



DOCKET #: W2413
 (continued from August 10
 CCPB meeting)

PROPOSED ZONING:
 RS-Q-S (Residential
 Building, Multifamily)

EXISTING ZONING:
 RS9

PETITIONER:
 GG & K Developers, Inc.,
 for property owned
 by Lillie M. Holcomb

SCALE: 1" represents 200'

STAFF: Simmons

GMA: 3

ACRE(S): 5.36

MAP(S): 618834

September 20, 2000

GG & K Developers, Inc.
3023 Yadkin College Road
Lexington, N.C. 27127

RE: ZONING MAP AMENDMENT W-2413

Dear Sir:

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: September 20, 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 GG & K Developers, Inc.

SUMMARY OF INFORMATION:

Zoning map amendment of GG & K Developers, Inc. for property owned by Lillie M. Holcomb from RS-9 to RSQ-S (Residential Building, Multifamily)

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Zoning Petition of GG & K Developers, Inc. for property owned by Lillie M. Holcomb, Docket W-2413

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-9 to RSQ-S

(Residential Building, Multifamily) the zoning classification of the following described property:

BEGINNING at the Northwest corner of Tax Lot 37M, Block 3839; Thence S 82° 35' 35", East 461.56' to a point; Thence with the City of Winston-Salem line, Tax Lot 37L, Block 3839 S 02° 05' 55" West 200' to a point; Thence S 82° 28' 15" East 204.83' to a point; Thence S 02° 29' 00" West 182.66' to a point; Thence running along Old Pope Road N 87° 03' 45" West 675.78' to a point; Thence running along Lindale Street N 03° 52' 10" East 435.07' to the point and place of Beginning containing 5.36 acres +/- and being informally known as Tax Lot 37M, Block 3839.

Section 2. This Ordinance is adopted after approval of the site plan entitled Pope Road Place and identified as Attachment "A" of the Special Use District Permit issued by the Board of Aldermen the _____ day of _____, to GG & K Developers, Inc. for property owned by Lillie M. Holcomb.

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 Pope Road Place. 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 GG & K Developers, Inc. for property owned by Lillie M. Holcomb, (Zoning Docket W-2413). 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, Multifamily), approved by the Winston-Salem Board of Aldermen the _____ day of _____, 20____" 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 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.

• PRIOR TO THE ISSUANCE OF BUILDING PERMITS

- a. Developer shall record a final plat in the Office of the Register of Deeds. Final plat shall show lots, common areas, private access easements, public streets and public utilities.

C PRIOR TO THE SIGNING OF FINAL PLATS

- a. All documents including covenants, restrictions, and homeowners association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
- b. Developer must dedicate thirty-five (35) feet of right-of-way from the south side

of the existing centerline of Pope Road to the Winston-Salem Department of Transportation to be shown on the final plat.

- c. Developer must build all public streets internal to the project to City of Winston-Salem standards.
- d. Developer shall install a minimum five (5) foot wide sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Pope Road.
- e. Developer shall install any required turn lanes on Pope Road in accordance with Winston-Salem Department of Transportation specifications.

C PRIOR TO OCCUPANCY PERMITS

- a. Public water and sewer shall be installed in accordance with the City-County Utilities Commission requirements.
- b. Fire hydrants shall be installed in accordance with the Winston-Salem Fire Department requirements.
- c. Any required storm water management devices shall be installed.
- d. Developer shall install a sidewalk to City of Winston-Salem standards along the entire frontage of the property along the south side of Pope Road.
- e. Developer shall file a petition to close unutilized portions of Old Pope Road and Lindale Street with the City Secretary's Office.

• **OTHER REQUIREMENTS**

- a. Developer may have one entrance sign on Pope Road. Said sign shall be a monument type with a maximum height of five (5) feet and a maximum copy area of eighteen (18) square feet.
- b. RSQ zoning district requires a minimum 4:12 pitched roof.

ZONING STAFF REPORT

DOCKET # W-2413
STAFF: Glenn Simmons

Petitioner(s): GG & K Developers, Inc.
Ownership: Lillie M. Holcomb

CONTINUANCE HISTORY:

The Planning Board continued this request from the August 10, 2000 meeting to September 14, 2000 to allow the petitioner additional time to improve the site plan, per Planning staff recommendations, to improve vehicular circulation and interior open space.

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000
To: RSQ-S Residential Single Family Quadraplex District; minimum lot size varies
(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: 5.36 acres

LOCATION

Street: Southwest corner of Pope Road and Lindale Street.
Jurisdiction: City of Winston-Salem.
Ward: South.

SITE PLAN

Proposed Use: Multifamily quadraplex and triplex units.
Square Footage: N/A.
Building Height: One and two story units.
Density: 6.72 units per acre.
Parking: Required: 1.75 spaces per two bedroom dwelling unit or 63 spaces; Proposed: 72 spaces (attached garages); Layout: under condominium units.
Bufferyard Requirements: No bufferyard required in context with current site plan.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: None on site.

Adjacent Uses:

- North - Developed RS-9 zoned residential subdivision.
- Northeast - Neighborhood scale church zoned RS-9.
- East - City fire station zoned RS-9. Vacant LB-S zoned land located farther east on southwest corner of intersection of Pope Road and Old Salisbury Road.
- Southeast - Developed LB zoned convenience store located on the west side of Old Salisbury Road south of intersection of Pope Road.
- South - Developed RS-9 zoned residential subdivision.
- West - Developed RS-9 zoned residential subdivision.
- Northwest - Neighborhood scale church zoned RS-9 and developed RS-9 zoned residential subdivision.

GENERAL AREA

Character/Maintenance: Well maintained single family homes in conventional RS-9 subdivisions and well maintained institutional uses located along Pope Road.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Vacant field to be substantially developed.

Topography: Site slopes gently downward toward the west.

Streams: None.

Vegetation/habitat: Open field.

Constraints: No major constraints.

Floodplains: None.

TRANSPORTATION

Direct Access to Site: Pope Road.

Street Classification: Minor thoroughfare.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day): Pope Road - 3,900/9,500

Trip Generation/Existing Zoning: RS-9: 5.36 acres/9,000 sf = 25 lots x 9.57 (trip rate) = 239 trips

Trip Generation/Proposed Zoning: RSQ: 36 units x 6.63 (trip rate multifamily) = 239 trips

Planned Road Improvements: None

Sight Distance: Good

Interior Streets: Private drives

Connectivity of street network: Staff suggests that undeveloped rights-of-way of Old Pope Road and Lindale Streets be incorporated into the building and internal street design concept to minimize the impacts to adjacent residential neighbors.

Sidewalks: Sidewalk along south side of Pope Road for full length of property frontage requested by staff as a site plan condition.

HISTORY

Relevant Zoning Cases:

1. W-1425; R-2-S (PRD) [comparable to RSQ] to R-3 (PRD) [comparable to RSQ]; approved March 9, 1987; southeast intersection of Wynwood Drive and Pope Road (approximately ½ mile west of current site); 14.77 acres; Planning Board and staff recommended approval.
2. W- 1868; R-5 (comparable to RS-9) to B-3-S (Multiple business uses) [comparable to LB-S]; approved February 7, 1994; southeast corner of Old Salisbury Road and Pope Road; adjacent to southeast corner of current site; 3.15 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): The plan calls for the preservation of stable neighborhoods and the buffering of commercial uses from residential areas.

Area Plan/Development Guide: No.

ANALYSIS

The current request is a proposal to rezone 6.72 acres of land from existing RS-9 to RSQ-S for 33 total units in triplex and quadraplex single story structures. The site is bounded along its western and southern boundaries by undeveloped thirty foot wide rights-of-way for Old Pope Road and Lindale Street. The property is accessed via a proposed public street within the currently undeveloped right-of-way of Lindale Street on the south side of Pope Road . Each proposed condominium unit has an attached one or two car garage which is oriented internally to the proposed public streets. The rear of units located along the southern edges of the property back up to existing single family homes.

The property is more generally situated in an area of well maintained single family subdivisions and institutional uses. The Winston-Salem Fire Department has a station located on the eastern edge of the property on the south side of Pope Road. Commercially zoned property is located near and contiguous to the site along Old Salisbury Road.

While the current site is located in an area of single family residential subdivisions located to the north, west and south of the property; several institutional uses, low intensity RM-5 developments, and commercial zoning lots are in the area. For this reason RSQ zoning generally

appears appropriate at this location as a transitional use between lesser and more intense zoning classifications. Staff was concerned that the original site plan did not incorporate enough open space or courtyards into a project of this scale. Subsequently, the developer revised the plan to include some additional open areas which will also include a detention pond for storm water management. In this context, the developer also proposes to utilize the existing undeveloped right-of-way of Lindale Street to provide public street access to the project. As part of staff recommendation site plan conditions, developer shall file a petition to close unutilized portions of Old Pope Road and Lindale Street with the City Secretary's Office.

The revised plan is generally consistent with Planning staff recommendations provided that the storm water detention area is properly landscaped at the entrance to the project. Otherwise, staff believes that the plan will achieve an appropriate residential, transitional use between existing single family and existing institutional and commercial uses in the area.

FINDINGS

1. The petitioner proposes to rezone 6.72 acres from RS-9 to RSQ-S for 33 triplex and quadraplex single story condominium units.
2. The area is generally characterized by existing RS-9 single family subdivisions located north, west, and south of the site; and various institutional and commercial uses located in the area.
3. The site appears generally well suited for RSQ development, which could serve as a transitional use between lower and greater intensity uses in the area.
4. Staff is generally supportive of the revised site plan provided that the storm water detention area is properly landscaped as a site amenity.

STAFF RECOMMENDATION

Zoning: **APPROVAL**

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

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- b. RSQ zoning district requires a minimum 4:12 pitched roof.

[*For information purposes only:* Draft *Legacy* Comprehensive Plan: The petitioner's site is located within the Municipal Services Area in the Suburban Neighborhoods growth management area. *Legacy* encourages infill development at higher densities within the municipal services area. The infill should be designed to be compatible with the character of the surrounding neighborhood.]

PUBLIC HEARING - August 10, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson made a motion to continue the case to September 14, 2000.

SECOND: James Rousseau

VOTE:

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

AGAINST: None

EXCUSED: None

PUBLIC HEARING- September 14, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: Norman Williams moved approval of the zoning map amendment.

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

SITE PLAN MOTION: Norman Williams certified that the site plan meets all code requirement and recommends staff conditions.

SECOND: John Bost

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning