



DOCKET #: W3039

PROPOSED ZONING:
CB

EXISTING ZONING:
LI

PETITIONER:
Trade Street Ventures
LLC for property owned
by Same

SCALE: 1" represents 200'

STAFF: Moore

GMA: 1

ACRES: 1.06

**NEAREST
BLDG:** 2' west

MAP(S): 630858



July 22, 2009

Trade Street Ventures, LLC
807 North Trade Street
Winston-Salem, NC 27101

RE: ZONING MAP AMENDMENT W-3039

Dear Sirs:

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: July 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 Trade Street Ventures, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of Trade Street Ventures, LLC from LI to CB: property is located on the southwest corner of West Eighth Street and Trade Street (Zoning Docket W-3039).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Trade Street Ventures, LLC, Docket W-3039

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 LI to CB the zoning classification of the following described property:

PIN #6835-19-6058

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3039		
Staff	David Moore, GISP		
Petitioner(s)	Trade Street Ventures		
Owner(s)	Same		
Subject Property	PIN #6835-19-6058		
Address	724 North Trade Street		
Type of Request	General use rezoning		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial District) to CB (Central Business 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 CB District is primarily intended for application in Growth Management Area 1. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses, including office, retail, service, and institutional developments in a pedestrian-oriented setting. The district also accommodates high density residential development. These uses may be mixed on the same tract or within the same structure.</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 1 at the intersection of a major and minor thoroughfare.		
GENERAL SITE INFORMATION			
Location	Southwest corner of W. Eighth Street and Trade Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	North		
Site Acreage	Approximately ± 1.06 acres		
Current Land Use	The site is developed with a large warehouse building.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LI	Parking lot
	East	PB	Single Family Residential
	South	CB	Winston-Salem Rescue Mission
	West	LI and CB	Public Safety Center
Applicable Rezoning Consideration	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		

from Chapter B, Article VI, Section 6-2.1(S)	Yes, the site is adjacent to CB zoning on the south, LI zoning to the north and west, and PB zoning to the east.			
Physical Characteristics	The lot is fully developed with a gentle slope downward to the west. The existing warehouse was built circa 1939 and encompasses the entire lot.			
Proximity to Water and Sewer	Public water and sewer are available.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	It appears the site has no development constraints, and is suitable for development within the proposed CB district.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
West Eighth Street	Major Thoroughfare	170'	6300	16,100
Trade Street	Minor Thoroughfare	275'	2600	13,100
Proposed Access Point(s)	Because this is a general use request, the exact location of access points is unknown. However, the site does have public road frontage on two sides.			
Planned Road Improvements	The Thoroughfare Plan recommends a four lane divided facility with widened outside lanes, curb and gutter and sidewalks for Eighth Street.			
Trip Generation - Existing/Proposed	Trip generation is not available for the existing and proposed general use districts.			
Sidewalks	Sidewalks are located on both sides of all adjacent streets.			
Transit	Routes 2, 5, and 7 along Trade Street			
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	Growth Management Area 1, City/Town Centers			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Revitalize and concentrate development in downtowns and existing commercial centers. Encourage redevelopment of infill and “under invested” areas. For the Center City area, <i>Legacy</i> recommends: create a livable, well designed and aesthetically appealing downtown area; attract a variety of businesses that add to the vitality of downtown and provide a range of employment opportunities; provide a large and varied mix of housing in and near downtown; and, encourage mixed use developments at densities that generate high levels of pedestrian activity. 			
Relevant Area Plan(s)	<i>The Downtown Plan</i> , updated in 2007			

Area Plan Recommendations	<ul style="list-style-type: none"> <i>The Downtown Plan</i> does not make any recommendations for a change in the existing land use for the property located along Trade Street and W. Eighth Street. <i>The Downtown Plan</i> encourages targeted development including mixed-use projects that reinforce existing uses of specific areas. 					
Greenway Plan Information	The Strollway extension to Eighth Street is approximately 98% complete and runs along the east side of the property.					
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	The city center should be developed with the most intense urban development, according to <i>Legacy</i> recommendations. Eighth Street is a logical line for the northern edge of CB zoning. The proposed rezoning is consistent with <i>The Downtown Plan</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2654	LI to PB	Approved 11-3-2003	Directly east	1.25 acres	Approval	Approval
W-3032	LI to PB	Approved 6-1-2009	Directly northeast	1.60 acres	Approval	Approval
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:			Yes		
	(B) <i>Environmental Ord.</i>			NA		
	(C) Subdivision Regulations			NA		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal				Negative Aspects of Proposal		
Consistent with <i>The Downtown Plan</i> and <i>Legacy</i> .				The CB district requires no off-street parking.		
CB 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: Wesley Curtis

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning