



DOCKET #: W2497

PROPOSED ZONING:
RSQ

EXISTING ZONING:
RM5

PETITIONER:
City of Winston-Salem

SCALE: 1" represents 200'

STAFF: Hughes

GMA: 2

ACRE(S): 1.74

MAP(S): 630858, 630862



August 22, 2001

City of Winston-Salem
c/o Bryce A. Stuart, Manager
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2497

Dear Mr. Stuart:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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
Guy Choquette, P. O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: August 22, 2001
TO: The Honorable Mayor and Board of Aldermen
FROM: A. Paul Norby, AICP, Director of Planning

BOARD ACTION REQUEST:

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

SUMMARY OF INFORMATION:

Zoning map amendment of the City of Winston-Salem from RM-5 to RSQ: property is located on the north and south sides of Fourteenth Street and the north side of Thirteenth Street between Patterson Avenue and Ivy Avenue (Zoning Docket W-2497).

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-2497

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 Board of Aldermen 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 RSQ the zoning classification of the following described property:

Tax Block 229, Tax Lots 7, 8, 9, 11, 25, 30, 109, 118 and 119

Tax Block 230, Tax Lots 116, 117, and 118

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2497

STAFF: Suzy Hughes

Petitioner(s): City of Winston-Salem

Ownership: Same

REQUEST

From: RM-5 Residential Multifamily District; maximum density 5 units/acre

To: RSQ Residential Single Family Quadraplex District; buildings may be single, double, triple, or quadruple units. (*The Liberty/Patterson Redevelopment Plan* puts additional restrictions on this property to single family residential only.)

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: 1.74 acres

LOCATION

Street: North and south sides of 14th Street and north of 13th Street between Patterson Avenue and Ivy Avenue.

Jurisdiction: City of Winston-Salem.

Ward: East and Northeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Any pre-existing structures have been removed.

Adjacent Uses:

| | |
|-------------|---|
| North - | Single Family, zoned RM-5 |
| East - | Single Family and Quadraplex unit, zoned RM-5 |
| South - | Single Family, zoned RM-5; vacant lot, zoned HB |
| Southwest - | Abandoned grocery store, zoned HB |

GENERAL AREA

Character/Maintenance: Poor to moderately-well maintained single family and multifamily units.

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Some vegetation may need to be removed for development to occur.

Topography: Property is fairly flat.

Vegetation/habitat: Site is grassy with scattered trees.

Constraints: Some vegetation/trees may need to be removed.

Watershed: None.

TRANSPORTATION

Direct Access to Site: Fourteenth Street; Thirteenth Street; Patterson Street.

Street Classification: Fourteenth Street - collector; Thirteenth Street - collector; Patterson Street - minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Patterson Street between Glenn Avenue and Northwest Boulevard = 7,800/18,000.

Sidewalks: Both sides of 14th Street and Patterson Avenue.

Transit: Route #9, along Patterson; Route #10, along Patterson, west of site.

HISTORY

Relevant Zoning Cases:

1. W-1991; RSQ to PB; approved October 2, 1995; east side of North Liberty Street between 15th and 19th Streets; 0.60 acre; Planning Board and staff recommended approval.
2. W-1776; I-2 to R-3; approved August 3, 1992; south side of 17th Street east of Patterson Avenue; 0.47 acre; Planning Board and staff recommended approval.
3. W-428; R-3 to R-1; approved September 4, 1973; northeast corner of Patterson Avenue and 13 1/2 Street; 0.75 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Urban Neighborhoods.

Relevant Comprehensive Plan Recommendation(s): Encourage quality infill development and greater residential densities where appropriate; promote public/private partnerships to develop affordable housing; encourage a mix of housing types in neighborhoods; and encourage historic preservation, rehabilitation and reuse of existing structures.

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

COMMUNITY DEVELOPMENT

Certified Area/Name: Liberty/Patterson Redevelopment Area.

Type of Certification: Redevelopment Area, certified January, 2000.

Redevelopment Recommendation(s): Recommendations: Acquire and clear dilapidated structures on subject properties; rezone property to RSQ; redevelop lots with new single-family residential structures compatible with existing urban neighborhood. Plan adopted in 2000.

ANALYSIS

The City of Winston-Salem has submitted this petition to rezone 1.74 acres on the north and south sides of Fourteenth Street and the north side of Thirteenth Street. The minimum lot width for RM-5 zoning is 70 feet. The minimum lot width for RSQ is 50 feet. 50 foot lot widths are more consistent with the lotting pattern in the area. Currently these lots are nonconforming, but because the City of Winston-Salem owns contiguous lots it would be forced to meet zoning requirements for setback and width.

Legacy recommends that there be quality infill development in this area. *Legacy* also encourages a mixture of housing uses in the area. The redevelopment plan for this area specifies that this area be zoned RSQ as the area is a mix of single family, duplex, triplex, and quadraplex units. RSQ zoning would give the City greater flexibility in redevelopment of this property. The land use specified in the *Liberty/Patterson Redevelopment Plan* is single-family residential for home ownership. These lots are in an area residential in nature, in dire need of redevelopment. This rezoning would help implement redevelopment.

This request, if approved, would be consistent with the surrounding uses of the neighborhood. It supports the recommendations of the redevelopment plan for the area as well as the recommendations of *Legacy*. This rezoning and potential redevelopment associated with it would be a benefit for the community. For these reasons, staff recommends approval.

FINDINGS

1. The City of Winston-Salem has submitted this petition to rezone 1.74 acres on Thirteenth Street and Fourteenth Street.
2. *Legacy* recommends that there be quality infill development in this area.
3. The redevelopment plan for this area specifies that this area be zoned RSQ and developed with single family owner-occupied dwellings.
4. The area is a mix of single family, duplex, triplex, and quadraplex units.
5. This rezoning would help implement redevelopment.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jimmy Norwood moved approval of the zoning map amendment.

SECOND: Jerry Clark

VOTE:

FOR: Avant, Clark, King, Norwood, Powell, Snelgrove

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning