



DOCKET #: W2903

PROPOSED ZONING:
PB

EXISTING ZONING:
HB

PETITIONER:
Windsor Holding LLC
for property owned by
Same

SCALE: 1" represents 200'

STAFF: King

GMA: 2

ACRE(S): 0.543

MAP(S): 618850



December 20, 2006

Windsor Holding, LLC
c/o Robert S. Simon
526 S. Stratford Road
Winston-Salem, NC 27103

RE: ZONING MAP AMENDMENT W-2903

Dear Mr. Simon:

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
G. Emmett McCall, P. O. Box 21029, Winston-Salem, NC 27120-1029

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 Windsor Holding, LLC

SUMMARY OF INFORMATION:

Zoning Map Amendment of Windsor Holding, LLC from HB to PB: property is located on the north side of Stratford Road, west of Knollwood Street; property consists of ±0.54 acres and is Tax Lot 101, Tax Block 6296 as shown on the Forsyth County Tax Maps (Zoning Docket W-2903).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Windsor Holding, LLC,
Docket W-2903

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 PB the zoning classification of the following described property:

Tax Block 6296, Tax Lot 101

Section 2. This ordinance shall become effective upon adoption.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-2903
Staff	Aaron King
Petitioner(s)	Windsor Holding, LLC
Owner(s)	Same
Subject Property	Tax Lot 101, Tax Block 6296
Type of Request	General use rezoning from HB to PB.
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from HB (Highway Business) to PB (Pedestrian Business).</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 PB District is primarily intended to accommodate office, retail, service, institutional and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.</p>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>Yes, the site is located in GMA 3 and has access to existing sidewalks along Stratford Road.</p>
GENERAL SITE INFORMATION	
Location	North side of Stratford Road, west of Knollwood Street
Jurisdiction	City of Winston-Salem
Ward(s)	Southwest
Site Acreage	Approximately ± 0.54 acres
Current Land Use	Existing commercial building

Surrounding Property Zoning and Use	Direction	Zoning District		Use
	North	RS-9		Single Family Homes
	East	GB		Various commercial uses
	South	HB		Various commercial uses
	West	HB		Bank
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, both the HB and the PB districts allow a wide range of commercial uses.			
Physical Characteristics	The site is currently developed with retail uses. No streams or wetlands are 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 site is not located within a water supply watershed.			
Analysis of General Site Information	The site is currently developed with a commercial building somewhat pulled up to Stratford Road with parking located to the rear of the building. The site contains no streams or wetlands and poses no development issues.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Stratford Road	Major Thoroughfare	+/- 128 feet	24,000	26,900
Proposed Access Point(s)	Since this is a general use request, the exact location of access points is unknown. The site does have public road frontage on Stratford Road.			
Planned Road Improvements	The Thoroughfare Plan recommends that Stratford Road be constructed as a four-lane cross section with a raised median, curb and gutter, and sidewalks.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: HB</u> No trip generation numbers available for general use HB zoning.			
	<u>Proposed Zoning: PB</u> No trip generation numbers available for general use PB zoning.			
Sidewalks	Sidewalks currently exist on the north side of Stratford Road.			
Transit	Route 19 runs along Stratford Road.			
Traffic Impact Study (TIS)	Not required.			
Analysis of Site Access and	Since this is a general use request, it is difficult to estimate any impacts to the transportation network. However, trip generation should be			

Transportation Information	comparable to what could be expected under the existing HB zoning.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy GMA	GMA 2 (Urban 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>Ardmore Area Plan</i>					
Area Plan Recommendations	<ul style="list-style-type: none"> The area plan recognizes this site as appropriate for commercial development, and recommends consolidating commercial uses at existing locations. 					
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 request is consistent with the recommendations of <i>Legacy</i> and the <i>Ardmore Area Plan (AAP)</i> .					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2570	HB & HB-S to LB-S	Approved 10/21/02	Southwest	2.38	Denial	Approval
W-2389	HB & LI-S to PB-S	Approved 5/1/00	West	1.43	Approval	Approval
W-2001	RS-9 to HB-S	Denied 11/6/95	West	0.56	Denial	Approval
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Section 2-1.3(F) PB 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			
The request is consistent with the recommendations of <i>Legacy</i> and the <i>AAP</i> .			Without a special use petition, there is no specificity in site design.			

Traffic impacts should be comparable to what could be expected under the existing HB zoning.	
The PB district provides more flexibility in site design with reduced setbacks and parking requirements.	
The existing building is pulled up to the street, consistent with the PB purpose statement.	
Sidewalks exist along the north side of Stratford Road.	

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