DOCKET #: W2769

PROPOSED ZONING: GO

EXISTING ZONING: HB

PETITIONER:
Carolina Income Properties IX, LLC, for property owned by Same

SCALE: 1" represents 400'

STAFF: King

GMA: 2

ACRE(S): 2.25

MAP(S): 612850
May 25, 2005

Carolina Income Properties IX, LLC
c/o Robert A. Team, Jr., Manager
16 S. Main Street
Lexington, NC  27292

RE:   ZONING MAP AMENDMENT W-2769

Dear Mr. Team:

       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, AICP
                        Director of Planning

pc:  City Secretary’s Office, P.O. Box 2511, Winston-Salem, NC  27102
     Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC  27101
<table>
<thead>
<tr>
<th>ACTION REQUEST FORM</th>
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<tr>
<td>DATE: May 17, 2005</td>
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<tr>
<td>TO: The Honorable Mayor and City Council</td>
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<tr>
<td>FROM: A. Paul Norby, AICP, Director of Planning</td>
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**COUNCIL ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Carolina Income Properties IX, LLC

**SUMMARY OF INFORMATION:**

Zoning map amendment of Carolina Income Properties IX, LLC from HB to GO: property is located on the south side of Trenwest Drive and north side of Maplewood Avenue, west of Bethesda Road (Zoning Docket W-2769).

**PLANNING BOARD ACTION:**

<table>
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<tr>
<th>MOTION ON PETITION:</th>
<th>APPROVAL</th>
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<tr>
<td>FOR:</td>
<td>UNANIMOUS</td>
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<tr>
<td>AGAINST:</td>
<td>NONE</td>
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<td>SITE PLAN ACTION:</td>
<td>AGAINST</td>
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</table>
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 GO the zoning classification of the following described property:

Tax Block 3805, Tax Lots 4K, 6L, 6M, 17K, and 213

Section 2. This ordinance shall become effective upon adoption.
ZONING STAFF REPORT

DOCKET #   W-2769  
STAFF:    Aaron King  

Petitioner(s): Carolina Income Properties IX, LLC  
Ownership: Same  

REQUEST  

From: HB Highway Business District  
To: GO General Office District  

Both general and special use district zoning were discussed with the applicant(s) who decided to pursue the zoning as requested.  

NOTE: This is a general use zoning petition; therefore, ALL uses permitted in the above requested district should be considered.  

Acreage: 2.25  

LOCATION:  
Street: South side of Trenwest Drive and north side of Maplewood Avenue, west of Bethesda Road.  
Jurisdiction: City of Winston-Salem.  
Ward: Southwest.  

PROPERTY SITE/IMMEDIATE AREA  
Existing Structures on Site: Currently there are four office buildings on the subject property.  
Adjacent Uses:  
North- Commercial/office uses, zoned HB.  
East- Commercial/office uses, zoned HB.  
South- Medical offices, zoned GO.  
West- Commercial/office uses, zoned HB.  

GENERAL AREA  
Character/Maintenance: The surrounding area is characterized by a mix of retail and medical offices.  
Development Pace: Slow.
**HISTORY**

Relevant Zoning Cases:

1. W-2339; LO to GO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Services, Personal); approved October 4, 1999; northeast corner of Hawthorne Road and Brigham Street; 0.38 acre; Planning Board and staff recommended approval.

2. W-1923; R-4 to R-1-S (Parking Areas); approved August 15, 1994; north side of Maplewood Avenue, across from Bolton Street; 0.20 acres; Planning Board and staff recommended approval.

3. W-1177; R-4 to B-3-S (Multiple Use and Two Phase); approved July 2, 1984; south side of Hawthorne Road across from Bethesda Road; 11.41 acres; Planning Board and staff recommended approval.

**PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Because it is a general use petition, the impact of this proposal to the site’s existing physical features cannot be determined at this time.

Topography: The property is relatively flat.

Streams: None noted.

Vegetation/habitat: Only frontage landscaping exists on the subject property.

Water Supply Watershed: The subject property is not located within a water supply watershed.

**TRANSPORTATION**

Direct Access to Site: Trenwest Drive; Maplewood Avenue.

Street Classification: Local Roads.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):

- No traffic counts available for Local Roads.

Trip Generation/Existing Zoning: HB

No trip generation number available for General Use zoning.

Trip Generation/Proposed Zoning: GO

No trip generation number available for General Use zoning.

Planned Road Improvements/Thoroughfare Plan: None.

Sight Distance: Good.

Sidewalks: None noted.

Transit: Route 19 and Route 20 run along Stratford Road, north of the subject property.

Bicycle Route: None.
CONFORMITY TO PLANS

Growth Management Plan Area (Legacy): Urban Neighborhoods (GMA 2).
Relevant Comprehensive Plan Recommendation(s): Legacy recommends quality infill development, greater residential densities where appropriate, neighborhood retail, and community services; historic preservation, rehabilitation and reuse of existing structures; convenient commercial services to support neighborhood needs; and protection of residential areas from inappropriate commercial and industrial encroachment.
Relevant Development Guide Recommendation(s): The Ardmore Area Plan recommends no change to the existing commercial zoning.

ANALYSIS

This request is to rezone 2.25 acres of property located on the south side of Trenwest Drive and the north side of Maplewood Avenue from HB to GO. The subject property is 2.25 acres in size and contains four existing buildings that are used for commercial/office uses. The property is located on the dividing line between zoning districts, with HB zoning surrounding the property on three sides and GO zoning located to the south.

Although this is a general use petition and all uses within the GO zoning district must be considered, staff understands that all of the existing buildings on the subject property will be demolished and removed. The northern property line of Lot 213 runs adjacent to an existing building that is located on Lot 8K. The former building that was located on Lot 213 adjacent to the northern property has been demolished. The demolition of existing buildings will allow the property to be redeveloped with GO zoning if this request is approved.

This request would be considered a down zoning. The GO zoning district doesn’t allow some of the more intense uses that are currently allowed under the existing HB zoning. The Ardmore Area Plan designates this site for commercial use, however staff feels that office uses would also be appropriate for this property. One potential reason for this down zoning is that the GO district has less stringent setback requirements than the HB district. Staff views this request as in keeping with the existing commercial/office uses in the surrounding area and also in accord with the Ardmore Area Plan recommendation. For these reasons, staff recommends approval.

FINDINGS

1. The subject petition would rezone 2.25 acres from HB to GO.

2. The Ardmore Area Plan recommends commercial use for this site, however staff feels that office uses would also be appropriate.

3. The subject property is currently bordered to the south by existing GO zoning.
**STAFF RECOMMENDATION**

Zoning: **APPROVAL**

**PUBLIC HEARING**

FOR: None

AGAINST: None

**WORK SESSION**

MOTION: Clarence Lambe moved approval of the zoning map amendment.
SECOND: Jerry Clark
VOTE:
   FOR: Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood, Smith
   AGAINST: None
   EXCUSED: None

__________
A. Paul Norby, AICP
Director of Planning