



DOCKET #: W2949

PROPOSED ZONING:
MH-L

EXISTING ZONING:
RS9

PETITIONER:
Sadie K. Sykes for property
owned by Same

SCALE: 1" represents 300'

STAFF: Roberts

GMA: 2

ACRES: 0.34

**NEAREST
BLDG:** 25' east and west

MAP(S): 636878

September 19, 2007

Sadie K. Sykes
326 Broken Saddle Lane
Kernersville, NC 27284

RE: ZONING MAP AMENDMENT W-2949

Dear Ms. Sykes:

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: September 19, 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 Sadie K. Sykes

SUMMARY OF INFORMATION:

Zoning Map Amendment of Sadie K. Sykes from RS-9 to MH-L (Residential Building, Single Family; and Manufactured Home, Class A): property is located on the north side of Knott Street, east of Pine View Drive (Zoning Docket W-2949).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE LIMITED DISTRICT

Zoning Petition of Sadie K. Sykes, Docket W-2949

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-L (Residential Building, Single Family; and Manufactured Home, Class A) the zoning classification of the following described property:

Tax Block 2216, Tax Lots 21 and 22

Section 2. This Ordinance is adopted after approval of the Special Use Limited District Permit issued by the City Council the _____ day of _____, 20____ to Sadie K. Sykes.

Section 3. The City Council hereby directs the issuance of a Special Use Limited District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Sadie K. Sykes. Said Special Use Limited District Permit with conditions is attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE LIMITED DISTRICT PERMIT

SPECIAL USE LIMITED DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use Limited District Permit for the zoning petition of Sadie K. Sykes, (Zoning Docket W-2949). The site shall be developed in accordance with the conditions approved by the Board and the following uses: Residential Building, Single Family; and Manufactured Home, Class A, approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the MH-L zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **OTHER REQUIREMENTS:**
 - a. The subject property shall be used for the following uses: Residential Building, Single Family; or Manufactured Home, Class A.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

| PETITION INFORMATION | | | |
|---|---|------------------------|---------------------|
| Docket # | W-2949 | | |
| Staff | Gary Roberts, AICP | | |
| Petitioner(s) | Sadie K. Sykes from RS-9 to MH-L | | |
| Owner(s) | Same | | |
| Subject Property | Tax Lots 21 and 22 / Tax Block 2216 | | |
| Type of Request | Special Use Limited rezoning to MH-L | | |
| Proposal | <p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District; 9,000 sf minimum lot size to MH-L Manufactured Housing Special Use Limited District; 10,000 sf minimum lot size. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • (Residential Building, Single Family; and Manufactured Home, Class A) | | |
| 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) | (S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)? | | |
| | Yes | | |
| GENERAL SITE INFORMATION | | | |
| Location | North side of Knott Street, east of Pine View Drive | | |
| Jurisdiction | City of Winston-Salem | | |
| Ward(s) | Northeast | | |
| Site Acreage | Approximately ± .34 acre | | |
| Current Land Use | Currently a Class A Manufactured Home is located on the site. | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | Use |
| | North | RS-9 | Single family homes |
| | East | RS-9 | Single family homes |
| | South | RS-9 | Single family homes |
| | West | RS-9 | Single family homes |
| 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, there are several other manufactured homes in the general vicinity. | | |

| | | | | |
|---|---|-----------------|------------------|-----------------------|
| Physical Characteristics | The site has a moderate slope downward to the southeast. | | | |
| Proximity to Water and Sewer | Public water and sewer are available to the site. | | | |
| Analysis of General Site Information | The subject property is already developed with a Class A Manufactured Home and there are no known site constraints. | | | |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | |
| Street Name | Classification | Frontage | ADT Count | Capacity/LOS D |
| Knott Street | Local street | 101' | NA | NA |
| Proposed Access Point(s) | The site has an existing entrance onto Knott Street | | | |
| Trip Generation - Existing/Proposed | <p><u>Existing Zoning: RS-9</u> .34 acre x 43,560sf / 9,000 = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p> <p><u>Proposed Zoning: MH-L</u> 34 acre x 43,560sf / 10,000 = 1 unit x 9.57 (SFR Trip Rate) = 10 Trips per Day</p> | | | |
| Sidewalks | There are no sidewalks located in the general area. | | | |
| Transit | Not available | | | |
| Analysis of Site Access and Transportation Information | The subject property has adequate access. | | | |
| CONFORMITY TO PLANS AND PLANNING ISSUES | | | | |
| Legacy GMA | Growth Management Area 2 (<i>Urban Neighborhoods</i>) | | | |
| Relevant Legacy Recommendations | <ul style="list-style-type: none"> • <i>Affordable Housing</i>: Provide a variety of quality housing types for all income levels and foster a climate that is hospitable to affordable housing development. (p.124) • <i>Affordable Housing</i>: Promote a continuum of affordable housing development opportunities to provide decent, safe and affordable housing. (p. 124) • <i>Affordable Housing</i>: There is a need for better design of manufactured homes to make them more compatible with and acceptable to surrounding neighborhoods. (pp.124-125) | | | |
| Relevant Area Plan(s) | <i>Carver Road/ Ogburn Station Development Guide (1991)</i> | | | |
| Area Plan Recommendations | <ul style="list-style-type: none"> • <i>Ogburn Section</i>: Allowing manufactured housing development on individual lots should continue in the northern part of the Ogburn Station area, as long as development is consistent with surrounding development. (p.14) | | | |

| 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 subject request is consistent with the recommendations of <i>Legacy</i> and the <i>Carver Road/ Ogburn Station Development Guide</i> in that it would allow a Class A Manufactured Home to remain on the site which in turn promotes affordable housing. | | | | | |
| RELEVANT ZONING HISTORIES | | | | | | |
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| | | | | | Staff | CCPB |
| W-2229 | RS-9 to MH | Approved 7-6-98 | 200' north | .76 | Approval | Approval |
| W-1367 | R-4 to R-6-S (MH-S) | Approved 7-7-86 | 100' west | .95 | Approval | Approval |
| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | | | | | | |
| Positive Aspects of Proposal | | | | Negative Aspects of Proposal | | |
| Request would allow an approved affordable housing option to remain on the site without having to continually seek renewal permits from the Board of Adjustment. | | | | The petitioner does not address the <i>Legacy</i> recommendation for better design of manufactured homes. | | |
| SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL | | | | | | |
| The following proposed conditions are submitted by the petitioner and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts. | | | | | | |
| <u>OTHER REQUIREMENTS:</u> | | | | | | |
| a. The subject property shall be used for the following uses: Residential Building, Single Family; or Manufactured Home, Class A | | | | | | |

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: Clarence Lambe 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, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning