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2921		
Staff	Aaron King		
Petitioner(s)	Housing Authority of the City of Winston-Salem		
Owner(s)	Same		
Subject Property	Tax Lots 311 and a portion of 116, Tax Block 9998		
Type of Request	General use rezoning from RMU and IP to GO.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RMU (Residential Multifamily; unlimited density) and IP (Institutional and Public) to GO (General Office).</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 GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, activity centers, and Growth Management Area 3 with access to thoroughfares.		
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, the subject property is located within GMA 2 and is located in close proximity to a minor thoroughfare.		
GENERAL SITE INFORMATION			
Location	East side of Cleveland Avenue between Tenth Street and Martin Luther King Jr. Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	East		
Site Acreage	Approximately ± 2.13 acres		
Current Land Use	Office building that was formerly used by the Housing Authority of Winston-Salem (HAWS)		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	IP	Church
	East	RMU	Multifamily housing
	South	RMU	High-rise multifamily building
	West	RM-18	Multifamily buildings

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 subject property has a history of being used for office purposes and should not generate any negative impacts to surrounding properties.			
Physical Characteristics	The site slopes down moderately from the north (+/- 920 feet) to the south (+/- 900 feet).			
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.			
Stormwater/ Drainage	No known issues			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site has a gentle topography which slopes down from north to south. No streams or wetlands are located on the site and the site poses no development issues.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Cleveland Avenue	Minor Thoroughfare	+/- 282 feet	5,600	13,100
Mount Zion Place	Local Road	+/- 333 feet	NA	NA
Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown. The subject property has an existing access point onto Cleveland Avenue.			
Planned Road Improvements	The Thoroughfare Plan recognizes Cleveland Avenue as adequate.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RMU & IP</u> No trip generation numbers available for general use RMU or IP zoning. <u>Proposed Zoning: GO</u> No trip generation numbers available for general use GO zoning.			
Sidewalks	Sidewalks exist along Cleveland Avenue and Mount Zion Place.			
Transit	Route 17 runs along Martin Luther King Jr. Drive.			
Traffic Impact Study (TIS)	Not required			
Analysis of Site Access and Transportation Information	The request appears to pose no negative transportation issues. The site is located within close proximity to two thoroughfares which would be able to accommodate traffic generated by the request. Sidewalks are also prevalent in this general area.			

CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 2 (Urban Neighborhoods) Located within the East Winston MAC					
Relevant Legacy Recommendations	Encourage redevelopment and reuse of existing sites and buildings which are visually compatible with the surrounding area.					
Relevant Area Plan(s)	<i>East Winston Area Plan (1988)</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> The <i>East Winston Area Plan</i> recognizes this site for public/semi-public use. 					
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 property contains a structure that was previously used as an office building by the HAWS. The site was originally R-1 which allowed residential and office uses. During the UDO conversion process in 1995, the site was classified as RMU, which does not allow office uses and rendered the property legally nonconforming. Staff supports this request, due to it's location within the East Winston MAC, which lends itself to intensification in zoning and also due to it's former use as an office building.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2821	RMU & RS-7 to LO-S	Approved 9/5/06	South	3.13	Approval	Approval
W-2727	RM-18 SUP for expansion of institutional parking in a residential district	Approved 11/1/04	North	0.62	Approval	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(D) GO 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
Approval of the request will allow the structure to conform to UDO requirements and be used as an office facility.	Since this is a general use request, it is difficult to determine the specific use of the property.
Sidewalks already exist in the general area.	
The building was previously used as an office building.	

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: Paul Mullican moved approval of the zoning map amendment.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning