



DOCKET #: W2682

PROPOSED ZONING:
GB

EXISTING ZONING:
HB

PETITIONER:
Westgate Circle Company for
property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.57

MAP(S): 600846



DRAFT ZONING STAFF REPORT

DOCKET # W-2682
STAFF: Gary Roberts

Petitioner(s): Westgate Circle Company
Ownership: Same

REQUEST

From: HB Highway Business
To: GB General Business

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: 0.57 acre

LOCATION:

Street: West side of Kirk Road north of Kester Mill Road.
Jurisdiction: City of Winston-Salem.
Ward: Southwest.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Multiple commercial structures.

Adjacent Uses:

North- Unoccupied commercial/warehouse structure zoned HB.

East- Business establishment zoned HB.

South- Business establishment zoned HB.

West- Multiple business establishments zoned HB.

GENERAL AREA

Character/Maintenance: Mixture of moderate to well maintained small scale commercial and service establishments.

Development Pace: Moderate.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.

Topography: The subject property's elevation is approximately 828 feet and changes only slightly.

Streams: No streams are on or near the subject property.

Vegetation/habitat: No vegetation exists on the subject property.

Environmental Resources Beyond The Site: Because this is a general use petition, the impact to environmental resources beyond the site cannot be determined at this time.

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

TRANSPORTATION

Direct Access to Site: Kirk Road.

Street Classification: Kirk Road – Local Road.

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
No Counts Available for local roads.

Transit: Route 43 along Kester Mill.

HISTORY

Relevant Zoning Cases:

1. W-2423; RS-9 and LO-S (Professional Office) to LB-S (Multiple Uses); approved October 2, 2000; south side of Kester Mill Road across from Kirk Road; 1.21 acres; Planning Board and staff recommended approval.
2. W-2373; RS-9 to GI and GI-S (Buffer); approved March 6, 2000; north side of Kester Mill Road west of Jonestown Road; 8.62 acres; Planning Board recommended denial, staff recommended approval.
3. W-2134; LO-S (Professional Office) and RS-9 to LO-S (Professional Office); approved March 3, 1997; south side of Kester Mill Road across from Kirk Road; 0.91 acre; Planning Board and staff recommended approval.
4. W-2028; RS-9 to GB-S (Warehousing); approved February 19, 1996; southwest side of Kirk Road north of Kester Mill Road; 0.83 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): Suburban Neighborhoods (GMA 3).

Relevant Comprehensive Plan Recommendation(s): *Legacy* contains no recommendations which are specifically relevant to the subject request.

Area Plan/Development Guide: The subject property is not located within the boundaries of an area plan or development guide.

ANALYSIS

The subject request is to rezone a 0.57 acre lot located on the west side of Kirk Road from HB to GB. Carolina Shutters and Blinds is the primary occupant of the property along with other commercial activities located to the rear of the site. The surrounding properties are zoned HB and include various small scale, intensive service and commercial establishments.

The HB and GB districts are very similar in regard to their overall intent, and list of permitted uses. Both districts are primarily geared to accommodate a wide range of retail, office and service type activities. However, there are some distinctions worth noting. For example the GB district includes residential, institutional and limited manufacturing uses. The other significant difference is the less restrictive dimensional requirements of the GB district as compared with those of HB. The minimum lot size is 10,000 square feet in the GB district and 20,000 square feet within HB. Similarly, the minimum lot width and building setback requirements are less in the GB district thus affording more flexibility for urban infill situations.

Considering the surrounding development pattern and the general location of the subject property, staff sees the subject request as providing a reasonable level of additional flexibility without any significant impacts to the adjacent properties and therefore recommends approval.

FINDINGS

1. *Legacy* contains no recommendations which are specifically relevant to the subject request.
2. The subject property is not located within the boundaries of area plan or development guide.
3. The basic intent of the existing HB district is similar to the proposed GB district, however the dimensional requirements and list of permitted uses within the proposed GB district provide a greater level of flexibility while remaining generally compatible with the surrounding development pattern.

STAFF RECOMMENDATION

Zoning: **APPROVAL**