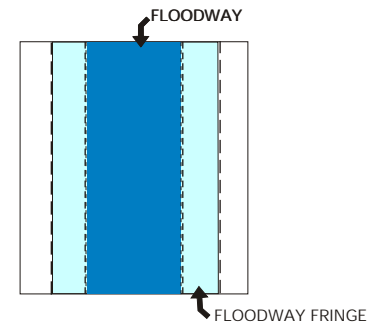


DOCKET #: W2617

PROPOSED ZONING:
RS9

EXISTING ZONING:
RM5-S

PETITIONER:
Roundtable Properties, LLC



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 11.82

MAP(S): 600838



DRAFT ZONING STAFF REPORT

DOCKET # W-2617
STAFF: Gary Roberts

Petitioner(s): Roundtable Properties, LLC
Ownership: Charter Development Company, LLC

REQUEST

From: RM5-S Residential Multifamily District; maximum density 5 units/acre,
(Residential Building, Single Family; Residential Building, Townhouse;
Residential Building, Twin Home; and Residential Building, Multifamily)
To: RS-9 Residential Single Family District; minimum lot size 9,000 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: 11.82 acres

LOCATION:

Street: North side of McGregor Road west of Jonestown Road.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently undeveloped.

Adjacent Uses:

North- Multifamily residential zoned RM-18.

East- Large lot single family residential zoned RS-9.

South- Undeveloped property outside of the Winston-Salem City Limits across
McGregor Road zoned RS-9.

West- Undeveloped property and large lot single family residential zoned RS-9.

GENERAL AREA

Character/Maintenance: Undeveloped property, large lot single family residential and multifamily residential in good maintenance.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: Moderate slope downward to the west.

Streams: Tributary to Silas Creek.

Vegetation/habitat: Property is predominately vegetated.

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

TRANSPORTATION

Direct Access to Site: McGregor Road.

Street Classification: Collector.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

Jonestown Road between McGregor Road and Somerset Drive = 5,800/12,700

Trip Generation/Existing Zoning: RM5-S

$31 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 296 + 28 \text{ units} \times 6.59 \text{ (Apt Trip Rate)} = 184 = 480 \text{ Trips per Day.}$

Trip Generation/Proposed Zoning: RS-9

$11.82 \times 43,560/9,000 = 57 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 545 \text{ Trips per Day}$

Sidewalks: None existing along McGregor Road.

Transit: None.

Bike: None.

HISTORY

Relevant Zoning Cases:

1. W-2585; RS-9 to RM5-S (Residential Building, Single Family; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily); approved November 4, 2002; north side of McGregor Road west of Jonestown Road, current site; 11.82 acres; Planning Board and staff recommended approval.
2. W-2077; County UDO Zoning Classifications to City UDO Zoning Classifications; approved August 19, 1996; north, northwest, west, southwest, south and southeast areas, (southwest area was $\pm 1,400$ feet west of current site); Planning Board and staff recommended approval.
3. W-2070; RS-9 to RS-8-S (Nursing Care Institution); approved August 5, 1996; east side of Jonestown Road, south of Somerset Drive, $\pm 1,400$ feet northeast of current site; 5.23 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* encourages a mix of housing types and prices within neighborhoods to attract a diversity of residents.

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

ANALYSIS

The request is to rezone 11.82 acres of undeveloped property located on the north side of McGregor Road from RM5-S to RS-9. The site is more specifically located between Jonestown Road and Silas Creek.

The surrounding development pattern is generally undeveloped land and low density residential properties zoned RS-9. Immediately to the north, however, are high density residential apartments zoned RM-18. To the west adjacent to and crossing Silas Creek is the proposed beltway corridor. Staff notes that McGregor Road will be terminated a short distance west of the subject property when the beltway is built.

In November of 2002, the subject property was rezoned from RS-9 to RM5-S. Staff supported the request which featured a mixture of single family homes and townhomes along with several positive design features. However, the petitioner is presently interested in developing a conventional RS-9 subdivision and therefore is requesting that the property be rezoned back to its previous classification. Staff sees no adverse impact associated with the current request and therefore recommends approval.

FINDINGS

1. *Legacy* encourages a mix of housing types and prices within neighborhoods to attract a diversity of residents.
2. The site is not within the boundaries of an area plan or development guide.
3. The request represents a slight *decrease* in permissible density from 4.99 units per acre 4.84 units per acre.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**