



DOCKET #: W2653

PROPOSED ZONING:
RS7

EXISTING ZONING:
RS9

PETITIONER:
JoAnn Mock

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 3

ACRE(S): 1.04

MAP(S): 624834



DRAFT ZONING STAFF REPORT

DOCKET # W-2653
STAFF: Suzy Gallaway

Petitioner(s): JoAnn Mock
Ownership: Same

REQUEST

From: RS-9 (Residential Single Family; 9,000 square foot minimum lot size)
To: RS-7 (Residential Single Family; 7,000 square foot minimum lot size)

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: 1.04 acres

LOCATION:

Street: West side of Hege Street and east side of Brewer Road
Jurisdiction: City of Winston-Salem
Ward: South

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two Single Family Residences and associated accessory buildings.

Adjacent Uses:

- North- New Single Family residence, zoned RS-9
- East- Single Family residences, zoned RS-9
- South- Single Family residences, zoned RS-9
- West- Dental Office, zoned GO-S

GENERAL AREA

Character/Maintenance: Mixture of well-maintained single family residences and well-maintained business and office uses.

Development Pace: Moderate.

HISTORY

Relevant Zoning Cases:

1. W-1203, W-1204, W-1205 and W-1206 (Southpark Development); R-1-S to HB-S and GO-S (converted zoning classifications); approved November 5, 1984; east side of Peters Creek Parkway west of Brewer Road; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Unable to determine impact with a general use request.

Topography: The subject property experiences a slight elevation change of about six feet, from 892 feet in the western and southern border of the property to about 898 feet in the eastern border of the subject property.

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

Environmental Resources Beyond The Site: Because this is a general use petition, it is not possible to determine any impacts to environmental resources beyond the site from this proposed zoning change.

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

TRANSPORTATION

Direct Access to Site: Brewer Road; Hege Street

Street Classification: Brewer Road – Minor Thoroughfare; Hege Street – Local Road
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Brewer Road between Buchanan Street and Clemmons Road = 5,300 / 14,600

Trip Generation/Existing Zoning: Trip generation not available for general use requests

Planned Road Improvements: Brewer Road between Peters Creek Parkway and Clemmons Road from 2 lanes to 3 lanes; 2001 – 2004

Transit: Route 13 along Clemmons and Brewer Roads

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): One of the goals of *Legacy* is increased infill development within the municipal services area and development at higher densities where appropriate. Infill development should be done in a way that respects the existing character of the surrounding neighborhood.

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

ANALYSIS

The current request is to rezone just over one acre from RS-9 to RS-7. Currently there are two single family residences on the site, both fronting on Hege Street. Adjacent to the northernmost home on the subject property is a newly constructed home. This would indicate that further residential development is viable in the area.

RS-9 zoning allows single family development on lots with a minimum lot size of 9,000 square feet. RS-7 allows 7,000 square foot single family lots. On this particular site, if it were completely undeveloped the difference in development possibilities would be five lots possible in RS-9 versus six lots in RS-7 zoning. Given the current configuration of the existing lots fronting Brewer Road, staff believes that they can not be practically developed due to their shallow, 60' depth. Alternatively, RS-7 zoning with some reconfiguration of existing zoning lots would likely yield an opportunity for quality infill on this site.

Staff is of the opinion that infill development would be a boon to the neighborhood and help to stabilize the single family properties from encroachment of office or commercial development.

FINDINGS

1. There are two single family residences on the site, both fronting on Hege Street.
2. There is new single family construction in the area.
3. Given the current configuration of the existing lots fronting Brewer Road, they would not be able to be developed as they do not have adequate depth.
4. RS-7 zoning as well as reconfiguration of all existing zoning lots would yield an opportunity for quality infill on this site.
5. Infill development would be a boon to the neighborhood and help to stabilize the single family properties from encroachment of office or commercial development.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**