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

<table>
<thead>
<tr>
<th>Docket #</th>
<th>W-3039</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff</td>
<td>David Moore, GISP</td>
</tr>
<tr>
<td>Petitioner(s)</td>
<td>Trade Street Ventures</td>
</tr>
<tr>
<td>Owner(s)</td>
<td>Same</td>
</tr>
<tr>
<td>Subject Property</td>
<td>PIN #6835-19-6058</td>
</tr>
<tr>
<td>Address</td>
<td>724 North Trade Street</td>
</tr>
<tr>
<td>Type of Request</td>
<td>General use rezoning</td>
</tr>
<tr>
<td>Proposal</td>
<td>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LI (Limited Industrial District) to CB (Central Business District). <strong>NOTE:</strong> 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.</td>
</tr>
</tbody>
</table>

| Zoning District Purpose Statement | 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. |

| 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. |

<table>
<thead>
<tr>
<th>GENERAL SITE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
</tr>
<tr>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Ward(s)</td>
</tr>
<tr>
<td>Site Acreage</td>
</tr>
<tr>
<td>Current Land Use</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Current Land Use Surrounding Property Zoning and Use</th>
<th>Direction</th>
<th>Zoning District</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>North</td>
<td>LI</td>
<td>Parking lot</td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>PB</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>CB</td>
<td>Winston-Salem Rescue Mission</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>LI and CB</td>
<td>Public Safety Center</td>
</tr>
</tbody>
</table>

| 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? |

W-3039 July 2009
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

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Classification</th>
<th>Frontage</th>
<th>ADT Count</th>
<th>Capacity/LOS D</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Eighth Street</td>
<td>Major Thoroughfare</td>
<td>170’</td>
<td>6300</td>
<td>16,100</td>
</tr>
<tr>
<td>Trade Street</td>
<td>Minor Thoroughfare</td>
<td>275’</td>
<td>2600</td>
<td>13,100</td>
</tr>
</tbody>
</table>

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**
- Revitalize and concentrate development in downtowns and existing commercial centers. Encourage redevelopment of infill and “under invested” areas.
- For the Center City area, Legacy 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)**
The Downtown Plan, updated in 2007
Area Plan Recommendations

- The Downtown Plan does not make any recommendations for a change in the existing land use for the property located along Trade Street and W. Eighth Street. The Downtown Plan 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 Legacy?
Yes

Analysis of Conformity to Plans and Planning Issues

The city center should be developed with the most intense urban development, according to Legacy recommendations. Eighth Street is a logical line for the northern edge of CB zoning. The proposed rezoning is consistent with The Downtown Plan.

RELEVANT ZONING HISTORIES

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Decision &amp; Date</th>
<th>Direction from Site</th>
<th>Acreage</th>
<th>Recommendation</th>
<th>Staff</th>
<th>CCPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>W-2654</td>
<td>LI to PB</td>
<td>Approved 11-3-2003</td>
<td>Directly east</td>
<td>1.25 acres</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
<tr>
<td>W-3032</td>
<td>LI to PB</td>
<td>Approved 6-1-2009</td>
<td>Directly northeast</td>
<td>1.60 acres</td>
<td>Approval</td>
<td>Approval</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Positive Aspects of Proposal</th>
<th>Negative Aspects of Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent with The Downtown Plan and Legacy.</td>
<td>The CB district requires no off-street parking.</td>
</tr>
<tr>
<td>CB zoning is compatible with the general area.</td>
<td></td>
</tr>
</tbody>
</table>

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