

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket	W-3564
Staff	Nick Smith
Petitioner(s)	Forsyth Economic Ventures, Inc. and The Housing Authority of the City of Winston-Salem
Owner(s)	Same
Subject Property	PINs: 6836-63-0365, 6836-63-3302, 6836-63-4157, 6836-63-3166, 6836-63-3116, and 6836-63-2166
Address	954 New Hope Lane
Type of Request	General Use Rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from RSQ (Residential Single-Family Quadraplex) to RM18 (Residential Multifamily-eighteen units per acre).</p> <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 General Use request, all uses in the district must be considered.</p>
Neighborhood Contact/Meeting	A summary of the petitioner's neighborhood outreach is attached.
Zoning District Purpose Statement	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.
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 2.</p>
GENERAL SITE INFORMATION	
Location	West side of North Cleveland Avenue between New Hope Lane and East Seventeenth Street
Jurisdiction	Winston-Salem
Ward(s)	Northeast
Ward(s) July 2023	Northeast
Site Acreage	± 2.35 acres
Current Land Use	The site is developed with seven residential buildings containing mutifamily housing units.

Surrounding Property Zoning and Use	Direction	Zoning District	Use			
	North	RSQ	Apartments and vacant land			
	South	RM18	Apartments			
	East	RSQ	Church and single-family homes			
	West	RSQ and RM18	Apartments, duplexes, and single-family homes			
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 multifamily zoned properties in the area.					
Physical Characteristics	This site is currently developed with an existing parking area and seven residential buildings. The site experiences a forty-foot decline from the northwestern property corner towards the southeastern property corner.					
Proximity to Water and Sewer	The site has access to public water and sewer along all frontages.					
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 zoned RSQ and represents a portion of the Choice Neighborhoods Initiative of the Housing Authority of Winston-Salem. Seven residential buildings currently exist on the site. The site does not appear to have any 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-3126	RM12-S to RM18-S	Approved 2/6/2012	Southeast	1.75 AC	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
North Cleveland Avenue		Minor Thoroughfare	288 feet	5,500	13,800	
New Hope Lane		Local Street	525 feet	N/A	N/A	
East Seventeenth Street		Local Street	277 feet	N/A	N/A	
Proposed Access Point(s)		Because this is a General Use request with no site plan the exact location of future access points is unknown. The site currently has multiple driveways and an unopened alley bisecting the site from east to west.				

Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RSQ</u> 32 existing units x 6.59 trips per unit (low-rise residential apartments) = 210.88 trips per day</p> <p><u>Proposed Zoning: RM18</u> Trip generation is unavailable for the proposed General Use request as it does not include a site plan.</p>
Sidewalks	Sidewalks exist along both sides of all site frontages.
Transit	WSTA route 98 stops at the intersection of North Liberty Street and East Seventeenth Street less than 1/5 of a mile from the subject property.
Analysis of Site Access and Transportation Information	<p>The site has frontage along Cleveland Avenue, which is a minor throughfare. A transit stop is available within walking distance of the site.</p> <p>The site has excellent access to sidewalks which are available on both sides of all property frontages. The property has excellent visibility and multimodal transportation access.</p>
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>East-Northeast Winston-Salem Area Plan Update (2016)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Proposed Land Use Map recommends a mixture of uses for this site. • These parcels are identified as part of the Cleveland Avenue Homes Transformation Plan, which recommends a mixed-use, pedestrian-friendly community with a mixture of housing types including single-family residential, townhomes, and small apartment buildings. • The plan recommends providing a variety of housing types for different income levels, family sizes, and personal preferences in the planning area to offer a mixture of housing opportunities.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
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 <i>Legacy 2030</i> ?	
	Yes.	
Analysis of Conformity to Plans and Planning Issues	This request would rezone approximately 2.35 acres on the west side of Cleveland Avenue, south of New Hope Lane and north of Seventeenth Street, from RSQ to RM18.	
	The <i>East-Northeast Winston-Salem Area Plan Update</i> recommends a mixture of pedestrian-friendly residential uses for the site. The area plan and the <i>Cleveland Avenue Homes Transformation Plan</i> both recommend creating a vibrant neighborhood with a variety of housing types with access to transit and services. This request would facilitate the future construction of affordable housing units in an area that has excellent access to services and transit.	
CONCLUSIONS TO ASSIST WITH RECOMMENDATION		
Positive Aspects of Proposal		Negative Aspects of Proposal
The request would encourage redevelopment and reuse of an underutilized site.		The requested General Use zoning would allow all underlying RM18 uses to occur on the property.
The request is consistent with the recommendations of the area plan and <i>Legacy 2030</i> .		
The request is consistent with the larger goals of the Choice Neighborhoods Initiative Project.		

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-3564
MARCH 9, 2023**

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: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Jack Steelman

AGAINST: None

EXCUSED: None

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