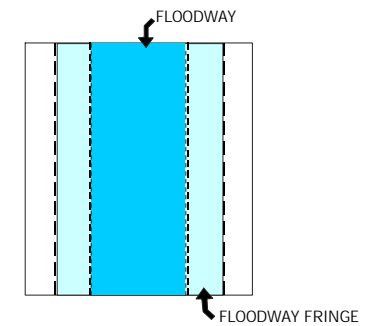


DOCKET #: W2453

PROPOSED ZONING:
RM8-S (Multifamily)

EXISTING ZONING:
RS9

PETITIONER:
Chris Parr



SCALE: 1" represents 400'

STAFF: Hughes

GMA: 3

ACRE(S): 20.79

MAP(S): 618842



DRAFT ZONING STAFF REPORT

DOCKET # W-2453
STAFF: Suzy Hughes

Petitioner(s): Chris Parr
Ownership: Margaret B. Dyson

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf
To: RM-12-S Residential Multifamily District; maximum density 12 units/acre
(Residential Building, Multifamily)

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

Acreage: 20.79 acres

LOCATION

Street: West side of Ebert Road north of I-40.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Multifamily.
Square Footage: 94,752 square feet.
Building Height: 3 story.
Density: 11.59 Units per acre.
Parking: Required: 396; proposed: 408
Bufferyard Requirements: Minimum 15 foot type II adjacent to RS-9 zoned districts.
Vehicular Use Landscaping Standards Requirements: UDO Standards Apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

- North - Single family neighborhood uses zoned RS-9. Two paper stub street connections are located along the northern property line adjacent to existing single family development.
- Northeast - Existing single family residential development and developed RM-18 zoned properties.

East - Single family residential uses zoned RS-9.
South - I-40 and a small tract of undeveloped RS-9 zoned land between current site and I-40.
West - Single family residential uses zoned RS-9.

GENERAL AREA

Character/Maintenance: Well to moderately maintained single family homes.
Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is currently undeveloped.
Topography: Property slopes gently to moderately downward toward the west.
Streams: Bottom Branch Creek crosses the western edge of this property.
Vegetation/habitat: Site is currently undeveloped.
Constraints: Moderate constraints caused by utility easements on property.
Floodplains: The westernmost edge of this property exists within floodway areas.

TRANSPORTATION

Direct Access to Site: Ebert Road; Ebert Street.
Street Classification: Ebert Road - major thoroughfare ; Ebert Street - major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Ebert Road from London Lane to Ebert Street = NC/12,000.
Ebert Street from Ebert Road to Silas Creek Parkway = 12,000/11,000.
Trip Generation/Existing Zoning: RS-9.
 $20.79 \times 43,560/9,000 = 100 \times 9.57$ (SFR Trip Rate) = 957 trips.
Trip Generation/Proposed Zoning: RM-12-S.
 240×6.59 (Low Rise Apt. Trip Rate) = 1,581 trips.
Transit: WSTA Route #23 on Ebert Street.
Bike Route #23 on Ebert Road and Ebert Street.

HISTORY

Relevant Zoning Cases:

1. W-2135; RS-9 to RM-12; approved March 3, 1997; north and south sides of Salem Crest Lane east side of Ebert Road and south of I-40 (this site is located approximately 1/2 mile southeast of current site); 5.83 acres; Planning Board and staff recommended approval.
2. W-1913; R-4 to R-2; approved July 5, 1994; south of I-40; 2.64 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for the preservation of stable neighborhood areas.

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

ANALYSIS

The petitioner has requested to rezone 20.79 acres from RS-9 to RM-12-S (Residential Building: Multifamily). The proposed complex consists of ten, 24 unit, three story apartment buildings. Totalling 240 units, the project density is just under twelve units per acre.

The site which is located on the west side of Ebert Road is situated between I-40 to the south and an established RS-9 zoned single family subdivision to the north. Although the area is generally characterized by single family homes, an older RM-18 zoned multifamily development is located approximately one thousand feet north of the site on east side Ebert Street. One significant site development constraint is a 130 foot wide Duke Power easement which bisects the northern third of the property from east to west.

Currently there are significant traffic problems on both Ebert Street and Ebert Road, onto which the proposed development would feed. Ebert Street, which merges with Ebert Road just north of the proposed project entrance is already above capacity. Since there is no interchange with I-40 and Ebert Road, prospective residents of the development would most likely travel north to Silas Creek Parkway thus adding to the existing traffic concerns. In this regard Planning staff is concerned about the additional traffic that RM-12 densities would generate at this location.

Also, to prevent continued isolation of adjacent residential areas from each other, staff recommends that at least one of the two stub street connections contiguous to the residential subdivision located north of the current site be connected. Of the two connections staff believes that the Dupont Street extension is preferable since fewer residences along Ardmore Manor would be affected.

Although the site plan shows substantial separation between the proposed multifamily units and the existing single family neighborhood, staff is concerned about incompatible character of the proposed land plan. While staff believes that multifamily development may be suitable for the current site, smaller scale buildings, perhaps townhomes instead of 24 unit, three story structures may be a more acceptable transitional use.

In subsequent conversations with the developer staff understands that the developer may revise his proposal to better accommodate staffs' concerns. Based on the current site plan and densities, however, staff is generally unsupportive of the proposal and recommends against the RM-12-S zoning request.

FINDINGS

1. The petitioner has requested a rezoning of 20.79 acres from RS-9 to RM-12-S (Multifamily) for 240 apartment units at total density of 11.59 units per acre.
2. The site plan shows ten, three story, 24 unit apartment structures.
3. The large size of the proposed apartment structures is generally incompatible with the smaller scale, single family character of the adjacent neighborhood.
4. Currently there are substantial traffic problems on both Ebert Street and Ebert Road, onto which the proposed development would feed.
3. Connections to existing stub streets to the north could ameliorate traffic concerns.
4. Staff acknowledges the multifamily potential of the current site if smaller multifamily structures are proposed and at lower (RM-8) densities.

STAFF RECOMMENDATION

Zoning: **DENIAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
 - b. Limits of grading along the stream defining the western edge of the property shall be flagged in the field.
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On site fire hydrants will be required in locations approved by the Forsyth County Fire Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required storm water management devices shall be installed.
 - b. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
 - c. Developer shall install curb and gutter and turn lanes along Ebert Road to the specifications of the City of Winston-Salem Department of Transportation.

- d. Developer shall provide public street or private vehicular drive access to either Dupont Road and/or Sharon Road. Off site portions of said connections shall be constructed to City of Winston-Salem Department of Public Works public city street standards.

- **OTHER REQUIREMENTS**

- a. Signage shall be limited to one (1) monument sign with a maximum height of five (5) feet.

[For information purposes only: The draft Legacy plan has as one of its goals to increase infill development within the municipal services area. Infill will reduce pressure for greenfield development on the suburban fringe and make the most efficient use of infrastructure (sewer, water, roads) and services already paid for by taxpayers. Infill development should be designed to be compatible with surrounding development so that it strengthens existing neighborhoods.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved withdrawal of the zoning map amendment and site plan.

SECOND: James Rousseau

VOTE:

FOR: Johnson, King, Powell, Rousseau, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning