# CITY-COUNTY PLANNING BOARD STAFF REPORT

	PET	ITION INFORMAT	TON		
Docket	W-3621				
Staff	Ellie Levina				
Petitioner(s)	Glenco Investment Properties				
Owner(s)	Same	1			
<b>Subject Property</b>		-5936 & 6854-25-40	007		
Address	` '	nts are currently assign			
Type of Request	General Use Re		<del>3</del>		
Proposal	The petitioner is requesting to amend the Official Zoning Map for the subject property <b>from</b> RS9 (Residential, Single-Family - 9,000 square foot minimum lot size) <b>to</b> RM5 (Residential, Multifamily - maximum of 5 units per acre).  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				
Neighborhood Contact/Meeting	considered.  A summary of the petitioner's neighborhood outreach is attached.				
Zoning District Purpose Statement	The RM5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for Growth Management Areas 2 and 3, and may be suitable for Growth Management Area 4 and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.				
Rezoning Consideration from Section 3.2.19 A 16	Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?  Yes, the site is located within GMA 3, has adequate access to public utilities, and has direct access to public streets.				
GENERAL SITE INFORMATION					
Location					
Jurisdiction	Northeast side of Cole Road, north of US 311 and south of Interstate 40				
Ward(s)	Winston-Salem Southoost				
Site Acreage	Southeast ± 5.15 acres				
Current Land Use		ently undeveloped.			
Surrounding	<b>Direction</b>	Zoning District	Use		
Property Zoning	North	RS9	I-40 right-of-way		
and Use	East	RS9 and RM18-S	Single-family homes and undeveloped property		

Consideration from Section 3.2.19 A 16  Physical Characteristics  Proximity to Water and Sewer Stormwater/ Drainage  Watershed and Overlay Districts  Analysis of General Site Information  Case Request  W-3578 LI & RS9 to RM18-S  W-2786 RS9 to RM8-S  SITE ACCESS  Street Name  Cole Minor	he use(s) permetible with uses to proposed distramily and multiple developed site is an identified to este gently slet and then drop water and sewer and sewer and sewer and mitigation to be is located with within in a water and sever and mitigation to be is undeveloped to the Public water along Cole F4-5936. Staff described to the color of the plan was not within in a water and mitigation to be is undeveloped to the plan was a color of the public water along Cole F4-5936. Staff described to the proposition of the proposi	permitted or rict is general tifamily reside is heavily work stream located opes downwa s off significant r are available the northeas submitted as ure changes to the Thoro ter supply wand and heavily er is available toad and alon opes not forese	Single- the proposed of other properly compatible ential uses in the oded, with not at the norther of the tern portion of part of this record the site would known drainal ughfare Overlatershed.  The wooded, with the along Cole Register of the site would be along Cole Register of the site wooded, with the along Cole Register of the site wooded, with the along Cole Register of the site wooded, with the along Cole Register of the site wooded, with the along Cole Register of the site wooded, with the along Cole Register of the site wooded, with the	with the mix he area.  existing build astern corner of for approxitation (a) and with additional trigger stonge issues on any district an ano existing oad. Public suboundary of	n/request vicinity?  ture of  dings. of the mately  ditional  annot rmwater the site. d is not  buildings sewer is PIN ng this			
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RM18-S W-2786 RS9 to RM8-S  SITE ACCESS Street Classification  Cole Minor	Date	Southeast	65.01	A nnrowal	Approval			
Street Classification Name  Cole Minor	Approved 05/01/2023	Southeast	05.01	Approval	Approval			
Street Name Classification Cole Minor	Denied	South	39.39	Approval	Approval			
Street Classification Name  Cole Minor	10/24/2005 SITE ACCESS AND TRANSPORTATION INFORMATION							
Name Cole Minor	Street	Frontage	Average	Capacity a	t Level of			
Cole Minor	Maintenance	110mge	Daily Trip	Servi				
			Count					
D 1 701 16	WSDOT	282 feet	2,800	13,8	300			
Road Thoroughfare								
-	request does n	-		an, specific a	access			
	nave not been p	roposed at the	is time.					
	ing Zoning: RS9							
	<b>Existing/Proposed</b> 25 single-family lots x 9.57 (single-family detached housing trip rat				ip rate) =			
239.25 6	•	, ,	tamily detache	239.25 estimated trips per day.				
Propose	•	, ,	tamily detach					
-	estimated trips	per day.	tamily detach					
estimate	•	per day. <u>5</u>	·	. staff is unal	ole to			
239.25	ie-tamily lots x	9.57 (single-	tamily detach	239.25 estimated trips per day.				

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Sidewalks	Sidewalks do not exist along the site's frontage on Cole Road. The		
	Comprehensive Transportation Plan calls for future sidewalks along this		
	section of Cole Road.		
Transit	WSTA Route 108 stops at the intersection of Cole Road and Broadbay		
	Drive, approximately 0.5 miles northwest of the site.		
Analysis of Site	As this is a General Use request, no site plan has been provided to show		
Access and	proposed access points. However, the site has sufficient frontage along		
Transportation	Cole Road to accommodate a new access point. Trip generation cannot		
Information	be calculated at this time due to the lack of a site plan.		
	ONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030			
Growth	Growth Management Area 3 - Suburban Neighborhoods		
Management	Stown Management Fred 5 Subarban Nerghborhoods		
Area			
Relevant	• Facilitate land use not terms that offer a variety of housing chaices		
	• Facilitate land use patterns that offer a variety of housing choices		
Legacy 2030	and more equitable access to services for people of all income levels		
Recommendations	and generations.		
	Encourage high-quality design for new development with an		
	emphasis on conforming to the neighborhood's existing character		
	and scale.		
	Encourage a mixture of residential densities and housing types		
	through land use recommendations.		
Relevant Area	Southeast Suburban Area Plan Update (2016)		
Plan(s)			
Area Plan	The Proposed Land Use Map recommends single-family residential		
Recommendations	development at this location at a density of 0-8 dwelling units per		
recommendations	acre.		
Site Located	dere.		
Along Growth	The site is not legated along a growth corridor		
Corridor?	The site is not located along a growth corridor.		
Site Located	The site is not be outed within on activities as at a		
within Activity	The site is not located within an activity center.		
Center?	YY 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Rezoning	Have changing conditions substantially affected the area in the		
Consideration	petition?		
from Section	No		
3.2.19 A 16	Is the requested action in conformance with Legacy 2030?		
	Yes		
	100		

3

Analysis of Conformity to Plans and Planning Issues This request seeks to rezone an undeveloped 5.15-acre site from RS9 to RM5.

The property is located within GMA 3 and lies within the serviceable land area along a minor throughfare. While the *Southeast Suburban Area Plan Update* specifically recommends single-family residential at this location in recognition of the existing zoning, this proposal is generally consistent with the recommendations of *Legacy 2030* for encouraging the development of areas with existing infrastructure and promoting compatible infill development. High-density multifamily developments exist to the south and west of the site, and single-family homes also exist in the vicinity. The proposed request is compatible with these surrounding land uses and will create opportunities for building needed housing units at an appropriate location.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION				
Positive Aspects of Proposal	Negative Aspects of Proposal			
The proposed request is consistent with the				
recommendations of <i>Legacy 2030</i> for				
promoting compatible infill development in the	The Southeast Suburban Area Plan Update			
urbanized area.	recommends single-family residential			
The request would redevelop an underutilized	development for the subject property.			
property within GMA 3 to provide needed				
housing opportunities.				
The proposed rezoning is compatible with the				
surrounding neighborhood.				

#### **STAFF RECOMMENDATION: Approval**

<u>NOTE</u>: These are **staff comments** only; the City-County Planning Board makes <u>final</u> recommendations, and <u>final action</u> 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-3621 JUNE 13, 2024**

Bryan Wilson presented the staff report.

### **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: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None **EXCUSED:** None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None EXCUSED: None

Chris Murphy, AICP/CZO

Director of Planning and Development Services