



DOCKET #: W2369

PROPOSED ZONING:
RSQ-S (Residential
Building, Twin Home)

EXISTING ZONING:
RS12

PETITIONER:
P.C. Pappas Builders, Inc.,
for property owned by others

SCALE: 1" represents 200'

STAFF: F. Luce

GMA: 3

ACRE(S): 4.7

MAP(S): 618862

January 18, 2000

P. C. Pappas Builders, Inc.
Attn: Phillip C. Pappas
3890 Littlebrook Drive
Clemmons, NC 27012

RE: ZONING MAP AMENDMENT W-2369

Dear Mr. Pappas:

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
Emmett McCall, 633 W. Fourth Street, Winston-Salem, NC 27101

ACTION REQUEST FORM

DATE: January 18, 2000
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 P. C. Pappas Builders, Inc. for property owned by Dewey Guy Wilkerson, III, Clara Wilkerson Estate Development Company, LLC, and Jan Wilkerson

SUMMARY OF INFORMATION:

Zoning map amendment of P. C. Pappas Builders, Inc. for property owned by Dewey Guy Wilkerson, III, Clara Wilkerson Estate Development Company, LLC, and Jan Wilkerson from RS-12 to RSQ-S (Residential Building, Twin Home); property is located on the south side of Robinhood Road between Austin Lane and Avalon Road and on both sides of Vernon Avenue south of Robinhood Road (Zoning Docket W-2369).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: APPROVED

CITY ORDINANCE - SPECIAL USE

Zoning Petition of P. C. Pappas Builders, Inc. for property owned by Dewey Guy Wilkerson, III, Clara Wilkerson Estate Development Company, LLC, and Jan Wilkerson, Docket W-2369

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 RS-12 to RSQ-S (Residential Building, Twin Home) the zoning classification of the following described property:

STARTING at a common point being at the northwest corner of Block 6332 Lot 12 and the northeast corner of Block 2387 Lot 36; running thence from said starting point along the southern margin of the right-of-way of Robinhood Road north 72E 58' 11" east 141.80 feet to a point; thence north 72E 58' 10" east 49.77 feet to a point; thence north 72E58' 11" east 178.57 feet to a point; thence south 01E 50' 27" east 126.97 feet to a point; thence south 01E 50' 27" east 67.40 feet to a point; thence south 02E 13' 22" east 29.59 feet to a point; thence south 02E 13' 22" east 60.29 feet to a point; thence south 01E 48' 20" east 39.69 feet to a point; thence south 01E 48' 20" east 82.00 feet to a point; thence south 01E 48' 20" east 136.98 feet to a point; thence south 01E 48' 20" east 25.00 feet to a point; thence south 72E 54' 00" west 127.00 feet to a point; thence south 72E 54' 00" west 127.60 feet to a point; thence south 72E 54' 00" west 122.00 feet to a point; thence north 01E 16' 09" west 196.01 feet to a point; thence north 01E 16' 09" west 167.09 feet to a point; thence north 01E 16' 09" west 84.00 feet to a point; thence north 01E 16' 09" west 59.98 feet to a point; thence north 01E 16' 09" west 63.00 feet to a point; that point being the place of beginning; being all or part of Block 6332 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12; comprising 204,779.92 square feet or ±4.70 acres.

Section 2. This Ordinance is adopted after approval of the site plan entitled Pappas - Robinhood and identified as Attachment "A" of the Special Use District Permit issued by the

Board of Aldermen the _____ day of _____, to P. C. Pappas Builders, Inc. for property owned by Dewey Guy Wilkerson, III, Clara Wilkerson Estate Development Company, LLC, and Jan Wilkerson.

Section 3. The Board of Aldermen hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Pappas - Robinhood. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the Board of Aldermen

of the City of Winston-Salem

The Board of Aldermen of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of P. C. Pappas Builders, Inc. for property owned by Dewey Guy Wilkerson, III, Clara Wilkerson Estate Development Company, LLC, and Jan Wilkerson, (Zoning Docket W-2369). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RSQ-S (Residential Building, Twin Home), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 19____" and signed, provided the property is developed in accordance with requirements of the RSQ-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

C PRIOR TO SIGNING FINAL PLATS

- a. Developer shall construct a new sidewalk along the entire frontage of the property on Robinhood Road to the specifications of the Public Works Department of the City of Winston-Salem. When plans are submitted for approval to construct this new sidewalk, developer shall notify the City of the need to construct a short section of sidewalk to the east to Avalon Road to complete a sidewalk connection in this area of Robinhood Road.
- b. If the street remains public, any landscaped islands within the right-of-way must be approved by the Public Works Department of the City of Winston-Salem, and a homeowners association must be responsible for maintenance of these areas. If the street is to become private, the existing right-of-way must be closed by the Winston-Salem Board of Aldermen.

C OTHER REQUIREMENTS

- a. Sign shall be limited to a five (5) foot monument type with a maximum copy area of eighteen (18) square feet. Said sign may be incorporated into a wall or other entrance structure but the sign shall not be more than five (5) feet in height.

ZONING STAFF REPORT

DOCKET # W-2369
STAFF: David Reed

Petitioner(s): P.C. Pappas Builders, Inc.
Ownership: Dewey Guy Wilkerson, III, Clara Wilkerson Estate Development Company, LLC,
and Jan Wilkerson

REQUEST

From: RS-12 Residential Single Family District; minimum lot size 12,000 sf
To: RSQ-S Residential Single Family Quadraplex District; minimum lot size depends
on use (Residential Building, Twin Home)

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

Acreage: 4.7 acres

LOCATION

Street: South side of Robinhood Road between Austin Lane and Avalon Road and on both sides
of Vernon Avenue south of Robinhood Road.
Jurisdiction: City of Winston-Salem.
Ward: West.

SITE PLAN

Proposed Use: Twin homes.
Square Footage: Lot sizes range from 9,750 square feet to 15,467 square feet.
Building Height:
Density: 2.98 units per acre.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

North -	Single family homes.
East -	Multifamily homes.
South -	Multifamily homes.
West -	Single family homes.

GENERAL AREA

Character/Maintenance: Well maintained single family homes and apartment uses.
Development Pace: Slow.

PHYSICAL FEATURES

Topography: Site slopes down to the southwest.
Vegetation/habitat: Site is grassy with a number of mature hardwood trees.
Impact on Existing Features: Minor.

TRANSPORTATION

Direct Access to Site: Robinhood Road.
Street Classification: Major thoroughfare.
Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
NA/16,000
Trip Generation/Existing Zoning: RS-12: 12 lots x 9.55 trip rate = 114.6 new trips per day
Trip Generation/Proposed Zoning: RS-9-S: 14 lots x 5.86 = 82 new trips per day
Sight Distance: Good.
Interior Streets: Public (petitioners may apply for closure of the public street).
Transit: Winston-Salem Transit Authority (WSTA) Route 21 serves the site.

HISTORY

Relevant Zoning Cases:

1. W-1334; R-5 to R-4-S (PRD); approved March 3, 1986; north side of Robinhood Road east of Buena Vista Road; 16.5 acres; Planning Board and staff recommended approval.
2. W-932; R-4 and R-5 to R-2-S (Dwellings: Multifamily); approved March 22, 1982; northwest corner of Robinhood Road and Coliseum Drive; 11.8 acres; Planning Board and staff recommended approval.
3. W-866; R-5 to R-2-S (Dwellings: Multifamily); approved January 18, 1982; northeast corner of Spring Garden Road and Avalon Road; 0.56 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban
Relevant Comprehensive Plan Recommendation(s): Provide residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demand.
Area Plan/Development Guide: The site is not within the boundaries of a development guide or an area plan.

ANALYSIS

The subject rezoning request would allow for twin homes to be developed around a small cul-de-sac originally approved for single family home development. The existing RS-12 zoning allows a maximum density of 3.63 units per acre. The proposed twin homes will have a density of 2.98 units per acre.

The site is located on the south side of Robinhood Road between Austin Lane and Avalon Road. A number of mature hardwood trees are on the site. The site adjoins multifamily housing on the south and east sides and single family homes on the west side. The land across Robinhood Road to the north is developed with a mixture of single family and attached homes.

The proposed site plan shows 14 homes in seven twin home structures. Each dwelling unit is on an individual lot with the lot-line running along the common wall shared by the two units. The site plan also shows shared driveways with garages in the rear which is a design concept supported by staff.

Vision 2005 recommends providing residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demand. The site is in a neighborhood which currently has a variety of housing options and the proposed density is lower than what is allowed under the existing zoning. Staff is of the opinion that the proposed zoning is in character with the area and is consistent with the recommendations of *Vision 2005*.

FINDINGS

1. The subject rezoning request would allow for twin homes to be developed around a small cul-de-sac originally approved for single family home development.
2. The proposed twin homes will have a density which is lower than the density allowed under the existing zoning.
3. The site adjoins multifamily housing on the south and east sides and single family homes on the west side.
4. The proposed site plan shows 14 homes in seven twin home structures and shared driveways with garages in the rear.
5. Staff is of the opinion that the proposed zoning is in character with the area and is consistent with the recommendations of *Vision 2005*.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

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

C PRIOR TO SIGNING FINAL PLATS

- a. Developer shall construct a new sidewalk along the entire frontage of the property on Robinhood Road to the specifications of the Public Works Department of the City of Winston-Salem. When plans are submitted for approval to construct this new sidewalk, developer shall notify the City of the need to construct a short section of sidewalk to the east to Avalon Road to complete a sidewalk connection in this area of Robinhood Road.
- b. If the street remains public, any landscaped islands within the right-of-way must be approved by the Public Works Department of the City of Winston-Salem, and a homeowners association must be responsible for maintenance of these areas. If the street is to become private, the existing right-of-way must be closed by the Winston-Salem Board of Aldermen.

C OTHER REQUIREMENTS

- a. Sign shall be limited to a five (5) foot monument type with a maximum copy area of eighteen (18) square feet. Said sign may be incorporated into a wall or other entrance structure but the sign shall not be more than five (5) feet in height.

[For information purposes only: The site lies within the Municipal Services Area of the Legacy Growth Management Plan, within the “urban neighborhoods” area. Compact growth characterized by infill development where possible is recommended for this Growth Management Area. Legacy also has an objective of increasing community acceptance of mix of housing at higher densities that are not incompatible with the existing neighborhood. The proposed rezoning would be consistent with these objectives of the draft Legacy comprehensive plan.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: James Rousseau moved approval of the zoning map amendment, certifying that the site plan meets all code requirements and including staff recommendations.

SECOND: Steve Johnson

VOTE:

FOR: Avant, Bost, Johnson, Powell, Rousseau, Stewart

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning