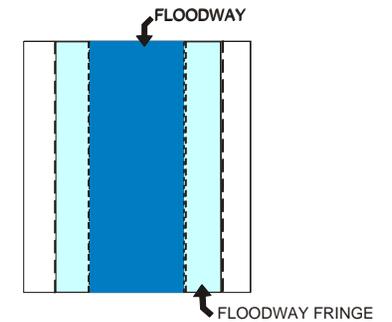


DOCKET #: W2680
 (Continued from 3/11/04
 and 4/8/04 CCPB meeting)

PROPOSED ZONING:
 Tract 1: GI
 Tract 2: GI-S (Government Office)

EXISTING ZONING:
 GI, LI, and RM18

PETITIONER:
 City of Winston-Salem for
 property owned by Same



SCALE: 1" represents 400'

STAFF: Hall

GMA: 2

ACRE(S): Tract 1: 10.18
 Tract 2: 0.78

MAP(S): 630850



DRAFT ZONING STAFF REPORT

DOCKET # W-2680
STAFF: S. Chad Hall

Petitioner(s): City of Winston-Salem
Ownership: Same

REQUEST

From: GI, LI, and RM18
To: GI (Tract One) and GI-S (Tract Two)

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

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

Acreage: Tract One - 10.18 acres
Tract Two - 0.78 acre

CONTINUANCE HISTORY

A continuance was granted from the March 11, 2004 Planning Board meeting to the May 13, 2004 meeting in order to pursue special use district zoning for a portion of the site at Planning staff's request.

LOCATION:

Street: Eastern terminus of Blum Street at the confluence of Salem Creek and Cloverleaf Branch
Jurisdiction: City of Winston-Salem
Ward: East

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One building exists on site; there are several parking lots and/or storage yards on the subject property.

Adjacent Uses:

North/Northeast- Properties related to City Yard activities; Zoned GI

East- Cloverleaf branch borders the subject property; further east are additional properties related to City Yard activities; Zoned GI

Southeast- Salem Creek borders the subject property; further southeast is undeveloped land zoned RM-18

South- Salem Creek borders the subject property; further southeast is undeveloped land zoned RM-18. A niche of RM-18 land encroaches into the subject property.

Southwest- Primarily Salem Creek and its associated floodplain
West/Northwest- Properties related to City Yard activities; Zoned LI

GENERAL AREA

Character/Maintenance: The area has a predominantly light industrial appearance.
Development Pace: Slow, as the area is mostly developed.

HISTORY

Relevant Zoning Cases: There are no relevant zoning histories in the general area.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: For the general use portion of the petition, the impact to this site's existing physical features cannot be determined at this time. The special use portion is restricted to landscaping only.

Topography: The subject property experiences an overall elevation change of approximately 45 feet, falling from about 790 feet in the northern section of the site down to about 745 feet along Salem Creek.

Streams: Salem Creek forms the southern boundary of the subject property. Cloverleaf Branch flows south to north and forms the eastern border of the property before feeding into Salem Creek.

Vegetation/habitat: There is little, if any, significant existing vegetation on the subject property.

Floodplains: Both Salem Creek and the Cloverleaf Branch have significant floodway and floodway fringe areas which are located on the subject property.

Wetlands: Sections of Cloverleaf Branch on the northern end of the site and the section of Salem Creek that intersects with Cloverleaf Branch are both identified as R2UBH wetlands (Riverine, Lower Perennial, Unconsolidated Bottom, Permanently Flooded - Linear Deepwater Habitat) – *Winston-Salem East Quad*

Environmental Resources Beyond The Site: For the general use portion of the petition, the impact to environmental resources beyond the site cannot be determined at this time. No adverse impacts should result from the installation of vegetation on Tract Two.

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

Compliance with Federal/State requirements for wetland/stream protection: The petitioner is responsible for complying with all federal and state requirements for wetland and stream protection.

Comments: The City of Winston-Salem is currently involved in urban stream restoration projects on Salem Creek downstream (south in Happy Hill and Central Parks and upstream (west in Civitan Park) of the petition site funded primarily by the Clean Water Management Trust Fund.

TRANSPORTATION

Direct Access to Site:

- Blum Street – Local Road

- Stadium Drive – Minor Thoroughfare

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

Stadium Drive between Salem Avenue and US 52 = 8,200 / 15,600

Planned Road Improvements: Salem Creek Connector from Vargrave Street to Salem Avenue; new 2 lane facility; 2015-2020

Sight Distance: Good

Traffic Impact Study recommended: No

Sidewalks: Existing on the east side of Salem Avenue and on the south side of Stadium Drive

Transit: Route 26 along Stadium Drive

Bicycle Route: None

CONFORMITY TO PLANS

GMP Area (*Legacy*): GMA 2, Urban Neighborhoods

Relevant Comprehensive Plan Recommendation(s): For the Urban Neighborhoods GMA, *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. Recommendations in the Environmental Quality Chapter of *Legacy* include: identify and consider restoration of degraded urban streams and promote a system of vegetative buffers along streams to filter pollutants.

Area Plan/Development Guide: *South Central Area Plan* (SCAP), adopted August 18, 2003

Relevant Development Guide Recommendation(s): SCAP recognizes the existing industrial use of this site. SCAP identifies this site, along with property to the north to Business 40, east to US 52 and west to Salem Avenue, as a Mixed Use Development Opportunity Area. The recommended reuse of this area is as a Research Campus and Education Village—mix of uses and services to support the higher education institutions in the area and expansion of the downtown research/professional park. The recommended focus of the subarea south of Stadium Drive, including this site, is as an Educational Village to include housing, retail and services, as well as educational and administrative facilities. Alternate use of this southern subarea as a large corporate campus is also mentioned in the plan. The plan includes a variety of design recommendations for redevelopment of the area, including mixed uses, village oriented design, public and open spaces, gateways, pedestrian access, and transportation improvements.

SCAP recommends completion of a study of the costs and benefits of relocation of the City Maintenance Facility.

SCAP also includes recreation and open space recommendations related to this site including: construct a greenway along Bath Branch (aka Cloverdale Branch) from the falls on the north side of Stadium Drive south to the Salem Creek Greenway; and, expand Central and Happy Hill Parks west to WSSU and Civitan Park by adding park land on both sides of Salem Creek. The plan states “added land could come from reclaimed floodplain in the Happy Hill neighborhood, the southern edge of the City Maintenance Yard, and/or the Winston-Salem South Bound Railroad.”

Restoration of Salem Creek from Central Park to Civitan Park is also recommended in plan.

GREENWAY/RECREATION/OPEN SPACE REVIEW

Greenway Plan: Winston-Salem and Forsyth County 2015; South Central Area Plan.

Greenway/Trail Name: Existing Salem Creek Trail; Cloverleaf Branch (also referred to as Bath Branch) Greenway

Easement Requested: 40 feet along Cloverleaf Branch tributary.

Side of Creek: Both sides

Parks/Open Space Designation: The adopted *South Central Area Plan* designates a portion of the Salem Creek flood plain on this site for a park as an extension of the Central/Happy Hills Parks.

Comments: The Salem Creek Greenway Trail is located along the southern side of Salem Creek. The master plan for the Piedmont Triad Research Park includes proposals for a comprehensive open space network based on a continuous greenway, the Cloverleaf Greenway, extending from 4th Street along the Cloverleaf Branch tributary to the existing Salem Creek Greenway Trail. This proposed connector is not in the *Greenway Plan* but is in the more recently adopted *South Central Area Plan* (referenced as the Bath Branch Greenway Trail). It is therefore recommended that greenway easements be obtained along the Cloverleaf Branch (Bath Branch) tributary.

ANALYSIS

The current request is to rezone 10.9 acres from GI, LI, and RM18 to GI (Tract One) and GI-S (Tract Two). The property is located at the eastern terminus of Blum Street at the confluence of Salem Creek and Cloverleaf Branch. This case was continued from the March 11, 2004 Planning Board meeting to allow the petitioner to submit a portion of the site as special use at the request of Planning staff.

Currently a big investment is being made in the Happy Hill area. Other forthcoming projects in the general area include the expansion of the Research Park and Southeast Gateway is nearing development (roadway infrastructure improvements are currently underway). As these and other potential projects unfold, pedestrian links between the downtown area and these new hubs of activity will most likely flourish with activity. As such, screening of the greenway along Salem Creek was deemed important as activity associated with City Yard, such as parking fields and/or storage areas, may have negative visual impacts to said greenway. The fifty (50) foot wide strip of special use zoning is a vehicle to address these aesthetic concerns.

