

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3325
Staff	Tiffany White
Petitioner(s)	City of Winston-Salem
Owner(s)	Same.
Subject Property	PIN # 6818-13-8670
Address	2619 Bethabara Road
Type of Request	Special use limited rezoning from RM8-S to RM8-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RM8-S (Residential, Multifamily; 8 units per acre maximum density - special use zoning – Residential Building, Twin Home; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Multifamily; Residential Building, Townhouse; and PRD) to RM8-L (Residential, Multifamily; 8 units per acre maximum density - special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Recreation Facility, Public <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.</p>
Neighborhood Contact/Meeting	A public input session for the North Ward Park was held on May 24, 2016 from 6-7:30 PM at Becks Baptist Church, 5505 Becks Church Road. At the meeting, staff discussed what users from the community wanted in a new park and specific items that they did not want in the park. Staff also presented several design ideas to give users of vision of the types of facilities were under consideration for the new park site from playgrounds, picnic shelters, and outdoor splash pad.
Zoning District Purpose Statement	The RM8 District is primarily intended to accommodate duplexes, twin homes, townhouses, multifamily, and other low intensity multifamily uses at a maximum overall density of eight (8) units per acre. This district is appropriate for GMAs 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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes, the proposed park would provide active recreation for neighborhood residents.

GENERAL SITE INFORMATION				
Location	East side of Bethabara Road, south of Shattalon Drive			
Jurisdiction	City of Winston-Salem			
Ward(s)	North			
Site Acreage	± 3.96 acres			
Current Land Use	The site is currently undeveloped.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	RS9	Single family homes	
	East	RS9	Single family homes	
	South	MH-S	Manufactured Housing Development	
	West	RS9	Single family homes	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, public recreation facilities are considered a neighborhood service and are generally considered compatible within residential settings.			
Physical Characteristics	The site has a gentle slope downward from north to the south and includes overgrown vegetation.			
Proximity to Water and Sewer	Public water and sewer service are available to the site.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not located within a water supply watershed.			
Analysis of General Site Information	The site is currently undeveloped. It appears to have no development constraints such as steep slopes, water supply watersheds, or designated floodplains.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Bethabara Road	Minor Thoroughfare	150'	2,600	13,800
Proposed Access Point(s)	Because this is a special use limited request with no access conditions, the exact location of access points is unknown. The site is currently accessed from Bethabara Road.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends a three lane cross section with curb and gutter with wide outside lanes and sidewalks. The existing road does not currently conform to these standards.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RM8-S</u> 24 units * 6.59 (Multifamily Trip Rate) = 182 trips per day			

	Proposed Zoning: RM8-L 3.96 acres * 1.59 (City Park Rate, per acre) = 6 trips per day
Sidewalks	There are no sidewalks located along Bethabara Road.
Transit	Route 109 runs along Bethabara Road immediately adjacent to the property.
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"> Enhance and expand public parks within the city and county, particularly in lower-served areas identified in adopted plans. Prioritize areas for new park development based on: the lack of available parks and recreational facilities in identified areas, projected population growth, recommendations made in area plans, and feasibility.
Relevant Area Plan(s)	<i>North Suburban Update</i> (2014)
Area Plan Recommendations	<ul style="list-style-type: none"> Acquire land or obtain easements for parks, recreation facilities, open space and other community facilities. Site is recommended for low density residential.
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.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
	Yes
Analysis of Conformity to Plans and Planning Issues	The current zoning is for a multifamily residential development which does not include the use of Recreation Facility, Public. The proposed rezoning would establish this as the only permitted use for the site. Planning staff sees this as being consistent with <i>Legacy 2030</i> in that it would facilitate the development of a public park on the subject property. There has been a community meeting about the proposed park where neighborhood residents were given an opportunity to have input into the design of the park.

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2908	RS9 to RM8-S	Approved 1-11-07	Current Site	3.96	Approval	Approval
W-2015	RS9 and MH to MH-S	Approved 11-9-95	Directly south of site	12.39	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Adds to the city-wide inventory of park land.			Removes the possibility of a diversity of housing types from this area of Bethabara Road.			
Serves neighborhood residents.						
Contributes to activity and wellness of neighborhood residents.						
The request is consistent with the recommendations of <i>Legacy 2030</i> regarding park land.						

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **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-3325 MARCH 9, 2017

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

Melynda Dunigan had questions about the site and will talk with the Recreation and Parks Director later on to get answers to those. She expressed the concern that the limited road frontage of the park and the resultant low visibility may diminish its public nature.

George Bryan asked about the neighborhood response to the park, why the choice was made to keep the underlying RM8 zoning, and how that choice impacts signage. Aaron King responded that as this is a limited use request there is no site plan attached. However, there was a neighborhood meeting and the site plan prepared for the permitting process does take those comments into consideration. Parks in the City are allowed in all districts. When Quarry Park was rezoned, nearby residents were concerned about changing the underlying zoning so we have since tried to maintain the underlying district when land is rezoned for a park. Chris Murphy explained that RM8 is actually more restrictive regarding signage because it does not allow electronic message boards whereas zoning such as IP does.

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Paul Mullican

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Darryl Little,
Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services