

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket</b>	W-3486		
<b>Staff</b>	<a href="#">Samuel Hunter</a>		
<b>Petitioner(s)</b>	City of Winston-Salem		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	PINs 6836-01-3030 and 6836-01-4153		
<b>Address</b>	No address(es) have been assigned at this time.		
<b>Type of Request</b>	Special Use Limited rezoning from HB and RM18 to RM18-L		
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> HB (Highway Business) and RM18 (Residential, Multifamily - 18 units per acre) <b>to</b> RM18-L (Residential, Multifamily - 18 units per acre). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• (Residential Building, Multifamily; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Duplex; Cottage Court; and Residential Building, Single Family)</li> </ul>		
<b>Neighborhood Contact/Meeting</b>	A summary of the petitioner’s neighborhood outreach is attached.		
<b>Zoning District Purpose Statement</b>	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.		
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<p><b>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is in GMA 2 with ample public road frontage. The site has adequate access to public utilities and is adjacent to other multifamily zoning districts.</p>		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Northwest corner of W Northwest Boulevard and Underwood Avenue		
<b>Jurisdiction</b>	Winston-Salem		
<b>Ward(s)</b>	North		
<b>Site Acreage</b>	± 4.30 acres		
<b>Current Land Use</b>	The site is currently undeveloped.		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	RM18	Residential Building, Duplex
	East	HB	Barber Shop/ Beauty Salon
	South	LO	Offices
	West	HB	ABC Store

<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>					
	The proposed residential uses are compatible with the uses permitted on the adjacent RM18 property. These uses are less compatible with the commercial and office uses permitted on adjacent HB and LO properties.					
<b>Physical Characteristics</b>	The site is currently undeveloped with a gentle slope towards the north. A stream runs along the northern portion of the site. It is lightly vegetated with an existing sewer line located in the northern part of the site.					
<b>Proximity to Water and Sewer</b>	The site has access to public water and sewer from W Northwest Boulevard.					
<b>Stormwater/ Drainage</b>	There are no stormwater management devices on-site.					
<b>Watershed and Overlay Districts</b>	This site is not located in a water supply watershed.					
<b>Analysis of General Site Information</b>	The site is lightly wooded and is in a location that provides opportunities to locate buildings next to the street and promote pedestrian activity. Peters Creek runs along the northern portion of the site. The majority of the northern portion of the subject property is in a floodplain.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
There are no previous zoning cases relevant to this request.						
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>						
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>Average Daily Trip Count</b>	<b>Capacity at Level of Service D</b>		
W Northwest Boulevard	Major Thoroughfare	515.72 feet	7,100	13,800		
Underwood Avenue	Local Street	151.2 feet	N/A	N/A		
<b>Proposed Access Point(s)</b>	Proposed access points are not specified because a site plan is not associated with this request.					
<b>Planned Road Improvements</b>	There are no planned road improvements associated with this request.					
<b>Trip Generation - Existing/Proposed</b>	Existing and proposed trip generation cannot be calculated because the site is currently undeveloped and there is no site plan associated with this request.					
<b>Sidewalks</b>	Sidewalks exist along the frontages of W Northwest Boulevard and Underwood Avenue.					
<b>Transit</b>	WSTA Route 106 stops at the northwest corner of Underwood Avenue and W Thirteenth Street.					

<b>Connectivity</b>	Peters Creek runs along the northern portion of the site, limiting connectivity opportunities.
<b>Transportation Impact Analysis (TIA)</b>	A TIA is not required for this request.
<b>Analysis of Site Access and Transportation Information</b>	This request does not require a site plan. Therefore, staff cannot determine access points or trip generation. There are no planned road improvements associated with this request.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy 2030 Growth Management Area</b>	Growth Management Area 2 – Urban Neighborhoods
<b>Relevant Legacy 2030 Recommendations</b>	<ul style="list-style-type: none"> <li>• Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area.</li> <li>• Encourage a mixture of residential densities and housing types through land use recommendations.</li> <li>• Promote quality design so that infill does not negatively impact surrounding development.</li> <li>• Increase infill development in the serviceable land area.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>North Central Area Plan Update (2015)</i>
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>• The area plan recommends institutional uses for this site.</li> <li>• Develop new commercial, office, and multifamily uses with an urban form (buildings close to the street with parking to the side and rear) on sites that orient to the corridor between W Eighth Street and Northwest Boulevard.</li> </ul>
<b>Site Located Along Growth Corridor?</b>	The site is not located along a Growth Corridor.
<b>Site Located within Activity Center?</b>	The site is not located within an Activity Center.
<b>Comprehensive Transportation Plan Information</b>	The <i>Comprehensive Transportation Plan</i> recommends a two-lane cross-section with wide drive aisles, and curb and gutter for Northwest Boulevard. Bike lanes and sidewalks are recommended along both sides of Northwest Boulevard.
<b>Rezoning Consideration from Section 3.2.15 A 13</b>	<b>Have changing conditions substantially affected the area in the petition?</b>
	No
	<b>Is the requested action in conformance with Legacy 2030?</b>
	Yes

<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The request is to rezone 4.3 acres from HB and RM18 to RM18-L to accommodate multifamily residential development. <i>Legacy</i> recommends a mixture of residential densities and housing types to promote quality design and infill development. The request is consistent with this recommendation.</p> <p>A Planning Board Review will be required if multifamily buildings are proposed that do not front on a public street.</p>
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>	
<b>Positive Aspects of Proposal</b>	<b>Negative Aspects of Proposal</b>
The request will provide additional housing options for the community.	The area plan recommends this site for institutional use.
The site is located on a major thoroughfare that can handle additional traffic.	
The site has access to WSTA service, and sidewalks exist along both street frontages.	

**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.**

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**CITY-COUNTY PLANNING BOARD  
PUBLIC HEARING  
MINUTES FOR W-3486  
AUGUST 12, 2020**

Desmond Corley presented the staff report.

George asked staff to point out the floodplain on the map and whether the area north of the creek was useful land area. Desmond indicated that, practically, everything that would be developed would be on the south side of the creek.

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

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Aaron King  
Director of Planning and Development Services