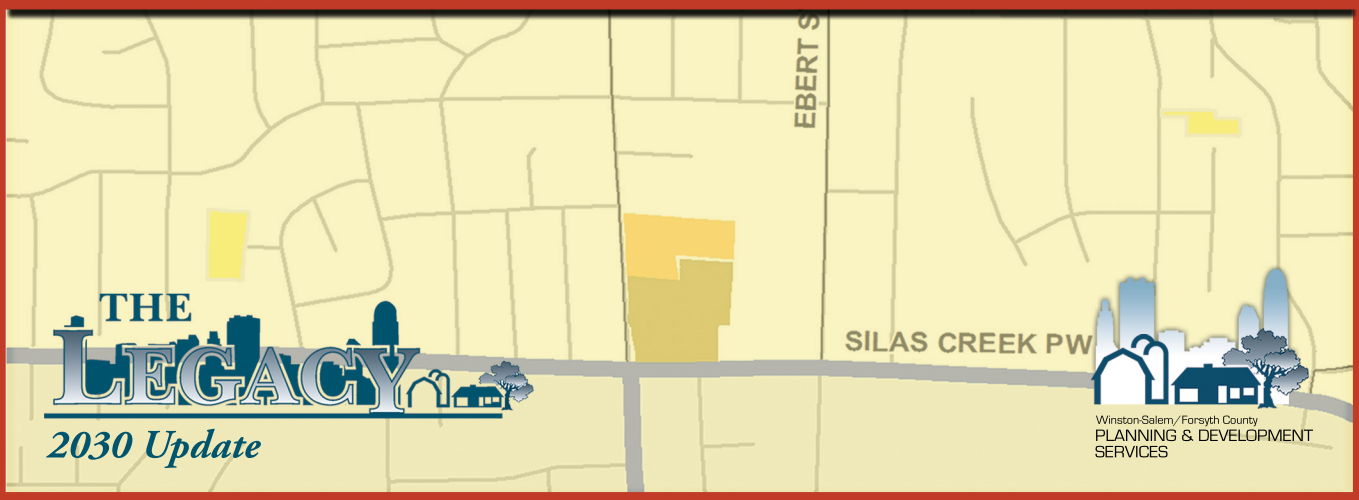
Winston-Salem's Residential Opportunity Areas

as Identified in Urban Neighborhoods Area Plans



THE LEGACY
2030 Update

Winston-Salem/Forsyth County
PLANNING & DEVELOPMENT SERVICES

WINSTON-SALEM'S RESIDENTIAL OPPORTUNITY AREAS

as Identified in Urban Neighborhoods Area Plans

Winston-Salem/Forsyth County
PLANNING & DEVELOPMENT
SERVICES

February 6, 2015

Executive Summary

This report provides an overview of existing Residential Opportunity Areas (ROAs) within the City of Winston-Salem and is intended to inform elected officials, developers, and key stakeholders about the existence and benefits of these sites. A ROA is an area, typically larger than 2.5 acres, that is appropriate for residential infill, rehabilitation and redevelopment for residential use, or a combination of infill and rehabilitation/redevelopment. ROAs are defined through the area plan process and are adopted by City Council. All ROAs are located in Winston-Salem in the Urban Neighborhoods Growth Management Area (GMA 2) as defined in *Legacy 2030*.

Residential Opportunity Areas increase market efficiencies and identify areas of potential economic benefits to residential and commercial developers. They also aid in infill development, potential redevelopment and sprawl management, and serve as tools in guiding good development practices.

There are currently 44 Residential Opportunity Areas comprising approximately 430 acres in the six area plan areas within GMA 2. This report contains all Residential Opportunity Area recommendations, mapping, and data broken down by area plan, as well as a summary map and table compiling all of the sites.

The Link at Brookstown

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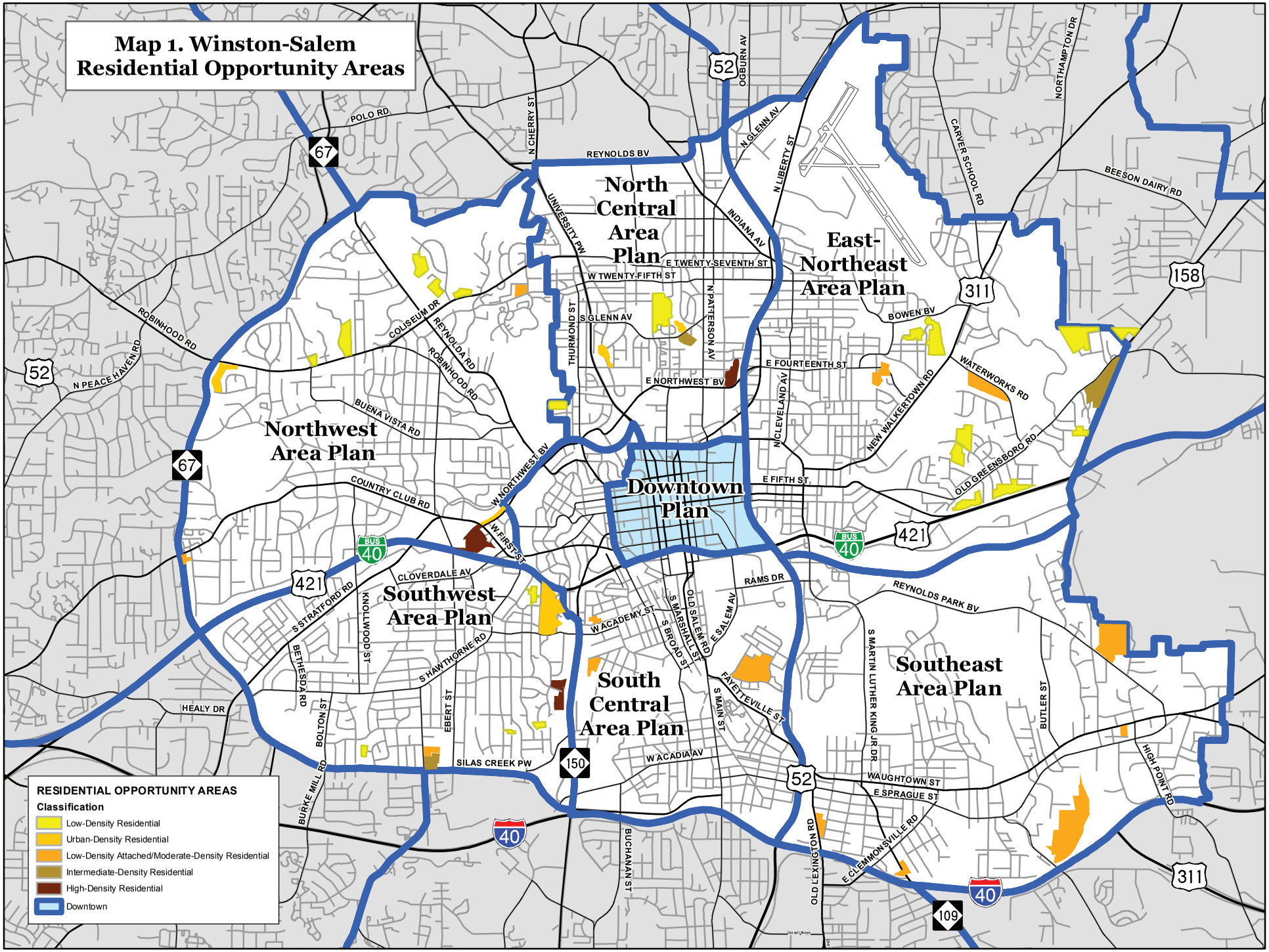

Map 1. Winston-Salem Residential Opportunity Areas
North Central Area Plan
East-Northeast Area Plan
Northwest Area Plan
Downtown Plan
Southwest Area Plan
South Central Area Plan
Southeast Area Plan
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential
Downtown
POLO RD
REYNOLDS BV
N CHERRY ST
OGBURN AV
N GLENN AV
N LIBERTY ST
CARVER SCHOOL RD
NORTHAMPTON DR
BEESON DAIRY RD
UNIVERSITY PW
INDIANA AV
E TWENTY-SEVENTH ST
W TWENTY-FIFTH ST
N PATTERSON AV
THURMOND ST
S GLENN AV
BOWEN BV
E FOURTEENTH ST
E NORTHWEST BV
N CLEVELAND AV
NEW WALKERTOWN RD
WATERWORKS RD
OLD GREENSBORO RD
E FIFTH ST
ROBINHOOD RD
N PEACE HAVEN RD
COLISEUM DR
REYNOLDA RD
BUENA VISTA RD
W NORTHWEST BV
COUNTRY CLUB RD
W FIRST ST
CLOVERDALE AV
S STRATFORD RD
KNOLLWOOD ST
BETHESDA RD
S HAWTHORNE RD
HEALY DR
BOLTON ST
EBERT ST
BURKE MILL RD
SILAS CREEK PW
W ACADEMY ST
S MARSHALL ST
S BROAD ST
OLD SALEM RD
E SALEM AV
RAMS DR
REYNOLDS PARK BV
FAYETTEVILLE ST
S MAIN ST
W ACADIA AV
BUCHANAN ST
S MARTIN LUTHER KING JR DR
BUTLER ST
WAUGHTOWN ST
E SPRAGUE ST
OLD LEXINGTON RD
E CLEMMONSVILLE RD
HIGH POINT RD
52
67
158
311
421
40
150
109

Introduction

Residential Opportunity Areas (ROAs) increase market efficiencies. Having information on these areas in one document can assist development interests in finding appropriate tracts of land suiting their needs. This information can also help ensure that area plan recommendations can be met by clearly identifying any requirements from the onset of a project.

Below are the definitions of each ROA designation type as described by the area plan process. Please note that the moderate-density designation has been replaced by a low-density attached category in more recently adopted area plan updates to better describe clustered single-family development.

AREA PLAN ROA DESIGNATIONS

Low-density: Low-density residential development has a density of 0 to 5 dwelling units per acre and consists mostly of single-family detached units. Low-density residential development is recommended for sites in planning areas that are currently zoned for single-family use, typically Residential Single-Family (RS9) or Residential Single-Family (RS7) districts. Typical sites consist of individual lots and very small tracts of land located in existing single-family neighborhoods that are most appropriately developed for single-family detached use.

Urban-density: Urban residential development is a mix of single-family, duplex, triplex, quadraplex, and townhouse units at varying densities. Generally, urban residential land is recommended for smaller sites in urban areas of Winston-Salem and small towns.

Low-density attached or Moderate-density: Low-density attached or moderate-density development has a density of 5 to 8 dwelling units per acre. Generally, this category is recommended for sites greater than two acres that are most appropriately developed with multifamily, townhouses or clustered single-family structures.

Intermediate-density: Intermediate-density multifamily residential development has a density of 8 to 12 dwelling units per acre. Generally, intermediate-density residential land use is recommended for larger sites that are most appropriately developed with multifamily or townhouse structures.

High-density: High-density multifamily residential development has a density of over 12 dwelling units per acre. Generally, high-density residential land use is recommended for large sites that are most appropriately developed with multifamily structures.

There are 44 ROA sites within Winston-Salem comprising roughly 430 acres of land (Map 1). These sites are located within the boundaries of the *East-Northeast, North Central, Northwest, South Central, Southeast* and *Southwest Area Plan* areas. It should also be noted that while there are no specific sites identified as ROAs in the *Downtown Plan* area, the entirety of downtown is considered an opportunity area for residential development.

College Park

Introduction

There are 19 low-density, 5 urban-density, 13 low-density attached or moderate-density, 3 intermediate-density and 4 high-density ROAs. The East-Northeast Plan Area contains the most sites at 11, while the Southwest Plan Area has the potential for the most high-density residential development. A more thorough breakdown by area plan is shown in **Table 1**.

The following pages contain the existing Residential Opportunity Area data pulled from the most recent Winston-Salem area plans. Included are maps that show each area plan's Residential Opportunity Areas, as well as staff recommendations for each site. Finally, there is a summary table of all designated Residential Opportunity Area sites sorted alphabetically by area plan. This table includes a column that describes whether or not the site is "ready," which is defined herein as being under single ownership and currently zoned for the recommended use.

Table 1. Residential Opportunity Areas by Density

Area Plan	Low-Density	Urban-Density	Low-Density Attached or Moderate-Density	Intermediate-Density	High-Density
East-Northeast	8	0	2	1	0
North Central	2	2	0	1	1
Northwest	5	2	2	0	1
South Central	0	0	3	0	0
Southeast	0	0	5	0	0
Southwest	4	1	1	1	2

Aster Park at Gateway Commons

AREA PLAN RECOMMENDATIONS (MAP 2)

A. Eldora Street and Emerald Street

Develop site to accommodate low-density, single-family residential development as a Planned Residential Development (PRD) based on surrounding RS7 zoning. Separate access points may need to be provided to the development by extending Eldora Street and Dunbar or Booker Streets.

B. Barbara Jane Avenue and Woodrow Powell Drive

Develop the site based on existing RS9 zoning requirements to accommodate low-density, single-family residential development. Provide a street connection to the east to Amanda Place.

C. Barbara Jane Avenue and Tanders Street

Develop the site to accommodate low-density, single-family residential development as a PRD based on existing RS9 zoning. Due to site constraints (drainageway and adjacent steep slopes), structures will need to be clustered in the front portion of the site facing Barbara Jane Avenue.

D. Business 40 and Mount Vernon Avenue

Develop the site to accommodate low-density, single-family residential development as a PRD based on existing zoning. Development should be clustered on the northern portion of the site to buffer new homes from Business 40. Access to the site should be off Belews Creek Road rather than through the easement to Old Greensboro Road. A connection to Mount Vernon Avenue is desirable as a secondary option.

E. Business 40 and Stratton Avenue/Mason Street

Develop the site to accommodate low-density, single-family residential development as a PRD based on existing zoning. Development should be clustered closer to Barbara Jane Avenue with an additional access to Stratton Avenue.

F. Ross Street and Reidsville Road

Develop the site to accommodate low-density, single-family residential development as a PRD based on existing zoning with homes clustered on the western portion of the site.

G. Fries Drive and Blaine Street

Develop as originally platted to accommodate low-density, single-family residential development. Extend Harvest Drive north to connect to Kitterling Lane as new development occurs as recommended in the *Collector Street Plan*.

H. Old Greensboro Road and Churchland Drive

Develop the site to accommodate low-density, single-family residential based on existing zoning if the existing stream/drainageway can be piped. Otherwise, develop the site to accommodate low-density, single-family residential as a PRD based on existing zoning with homes clustered behind the existing houses along Churchland Drive and Lakeland Avenue with access off the existing easement.

I. Waterworks Road

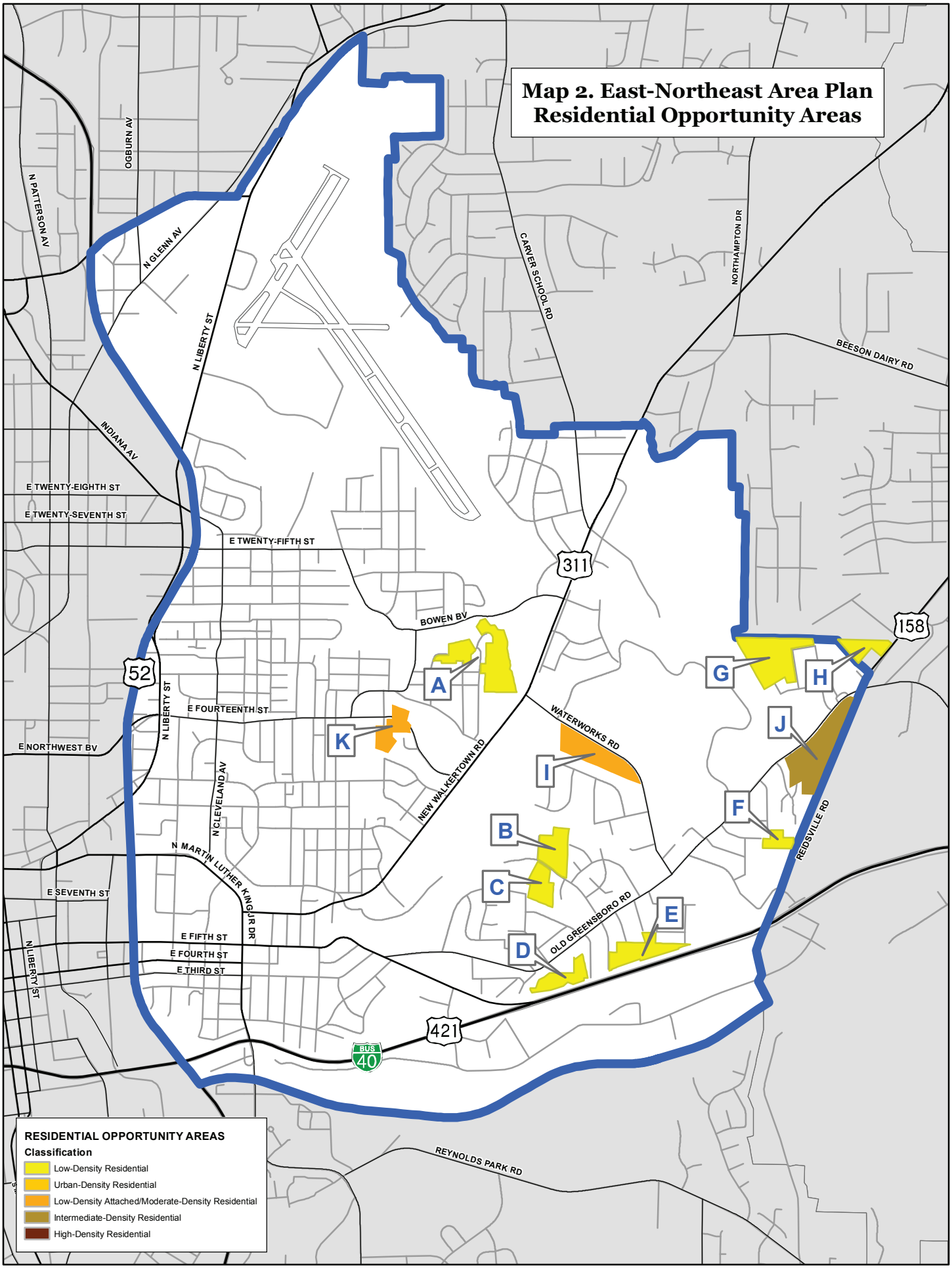
Develop site with compatible duplex, quadraplex, small-footprint townhouse development or clustered single-family structures at a moderate-density, up to 8 dwelling units per acre. This proposed density is comparable to the one found across the street on the Senior Residence Inc/Ivy Acres development. Site design should be compatible with the adjacent single-family neighborhood, possibly including quadraplex or small-footprint townhouse development located along Waterworks Road and lower-density development next to existing homes facing Wallingford Road.

J. Old Greensboro Road and Reidsville Road

Redevelop site with compatible multifamily or townhouse structures at intermediate-density, up to 12 dwelling units per acre. Require site design that continues the existing pattern in the neighborhood of buildings with street frontage along Old Greensboro Road. Parking areas need to be broken into several small lots, screened from view, and located behind buildings fronting Old Greensboro Road.

K. East Fourteenth Street and Addison Avenue

Two possible development types exist for this site, residential or office. The site could be developed with compatible duplex, quadraplex, small-footprint townhouse development or clustered single-family structures at a moderate-density, up to 8 dwelling units per acre; or, be developed on both sides of E. Fourteenth Street with small-scale office comparable in size to the existing development on Premier Park.


Map 2. East-Northeast Area Plan
Residential Opportunity Areas
OGBURN AV
N PATTERSON AV
N GLENN AV
N LIBERTY ST
CARVER SCHOOL RD
NORTHAMPTON DR
BEESON DAIRY RD
INDIANA AV
E TWENTY-EIGHTH ST
E TWENTY-SEVENTH ST
E TWENTY-FIFTH ST
311
BOWEN BV
158
52
A
G
H
E FOURTEENTH ST
K
WATERWORKS RD
J
E NORTHWEST BV
I
NEW WALKERTOWN RD
N CLEVELAND AV
F
B
REIDSVILLE RD
N MARTIN LUTHER KING JR DR
C
E SEVENTH ST
E
OLD GREENSBORO RD
E FIFTH ST
D
E FOURTH ST
E THIRD ST
421
BUS 40
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential
REYNOLDS PARK RD

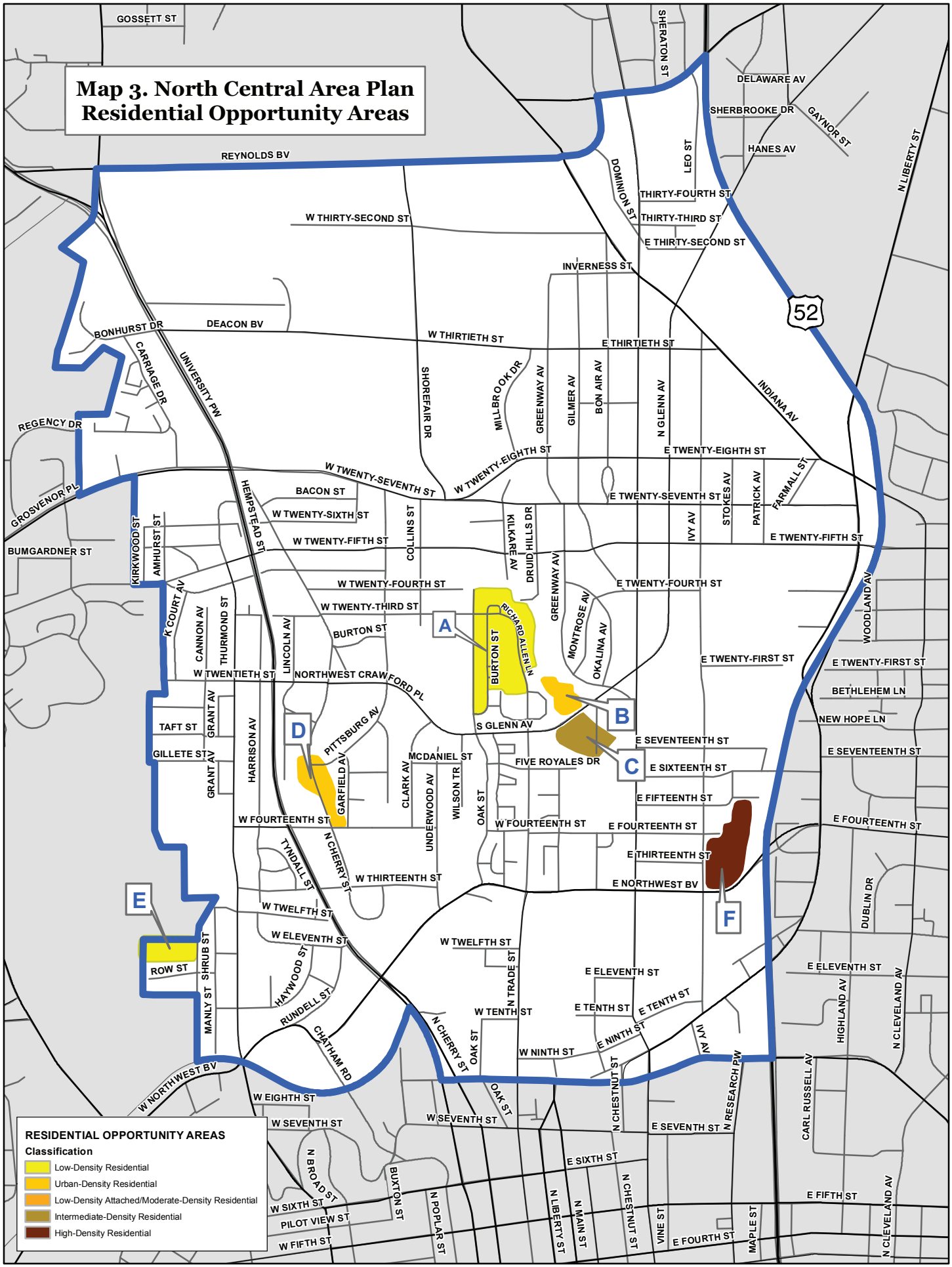
East-Northeast Residential Opportunity Areas

ADOPTED MAY 5, 2008

Table 2. East-Northeast Residential Opportunity Areas

Site ID	Site	Acres	Zoning	Ready*	Comments
A	Eldora Street and Emerald Street	13.50	RS9, RS7	N	Multiple owners, two sites, partially developed, large portion owned by the City (9.17 acres). A large portion of the two sites is in the floodplain, considerably limiting development and there is steeply sloping topography. The RS9 portion of the site should be rezoned to RS7 for recommended use.
B	Barbara Jane Avenue and Woodrow Powell Drive	9.80	RS9, RM8-S	N	Undeveloped, no significant topographic limitations. In 2010, rezoned to RM8-S (residential building: duplex, multifamily, townhouse, twinhome).
C	Barbara Jane Avenue and Tanders Street	6.85	RS9	N	Multiple ownership, some topographic issues, undeveloped. Zoned for recommended use.
D	Business 40 and Mount Vernon Avenue	6.20	RS9	Y	Undeveloped, some steep slopes in the middle of the site. Zoned for recommended use.
E	Business 40 and Stratton Avenue/Mason Street	9.78	RS9	N	Partially developed, multiple owners, some steep slopes in the middle of the site. Zoned for recommended use.
F	Ross Street and Reidsville Road (US 158)	3.65	RS9	Y	Undeveloped, steep slopes throughout the site. Zoned for recommended use.
G	Fries Drive and Blaine Steet	17.70	RS9	N	Partially developed, multiple owners, steep slopes along Earl St. Zoned for recommended use.
H	Old Greensboro Road and Churchland Drive	6.20	RS9	Y	Undeveloped, drainageway divides the site. Zoned for recommended use.
I	Waterworks Road	14.60	RS9	N	Undeveloped, drainageway runs through middle of site, steep slopes toward the back of property line. Would need to be rezoned for recommended use.
J	Old Greensboro Road and Reidsville Road (US 158)	22.70	RS9, LO-S	N	Multiple owners, possible development restrictions due to Salem Lake Watershed Regulations, steep slopes along Reidsville Rd. Would need to be rezoned for recommended use.
K	E. Fourteenth Street and Addison Avenue	8.40	RS9, RS7	N	Multiple owners, steep slopes on southern portion. Would need to be rezoned for both recommendations.

* A site is defined as “ready” when it is under single ownership and zoned for the recommended use.


Map 3. North Central Area Plan
Residential Opportunity Areas
GOSSETT ST
REYNOLDS BV
SHERATON ST
DELAWARE AV
SHERBROOKE DR
GAYNOR ST
HANES AV
LEO ST
DOMINION ST
THIRTY-FOURTH ST
THIRTY-THIRD ST
E THIRTY-SECOND ST
W THIRTY-SECOND ST
INVERNESS ST
N LIBERTY ST
52
BONHURST DR
DEACON BV
W THIRTIETH ST
E THIRTIETH ST
CARRIAGE DR
UNIVERSITY PW
SHOREFAIR DR
MILLBROOK DR
GREENWAY AV
GILMER AV
BON AIR AV
N GLENN AV
INDIANA AV
REGENCY DR
W TWENTY-EIGHTH ST
E TWENTY-EIGHTH ST
W TWENTY-SEVENTH ST
E TWENTY-SEVENTH ST
STOKES AV
PATRICK AV
FARMALL ST
GROSVENOR PL
BACON ST
W TWENTY-SIXTH ST
HEMPSTEAD ST
COLLINS ST
KILKARE AV
DRUID HILLS DR
IVY AV
E TWENTY-FIFTH ST
W TWENTY-FIFTH ST
BUMGARDNER ST
KIRKWOOD ST
AMHURST ST
W TWENTY-FOURTH ST
E TWENTY-FOURTH ST
W TWENTY-THIRD ST
K COURT AV
CANNON AV
THURMOND ST
BURTON ST
A
RICHARD ALLEN LN
BURTON ST
GREENWAY AV
MONTROSE AV
OKALINA AV
WOODLAND AV
E TWENTY-FIRST ST
W TWENTIETH ST
LINCOLN AV
NORTHWEST CRAWFORD PL
BETHLEHEM LN
NEW HOPE LN
B
TAFT ST
GRANT AV
HARRISON AV
D
PITTSBURG AV
S GLENN AV
E SEVENTEENTH ST
GILLETE ST
MCDANIEL ST
FIVE ROYALES DR
C
E SIXTEENTH ST
GARFIELD AV
CLARK AV
UNDERWOOD AV
WILSON TR
OAK ST
E FIFTEENTH ST
W FOURTEENTH ST
E FOURTEENTH ST
TYNDALL ST
N CHERRY ST
E THIRTEENTH ST
W THIRTEENTH ST
E NORTHWEST BV
F
E
W TWELFTH ST
W ELEVENTH ST
ROW ST
SHRUB ST
HAYWOOD ST
RUNDELL ST
MANLY ST
CHATHAM RD
N TRADE ST
E ELEVENTH ST
DUBLIN DR
HIGHLAND AV
N CLEVELAND AV
E TENTH ST
W TENTH ST
E NINTH ST
W NINTH ST
IVY AV
W NORTHWEST BV
W EIGHTH ST
W SEVENTH ST
N CHESTNUT ST
N RESEARCH PW
CARL RUSSELL AV
E SEVENTH ST
E SIXTH ST
N BROAD ST
BUXTON ST
N POPLAR ST
N LIBERTY ST
N MAIN ST
VINE ST
E FIFTH ST
W SIXTH ST
PILOT VIEW ST
W FIFTH ST
E FOURTH ST
MAPLE ST
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential

NORTH CENTRAL RESIDENTIAL OPPORTUNITY AREAS

ADOPTED APRIL 2, 2007

AREA PLAN RECOMMENDATIONS (MAP 3)

A. Gateway Commons

Continue redevelopment of site for single-family development (approximately 82 lots) consistent with approved subdivision plan under existing RSQ-S zoning. Evaluate the extension of Lime Avenue to E. Twenty-Seventh Street. At a minimum, construct a sidewalk or trail to provide pedestrian access to the Coliseum/Fairgrounds area.

B. North Glenn & Greenway

Develop with residential use, if site is developed. Develop with approximately 12 units in single-family, duplex, triplex, quadraplex or townhouse style under the RSQ-S, RM5-S, or RM8-S zoning districts. Close unopened Kilcare Avenue, Seminole Street, and Hamilton Street rights-of-way. Design site with sensitivity to appearance from N. Glenn Avenue and provide homeownership opportunities in the new development.

C. North Chestnut & North Glenn

Redevelop site for intermediate- to high-density residential use under the RM18 or RM18-S zoning district. Rehabilitate or demolish existing structures. Design site with sensitivity to appearance from N. Glenn Avenue. Encourage nonprofit, religious, or community-based organization to participate in rehabilitation/redevelopment effort.

D. Historic Old Cherry Infill

Complete City acquisition of vacant properties and acquisition and demolition of nonhistoric structures as approved in the Redevelopment Plan. Develop vacant lots with single-family, owner-occupied structures, following design standards to assure compatibility with the Historic District. Enforce housing code to improve housing conditions. Provide City funding assistance to rehab existing structures. Acquire structures that have not been rehabilitated as soon as funding is available in accordance with the Redevelopment Plan.

E. Shrub & West Eleventh

Develop for single-family residential land use as separate development or in conjunction with development of the Children's Home property. Maintain W. Eleventh Street right-of-way or close and provide alternative public stub street connection to the Children's Home property.

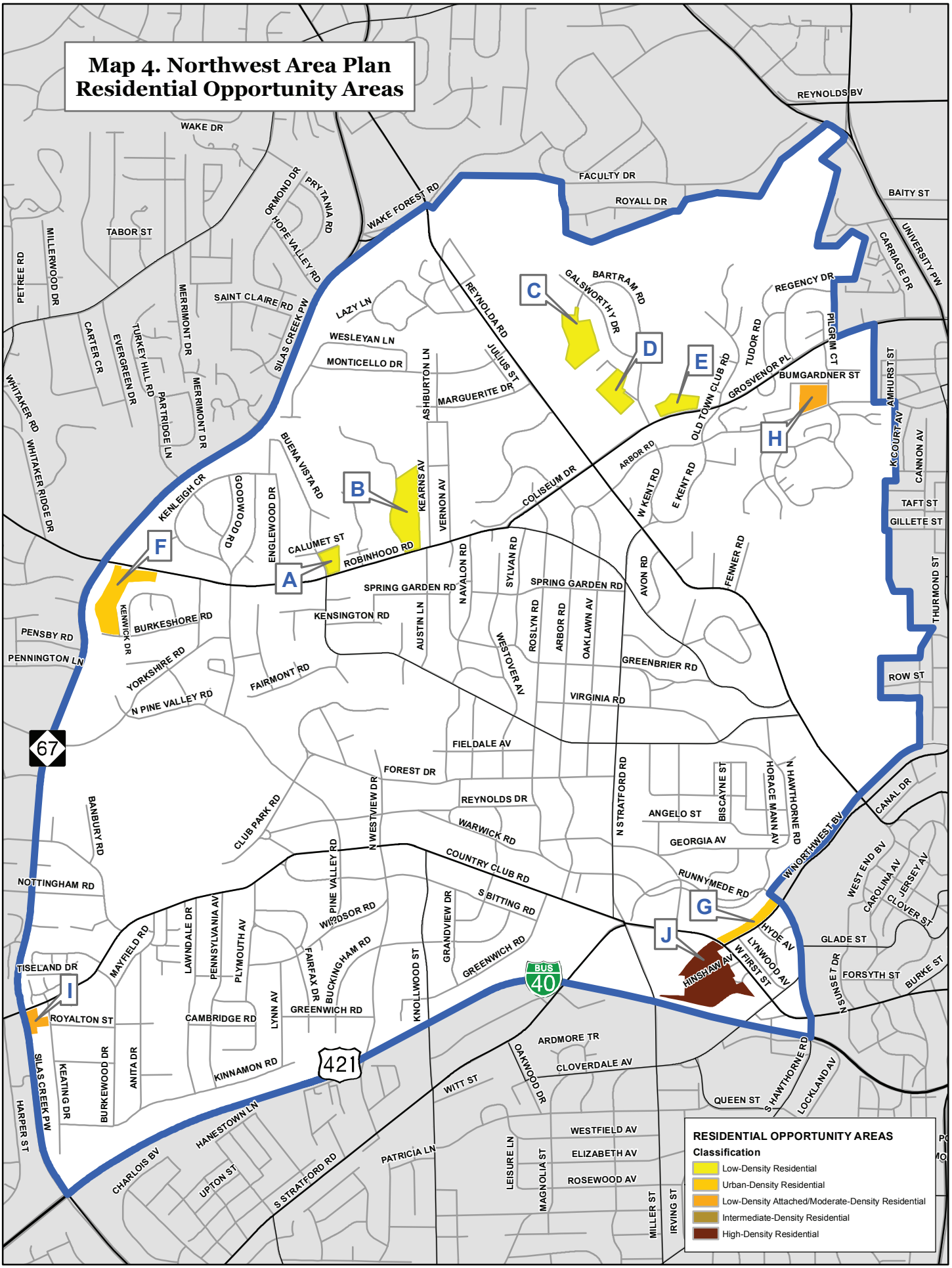
F. Gateway Factories Loft Conversion

Allow future conversion of all portions of buildings for live/work spaces and residential lofts at intermediate- to high-density. Rezone site at request of property owner to allow residential or a mix of residential and commercial/industrial uses on site. Work with owner/developer to have eligible portions of site listed on National Register allowing use of state and federal Historic Preservation Tax Credits for eligible rehab work. Maintain walkway over E. Northwest Boulevard to provide pedestrian linkage to redeveloped Thomasville Furniture site and consider a stop near the site if the adjacent rail line is converted for commuter rail use.

Table 3. North Central Residential Opportunity Areas

Site ID	Site	Acres	Zoning	Ready*	Comments
A	Gateway Commons	19.00	RSQ-S	N	Continue redevelopment as part of Gateway Commons HOPE VI, as recommended.
B	N. Glenn & Greenway	2.20	LB, RS7	N	Undeveloped, sloping topography. Needs to be rezoned for recommended use.
C	N. Chestnut & N. Glenn	4.50	LI, RM18, HB-L	N	Partially developed, multiple owners, sloping topography. Needs partial rezoning for recommended use.
D	Historic Old Cherry Infill	5.31	RSQ	N	Partially developed, steep topography. Currently in the process of being redeveloped.
E	Shrub & W. Eleventh	3.50	RS7	N	Partially developed, multiple owners, steep topography. Zoned for recommended use.
F	Gateway Factories Loft Conversion	10.00	GI	N	Partially developed. Needs to be rezoned for recommended use.

* A site is defined as "ready" when it is under single ownership and zoned for the recommended use.


Map 4. Northwest Area Plan
Residential Opportunity Areas
A
B
C
D
E
F
G
H
I
J
WAKE DR
REYNOLDS BV
FACULTY DR
ROYALL DR
BAITY ST
WAKE FOREST RD
TABOR ST
ORMOND DR
PRYTANIA RD
HOPE VALLEY RD
PETREE RD
MILLERWOOD DR
SAINT CLAIRE RD
SILAS CREEK PW
MERRIMONT DR
CARTER CR
EVERGREEN DR
TURKEY HILL RD
PARTRIDGE LN
WHITAKER RD
WHITAKER RIDGE DR
LAZY LN
WESLEYAN LN
MONTICELLO DR
REYNOLDA RD
GALSWORTHY DR
BARTRAM RD
REGENCY DR
CARRIAGE DR
UNIVERSITY PW
TUDOR RD
PILGRIM CT
GROSVENOR PL
BUMGARDNER ST
AMHURST ST
OLD TOWN CLUB RD
JULIUS ST
ASHBURTON LN
MARGUERITE DR
BUENA VISTA RD
KENLEIGH CR
GOODWOOD RD
ENGLEWOOD DR
KEARNS AV
VERNON AV
COLISEUM DR
ARBOR RD
W KENT RD
E KENT RD
K COURT AV
CANNON AV
TAFT ST
GILLETE ST
CALUMET ST
ROBINHOOD RD
SPRING GARDEN RD
N AVALON RD
SYLVAN RD
AVON RD
FENNER RD
THURMOND ST
KENSINGTON RD
AUSTIN LN
ROSLYN RD
ARBOR RD
OAKLAWN AV
WESTOVER AV
KENWICK DR
BURKESHORE RD
PENSBY RD
PENNINGTON LN
YORKSHIRE RD
FAIRMONT RD
N PINE VALLEY RD
GREENBRIER RD
VIRGINIA RD
ROW ST
67
FIELDALE AV
FOREST DR
REYNOLDS DR
WARWICK RD
N WESTVIEW DR
N STRATFORD RD
BISCAYNE ST
HORACE MANN AV
N HAWTHORNE RD
ANGELO ST
GEORGIA AV
CANAL DR
BANBURY RD
CLUB PARK RD
COUNTRY CLUB RD
NORTHWEST BV
WEST END BV
CAROLINA AV
JERSEY AV
CLOVER ST
NOTTINGHAM RD
PINE VALLEY RD
WINDSOR RD
S BITTING RD
RUNNYMEDE RD
GRANDVIEW DR
MAYFIELD RD
LAWNDALE DR
PENNSYLVANIA AV
PLYMOUTH AV
FAIRFAX DR
BUCKINGHAM RD
GREENWICH RD
KNOLLWOOD ST
HYDE AV
LYNWOOD AV
W FIRST ST
HINSHAW AV
GLADE ST
N SUNSET DR
FORSYTH ST
BURKE ST
TISELAND DR
ROYALTON ST
CAMBRIDGE RD
LYNN AV
GREENWICH RD
BUS 40
421
KINNAMON RD
ANITA DR
BURKEWOOD DR
KEATING DR
SILAS CREEK PW
HARPER ST
ARDMORE TR
CLOVERDALE AV
OAKWOOD DR
WITT ST
QUEEN ST
S HAWTHORNE RD
LOCKLAND AV
HANESTOWN LN
CHARLOIS BV
UPTON ST
S STRATFORD RD
PATRICIA LN
WESTFIELD AV
ELIZABETH AV
ROSEWOOD AV
LEISURE LN
MAGNOLIA ST
MILLER ST
IRVING ST
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential

AREA PLAN RECOMMENDATIONS (MAP 4)

A. Northeast corner of Robinhood Road and Buena Vista Road

This site is suitable for traditional single-family detached lots or for clustered or detached single-family homes. If a clustered development occurs under RS9 zoning, vehicular access should not be allowed directly to Robinhood Road.

B. Robinhood Road and Chatham Farm Road

The site is relatively flat, heavily wooded, and would blend with adjoining residential developments with either RS12 or RS9 zoning, which allow for the possibility of either traditional lots or clustered, detached housing up to five dwellings per acre provided the development meets infill provisions. The main vehicular access to the site should ideally be a public street extending from Robinhood Road as part of Chatham Farm Road to the main entrance of the development. For clustered, detached dwellings, open space provisions should include a vegetative buffer adjacent to the single-family homes on Kearns Avenue to the east.

C. Western terminus of Bartram Road

The two parcels, if developed, should be subdivided under existing RS20 zoning allowing for the possibility of either traditional lots or clustered, detached housing up to five dwellings per acre, provided development meets infill provisions.

D. Western terminus of Bartram Place

If developed, this site should be subdivided under existing RS20 zoning regulations with multiple single-family lots located around the construction of a public street, Bartram Place, to be extended northwestward from Bartram Road.

E. Coliseum Drive between Bartram Road and Old Town Club Road

The property may be developed as three individual single-family homes; however, the site seems suitable for clustered, detached single-family housing under RS9 zoning and infill provisions. If developed as clustered housing, the site should have vehicular access limited to one point on Coliseum Drive and an additional buffer provided adjacent to the Reynolda Woods neighborhood to the west.

F. Robinhood Road and Burkeshore Road

Five of the six parcels being designated are under one ownership. The largest property consists of seven acres and has an average width of 300 to 350 feet that is reduced to 150 to 250 feet when removing land within the Silas Creek floodplain from development consideration. The site is recommended for Urban Residential development suitable for RM5 zoning with each dwelling unit constructed as structures of one to four dwelling units each. Development will likely require extension of a private street or drive opposite the Robinhood Road exit ramp from Silas Creek Parkway and extending through the site to Burkeshore Road to the south. Future development of the site may merit the installation of a traffic signal at the exit ramp intersection. There will need to be a vegetative buffer adjacent to the single-family homes on Kenwick Drive to the east. However, without a vehicular connection to Robinhood Road opposite the exit ramp, the ramp is suitable only for clustered single-family detached housing since access will only be from Burkeshore Road

G. North side of W. Northwest Boulevard between W. First Street and N. Hawthorne Avenue

The Urban Residential designation of this site reflects that nine of sixteen parcels in this block contain more than one dwelling unit; however, existing single-family homes may remain as such.

H. Arbor Road/Pilgrim Court; Bumgardner Street

This site is ideal for RM8 zoning as a transitional use between office and retail development to the north and east, moderate-density development to the south and single-family development to the west. However, creating a unified development may prove difficult given that the tract is in three different ownerships. If developed, there should be vehicular access from Pilgrim Court or Bumgardner Street rather than Arbor Road and an additional buffer should be provided adjacent to the Arbor Place single-family residential development to the west.

I. Silas Creek Parkway/Country Club Road/Keating Drive

This site is suitable for moderate-density residential development (RM8 zoning) as townhomes or apartments. The site also provides a transitional use between the crowded major thoroughfare to the west and single-family residential, office and institutional uses to the east and south along Keating Drive. Vehicular access to Silas Creek Parkway should be prohibited due to high traffic volumes. If the two additional properties facing Keating Drive that total two-thirds of an acre could be added to the 1.48 acres, access should be from Keating Drive rather than Country Club Road. Finally, an additional buffer should be provided adjacent to the historic residential structure located at the southwest corner of Country Club Road and Keating Drive.

J. West First Street/Cloverdale Avenue/Business I-40 (US 421)

The area's location near Wake Forest Baptist Health and a future transit station for PART's regional rail commuter system may spur its redevelopment, particularly for urban-scale townhome, condominium or apartment developments of up to 18 dwelling units per acre. It contains thirty-four different properties ranging from detached single-family homes to three larger apartment complexes.

The Edge Flats

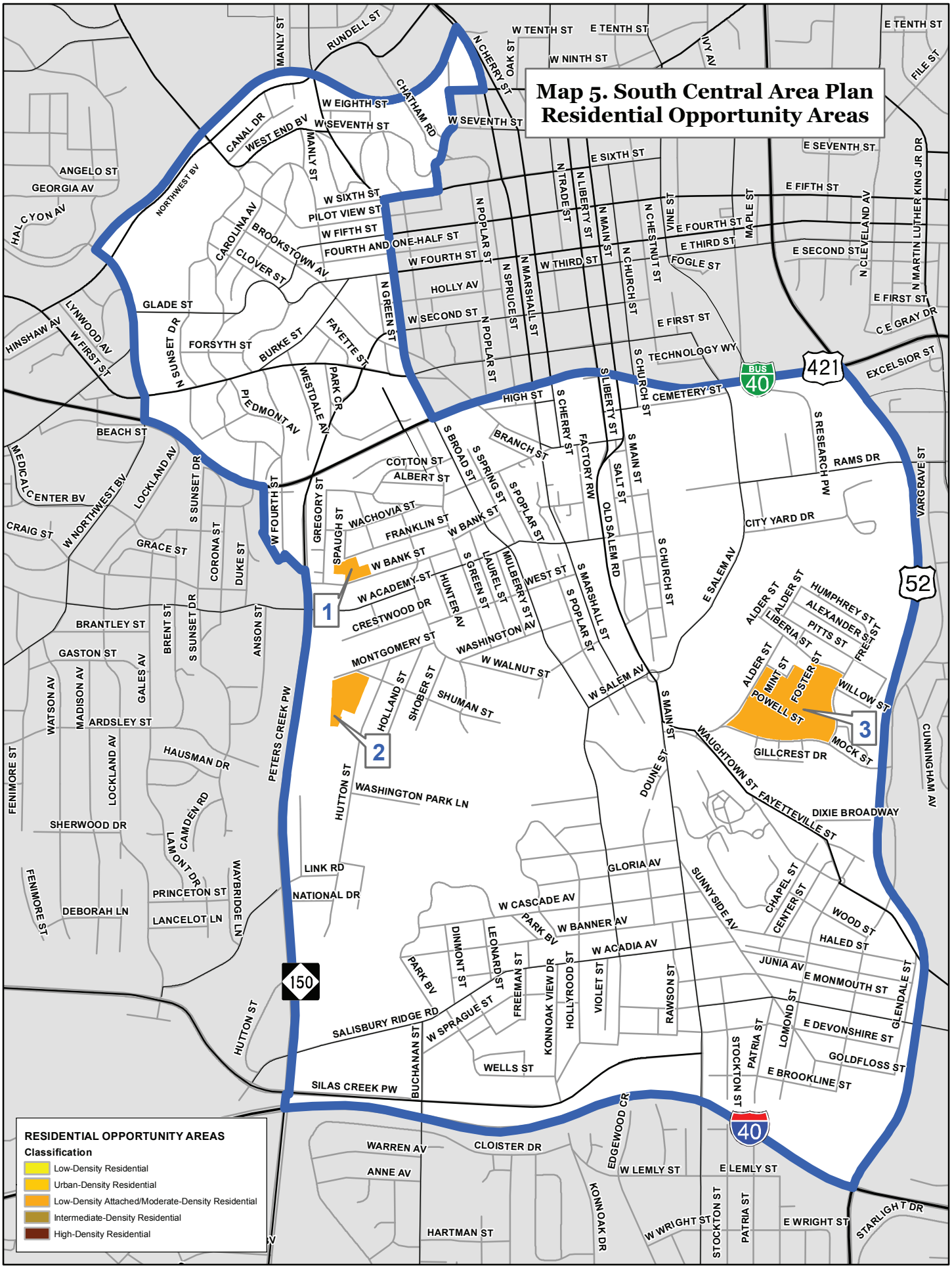
NORTHWEST RESIDENTIAL OPPORTUNITY AREAS

ADOPTED MARCH 5, 2012

Table 4. Northwest Residential Opportunity Areas

Site ID	Site	Acres	Zoning	Ready*	Comments
A	Northeast corner of Robinhood Road and Buena Vista Road	2.31	RS12	Y	Undeveloped. Zoned for recommended use.
B	Robinhood Road and Chatham Farm Road	11.74	RS12	Y	Undeveloped, suitable topography. Zoned for recommended use.
C	Western terminus of Bartram Road	8.16	RS20	N	Undeveloped, multiple owners. Zoned for recommended use.
D	Western terminus of Bartram Place	5.10	RS20	Y	Undeveloped. Zoned for recommended use.
E	Coliseum Drive between Bartram Road and Old Town Club Road	3.72	RS20	N	Undeveloped, three parcels under one ownership. Needs to be rezoned for recommended use.
F	Robinhood Road and Burkshore Road	9.69	RS12	N	Undeveloped, multiple owners. Needs to be rezoned for recommended use.
G	North side of W. Northwest Boulevard between W. First Street and N. Hawthorne Avenue	3.70	RSQ, RM18	N	Partially developed, multiple owners. Zoned for recommended use.
H	Arbor Road/Pilgrim Court; Bumgardner Street	4.41	RS9, LO-S	N	Partially developed, multiple owners. Needs to be rezoned for recommended use.
I	Silas Creek Parkway/ Country Club Road/Keating Drive	1.48	RS12	N	Partially developed, multiple owners. Needs to be rezoned for recommended use.
J	W. First Street/Cloverdale Avenue/Business I-40 (US 421)	17.40	RM18, RMU-S	N	Partially developed, multiple owners. Zoned for recommended use. The Edge Flats are currently under construction in the RMU-S portion of the site.

* A site is defined as “ready” when it is under single ownership and zoned for the recommended use.


Map 5. South Central Area Plan
Residential Opportunity Areas
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential
1
2
3
W TENTH ST
E TENTH ST
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W EIGHTH ST
W SEVENTH ST
E SEVENTH ST
E SIXTH ST
W SIXTH ST
E FIFTH ST
W FIFTH ST
E FOURTH ST
W FOURTH ST
E THIRD ST
W THIRD ST
E SECOND ST
W SECOND ST
E FIRST ST
W FIRST ST
FOURTH AND ONE-HALF ST
PILOT VIEW ST
HOLLY AV
FOGLE ST
TECHNOLOGY WY
CEMETERY ST
HIGH ST
BRANCH ST
COTTON ST
ALBERT ST
WACHOVIA ST
FRANKLIN ST
W BANK ST
W ACADEMY ST
CRESTWOOD DR
MONTGOMERY ST
WASHINGTON AV
W WALNUT ST
W SALEM AV
SHUMAN ST
WASHINGTON PARK LN
LINK RD
NATIONAL DR
GLORIA AV
W CASCADE AV
W BANNER AV
W ACADIA AV
SALISBURY RIDGE RD
W SPRAGUE ST
WELLS ST
SILAS CREEK PW
WARREN AV
CLOISTER DR
ANNE AV
HARTMAN ST
W LEMLY ST
E LEMLY ST
W WRIGHT ST
E WRIGHT ST
STARLIGHT DR
E MONMOUTH ST
E DEVONSHIRE ST
GOLDFLOSS ST
E BROOKLINE ST
JUNIA AV
HALED ST
WOOD ST
CITY YARD DR
RAMS DR
E SALEM AV
WAUGHTOWN ST
FAYETTEVILLE ST
DIXIE BROADWAY
GILLCREST DR
MOCK ST
WILLOW ST
POWELL ST
MINT ST
FOSTER ST
ALDER ST
LIBERIA ST
PITTS ST
ALEXANDER ST
HUMPHREY ST
FREE ST
EXCELSIOR ST
C E GRAY DR
N MARTIN LUTHER KING JR DR
N CLEVELAND AV
VARGRAVE ST
CUNNINGHAM AV
S RESEARCH PW
S CHURCH ST
S MAIN ST
S LIBERTY ST
S CHERRY ST
FACTORY RW
SALT ST
OLD SALEM RD
S MARSHALL ST
S POPLAR ST
S BROAD ST
S SPRING ST
S GREEN ST
LAUREL ST
MULBERRY ST
WEST ST
HUNTER AV
SHOBER ST
HOLLAND ST
HUTTON ST
DOUNE ST
SUNNYSIDE AV
CHAPEL ST
CENTER ST
GLENDALE ST
LOMOND ST
PATRIA ST
STOCKTON ST
KONNOAK DR
EDGEWOOD CR
KONNOAK VIEW DR
HOLLYWOOD ST
VIOLET ST
RAWSON ST
FREEMAN ST
LEONARD ST
DINMONT ST
PARK BV
BUCHANAN ST
N CHERRY ST
OAK ST
N TRADE ST
N LIBERTY ST
N MAIN ST
N CHESTNUT ST
N CHURCH ST
N POPLAR ST
N SPRUCE ST
N MARSHALL ST
N GREEN ST
VINE ST
MAPLE ST
IVY AV
FILE ST
RUNDELL ST
MANLY ST
CHATHAM RD
CANAL DR
WEST END BV
NORTHWEST BV
ANGELO ST
GEORGIA AV
HALCYON AV
CAROLINA AV
BROOKSTOWN AV
CLOVER ST
GLADE ST
LYNWOOD AV
HINSHAW AV
N SUNSET DR
FORSYTH ST
BURKE ST
FAYETTE ST
WESTDALE AV
PARK CR
PIEDMONT AV
BEACH ST
MEDICAL CENTER BV
LOCKLAND AV
W NORTHWEST BV
CRAIG ST
GRACE ST
S SUNSET DR
CORONA ST
DUKE ST
W FOURTH ST
GREGORY ST
SPAUGH ST
BRANTLEY ST
BRENT ST
ANSON ST
GASTON ST
GALES AV
WATSON AV
MADISON AV
ARDSLEY ST
HAUSMAN DR
PETERS CREEK PW
FENIMORE ST
SHERWOOD DR
CAMDEN RD
LAMONT DR
WAYBRIDGE LN
PRINCETON ST
DEBORAH LN
LANCELOT LN
BUS 40
421
52
150
40

South Central Residential Opportunity Areas

ADOPTED OCTOBER 6, 2014

AREA PLAN RECOMMENDATIONS (MAP 5)

1. Franklin, W. Bank, and Gregory Streets

The site is mostly undeveloped and in single ownership. This plan recommends low-density attached residential land use at this location, up to approximately 8 dwelling units per acre, with compatible duplex, quadraplex, small-footprint townhouse/multifamily development or clustered single-family structures. The site has some steep slopes requiring the clustering of some of the units and developers could consider requesting closure of unopened rights-of-way to facilitate redevelopment.

2. Montgomery Street east of West Salem Shopping Center

The site is mostly undeveloped and has two single-family structures located in the northern portion of the site. This plan recommends low-density attached residential land use at this location, up to approximately 8 dwelling units per acre, with compatible duplex, quadraplex, small-footprint townhouse/multifamily development or clustered single-family structures. Access to the site should be off Montgomery or Shuman Streets. There is an undeveloped four-acre lot adjacent to this site fronting on Peters Creek Parkway. The site is currently zoned General Business (GB), which allows for commercial, office and multifamily uses. This site has a steep slope fronting Peters Creek Parkway that limits its visibility from the road making it less desirable for commercial development and possibly more desirable for multifamily uses. It is recommended to develop these two sites together to increase residential densities along this important major thoroughfare. Main site access should be off Peters Creek Parkway and a substantial natural buffer should be retained to minimize the impact of Peters Creek Parkway to the surrounding single-family residential development. A pedestrian connection from this development to Diggs-Latham Elementary School should also be explored.

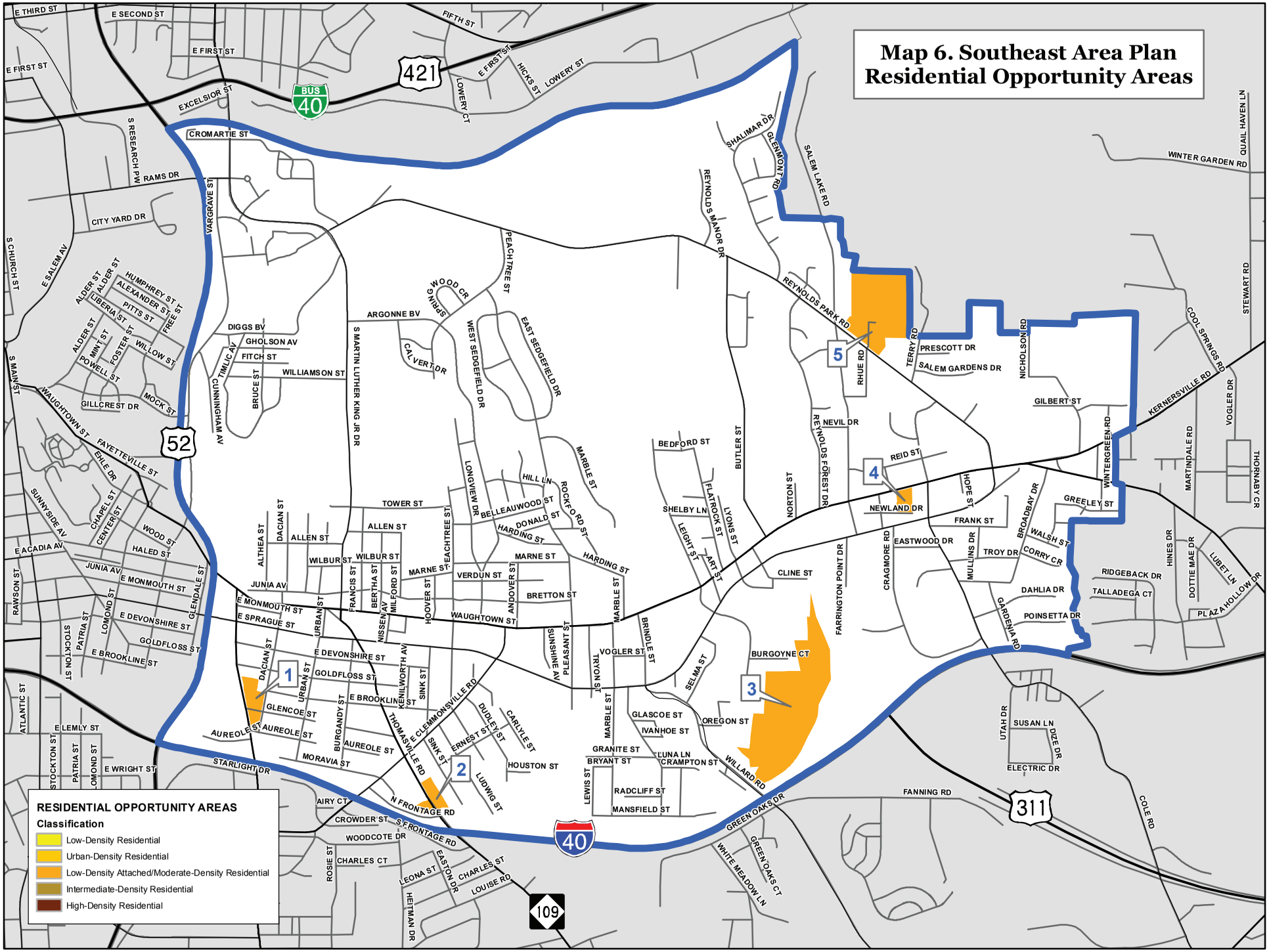
3. College Park

College Park, funded by the Happy Hill Gardens HOPE VI grant, is a revitalization of the former Happy Hill Gardens public housing site. The new neighborhood is comprised of 272 rental units and 148 homeownership units. All three rental phases are completed: Providence Place is a 56-unit rental complex with townhouse and garden apartments; Alders Point is a 100-unit independent living senior complex; and Willows Peak is a 116-unit development of two- and three-story garden apartments. Homeownership opportunities include 59 detached single-family homes and 89 townhouses. Five detached single-family homes have been sold and the homebuilder continues efforts to pre-sell the remaining lots and townhouses.

Table 5. South Central Residential Opportunity Areas

Site ID	Site	Acres	Zoning	Ready*	Comments
1	Franklin, W. Bank and Gregory Streets	2.4	RSQ, RM18	N	Partially developed, some steep slopes. Needs to be rezoned to RM8.
2	Montgomery Street east of West Salem Shopping Center	5.5	RSQ, RS7	N	Partially developed, multiple owners, desirable slope for residential development. Needs to be rezoned for recommended use.
3	College Park	27.0	RM18-S	N	Rental phases have been completed, home-builder continues efforts to redevelop remaining lots.

*** A site is defined as "ready" when it is under single ownership and zoned for the recommended use.**


Map 6. Southeast Area Plan
Residential Opportunity Areas
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential
1
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BUS 40
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E THIRD ST
E SECOND ST
E FIRST ST
FIFTH ST
EXCELSIOR ST
CROMARTIE ST
S RESEARCH PW
RAMS DR
CITY YARD DR
VARGRAVE ST
S CHURCH ST
E SALEM AV
S MAIN ST
WAUGHTOWN ST
FAYETTEVILLE ST
EHLE DR
SUNNYSIDE AV
E ACADIA AV
RAWSON ST
ATLANTIC ST
E LEMLY ST
E WRIGHT ST
STARLIGHT DR
AIRY CT
CROWDER ST
WOODCOTE DR
CHARLES CT
ROSIE ST
N FRONTAGE RD
S FRONTAGE RD
LOUISE RD
HEITMAN DR
LEONA ST
EASTON DR
CHARLES ST
GREEN OAKS DR
GREEN OAKS CT
WHITE MEADOW LN
FANNING RD
COLE RD
ELECTRIC DR
UTAH DR
SUSAN LN
DIZE DR
WILLARD RD
OREGON ST
BURGOYNE CT
SELMA ST
BRINDLE ST
VOGLER ST
TRYON ST
MARBLE ST
GLASCOE ST
IVANHOE ST
GRANITE ST
BRYANT ST
LUNA LN
CRAMPTON ST
RADCLIFF ST
MANSFIELD ST
LEWIS ST
HOUSTON ST
LUDWIG ST
CARLYLE ST
DUDLEY ST
ERNEST ST
E CLEMMONSVILLE RD
THOMASVILLE RD
KENILWORTH AV
SINK ST
MORAVIA ST
AUREOLE ST
GLENCOE ST
BURGANDY ST
GOLDFLOSS ST
E BROOKLINE ST
E DEVONSHIRE ST
URBAN ST
DACIAN ST
E SPRAGUE ST
E MONMOUTH ST
JUNIA AV
WAUGHTOWN ST
HOOVER ST
ANDOVER ST
BRETTON ST
VERDUN ST
MARNE ST
HARDING ST
DONALD ST
BELLEAUWOOD ST
HILL LN
ROCKFORD ST
MARBLE ST
SUNSHINE AV
PLEASANT ST
LONGVIEW DR
EAST SEDGEFIELD DR
WEST SEDGEFIELD DR
PEACHTREE ST
EACHTREE ST
WILBUR ST
ALLEN ST
TOWER ST
FRANCIS ST
BERTHA ST
MILFORD ST
NISSEN AV
ALTHEA ST
DACIAN ST
S MARTIN LUTHER KING JR DR
ARGONNE BV
CALVERT DR
SPRING WOOD CR
DIGGS BV
GHOLSON AV
FITCH ST
WILLIAMSON ST
TIMLIC AV
CUNNINGHAM AV
BRUCE ST
ALDER ST
HUMPHREY ST
ALEXANDER ST
LIBERIA ST
PITTS ST
FREE ST
WILLOW ST
MINT ST
FOSTER ST
POWELL ST
GILLCREST DR
MOCK ST
CHAPEL ST
CENTER ST
WOOD ST
HALED ST
GLENDALE ST
E MONMOUTH ST
E DEVONSHIRE ST
GOLDFLOSS ST
E BROOKLINE ST
LOMOND ST
PATRIA ST
STOCKTON ST
LOWERY CT
LOWERY ST
HICKS ST
E FIRST ST
SHALIMAR DR
GLENMONT RD
SALEM LAKE RD
REYNOLDS MANOR DR
REYNOLDS PARK RD
REYNOLDS FOREST DR
NEVIL DR
RHUE RD
TERRY RD
PRESCOTT DR
SALEM GARDENS DR
NICHOLSON RD
WINTER GARDEN RD
QUAIL HAVEN LN
COOL SPRINGS RD
STEWART RD
KERNERSVILLE RD
GILBERT ST
WINTERGREEN RD
VOGLER DR
THORNBAY CR
MARTINDALE RD
HINES DR
DOTTIE MAE DR
LUBET LN
PLAZA HOLLOW DR
GREELEY ST
BROADBAY DR
WALSH ST
CORRY CR
TROY DR
MULLINS DR
HOPE ST
FRANK ST
EASTWOOD DR
NEWLAND DR
REID ST
CRAGMORE RD
GARDENIA RD
POINSETTA DR
DAHLIA DR
TALLADEGA CT
RIDGEBACK DR
FARRINGTON POINT DR
CLINE ST
NORTON ST
BUTLER ST
BEDFORD ST
SHELBY LN
FLATROCK ST
LYONS ST
LEIGHT ST
ART ST

AREA PLAN RECOMMENDATIONS (MAP 6)

1. Old Lexington Road/Dacian Street to Aureole Street

This site includes two potential areas for development north and south of Glencoe Street. The City acquired a number of properties for the widening of Old Lexington Road and owns about 1.4 acres of land in this area. Five existing single-family structures are located at the intersection of Glencoe Street and Dacian Street. The area south of Glencoe Street consists of two single-family units and a vacant 0.7-acre parcel owned by the City. Comprehensive redevelopment of the two areas is recommended, if feasible. A moderate-density residential land use is recommended with compatible quadraplex or small-footprint townhouse/multifamily development or clustered single-family structures. Site design should be compatible with the adjacent single-family neighborhood, possibly including quadraplex, townhouse or multifamily development located along Old Lexington Road, a major thoroughfare, and lower-density development next to existing homes facing Dacian Street. If using only undeveloped tracts of land north of Glencoe Street, existing single-family homes should be protected, but if comprehensive redevelopment is desired in the area north of Glencoe Street, include all of the existing residential units at the intersection of Glencoe Street and Dacian Street. If additional land is required, consider extending development south of Glencoe Street to Aureole Street. If not comprehensively redeveloped, allow the southernmost undeveloped tract of land in the area south of Glencoe Street to be developed for the residential infill land use category.

2. Interstate 40/Thomasville Road

This site is located on both sides of Thomasville Road and is recommended for moderate-density residential, compatible quadraplex or small-footprint townhouse development. Special attention should be given to building and parking placement at this entryway into the neighborhood from Interstate 40. Building setbacks compatible with adjacent existing single-family development, attractive streetscape treatment, and parking areas located to the rear will help create a gateway to the area.

3. Willard Road/ US 311 Connector

This site is recommended to maintain RM8-S zoning and to develop with multifamily or townhouse structures. The site has some steep slopes requiring the clustering of some of the buildings. Access to the site is a main constraint for the development since the only existing access to the property is off Willard Road, next to I-40. An additional access to Leight Street could be established if an access easement is obtained or if this site is developed in conjunction with adjacent undeveloped land to the west. However, the undeveloped land to the west should be developed for single-family residential use under RS9 zoning.

4. Waughtown Road/Cole Road

A portion of this site is currently undeveloped and a single-family structure is located to the west. It is recommended that the site be developed with a moderate-density residential land use with compatible duplex, quadraplex, small-footprint townhouse development or clustered single-family structures. A secondary access could be established to the south off Newland Drive.

5. Reynolds Park Road and Rhue Road

This large, primarily undeveloped site is recommended for moderate-density residential use with compatible duplex, quadraplex, townhouse/multifamily development or clustered single-family structures. Existing Salem Lake Watershed regulations significantly restrict potential development of the site, allowing for larger setbacks from adjoining properties and for the provision of large open space areas that can enhance the proposed development.

SOUTHEAST RESIDENTIAL OPPORTUNITY AREAS

ADOPTED SEPTEMBER 3, 2013

Table 6. Southeast Residential Opportunity Areas

Site ID	Site	Acres	Zoning	Ready*	Comments
1	Old Lexington Road/Dacian Street to Aureole Street	6.7	RS9	N	Multiple owners, partially developed. Needs to be rezoned.
2	Interstate 40/Thomasville Road	3.4	RS9	N	Undeveloped. Needs to be rezoned.
3	Willard Road/Cole Road	53.0	RM8-S	Y	Undeveloped, some steep slopes. Zoned for recommended use.
4	Waughtown Road/Cole Road	2.6	RS9	N	Partially undeveloped. Needs to be rezoned.
5	Reynolds Park Road/ Rhue Road	32.0	RS9	N	Undeveloped, subject to Salem Creek Watershed regulations. Needs to be rezoned.

*** A site is defined as "ready" when it is under single ownership and zoned for the recommended use.**

Oakwood Square Condominiums

AREA PLAN RECOMMENDATIONS (MAP 7)

A. End of Camden Road

The site is wooded, has a sloping topography that is steep in some sections, and should be developed to accommodate low-density, single-family residential development as a Planned Residential Development (PRD) based on surrounding RS9 zoning.

B. Back of Properties facing Lockland Avenue and S. Sunset Drive

If developed, the site is recommended to be developed to accommodate low-density, single-family residential development as a PRD based on surrounding RS7 zoning. Two unopened streets, Brent and Seneca Streets, and a right-of-way off Lockland Avenue provide access to this site. The site has a drainageway through it as well as steeply sloping topography, making development difficult.

C. Boone Avenue

If developed, the site should accommodate low-density, single-family residential development based on surrounding RS9 zoning. Bottom Branch Creek runs along the western property line and the site is entirely in the floodplain, limiting development.

D. Sidestown

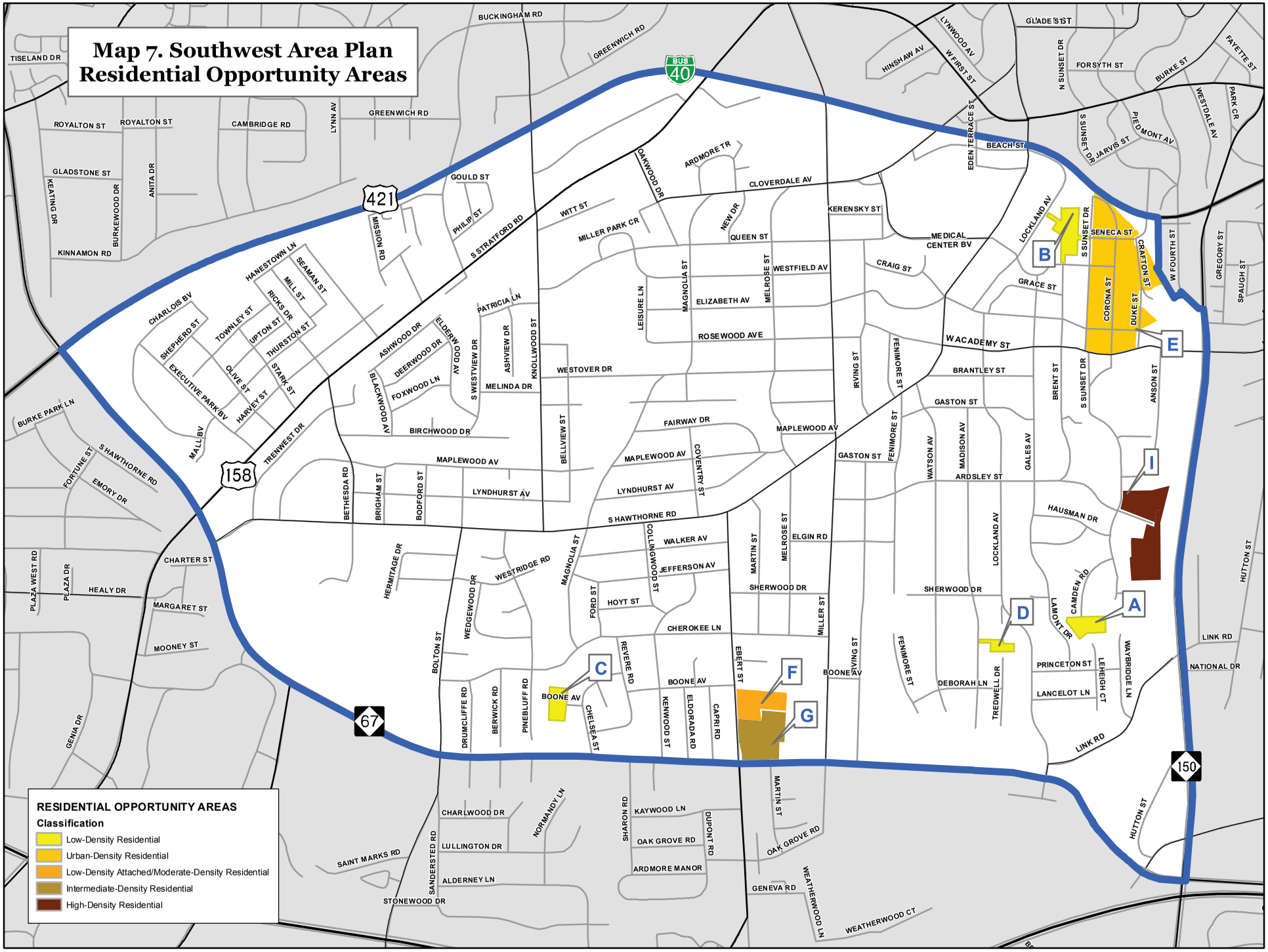
A portion of the site is occupied by an old graveyard belonging to Sidestown African Methodist Zion Church which once stood on the property. A number of markers are still visible, but more graves are believed to on the site. The cemetery property has been well maintained since an attempt to rezone the land to the south. The rest of the site is vacant, in single ownership and with some mature vegetation. The site is recommended for single-family development based on surrounding RS9 zoning. Recommendations include: 1) access should be located off Trendwell Drive and continue existing lotting pattern; 2) new construction should be compatible in scale and size with the character of the existing neighborhood; 3) a decorative privacy fence should be constructed on the back of the property adjacent to the cemetery; and, 4) other uses should be considered, such as open space or a neighborhood garden with the approval of current property owners.

E. Eastern Portion of the Lockland Avenue Neighborhood

This site is currently developed with a mix of single-family, duplex, triplex, quadraplex and multifamily residential developments. Small vacant lots scattered throughout the area are recommended to be developed in accordance with existing zoning with RM5 allowing smaller multifamily buildings and RSQ allowing single-family to quadraplex dwellings. Structures should orient to the street and parking areas should be located to the rear of structures.

F. Ebert Road and Twin City Baptist Church

This site is recommended for moderate-density residential land use. Twin City Baptist Church owns most of the land which includes four single-family buildings and a nonconforming structure on the back of the property, all on the same zoning lot. The nonconforming commercial portion of the site should not be rezoned to a commercial zoning district. The existing business use can continue under its nonconforming status. Several recommendation options exist for this site. First, develop the site in conjunction with the tract of land to the south as a continuation of the residential development proposed along Silas Creek Parkway and Ebert Road (Site G) with compatible duplex, quadraplex, small-footprint townhouse development or clustered single-family structures at a moderate density. Second, the site could be developed as an extension of the retirement community also proposed along Silas Creek Parkway and Ebert Road (Site G). Third, the site could be developed to accommodate low-density, single-family residential development as a PRD.


Map 7. Southwest Area Plan
Residential Opportunity Areas
RESIDENTIAL OPPORTUNITY AREAS
Classification
Low-Density Residential
Urban-Density Residential
Low-Density Attached/Moderate-Density Residential
Intermediate-Density Residential
High-Density Residential
A
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I
BUS 40
421
158
67
150
BUCKINGHAM RD
GREENWICH RD
TISELAND DR
ROYALTON ST
CAMBRIDGE RD
LYNN AV
GLADSTONE ST
KEATING DR
BURKEWOOD DR
ANITA DR
KINNAMON RD
GOULD ST
PHILIP ST
MISSION RD
S STRATFORD RD
OAKWOOD DR
ARDMORE TR
CLOVERDALE AV
WITT ST
MILLER PARK CR
NEW DR
QUEEN ST
KERENSKY ST
MEDICAL CENTER BV
CRAIG ST
WESTFIELD AV
ELIZABETH AV
ROSEWOOD AVE
LEISURE LN
MAGNOLIA ST
MELROSE ST
HANESTOWN LN
SEAMAN ST
MILL ST
RICKS DR
CHARLOIS BV
SHEPHERD ST
TOWNLEY ST
UPTON ST
THURSTON ST
EXECUTIVE PARK BV
OLIVE ST
HARVEY ST
STARK ST
MALL BV
TRENWEST DR
PATRICIA LN
ASHWOOD DR
ELDERWOOD AV
DEERWOOD DR
FOXWOOD LN
BLACKWOOD AV
S WESTVIEW DR
ASHVIEW DR
KNOLLWOOD ST
MELINDA DR
WESTOVER DR
BIRCHWOOD DR
BELLVIEW ST
FAIRWAY DR
MAPLEWOOD AV
COVENTRY ST
LYNDHURST AV
BETHESDA RD
BRIGHAM ST
BODFORD ST
S HAWTHORNE RD
BURKE PARK LN
FORTUNE ST
EMORY DR
PLAZA WEST RD
PLAZA DR
HEALY DR
CHARTER ST
MARGARET ST
MOONEY ST
GENIA DR
HERMITAGE DR
WESTRIDGE RD
WEDGEWOOD DR
BOLTON ST
DRUMCLIFFE RD
BERWICK RD
PINEBLUFF RD
MAGNOLIA ST
COLLINGWOOD ST
WALKER AV
JEFFERSON AV
FORD ST
HOYT ST
CHEROKEE LN
REVERE RD
CHELSEA ST
KENWOOD ST
ELDORADA RD
CAPRI RD
BOONE AV
EBERT ST
MARTIN ST
MELROSE ST
ELGIN RD
SHERWOOD DR
MILLER ST
IRVING ST
FENIMORE ST
WATSON AV
MADISON AV
GALES AV
LOCKLAND AV
GASTON ST
BRANTLEY ST
ARDSLEY ST
W ACADEMY ST
GRACE ST
BRENT ST
S SUNSET DR
ANSON ST
HAUSMAN DR
CAMDEN RD
LAMONT DR
DEBORAH LN
TREDWELL DR
PRINCETON ST
LANCELOT LN
LEHEIGH CT
WAYBRIDGE LN
LINK RD
NATIONAL DR
HUTTON ST
SAINT MARKS RD
SANDERSTED RD
CHARLWOOD DR
LULLINGTON DR
ALDERNEY LN
STONEWOOD DR
NORMANDY LN
SHARON RD
KAYWOOD LN
OAK GROVE RD
ARDMORE MANOR
DUPONT RD
GENEVA RD
WEATHERWOOD LN
WEATHERWOOD CT
HINSHAW AV
LYNWOOD AV
W FIRST ST
GLADE ST
N SUNSET DR
FORSYTH ST
BURKE ST
FAYETTE ST
WESTDALE AV
PARK CR
PIEDMONT AV
JARVIS ST
EDEN TERRACE ST
BEACH ST
SENECA ST
CRAFTON ST
CORONA ST
DUKE ST
W FOURTH ST
GREGORY ST
SPAUGH ST

G. Silas Creek Parkway and Ebert Road

This site is located at the intersection of two major roads, giving it good visibility, and has a gently sloping topography and some mature vegetation located at the intersection of the two roads. There have been different development proposals for this site through the years with a general consensus the site should be redeveloped for multifamily (RM8 or RM12) residential use. Redevelopment of the southern portion of this site with compatible multifamily or townhouse structures at an intermediate density is recommended along Silas Creek Parkway. The RM12 density should not extend beyond the current RM18 zoning line found on the north end of the apartment complex to the east of the site. Buildings should be located facing Silas Creek Parkway rather than being located perpendicularly, as is the case in the existing multifamily development to the east. The buildings should have a presence on the road with unit entrances and architectural detailing that make the façades interesting. Parking areas need to be broken into several small lots, screened from view and located behind the buildings fronting Silas Creek Parkway or buffered from Silas Creek Parkway with a low wall or a berm. Locate compatible duplex, quadraplex, and/or small-footprint townhouse development or clustered single-family structures at a RM8 density along Ebert Road and on the back of the property closer to existing single-family residential uses. Provide adequate buffers and screening where new development abuts single-family residential areas. Protect the small stream running along the eastern portion of this tract and any wetland associated with it. Explore including the apartment complex to the east of the site as a redevelopment proposal that includes both tracts of land together. An alternative development recommendation for the site would be to create a retirement community that could include different levels of care for its population: congregate care, assisted living and continued care or nursing home facilities, which should follow the aforementioned planning principles with higher-density development along Silas Creek Parkway and lower-density along Ebert Road and close to single-family areas.

H. South side of Ardsley Street

This site is split in two sections by Peters Creek and most of it is in the floodplain, considerably limiting development. The small, developable southwest portion of the site is recommended to be developed to accommodate multifamily residential based on existing zoning as an extension of the apartment complex. The existing access road to Ardsley Apartments can be used to double-load buildings along that road and to locate parking areas.

I. North side of Ardsley Street

The site is heavily wooded, has steep slopes next to the Ledges Apartments, and is partially in the floodplain. The site should be developed to accommodate multifamily residential based on the existing zoning. Units should be located along S. Sunset Drive and Ardsley Street with parking to the back or side of the structures. If developed, a connection should be provided to the proposed greenway along Peters Creek.

SOUTHWEST RESIDENTIAL OPPORTUNITY AREAS

ADOPTED OCTOBER 5, 2009

Table 7. Southwest Residential Opportunity Areas

Site ID	Site	Acres	Zoning	Ready*	Comments
A	End of Camden Road	2.23	RS9	Y	Undeveloped, sloping, sometimes steep topography. Zoned for recommended use.
B	Back of properties facing Lockland Avenue and S. Sunset Drive	3.50	RS7	N	Undeveloped, drainageway through site, steeply sloping topography, multiple owners. Zoned for recommended use.
C	Boone Avenue	2.10	RS9	Y	Undeveloped, site is entirely in floodplain. Zoned for recommended use.
D	Sidestown	2.30	RS9	Y	Undeveloped, a portion of site is occupied by an old graveyard. Zoned for recommended use.
E	Eastern portion of the Lockland Avenue Neighborhood	29.45	RM5, RSQ, RM18	N	Partially developed, multiple owners. Zoned for recommended uses.
F	Ebert Road and Twin City Baptist Church	4.34	RS9	N	Partially developed, multiple owners. Zoned for two of the recommended uses (single-family and/or duplex, quadraplex, or townhouse development). Needs rezoning if developed as retirement community in conjunction with Site G.
G	Silas Creek Parkway and Ebert Street	5.61	RS9	N	Partially developed, gently sloping topography. Needs to be rezoning for both recommendations (multifamily and retirement community).
H	South side of Ardsley Street	5.67	RM18, HB	N	Undeveloped, most of site is in floodplain. The HB portion of the site will need to be rezoned for recommended use.
I	North side of Ardsley Street	4.15	RM18, HB	N	Undeveloped, part of site is in floodplain. The HB portion of the site will need to be rezoned for recommended use.

* A site is defined as "ready" when it is under single ownership and zoned for the recommended use.

College Park

Marshall Street
Brownstones

The Oaks at Tenth

The Town at
West End Village

Map 8. Downtown Area Plan Area
W FOURTEENTH ST
E FOURTEENTH ST
N CHERRY ST
TYNDALL ST
UNDERWOOD AV
OAK ST
W THIRTEENTH ST
E NORTHWEST BV
N PATTERSON AVE
W TWELFTH ST
W ELEVENTH ST
HAYWOOD ST
RUNDELL ST
E ELEVENTH ST
N LIBERTY ST
W TENTH ST
E TENTH ST
E NINTH ST
W NINTH ST
N TRADE ST
IVY AV
N CHESTNUT ST
N RESEARCH PW
CARL RUSSELL AV
HIGHLAND AV
W EIGHTH ST
CHATHAM RD
W SEVENTH ST
E SEVENTH ST
N SPRING ST
N BROAD ST
E SIXTH ST
BUXTON ST
W SIXTH ST
E FIFTH ST
PILOT VIEW ST
N POPLAR ST
N LIBERTY ST
N MAIN ST
VINE ST
MAPLE ST
WOODLAND AV
W FIFTH ST
E FOURTH ST
FOURTH AND ONE-HALF ST
E THIRD ST
E SECOND ST
W FOURTH ST
W THIRD ST
FOGLE ST
N SPRUCE ST
N MARSHALL ST
N CHURCH ST
N GREEN ST
HOLLY AV
W SECOND ST
E FIRST ST
SHADY BV
TECHNOLOGY WY
S CLEVELAND AV
S BROAD ST
S LIBERTY ST
S CHURCH ST
HIGH ST
S CHERRY ST
CEMETERY ST
S RESEARCH PW
BRANCH ST
S MARSHALL ST
FACTORY RW
S MAIN ST
SALT ST
COTTON ST
WACHOVIA ST
RAMS DR
ALBERT ST
S SPRING ST
APPLE ST
OLD SALEM RD
S CHURCH ST
CITY YARD DR
W ACADEMY ST
WEST ST
E SALEM AV
RESIDENTIAL OPPORTUNITY AREAS
Downtown

Downtown Residential Opportunity Areas

ADOPTED 2013

While the *Downtown Area Plan* does not designate any specific sites as Residential Opportunity Areas, opportunities for multifamily and mixed-use residential development exist throughout Downtown and are encouraged. As of 2010, the Downtown area of Winston-Salem has seen its number of residents double in the past decade and now includes almost 3,000 units. When considering the increasing interest in urban residential housing options, development opportunity for units available for both rent and purchase is promising. For example, the northern portion of the Skyline District has been identified as an optimal location for a high-rise residential development.

Plant 64 Lofts

The Gallery Lofts

Nissen Building

Table 8. Winston-Salem Residential Opportunity Areas Summary by Area Plan

Site ID	Site	Type	Area Plan	Year Adopted	Zoning	Acres	Ready*	Comments
A (ENE)	Eldora Street and Emerald Street	LDR	East-Northeast	2008	RS9, RS7	13.50	N	Multiple owners, two sites, partially developed, large portion owned by the City (9.17 acres). A large portion of the two sites is in the floodplain, considerably limiting development and there is steeply sloping topography. The RS9 portion of the site should be rezoned to RS7 for recommended use.
B (ENE)	Barbara Jane Avenue and Woodrow Powell Drive	LDR	East-Northeast	2008	RS9, RM8-S	9.80	N	Undeveloped, no significant topographic limitations. In 2010, rezoned to RM8-S (residential building: duplex, multifamily, townhouse, twinhome).
C (ENE)	Barbara Jane Avenue and Tanders Street	LDR	East-Northeast	2008	RS9	6.85	N	Multiple ownership, some topographic issues, undeveloped. Zoned for recommended use.
D (ENE)	Business 40 and Mount Vernon Avenue	LDR	East-Northeast	2008	RS9	6.20	Y	Undeveloped, some steep slopes in the middle of the site. Zoned for recommended use.
E (ENE)	Business 40 and Stratton Avenue/ Mason Street	LDR	East-Northeast	2008	RS9	9.78	N	Partially developed, multiple owners, some steep slopes in the middle of the site. Zoned for recommended use.
F (ENE)	Ross Street and Reidsville Road (US 158)	LDR	East-Northeast	2008	RS9	3.65	Y	Undeveloped, steep slopes throughout the site. Zoned for recommended use.
G (ENE)	Fries Drive and Blaine Street	LDR	East-Northeast	2008	RS9	17.70	N	Partially developed, multiple owners, steep slopes along Earl St. Zoned for recommended use.
H (ENE)	Old Greensboro Road and Churchland Drive	LDR	East-Northeast	2008	RS9	6.20	Y	Undeveloped, drainageway divides the site. Zoned for recommended use.
I (ENE)	Waterworks Road	MDR/ LDAR	East-Northeast	2008	RS9	14.60	N	Undeveloped, drainageway runs through middle of site, steep slopes toward the back of property line. Would need to be rezoned for recommended use.
J (ENE)	Old Greensboro Road and Reidsville Road (US 158)	IDR	East-Northeast	2008	RS9, LO-S	22.70	N	Multiple owners, possible development restrictions due to Salem Lake Watershed Regulations, steep slopes along Reidsville Rd. Would need to be rezoned for recommended use.
K (ENE)	E. Fourteenth Street and Addison Avenue	MDR/ LDAR	East-Northeast	2008	RS9, RS7	8.40	N	Multiple owners, steep slopes on southern portion. Would need to be rezoned for both recommendations.

Table 8. Winston-Salem Residential Opportunity Areas Summary by Area Plan

Site ID	Site	Type	Area Plan	Year Adopted	Zoning	Acres	Ready*	Comments
A (NC)	Gateway Commons	LDR	North Central	2007	RSQ-S	19.00	N	Continue redevelopment as part of Gateway Commons HOPE VI as recommended.
B (NC)	N. Glenn & Greenway	UDR	North Central	2007	LB, RS7	2.20	N	Undeveloped, sloping topography. Needs to be rezoned for recommended use.
C (NC)	N. Chestnut & N. Glenn	IDR	North Central	2007	LI, RM18, HB-L	4.50	N	Partially developed, multiple owners, sloping topography. Needs partial rezoning for recommended use.
D (NC)	Historic Old Cherry Infill	UDR	North Central	2007	RSQ	5.31	N	Partially developed, steep topography. Currently in the process of being redeveloped.
E (NC)	Shrub & W. Eleventh	LDR	North Central	2007	RS7	3.50	N	Partially developed, multiple owners, steep topography. Zoned for recommended use.
F (NC)	Gateway Factories Loft Conversion	HDR	North Central	2007	GI	10.00	N	Partially developed. Needs to be rezoned for recommended use.
A (NW)	Northeast corner of Robinhood Road and Buena Vista Road	LDR	Northwest	2012	RS12	2.31	Y	Undeveloped. Zoned for recommended use.
B (NW)	Robinhood Road and Chatham Farm Road	LDR	Northwest	2012	RS12	11.74	Y	Undeveloped, suitable topography. Zoned for recommended use.
C (NW)	Western terminus of Bartram Road	LDR	Northwest	2012	RS20	8.16	N	Undeveloped, multiple owners. Zoned for recommended use.
D (NW)	Western terminus of Bartram Place	LDR	Northwest	2012	RS20	5.10	Y	Undeveloped. Zoned for recommended use.
E (NW)	Coliseum Drive between Bartram Road and Old Town Club Road	LDR	Northwest	2012	RS20	3.72	N	Undeveloped, three parcels under one ownership. Needs to be rezoned for recommended use.
F (NW)	Robinhood Road and Burkeshore Road	UDR	Northwest	2012	RS12	9.69	N	Undeveloped, multiple owners. Needs to be rezoned for recommended use.
G (NW)	North side of W. Northwest Boulevard between W. First Street and N. Hawthorne Avenue	UDR	Northwest	2012	RSQ, RM18	3.70	N	Partially developed, multiple owners. Zoned for recommended use.

Table 8. Winston-Salem Residential Opportunity Areas Summary by Area Plan

Site ID	Site	Type	Area Plan	Year Adopted	Zoning	Acres	Ready*	Comments
H (NW)	Arbor Road/Pilgrim Court; Bumgardner Street	MDR/ LDAR	Northwest	2012	RS9, LO-S	4.41	N	Partially developed, multiple owners. Needs to be rezoned for recommended use.
I (NW)	Silas Creek Parkway/ Country Club Road/ Keating Drive	MDR/ LDAR	Northwest	2012	RS12	1.48	N	Partially developed, multiple owners. Needs to be rezoned for recommended use.
J (NW)	W. First Street/ Cloverdale Avenue/ Business 40 (US 421)	HDR	Northwest	2012	RM18, RMU-S	17.40	N	Partially developed, multiple owners. Zoned for recommended use. The Edge Flats are currently under construction in the RMU-S portion of this site.
1 (SC)	Franklin, W. Bank and Gregory Streets	MDR/ LDAR	South Central	2014	RSQ, RM18	2.40	N	Partially developed, some steep slopes. Needs to be rezoned to RM8.
2 (SC)	Montgomery Streets east of West Salem Shopping Center	MDR/ LDAR	South Central	2014	RSQ, RS7	5.50	N	Partially developed, multiple owners, desirable slope for residential development. Needs to be rezoned fo recommended use.
3 (SC)	College Park	MDR/ LDAR	South Central	2014	RM18-S	27.00	N	Rental phases have been completed, homebuilder continues efforts to redevelop remaining lots.
1 (SE)	Old Lexington Road/ Dacian Street to Aureole Street	MDR/ LDAR	Southeast	2013	RS9	6.70	N	Multiple owners, partially developed. Needs to be rezoned.
2 (SE)	Interstate 40/ Thomasville Road	MDR/ LDAR	Southeast	2013	RS9	3.40	N	Undeveloped. Needs to be rezoned.
3 (SE)	Willard Road/ Cole Road	MDR/ LDAR	Southeast	2013	RM8-S	53.00	Y	Undeveloped, some steep slopes. Zoned for recommended use.
4 (SE)	Waughtown Road/ Cole Road	MDR/ LDAR	Southeast	2013	RS9	2.60	N	Partially undeveloped. Needs to be rezoned
5 (SE)	Reynolds Park Road/ Rhue Road	MDR/ LDAR	Southeast	2013	RS9	32.00	N	Undeveloped, subject to Salem Creek Watershed regulations. Needs to be rezoned.
A (SW)	End of Camden Road	LDR	Southwest	2009	RS9	2.23	Y	Undeveloped, sloping, sometimes steep topography. Zoned for recommended use.
B (SW)	Back of properties facing Lockland Avenue and S. Sunset Drive	LDR	Southwest	2009	RS7	3.50	N	Undeveloped, drainageway through site, steeply sloping topography, multiple owners. Zoned for recommended use.

Table 8. Winston-Salem Residential Opportunity Areas Summary by Area Plan

Site ID	Site	Type	Area Plan	Year Adopted	Zoning	Acres	Ready*	Comments
C (SW)	Boone Avenue	LDR	Southwest	2009	RS9	2.10	Y	Undeveloped, site is entirely in floodplain. Zoned for recommended use.
D (SW)	Sidestown	LDR	Southwest	2009	RS9	2.30	Y	Undeveloped, a portion of site is occupied by an old graveyard. Zoned for recommended use.
E (SW)	Eastern portion of the Lockland Avenue Neighborhood	UDR	Southwest	2009	RM5, RSQ, RM18	29.45	N	Partially developed, multiple owners. Zoned for recommended uses.
F (SW)	Ebert Road and Twin City Baptist Church	MDR	Southwest	2009	RS9	4.34	N	Partially developed, multiple owners. Zoned for two of the recommended uses (single-family and/or duplex, quadraplex, or townhouse development). Needs rezoning if developed as retirement community in conjunction with Site G.
G (SW)	Silas Creek Parkway and Ebert Road	IDR	Southwest	2009	RS9	5.61	N	Partially developed, gently sloping topography. Needs to be rezoning for both recommendations (multifamily and retirement community).
H (SW)	South side of Ardsley Street	HDR	Southwest	2009	RM18, HB	5.67	N	Undeveloped, most of site is in floodplain. The HB portion of the site will need to be rezoned for recommended use.
I (SW)	North side of Ardsley Street	HDR	Southwest	2009	RM18, HB	4.15	N	Undeveloped, part of site is in floodplain. The HB portion of the site will need to be rezoned for recommended use.

**A site is defined as "ready" when it is under single ownership and zoned for the recommended use.*