



DOCKET #: W2391

PROPOSED ZONING:
RS9

EXISTING ZONING:
HB and RS9

PETITIONER:
EXL Development Company, Inc.

SCALE: 1" represents 400'

STAFF:

GMA: 3

ACRE(S): 14.99

MAP(S): 606878

April 19, 2000

EXL Development Company, Inc.
c/o Clarence White
P. O. Box 1057
Lewisville, NC 27023

RE: ZONING MAP AMENDMENT W-2391

Dear Mr. White:

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

ACTION REQUEST FORM

DATE: April 19, 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 EXL Development Company, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of EXL Development Company, Inc. from HB and RS-9 to RS-9: property is located on the west side of Hartford Street across from Edgeware Road (Zoning Docket W-2391).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Map Amendment of EXL Development Company, Inc., Docket W-2391

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 HB and RS-9 to RS-9 the zoning classification of the following described property:

BEGINNING at an iron stake at the northeast corner of Tax Lot 11G Block 3462 on the right-of-way of Hartford Road, thence with the right-of-way of Hartford Road south 02E 58' 00" west for a distance of 556.84 feet to an EIP, thence south 78E 54' 00" west for a distance of 309.20 feet to an EIP; thence south 01E 42' 00" east for a distance of 155.07 feet to an EIP, thence south 78E 36' 00" west for a distance of 319.18 feet to an EIP, thence south 37E 09' 40" west for a distance of 295.89 feet to an EIP, thence north 52E 31' 10" west for a distance of 24.97 feet to an EIP, thence north 05E 45' 15" east for a distance of 185.26 feet to a stone; thence north 00E 52' 40" east for a distance of 943.03 feet to an EIP, thence south 88E 23' 00" east for a distance of 600.24 feet to an EIP, thence south 74E 48' 00" east for a distance of 213.52 feet to an EIP to the point and place of Beginning. Being Tax Lots 11G and 130, Block 3462.

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2391
STAFF: David Reed

Petitioner(s): EXL Development Company, Inc.
Ownership: Same

REQUEST

From: HB Highway Business District and RS-9 Residential Single Family District;
minimum lot size 9,000 sf
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: 14.99 acres

LOCATION

Street: West side of Hartford Street across from Edgeware Road.
Jurisdiction: City of Winston-Salem.
Ward: North.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is vacant.

Adjacent Uses:

North -	Single family homes zoned RS-9-S.
East -	Single family homes zoned RS-12 and RS-9.
South -	Single family homes and vacant wooded land.
West -	Vacant wooded land zoned HB.

GENERAL AREA

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

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Minor.
Topography: Site slopes down towards the southwest.

Streams: None.

Vegetation/habitat: Site is wooded.

TRANSPORTATION

Direct Access to Site: Hartford Street and Winona Street.

Street Classification: Hartford Street and Winona Street - collector streets; Reynolda Road - major thoroughfare.

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

Reynolda Road east of Shattalon Drive - 16,000/26,000.

Sight Distance: Good.

Transit: Route 16.

HISTORY

Relevant Zoning Cases:

1. W-2064; RS-9 and MH to MH-S (Manufactured Housing Development); denied July 1, 1996; southwest side of Bethabara Road, north of Bluebird Lane; 13.74 acres; Planning Board and staff recommended approval.
2. W-2037; RS-9 to HB; approved February 19, 1996; northeast side of Reynolda Road, between Sunny Drive and Morningside Drive; 1.24 acres; Planning Board and staff recommended approval.
3. W-1407; R-2 to R-4-S (Planned Residential Development); approved January 5, 1987; south of Morningside Drive and west of Hartford Street adjacent to current site to the north; 13.96 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*):

Relevant Comprehensive Plan Recommendation(s): *Vision 2005* calls for the separation and buffering of residential developments from commercial, office, and industrial uses.

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

ANALYSIS

The subject property is located on the west side of Hartford Street north of Reynolda Road. The majority of the property is currently zoned HB. The HB zoning has existed on the property since the 1968 mapping and is not in character with the single family homes on Hartford Street. The proposed RS-9 zoning allows uses that are in character with the area.

The petition is consistent with *Vision 2005* and staff supports the proposed zoning map amendment.

FINDINGS

1. The subject property is located on the west side of Hartford Street north of Reynolda Road.
2. The majority of the property is currently zoned HB.
3. The HB zoning has existed on the property since the 1968 mapping and is not in character with the single family homes on Hartford Street.
4. The proposed RS-9 zoning allows uses that are in character with the area.
5. The petition is consistent with *Vision 2005* and staff supports the proposed zoning map.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

[*For information purposes only:* The draft *Legacy* plan identifies the site as being located in the municipal services area of *Legacy's* growth management plan.]

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved approval of the zoning map amendment.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Rousseau, Schroeder, Williams

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning