

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket	W-3606		
Staff	Rory Howard		
Petitioner(s)	James W. Powell, Jr.		
Owner(s)	Same		
Subject Property	PIN 6825-71-9845		
Address	1242 West Academy Street		
Type of Request	General Use Rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RSQ (Residential Single Family, Quadraplex) to RM18 (Residential, Multifamily- 18 Units per Acre).</p> <p>NOTE: General, Special Use Limited, and Special Use zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>		
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.		
Zoning District Purpose Statement	The RM18 District is primarily intended to accommodate multifamily uses at a maximum overall density of eighteen (18) units per acre. This district is appropriate for Growth Management Areas 1 and 2, and may be suitable for Growth Management Area 3 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available and the site has direct access to a minor or major thoroughfare.		
Rezoning Consideration from Section 3.2.19 A 16	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located in GMA 2, has adequate access to public utilities, and fronts along a minor thoroughfare with sidewalks.</p>		
GENERAL SITE INFORMATION			
Location	Southeast intersection of West Academy Street and Anson Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southwest		
Site Acreage	± 0.99 acres		
Current Land Use	Multifamily Triplex		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Convenience Store and Services A
	East	GB-L	Undeveloped property
	South	HB	Services A and Offices
	West	RM18 and RSQ	Single-family home and apartments

Rezoning Consideration from Section 3.2.19 A 16	Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?
	Yes, there are multifamily apartments existing to the west across Anson Street. The property is generally surrounded by high-intensity commercial and multifamily residential land uses.
Physical Characteristics	The site is partially developed with a 2,668sf triplex located at the northeastern corner of the site. The topography slopes towards the east with an approximate 18-degree average slope.
Proximity to Water and Sewer	Public water and sewer are available along both the Academy Street and Anson Street frontages.
Stormwater/ Drainage	As a site plan was not submitted as part of this request, staff cannot determine if any future changes to the site would trigger stormwater review and mitigation. There are no known drainage issues on the site.
Watershed and Overlay Districts	The site is not located in a water supply watershed.
Analysis of General Site Information	The site is partially developed with a triplex building approximately 2,668 square-feet in size. The triplex is served by an interior gravel parking area that is accessed from West Academy Street and by an informal parking area along Anson Street. The remainder of the site is undeveloped and heavily wooded.

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3558	GB-L to GB-L	Approved 2/6/2023	East	4.75	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION

Street Name	Classification	Street Maintenance	Frontage	Average Daily Trip Count	Capacity at Level of Service D
West Academy Street	Minor Thoroughfare	WSDOT	135 feet	11,000	13,800
Anson Street	Local Street	WSDOT	320 feet	N/A	N/A

Proposed Access Point(s)	As a site plan was not submitted with the request, any future change to the existing access points cannot be determined at this time. The apartment building currently on site is accessed via a small parking area along Anson Street and an internal parking area accessed off West Academy Street.
Trip Generation - Existing/Proposed	<p><u>Existing Zoning – RSQ</u> Triplex (3-units) x 4.54(low-rise apartment trip rate) = 14 trips per day.</p> <p><u>Proposed Zoning – RM18</u> Staff is unable to estimate trip generation numbers for the proposed General Use request as it does not include a site plan.</p>

Sidewalks	Sidewalks exist along the entire frontages of West Academy Street and Anson Street.
Transit	WSTA routes 80, 83 and 107 stop at the intersection of West Academy Street and Peters Creek Parkway, approximately 450 feet to the east of the site. An additional transit stop for WSTA route 80 is located at the intersection of West Academy Street and Duke Street, approximately 355 feet west of the site.
Analysis of Site Access and Transportation Information	The site is partially developed with one existing apartment building and two gravel parking areas. The site has excellent multimodal access to pedestrian, bicycle, and mass transit facilities.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage the inclusion of housing at higher residential densities in activity centers and appropriate locations along growth corridors. A mix of housing types in neighborhoods provides housing choices and more equitable access to services for people of all income levels and generations. • Neighborhoods that embrace a variety housing choices and well-designed nonresidential uses as an important and vital part of their community should be the new paradigm for future development and redevelopment.
Relevant Area Plan(s)	<p><i>Southwest Winston-Salem Area Plan Update (2016)</i></p> <p><i>Peters Creek Parkway Growth Corridor Plan (2019)</i></p>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends the subject property for low-density attached residential development. • Urban form growth corridors should be developed at higher densities with buildings close to the street and parking to the side or rear of buildings to encourage pedestrian-friendly spaces. • A more compact pattern of growth as outlined in the land use recommendations supports public transportation as a practical alternative to the automobile.
Site Located Along Growth Corridor?	Yes, the property is located within the Peters Creek Parkway Urban Growth Corridor.
Growth Corridor Recommendations	<ul style="list-style-type: none"> • This general area would benefit from new investment to make it more pedestrian friendly, and to make it more appealing to nearby residents and users of the corridor. • Converting the north section of the corridor into a pedestrian and transit-friendly environment will require both a redesign of the road and the redevelopment of properties with an urban form.

Site Located within Activity Center?	The site is located within the West Salem Activity Center.
Rezoning Consideration from Section 3.2.19 A 16	Have changing conditions substantially affected the area in the petition?
	No
	Is the requested action in conformance with <i>Legacy 2030</i> ?
Yes	
Analysis of Conformity to Plans and Planning Issues	<p>This request is to rezone a partially developed 0.99-acre site from RSQ to RM18 to allow for additional multifamily units at this location.</p> <p>While the Area Plan specifically recommends multifamily development at a lower density (0-8 dwelling units per acre), this proposal is generally consistent with the recommendations of <i>Legacy 2030</i>, which promotes redevelopment at higher densities along thoroughfares and within activity centers. The site is surrounded by intermediate density multifamily and high-intensity commercial land uses and is near the Peters Creek Parkway Growth Corridor. The site is also within an established mixed-use neighborhood with excellent multimodal transportation opportunities.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed request is consistent with the general recommendations of <i>Legacy 2030</i> and the <i>Peters Creek Parkway Growth Corridor Plan</i> .	The <i>Southwest Winston-Salem Area Plan</i> recommends low-density attached residential development at a density of 0-8 dwelling units per acre rather than the 18 dwelling units per acre currently proposed.
The site has access to multimodal transit opportunities and is located along a minor thoroughfare.	
The request would provide an opportunity to redevelop an underutilized property within GMA 2 to provide needed additional housing opportunities.	

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; the City-County Planning Board makes final recommendations, and final action is taken by the appropriate Elected Body, which may approve, deny, continue, or request modification to any request. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3606
JANUARY 11, 2024**

Bryan Wilson presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jason Grubbs recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jack Steelman

VOTE:

FOR: Walter Farabee, Jason Grubbs, Chris Leak, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jason Grubbs recommended approval of the ordinance amendment.

SECOND: Jack Steelman

VOTE:

FOR: Walter Farabee, Jason Grubbs, Chris Leak, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services