



DOCKET #: W2897

PROPOSED ZONING:
GO

EXISTING ZONING:
GI

PETITIONER:
Peller Properties LLC
for property owned by
Same

SCALE: 1" represents 400'

STAFF: King

GMA: 3

ACRE(S): 4.93

MAP(S): 624886

December 20, 2006

Peller Properties, LLC
c/o Bruce Peller
7842 Northpoint Blvd.
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2897

Dear Mr. Peller:

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: December 20, 2006
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 Peller Properties, LLC

SUMMARY OF INFORMATION:

Zoning Map Amendment of Peller Properties, LLC from GI to GO: property is located on the southeast corner of Hanes Mill Road and Oak Plaza Boulevard; (Zoning Docket W-2897).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Peller Properties, LLC,
Docket W-2897

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 GI to GO the zoning classification of the following described property:

Tax Block 6322, Tax Lot 5A

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2897		
Staff	Aaron King		
Petitioner(s)	Peller Properties, LLC		
Owner(s)	Same		
Subject Property	Tax Lot 5A, Tax Block 6322		
Type of Request	General use rezoning from GI to GO.		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from GI (General Industrial) to GO (General Office).</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	The GO District is primarily intended to accommodate high intensity office uses and supporting services. The district is established to provide locations for employment within Growth Management Areas 1 and 2, activity centers, and Growth Management Area 3 with access to thoroughfares.		
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 site is located in GMA 3 with access to a major thoroughfare.		
GENERAL SITE INFORMATION			
Location	Southeast corner of Hanes Mill Road and Oak Plaza Boulevard		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	Approximately ± 4.93 acres		
Current Land Use	Undeveloped land		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	CPO	Corporate offices
	East	GI	Industrial/office building
	South	GI	Undeveloped land
	West	GI	RMIC office building
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 GO district allows a wide range of office uses which would be compatible with the uses allowed in surrounding GI and CPO districts.		

Physical Characteristics	The property has been graded and contains a flat topography. There are no streams or wetlands located on the site.			
Proximity to Water and Sewer	The subject property has access to public water and public sanitary sewer.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The subject property is not located within a water supply watershed.			
Analysis of General Site Information	The site has already been cleared and graded. It contains no streams or wetlands and poses no development issues.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Hanes Mill Road	Major Thoroughfare	+/- 338 feet	8,900	30,100
Oak Plaza Blvd.	Local Road	+/- 505 feet	NA	NA
Proposed Access Point(s)	Since this is general use request, the exact location of access points is unknown. The site does have public road frontage along Hanes Mill Road and Oak Plaza Boulevard.			
Planned Road Improvements	The Thoroughfare Plan recognizes Hanes Mill Road as adequate with the addition of sidewalks.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: GI</u> No trip generation numbers available for general use GI zoning. <u>Proposed Zoning: GO</u> No trip generation numbers available for general use GO zoning.			
Sidewalks	No existing sidewalks along the subject property's road frontages.			
Transit	Route 44 runs along a portion of Hanes Mill Road.			
Traffic Impact Study (TIS)	Not required			
Analysis of Site Access and Transportation Information	Since this is a general uses request, it is difficult to determine the extent of any impacts to the transportation network. The amount of trips generated under the proposed GO zoning should be similar to what could be expected under the existing GI zoning.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	GMA 3 (Suburban Neighborhoods)			
Relevant Legacy Recommendations	<i>Legacy</i> recommends concentrating economic development activity in locations identified in the <i>Legacy</i> development guide including Winston-Salem's Downtown, Activity Centers, and urbanized areas with established infrastructure.			

Relevant Area Plan(s)	<i>North Suburban Area Plan (2005)</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> The <i>North Suburban Area Plan</i> recommends this site for office land uses. 					
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 subject request is consistent with the recommendations of <i>Legacy</i> and the <i>North Suburban Area Plan (NSAP)</i> . The <i>NSAP</i> recommends that the site be developed for office uses. The uses allowed in the GO district should be compatible with the uses allowed in the adjacent CPO and GI districts.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2729	RS-9 & GI to CPO	Approved 11/1/04	North	109	Approval	Tie Vote
W-2667	GI to MU-S	Approved 2/2/04	West	36.01	Approval	Approval
W-1712	R-1-S & R-2-S to I-3	Approved 5/6/91	Includes subject property	221	Approval	Approval
W-1444	R-2-S, R-6, & I-3 to R-1-S	Approved 6/1/87	Includes subject property	78.8	Approval	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(D) GO District 					
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		
The request is consistent with the recommendations of <i>Legacy</i> and the <i>NSAP</i> .				With a general use request, there is no specificity about how the site will be developed.		
Anticipated traffic impacts should be minimal.						
The uses allowed in the GO district should be compatible with surrounding uses.						

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: Clarence Lambe moved approval of the zoning map amendment.

SECOND: Paul Mullican

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning