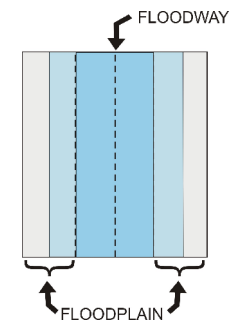


DOCKET #: W3030

PROPOSED ZONING:
LO

EXISTING ZONING:
HB

PETITIONER:
Innkeeper Motor Lodge
of WS for property owned
by Same



SCALE: 1" represents 300'

STAFF: Moore

GMA: 2

ACRES: 0.73

**NEAREST
BLDG:** 1' east

MAP(S): 624846



April 22, 2009

Innkeeper Motor Lodge of WS
1005 Bullard Court, Suite 101
Raleigh, NC 27615

RE: ZONING MAP AMENDMENT W-3030

Dear Sir:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102

ACTION REQUEST FORM

DATE: April 22, 2009
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning map amendment of Innkeeper Motor Lodge of WS

SUMMARY OF INFORMATION:

Zoning map amendment of Innkeeper Motor Lodge of WS from HB to LO: property is located on the north side of Salisbury Ridge Road, between Peters Creek Parkway and Buchanan Street (Zoning Docket W-3030).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Innkeeper Motor Lodge of WS,
Docket W-3030

AN ORDINANCE AMENDING THE WINSTON-SALEM
CITY ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF THE CITY OF
WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from HB to LO the zoning classification of the following described property:

BEGINNING at a new iron rebar (5/8") having North Carolina grid coordinates (NAD 83 (NRSR 2007) of N: 846,126.840 feet; E: 1,628,694.445 feet and being located S 45° 39' 58" E a grid distance of 698.54 feet (grid distance) from NCGS monument "W27 Hutton" having North Carolina grid coordinates (NAD 83 (NRSR 2007) of N: 846,627.546 feet; E: 1,628,207.360 feet and said new iron rebar (5/8") being in the common line of the Innkeeper Motor Lodge of Winston-Salem, Deed Book 1485, Page 925 (PIN: 6824-86-8302) and C. W. Myers Trading Post, Inc., Deed Book 1016, Page 377 (PIN: 6824-86-5045): THENCE along a new line with said Innkeeper Motor Lodge of Winston-Salem (PIN: 6824-86-8302) N 76° 11' 53" E a distance of 104.45 feet to a new iron rebar (5/8") in the western line of the Innkeeper Motor Lodge of Winston-Salem, Deed Book 1531, Page 1903 (PIN: 6824-86-9117); THENCE along a new line with said Innkeeper Motor Lodge of Winston-Salem (PIN: 6824-86-9117) N 76° 11' 53" E a distance of 149.86 feet to a new iron rebar (5/8") in the western line of Curtis Roger and Betty S. Cox, Deed Book 2207, Page 2588 (PIN: 6824-96-1203; THENCE with said line S 15° 19' 29" E a distance of 125.60 feet to a new iron rebar (5/8") in the public right-of-way of Salisbury Ridge Road; THENCE with said public right-of-way S 76° 47' 51" W a distance of 150.19 feet to an existing iron pin (pinch top) at the base of a retaining wall and in the western line of Innkeeper Motor Lodge of Winston-Salem, Deed Book 1531, Page 1903 (PIN: 6824-86-9117); THENCE continuing with said public right-of-way line S 76° 47' 51" W a distance of 110.05 feet to a new iron rebar (5/8") to a common corner of the Innkeeper Motor Lodge of Winston-Salem, Deed Book 1485, Page 925 (PIN: 6824-86-8302) and C. W. Myers Trading Post, Inc., Deed Book 1016, Page 377 (PIN: 6824-86-5045); THENCE with the common line of the Innkeeper Motor Lodge of Winston-Salem, Deed Book 1485, Page 925 (PIN: 6824-86-8302) and C. W. Myers Trading Post, Inc., Deed Book 1016, Page 377 (PIN: 6824-86-5045) N 12° 35' 58" W a distance of 122.86 feet to a new iron rebar (5/8") to the point and place of BEGINNING and containing an area of 31,950.25 square feet or 0.734 acres.

Being all of Lot #1 and Lot #2 as per survey by Cavanaugh and Associates, PA. in the name of "Innkeeper Motor Lodge of Winston-Salem", dated February 12, 2009.

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3030		
Staff	David Moore		
Petitioner(s)	Innkeeper Motor Lodge of Winston-Salem		
Owner(s)	Same		
Subject Property	Portions of PIN #6824-86-8302 and PIN #6824-86-9117		
Address	995 and 999 Salisbury Ridge Rd.		
Type of Request	General use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB, Highway Business District to LO, Limited Office District.</p> <p>NOTE: Both general and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General use, all uses in the District must be considered.</p>		
Zoning District Purpose Statement	<p>The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.</p>		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes, the subject property is located in GMA 2 and on a minor thoroughfare.		
GENERAL SITE INFORMATION			
Location	North side of Salisbury Ridge Road between Peters Creek Parkway and Buchanan Street.		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± 0.73 acres		
Current Land Use	Two residential structures are located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB	Commercial
	East	HB	Commercial
	South	HB	Commercial, Parkway Plaza
	West	HB	Commercial

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes, the LO district would be a lower intensity district and compatible with the existing development pattern in the area.			
Physical Characteristics	The property sits on a hill and slopes down moderately in all directions.			
Proximity to Water and Sewer	The site has access to public water and sanitary sewer.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The subject property is not located within a regulated water supply watershed.			
Analysis of General Site Information	It appears the site has no development constraints, and is suitable for development within the proposed LO district.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Salisbury Ridge Road	Minor thoroughfare	255 feet	4,300	14,600
Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown. However, the site does have public road frontage.			
Trip Generation - Existing/Proposed	No trip generation is available for general use zoning.			
Sidewalks	None existing			
Transit	Site is on WSTA route 13.			
Traffic Impact Study (TIS)	Not required			
Analysis of Site Access and Transportation Information	Staff does not anticipate any negative transportation impacts from this request.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 2 (Urban Neighborhoods)			
Relevant Legacy Recommendations	<i>Legacy</i> recommends managing growth by making more efficient use of land that has already been developed, encouraging reuse and infill and capitalizing on other development opportunities.			
Relevant Area Plan(s)	<i>South Central Area Plan 2003</i>			
Area Plan Recommendations	The <i>South Central Area Plan (SCAP)</i> recommends these two parcels for commercial development.			

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?					
	No					
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?					
Yes						
Analysis of Conformity to Plans and Planning Issues	Staff views this LO request as compatible with both the <i>South Central Area Plan (SCAP)</i> recommendations and the existing nonconforming single family homes.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-490	R2 to B3 (HB)	Approved 11/18/74	Portion of current lot	2.9	Approval	Approval
W-1332	R2 to B3 (HB)	Approved 3/3/86	Portion of current lot	0.81	Approval	Approval
UDO Sections Relevant to Subject Request	Section 2-1.3(B) Limited Office District					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		Yes			
	(B) Environmental Ord.		NA			
	(C) Subdivision Regulations		NA			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Petition is consistent with the recommendations of <i>Legacy</i> .			Will reduce the number of permitted commercial uses on the site.			
LO zoning is compatible with the general area.						

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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment.

SECOND: Lynne Mitchell

VOTE:

FOR: Wesley Curtis, Arnold King, Arthur King, Darryl Little, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning