



DOCKET #: W2605

PROPOSED ZONING:
RS7

EXISTING ZONING:
RM5

PETITIONER:
City of Winston-Salem

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRE(S): 2.25

MAP(S): 630862



February 19, 2003

City of Winston-Salem
c/o Wanda D. Nichols
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2605

Dear Ms. Nichols:

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 Members will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

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

ACTION REQUEST FORM

DATE: February 19, 2003
TO: The Honorable Mayor and Council Members
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of City of Winston-Salem

SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem from RM-5 to RS-7: property is located on both the northwest and southwest corners of Fourteenth Street and Ivy Avenue (Zoning Docket W-2605).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem, Docket W-2605

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 RM-5 to RS-7 the zoning classification of the following described property:

Tax Block 229, Tax Lots 12, 13, 14, 15, 106, 107, 108, 201, 202, 203, and 205
Tax Block 230, Tax Lots 101, 102, 103, 119, 120, 121, 122, 216, 217, 218, 219, 220,
221, and 222

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2605
STAFF: Gary Roberts

Petitioner(s): City of Winston-Salem
Ownership: Same

REQUEST

From: RM-5 Residential Multifamily District
To: RS-7 Residential Single Family District; minimum lot size 7,000 sf

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: 2.25 acres

LOCATION:

Street: Northwest and southwest corners of Fourteenth Street and Ivy Street.
Jurisdiction: City of Winston-Salem.
Ward: Northeast, (northwest corner), and East, (southwest corner).

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently being cleared with two single family residential structures to remain.

Adjacent Uses:

North - Single family residences zoned RM-5.
Northeast - Single family residences zoned RM-5.
Southeast - Gateway Holdings zoned GI.
South - Single family residences zoned RM-5.
West - Single family residences zoned RSQ.

GENERAL AREA

Character/Maintenance: Urban mixture of single family homes, with nearby commercial and industrial establishments in moderate to good maintenance.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.

Topography: Moderate slope downward to the south.

Vegetation/habitat: Some scattered stands of mature trees located behind the existing houses on both sides of 14th Street.

Water Supply Watershed: Site is not within the boundaries of a water supply watershed.

TRANSPORTATION

Direct Access to Site: Fourteenth Street; Ivy Avenue.

Street Classification: Fourteenth Street – Collector Road; Ivy Avenue – Collector Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): No count available for Fourteenth Street or Ivy Avenue.

Sidewalks: Existing along both sides of Patterson Avenue and Fourteenth Street.

Transit: Routes 9 and 10 along Patterson Avenue.

Bicycle Route: None.

HISTORY

Relevant Zoning Cases:

1. W-2422; Special Use Permit for Institutional Parking in RSQ; approved October 10, 2000; east side of Locust Avenue north of Fifteenth Street; 0.40 acre; Planning Board and staff recommended approval.
2. W-1983; RSQ to Special Use Permit for Institutional Parking in RSQ; approved July 13, 1995; northwest corner of Fourteenth Street and Claremont Avenue; 0.79 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): For Urban Neighborhoods, *Legacy* encourages quality infill development, greater residential densities where appropriate, neighborhood retail, community services, and historic preservation, rehabilitation and reuse of existing structures.

Area Plan/Development Guide: The site is not within the boundaries of an area plan or development guide.

COMMUNITY DEVELOPMENT

Certified Area/Name: *Liberty-Patterson Redevelopment Area*.

Type of Certification: The area was certified as a non-residential redevelopment area in January 2000.

Redevelopment Recommendation(s): The *Liberty-Patterson Redevelopment Plan, Phase II* recommends acquisition of these properties, rezoning to the RS-7 District, replatting of the lots, and redevelopment for single family residential use. The City has acquired the properties and after evaluation of their condition has entered into an agreement with the Housing Partnership to rehabilitate two of the 13 structures. The balance of the structures have been or will be demolished.

HISTORIC RESOURCES REVIEW

Known Historic Resources: As part of the review of the activities of the *Liberty-Patterson Redevelopment Plan Phase II* in 2000, City-County Historic Resources staff reviewed this area and found that it retained a high level of historic architectural integrity. However, due to the severely deteriorated condition of some of structures, particularly on 14th Street, staff felt that selective demolition and sensitive infill could serve to stabilize the neighborhood as a whole and promote rehabilitation of surrounding historic structures.

ANALYSIS

The request is to rezone 2.25 acres located on the northwest and southwest corners of Ivy Avenue and Fourteenth Street from RM-5 to RS-7. The site is located within a traditional urban neighborhood which has been targeted for residential redevelopment. Single family homes zoned RM-5 and RSQ adjoin the site to the north, northeast, south and west. Industrial zoning and uses are located to the southeast and the Waste Management recycling facility zoned HB and GI is located one block south, on the east side of Patterson Avenue.

The properties consist of 13 lots all of which are located within the *Liberty-Patterson Redevelopment Plan, Phase II* and have been acquired by the City of Winston-Salem. The plan recommends rezoning to RS-7, replatting the lots, and redevelopment for single family residential use. The majority of the houses have been demolished due to the level of deterioration. However, two structures will be rehabilitated.

Staff concurs with the adopted plan and sees the dimensional and use standards of the RS-7 District as more in keeping with the established development pattern than those of the existing RM-5 District. For example, characteristic of many pre-WWII neighborhoods, the front yard setbacks in the general area are relatively shallow, thereby strengthening the connection to and surveillance of the public realm, i.e. the sidewalk and street, while in turn, affording a more spacious and private *rear* yard. The front yard setback in the RM-5 District 25 feet as opposed to 15 feet within the RS-7 District. Staff recommends approval of the subject request which is consistent with the *Liberty-Patterson Redevelopment Plan, Phase II*.

FINDINGS

1. *Legacy* encourages greater residential densities where appropriate and historic preservation, rehabilitation and reuse of existing structures.
2. The site is not within the boundaries of an area plan or development guide.

3. The *Liberty-Patterson Redevelopment Plan, Phase II* recommends acquisition of the subject property, rezoning to RS-7, replatting the lots, and redevelopment for single family residential use.
4. The land use and dimensional standards of the proposed RS-7 District are more in keeping with the established development pattern than those of the existing RM-5 District.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment.

SECOND: Jimmy Norwood

VOTE:

FOR: Avant, Bost, Clark, Doyle, King, Norwood, Powell

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP

Director of Planning