

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

| PETITION INFORMATION | |
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| Docket | W-3586 |
| Staff | Nick Smith |
| Petitioner(s) | Spendra, LLC |
| Owner(s) | Same |
| Subject Property | PIN 6825-61-5924 |
| Address | 1700 W. Academy Street |
| Type of Request | Special Use Limited Rezoning |
| Proposal | <p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RS9 (Residential Single-Family - 9,000 square-foot minimum lot size) to RSQ-L (Residential Single-Family Quadraplex – Limited Use). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Duplex, • Residential Building, Twin Home • Residential Building, Multifamily • Residential Building, Single-Family • Urban Agriculture <p>NOTE: General, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s), who decided to pursue the rezoning as presented. With a Special Use Limited request, all requested uses must be considered.</p> |
| Neighborhood Contact/Meeting | A summary of the petitioner’s neighborhood outreach is attached. |
| Zoning District Purpose Statement | The RSQ District is primarily intended to accommodate predominantly single-family areas containing a mixture of single family detached dwellings, duplexes, triplexes, and quadraplexes in urban neighborhoods and in areas with adequate infrastructure to support more intense development. This district is intended for application in Growth Management Areas 2 and 3 and may be suitable for 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 2 and is part of an urban neighborhood comprised of low density attached and detached housing types. The site is well served by multimodal transit, nearby parks, and other governmental support services. |
| GENERAL SITE INFORMATION | |
| Location | South side of West Academy Street, at its intersection with Brent Street. |
| Jurisdiction | Winston-Salem |
| Ward(s) | Southwest |

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| Site Acreage | ± 0.29 acres | | | | | |
| Current Land Use | The site is currently occupied by a single-family residence. | | | | | |
| Surrounding Property Zoning and Use | Direction | Zoning District | | | Use | |
| | North | RS7 | | | Single-family dwelling | |
| | South | RS9 | | | Single-family dwelling | |
| | East | RS9 | | | Single-family dwelling | |
| | West | RS9 | | | Single-family dwelling | |
| 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? | | | | | |
| | The proposed uses are generally compatible with the mixture of housing types in the area. | | | | | |
| Physical Characteristics | This site is currently developed with a single-family dwelling and has frontage along West Academy Street and Brent Street. The site gently slopes downwards towards the southern property line. | | | | | |
| Proximity to Water and Sewer | The site has access to public water and sewer along Academy Street. | | | | | |
| Stormwater/ Drainage | Staff is not aware of any existing stormwater issues at this location. | | | | | |
| Watershed and Overlay Districts | The site is not located within a water supply watershed. | | | | | |
| Analysis of General Site Information | This site is currently developed with a single-family dwelling in an established neighborhood. While no site plan is proposed with this request, there are no anticipated site access issues related to this request. The site is not located in a water supply watershed nor is it in any designated floodplain. | | | | | |
| RELEVANT ZONING HISTORIES | | | | | | |
| Case | Request | Decision & Date | Direction from Site | Acreage | Recommendation | |
| | | | | | Staff | CCPB |
| W-3196 | RSQ-L | Denied 11/4/2013 | Southeast from Subject Property | 0.21 | Approval | Denial |
| SITE ACCESS AND TRANSPORTATION INFORMATION | | | | | | |
| Street Name | | Classification | Frontage | Average Daily Trip Count | Capacity at Level of Service D | |
| West Academy Street | | Local Street | 60 feet | N/A | N/A | |
| Brent Street | | Local Street | 210 feet | N/A | N/A | |

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| Proposed Access Point(s) | Because this is a Special Use Limited request with no site plan, the exact location of future access points is unknown. The site currently has one driveway on Brent Street. |
| Trip Generation - Existing/Proposed | <p><u>Existing Zoning: RS9</u> 1 potential unit x 9.57 trips per unit (Single-Family Detached House) = 9.57 trips per day</p> <p><u>Proposed Zoning: RSQ-L</u> Trip generation is unavailable for the proposed Special Use Limited request as it does not include a site plan.</p> |
| Sidewalks | Sidewalks exist along the West Academy Street site frontage. These sidewalks are part of a large sidewalk network in the area, connecting the site to employment and retail opportunities including the Peters Creek Parkway Activity Center and Silas Creek Parkway. |
| Transit | WSTA route 80 stops on the south and north sides of West Academy Street between Gales Avenue and Brent Street, less than one-eighth of a mile from the site. |
| Analysis of Site Access and Transportation Information | Given the limited size and scale of this request, staff does not anticipate any substantial site access or transportation-related issues. Both public transit and pedestrian access are available to the site. |
| 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 a mixture of residential densities and housing types through land use recommendations. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. |
| Relevant Area Plan(s) | <i>Southwest Winston-Salem Area Plan Update (2016)</i> |
| Area Plan Recommendations | <ul style="list-style-type: none"> • The area plan proposed land use map recommends single-family residential use for this site. • Continue providing a variety of housing types for different income levels, family sizes, and personal preferences in the plan area to offer a mixture of housing opportunities. • Encourage the design of neighborhoods to allow residents to age in place. |
| Site Located Along Growth Corridor? | The site is not located along a growth corridor. |

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| Site Located within Activity Center? | The site is not located 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>This request would rezone approximately 0.29 acres at the southwest intersection of West Academy Street and Brent Street from RS9 to RSQ-L.</p> <p>Legacy recommends the appropriate reuse of existing sites that are compatible and complementary with the surrounding area and further recommends providing a variety of housing types to offer a mixture of housing opportunities for residents. The petitioner has volunteered to limit the allowed uses to only residential land uses and Urban Agriculture. This reduction of uses would ensure that the property would continue to be used for compatible residential land uses that fit within the surrounding neighborhood.</p> <p>The Southwest Winston-Salem Area Plan Update recommends single-family residential use for this site in recognition of the existing land use at the time of adoption. The site is in Growth Management Area 2 with excellent vehicular, pedestrian, and public transit access. The site is close to a large area of RM5 zoning which is similar in density and character to the requested RSQ-L zoning district. This request would facilitate the redevelopment of the site with single-family development or low-density attached missing middle housing.</p> |
| | |
| CONCLUSIONS TO ASSIST WITH RECOMMENDATION | |
| Positive Aspects of Proposal | Negative Aspects of Proposal |
| The request is consistent with the recommendations of Legacy 2030. | The request is not consistent with the specific land use recommendation of the area plan for single family zoning. |
| The request would encourage the development of a mixture of appropriate residential densities and housing types in an area close to employment and services. | |
| This request would allow for the development of missing middle housing on a site well-served by multimodal transit. | |

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-3586 JULY 13, 2023

Nick Smith presented the staff report.

PUBLIC HEARING

FOR:

Spencer Boles and Sandra Boles; property owners and petitioners

- Mr. and Mrs. Boles provided an overview of the proposed site and their business model. Sandra commented that the home lends itself to use as a duplex and stated they do not have plans to alter the structure to make it any larger. She noted there are multifamily units in the area and this proposal fits in with the area plan.

AGAINST:

Sally Spring

- Ms. Spring spoke of her opposition to the proposed development. She noted traffic issues and stated that the requested zoning could potentially allow development that would be larger in scale than the petitioner's stated proposal. Ms. Spring commented on how approving this request could have a domino effect on the character of the neighborhood.

John MacMillan

- Mr. MacMillan read a prepared statement voicing his concerns about the proposed zoning change. He discussed concerns regarding increased traffic, safety, and the character of the neighborhood. He stated concerns about the potential for a quadruplex to be built on this site.

Julie Harris

- Ms. Harris spoke of her concerns with the developer's plans. Her concerns include changing the character of the neighborhood.

WORK SESSION

Brenda Smith inquired about the limited use nature of this request, to which staff explained the uses that are being requested. Staff and the Board discussed that accessory dwelling unit could be built on single-family properties in this area. Jason Grubbs inquired if this property could be subdivided, to which Chris Murphy answered subdividing this lot for an additional single-family unit would be allowed. Walter Farabee read comments from the staff report, and noted the proposed plan is in keeping with the character of the neighborhood. Lindsey Schwab also commented that the proposed plan is appropriate for the area.

MOTION: Lindsey Schwab 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, Lindsey Schwab, Brenda Smith

AGAINST: None

EXCUSED: None

MOTION: Lindsey Schwab recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Lindsey Schwab, Brenda Smith

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO

Director of Planning and Development Services