Just as a note, one of the proposed routes of the Salem Creek Connector would bisect the current site. The City is well aware of this possibility and may, in the future, relocate the City Yard to allow for this roadway improvement and also to open up land for the Research Park.

With the inclusion of the fifty (50) foot wide strip of special use, essentially to provide a buffer, staff is supportive of this zoning change.

FINDINGS

1. This case was continued from the March 11, 2004 Planning Board meeting to allow the petitioner to submit a portion of the site as special use district zoning at the request of Planning staff.
2. Currently a big investment is being made in the Happy Hill area which is just south of the City Yard property.
3. Other forthcoming projects in the general area include the expansion of the Research Park and Southeast Gateway
4. Pedestrian links between the downtown area and these new hubs of activity will most likely flourish.
5. Screening of the greenway along Salem Creek was deemed important to address aesthetic concerns.
6. The inclusion of the fifty (50) foot wide strip of special use will provide a buffer.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

Site Plan: Staff certifies that **the site plan meets all code requirements**, and recommends the following conditions:

- OTHER REQUIREMENTS**
 - a. A Type IV buffer shall be installed within the GI-S portion of the site.

NOTE: NOT TO SCALE

Tract One

ZONING
 Existing Zoning: GI, RM-18 & LI
 Proposed Review: GI
 Type of Review Requested: Rezoning
 (i.e. Rezoning, Planning Board Review,
 Preliminary Subdivision Approval, etc.)

SITE SIZE AND COVERAGES
 Total Acreage: 10.168 Acre(s)
 Site Coverages:
 Building to Land N/A %
 Pavement to Land N/A %
 Open Space N/A %

BUFFER YARDS (if applicable)
 Adjoining Zoning: N/A
 Type Required: N/A
 Width Provided: N/A Ft.
 Fence Option: Yes No

TOTAL 100 %
 Building Square Footage: N/A Sq. Ft.
 Building Height: N/A

OFF-STREET PARKING (if applicable)
 Proposed Use(s) N/A
 Required Parking: N/A Spaces / N/A
 (may be more than one calculation required)
 Parking Provided: N/A Spaces

INFRASTRUCTURE
 Water: X Public Private
 Sewer: X Public Private
 Streets: X Public Private

Tract Two

ZONING
 Existing Zoning: RM-18 & LI
 Proposed Review: GLS
 Type of Review Requested: Rezoning
 (i.e. Rezoning, Planning Board Review,
 Preliminary Subdivision Approval, etc.)

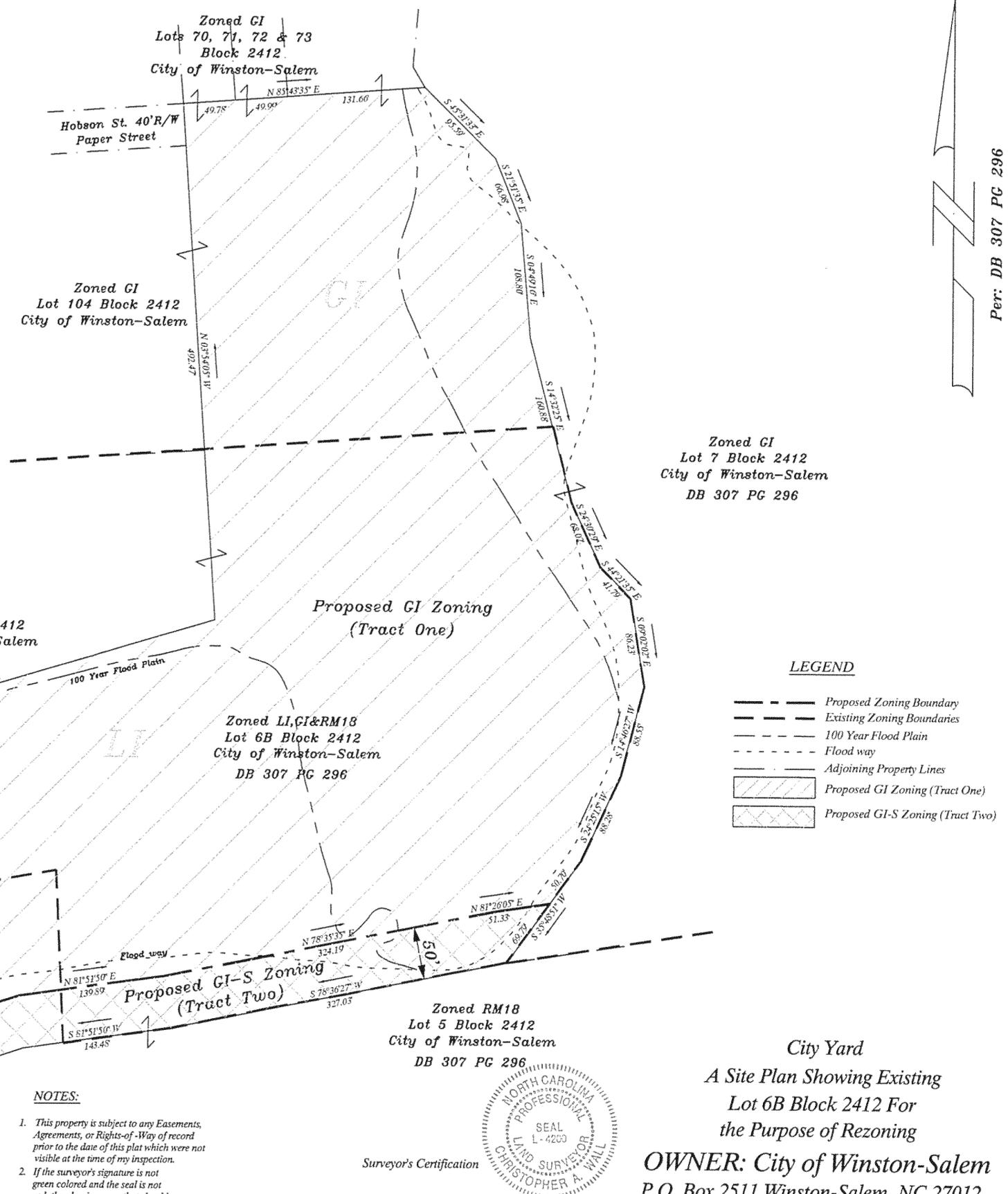
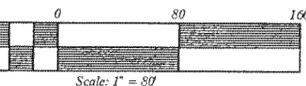
SITE SIZE AND COVERAGES
 Total Acreage: 0.782 Acre(s)
 Site Coverages:
 Building to Land N/A %
 Pavement to Land N/A %
 Open Space N/A %

BUFFER YARDS (if applicable)
 Adjoining Zoning: RM-18 & LI
 Type Required: Type IV
 Width Provided: 50 Ft.
 Fence Option: Yes X No

TOTAL 100 %
 Building Square Footage: N/A Sq. Ft.
 Building Height: N/A

OFF-STREET PARKING (if applicable)
 Proposed Use(s) Government Office
 Required Parking: N/A Spaces / N/A
 (may be more than one calculation required)
 Parking Provided: N/A Spaces

INFRASTRUCTURE
 Water: X Public Private
 Sewer: X Public Private
 Streets: X Public Private



LEGEND

- Proposed Zoning Boundary
- Existing Zoning Boundaries
- 100 Year Flood Plain
- Flood way
- Adjoining Property Lines
- Proposed GI Zoning (Tract One)
- Proposed GI-S Zoning (Tract Two)

- NOTES:**
1. This property is subject to any Easements, Agreements, or Rights-of-Way of record prior to the date of this plat which were not visible at the time of my inspection.
 2. If the surveyor's signature is not green colored and the seal is not red, the plan is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.
 3. All distances are horizontal ground distances.
 4. Currently zoned LI, GI & RM18
 5. The proposed zoning for Lot 6B is GI, with the exception of a 50 foot special use zoning buffer adjacent to Salem Creek which is to be zoned GI-S.

Surveyor's Certification

I, Christopher A. Wall, certify that this map was drawn under my supervision from a compilation of deeds and other resource information.

Signature: Christopher A. Wall License Number: L-4200

This the 13 Day of April 2004
 Forsyth County, North Carolina

City Yard
 A Site Plan Showing Existing
 Lot 6B Block 2412 For
 the Purpose of Rezoning
OWNER: City of Winston-Salem
 P.O. Box 2511 Winston-Salem, NC 27012

Winston Township, Forsyth County
 North Carolina
 Date: 3-17-04, Project# 20012
 Christopher A. Wall L-4200
 P.O. Box 2511 Winston-Salem, NC 27102

Per: DB 307 PG 296

W-2680
 David