

Tarra Jolly

From: Beth A. Broom
Sent: Thursday, January 14, 2021 3:46 PM
To: Tarra Jolly
Subject: FW: [EXTERNAL] WSNA feedback about UDO-CC8

From: Eric Bushnell <eric.bushnell@ieee.org>
Sent: Thursday, January 14, 2021 10:52 AM
To: Tiffany N. White <TIFFANYW@cityofws.org>; Beth A. Broom <bethb@cityofws.org>
Cc: Aaron King <aaronk@cityofws.org>
Subject: [EXTERNAL] WSNA feedback about UDO-CC8

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tiffany and colleagues,

Winston-Salem Neighborhood Alliance members offer some feedback about UDO-CC8 and Cottage Courts. We would appreciate it if you would share this with Planning Board.

Best regards and many thanks.

Planning Board members, and Planning staff,

The Winston-Salem Neighborhood Alliance respectfully requests that item UDO-CC8 be continued to the next meeting to allow time for further analysis of this proposal.

WSNA members have some questions or concerns about Cottage Courts, as well as some supportive comments:

Members are pleased that the proposal attempts to regulate vehicle parking and that courtyards should sidewalk-oriented and pedestrian friendly.

Members are also pleased that dumpsters would not be allowed, but wonder whether HVAC (heat pump) placement should also be addressed.

Members expressed some concerns about the setback from adjacent single family lots, and whether the bufferyard requirement will be adequate.

Why the minimum of 4 units? Could 2 or 3 units fulfill the goal of Cottage Court development?

Along that line, WSNA members expressed concern about the density bonus if there are differences in density as currently built compared to the zoning district allowance. If current residences are spaced at the maximum or

expected density of the zoning district (e.g. RS-7 or RS-9), then a 25% increase in density seems incremental. However, if current houses are spaced farther than the district allows, placing four or more houses on one lot could increase the perceived as-built density by much more than 25%. Can the density bonus be made relative to what is currently built rather than what the underlying zoning district allows?

WSNA members thank the Planning staff for the thought they have put into this proposal so far, and we thank Planning Board members for your time and attention.

--

Eric Bushnell
on behalf of the Winston-Salem Neighborhood Alliance