

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3580
Staff	Marc Allred
Petitioner(s)	Taylor Development Group, LLC
Owner(s)	Same
Subject Property	PINs 6815-25-6646, 6815-25-5461, and 6815-25-6384
Address	115 & 123 Cliffdale Drive
Type of Request	General Use rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RM18 (Residential, Multifamily – 18 units per acre), RM8 (Residential, Multifamily – 8 units per acre), and RS9 (Residential, Single Family – 9,000 sf minimum lot size) to RS7 (Residential, Single Family – 7,000 sf minimum lot size).</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	The neighborhood outreach summary is attached.
Zoning District Purpose Statement	The RS7 District is primarily intended to accommodate high density single family detached dwellings in urban areas. This district is intended for application in GMAs 2 and 3 and may be suitable for GMA 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	<p>Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located within GMA 3 with access to a major thoroughfare and public utilities.</p>
GENERAL SITE INFORMATION	
Location	The east side of North Cliffdale Drive, between Country Club Road and Guinevere Lane
Jurisdiction	City of Winston-Salem
Ward(s)	West
Ward(s) July 2023	West
Site Acreage	± 5.09 acres
Current Land Use	All subject parcels are currently undeveloped.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RS9	Single family residential			
	East	RM5-S	Single family residential and Silas Creek Parkway exit ramp			
	South	RM5-S	Townhomes			
	West	RS9	Single family residential			
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, the site is adjacent to other single family residential developments.					
Physical Characteristics	Two of the subject parcels were previously developed. The residential structures have been demolished but the parking and building pads remain. The remaining area of the site is undeveloped, with a gentle downward slope to the northeast.					
Proximity to Water and Sewer	Public water and sewer service is available from North Cliffdale Drive.					
Stormwater/ Drainage	No known stormwater or drainage issues exist.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site does not appear to have any significant development constraints such as steep slopes, watersheds, or designated floodplains.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3416	RS9 to RM5-S	Withdrawn	Portion of current site	19.36	Withdrawal	Withdrawn
W-3272	RS9 to RM5-S	Approved 10/5/2015	Adjacent property to south	3.35	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
N. Cliffdale Drive	Local Street	516 feet	NA	NA		
Proposed Access Point(s)	Three driveways associated with previous developments currently exist on North Cliffdale Drive. Because this is a general use zoning request with no site plan, the exact location of any future access points is unknown.					

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RM18, RM8 and RS9</u> As the property is undeveloped, an existing trip generation estimate cannot be calculated.</p> <p><u>Proposed Zoning: RS7</u> 5.09 acres/7,000 sf = 31 potential lots x 9.57 (SFR Trip Rate) = 297 potential trips per day</p>
Sidewalks	Sidewalks are not available along N. Cliffdale Drive.
Transit	WSTA Route 95 serves Country Club Road approximately 450 feet south of the site.
Transportation Impact Analysis (TIA)	A TIA was not required for this request.
Analysis of Site Access and Transportation Information	Staff does not foresee any transportation-related issues associated with this request.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Increase infill development in the serviceable land area. • Recycle and reuse land and buildings.
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The proposed land use map recommends a mixture of low-density attached and high-density residential development for this site. • Single-family residential use is recommended for existing individual lots and small tracts of land in existing single-family neighborhoods.
Site Located Along Growth Corridor?	A portion of the eastern side of the subject property is located within the Silas Creek Parkway Growth Corridor.
Site Located within Activity Center?	The site is not within an 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 Legacy 2030?

	Yes
Analysis of Conformity to Plans and Planning Issues	<p>The request would rezone approximately 5.09 acres from RM18, RM8, and RS9 to RS7.</p> <p>The <i>West Suburban Area Plan Update</i> recommends a mixture of low-density attach and high-density residential development at this location. The subject property is served by public utilities and has excellent access to a nearby major thoroughfare and expressway.</p> <p>The request would decrease the net total number of allowed units from 44 potential units under the current zoning to 31 single family lots under the proposed zoning.</p> <p>This request would provide an opportunity to reutilize a vacant site within the serviceable land area at a density comparable to the surrounding area.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed zoning district is less intense than the current zoning on site.	Redevelopment of this site would lead to increase traffic along North Cliffdale Drive.
The request would allow for the reuse of previously developed property in the serviceable land area.	
The request is compatible with the surrounding residentially zoned neighborhood.	

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-3580
MAY 11, 2023**

Bryan Wilson presented the staff report.

Jack Steelman asked staff about the public concerns regarding stormwater near the adjacent properties, to which staff answered that this request is for general use zoning and the developers would need to meet applicable City Code requirements for stormwater once a site-specific development plan was submitted.

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: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

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