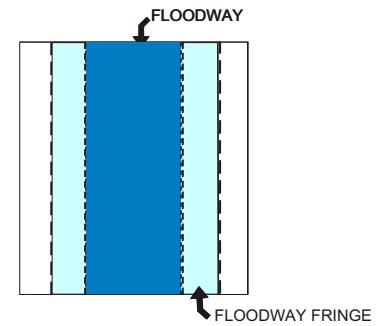


DOCKET #: W2738

PROPOSED ZONING:
RS-7

EXISTING ZONING:
RM-18

PETITIONER:
Southside CDC for property
owned by Chambers &
Associates, Inc.



SCALE: 1" represents 400'

STAFF: Reed

GMA: 2

ACRE(S): 0.17

MAP(S): 630850



DRAFT ZONING STAFF REPORT

DOCKET # W-2738

STAFF: Reed

Petitioner(s): Chambers & Associates, Inc.

Ownership: Same

REQUEST

From: RM18

To: RS7

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.

Acreage: 0.172 acre

LOCATION:

Street: Southeast side of Alder Street north of Powell Street

Jurisdiction: City of Winston-Salem

Ward: East ward

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant

Adjacent Uses:

Northeast- Church

Southeast- Single family homes and vacant lots

Southwest- Happy Hill Gardens (under redevelopment)

Northwest- Central Park

GENERAL AREA

Character/Maintenance: The general area is in the process of being redeveloped.

Development Pace: Rapid

HISTORY

Relevant Zoning Cases:

1. W-2676; RM18 to RMU-S (Residential Building, Multifamily); approved March 1, 2004; Southeast corner of intersection of Alder Street and Mock Street; 2.71 acres; Planning Board and staff recommended approval.
2. W-2583; RS-7 to C; approved November 4, 2002; west side of Chapel Street south of Waughtown Street; 0.44 acre; Planning Board and staff recommended approval.
3. W-2484; RM-18 to RS-7; approved August 6, 2001; northeast side of Powell Street and Alder Street (adjacent to subject site); 0.86 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Because it is a general use petition, the impact of this proposal to the site's existing physical features cannot be determined at this time.

Topography: The subject property's elevation changes approximately 16 feet, rising from about 776 feet on the northwest border of the site along Alder Street up to about 792 feet in the southeastern section of the site.

Streams: Salem Creek is located about 600 feet to the northwest of the subject property.

Vegetation/habitat: No significant vegetation is currently located on the subject property.

Floodplains: Floodway fringe area from Salem Creek is located about 160 feet northwest of the subject property.

Wetlands: None

Natural Heritage Sites: None

Farmland Preservation Sites: None

Environmental Resources Beyond The Site: Because it is a general use petition, this proposal's impact to environmental resources beyond the site cannot be determined at this time.

Water Supply Watershed: The subject property is not located in a water supply watershed.

Compliance with Watershed Protection Regulations: N/A

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all corresponding Federal and State wetland and stream protection regulations.

Comments: None

TRANSPORTATION

Direct Access to Site: Alder Street; Powell Street; Waughtown Street

Street Classification: Alder Street – Collector; Powell Street – Local Road; Waughtown Street – Major Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): @
Waughtown Street between Main and Vargrave Streets = 2,400 / 12,700

Planned Road Improvements: None

Sight Distance: Good

Traffic Impact Study recommended: No

Sidewalks: East side of Alder Street; East side of Powell Street
Transit: Route 3 along Alder Street
Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (*Legacy*): GMA 2, Urban Neighborhoods

Relevant Comprehensive Plan Recommendation(s): For Urban Neighborhoods, *Legacy* recommends: quality infill development, greater residential densities where appropriate, neighborhood retail, and community services; and historic preservation, rehabilitation and reuse of existing structures. Generally, *Legacy* recommends provision of a variety of quality housing types in all parts of the community

Area Plan/Development Guide: *South Central Area Plan* (SCAP), adopted August 18, 2003

Relevant Development Guide Recommendation(s): The petition site is included in a Residential Infill Opportunity Site (Happy Hill, Northern Section). This site is recommended for primarily urban density single family at a density of approximately 4 to 6 dwelling units per acre. The Plan also recommends continuation of the community-lead redevelopment activities in the area; completion of the redevelopment plan; coordination with HOPE VI redevelopment efforts; and design standards to maintain the historic and traditional neighborhood character.

COMMUNITY DEVELOPMENT

Certified Area/Name: Happy Hill Redevelopment Area

Type of Certification: Blighted, certified May 2001

Redevelopment Recommendation(s): The Happy Hill Redevelopment Plan, adopted February 2004, recommends single-family/duplex use on the petition site. The Redevelopment Plan was drafted by City staff and a group of community stakeholders, including the community-based organizations who have been involved in redevelopment activities in the neighborhood since the late 1990s. The primary purpose of the Happy Hill Redevelopment Plan is to assist community-based organizations to revitalize the historic Happy Hill neighborhood. This site was not identified for acquisition by the City of Winston-Salem since it was already owned by a community development partner.

ANALYSIS

The subject petition would rezone an existing 50 foot by 150 foot tract from RM18 to RS7. Although single family homes are a permitted use in RM18, the setback requirements in RM18 make it impossible to site a home on a 50 foot wide lot. RS7 lot sizes are consistent with surrounding single family lot sizes and five lots adjacent to the site were rezoned from RM18 to RS7 in 2001 (zoning docket W-2484).

Legacy recommends provision of a variety of quality housing types in all parts of the community and the *South Central Area Plan* (SCAP) recommends the site for primarily urban density single

family at a density of approximately 4 to 6 dwelling units per acre. The subject request is consistent with these recommendations.

Staff supports the rezoning request because it is consistent with the rezoning of the adjacent lots in 2001 and because it will accommodate additional infill redevelopment in the Happy Hills neighborhood.

FINDINGS

1. The subject petition would rezone a 0.172 acre tract from RM18 to RS7.
2. Five lots adjacent to the site were rezoned from RM18 to RS7 in 2001.
3. The subject request is consistent with *Legacy*, the *South Central Area Plan*, and the Happy Hill Redevelopment Plan recommendations.
4. The rezoning will accommodate additional infill redevelopment in the Happy Hills neighborhood.

STAFF RECOMMENDATION

Zoning: **APPROVAL**