



DOCKET #: W2683

PROPOSED ZONING:
HB

EXISTING ZONING:
RS9

PETITIONER:
AT Williams Oil Company
and Mouzilo, LLC,
for property owned by Same

SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 1.35

MAP(S): 606838



DRAFT ZONING STAFF REPORT

DOCKET # W-2683
STAFF: S. Chad Hall

Petitioner(s): A.T. Williams Oil Company and Mouzilo, LLC
Ownership: Same

REQUEST

From: RS-9
To: HB

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: 1.35 acres

LOCATION:

Street: Northeast corner of Hewes Street and Stratford Road
Jurisdiction: City of Winston-Salem
Ward: Southwest

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: A residential structure is located on the northwest corner of the site.

Adjacent Uses:

Northeast- Developed commercial properties zoned LB and HB-S

East- Undeveloped parcel zoned HB

Southeast- Sparsely developed industrial properties zoned GI across Stratford Road

Southwest- Several lots zoned HB; across Hewes Street from the subject property exists a use of Outdoor Display, Retail. Nearby is a large area of MU-S.

West- Developed single family residential zoned RS-9

Northwest- Developed single family residential zoned RS-9

GENERAL AREA

Character/Maintenance: Immediately surrounding the subject property exists a large variety of uses and zoning classifications.

Development Pace: Moderate to rapid.

HISTORY

Relevant Zoning Cases:

1. W-2655; RS-9 to HB-S (Multiple Uses); approved January 5, 2004; northwest side of Stratford Road across from Cloverleaf Drive; 1.53 acres; Planning Board and staff recommended approval.
2. W-2582; RS-9 to MU-S (Multiple Uses); approved February 3, 2003; northwest corner of Stratford Road and Somerset Drive; 161.45 acres; Planning Board and staff recommended approval.
3. W-2531; LB and HB-S to HB-S; approved March 4, 2002; south side of Hewes Street northwest of Stratford Road; 0.5 acre; Planning Board and staff recommended approval.
4. W-2349; RS-9 to HB; approved November 1, 1999; Northwest side of Stratford Road/U.S. 158, between Hewes Street and Parrish Street; 0.34 acre; Planning Board and staff recommended approval.
5. W-2156; RS-9 to HB; approved June 2, 1997; northwest side of Stratford Road west of Parrish Street; 3.63 acres; Planning Board and staff recommended approval.
6. W-1836; R-6 to B-3; denied November 1, 1993; Northeast of intersection of Hewes Street and Hwy 158 (northernmost intersection); 0.37 acre; Planning Board and staff recommended denial.
7. W-1589; R-6 to B-3-S (Multiple Uses) converted to LB-S in UDO; approved July 17, 1989; southeast side of Hewes Street approximately 400' off of Highway 158; Planning Board and staff recommended approval.
8. W-1493; R-6 to B-3-S (Stores or shops, retail; Agriculture) converted to HB-S in UDO; approved January 4, 1988; northwest corner of Stratford Road and Hewes Street; 1.67 acres; Planning Board recommended approval, staff recommended denial.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: The subject property has a total elevation change of approximately 14 feet, falling from about 838 feet in the southeastern section of the site along Stratford Road down to about 824 feet in the northern corner of the site.

Streams: No streams are or adjacent to the subject property.

Vegetation/habitat: The eastern half of the site has large sections of existing vegetation.

Floodplains: None

Wetlands: None – *Winston-Salem West Quad*

Natural Heritage Sites: None

Farmland Preservation Sites: None

Environmental Resources Beyond The Site: Because this is a general use petition, its 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: Stratford Road; Hewes Street

Street Classification: Stratford Road – Major Thoroughfare; Hewes Street – Local Road

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

Stratford Road between Burke Mill Road and Somerset Drive = 23,000 / 42,200

Planned Road Improvements: None

Sight Distance: Good

Sidewalks: None existing

Transit: Route 19 along Stratford Road

Bicycle Route: None

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* promotes focused commercial development that is designed for the pedestrian as well as the automobile.

Area Plan/Development Guide: *South Stratford Road Development Guide* (adopted in 1989)

Relevant Development Guide Recommendation(s): The *South Stratford Road Development Guide* recommends that the subject property be developed for commercial uses. The *Development Plan Map* (Map #7 – page 17) shows the entire area (“island”) surrounded by Hewes Street and South Stratford Road converting to commercial uses. The *South Stratford Road Development Guide* advises against ‘strip’ commercial development, recommends several pods for commercial development, and recommends several performance standards required of all commercial development fronting South Stratford Road. They are:

- A minimum of 300’ between commercial curb-cuts;
- Commercial zoning frontage shall not extend longer than one-half (1/2) mile;
- Right-of-way dedication should be provided to create a total of 95’ of right-of-way for Stratford Road;
- Type A bufferyard/fence option where commercial development adjoins residential development; and
- No off premise signs.

ANALYSIS

The current request is to rezone 1.35 acres of land in the City of Winston-Salem from RS-9 to HB. The property is located on the northwest side of Stratford Road and east of Hewes Street. As a general use request, no site plan accompanies the zoning petition.

The *South Stratford Road Development Guide* recommends that the subject property be developed for commercial uses, but recommends against typical ‘strip’ commercial development. The *Development Plan Map* shows the entire area (“island”) surrounded by Hewes Street and South Stratford Road converting to commercial uses. The area north and west of the Hewes Street “island” is recommended for moderate density residential.

A similar rezoning as the current request was proposed northeast of the intersection of Hewes Street (northernmost intersection) and Stratford Road in 1993. This petition (W-1836) was ultimately denied as a general use request due to very similar issues as the current zoning.

As a general use request, staff cannot assure adequate protection to the remaining residential structures in the area. In recognizing that the area plan calls for the remainder of the Hewes Street block to convert to commercial, Planning staff would like to not create a hardship or less than desirable living condition for those remaining residences in the short term, especially since the current request includes one of the existing dwellings. Such issues as parking location, lighting location and height, and dumpster and/or mechanical equipment locations, and building design/layout could have negative consequences to surrounding properties. Other issues that staff would like to mitigate involve signage and landscaping, in conjunction with the aforementioned concerns, as it relates to the streetscape. With the *South Stratford Road Development Guide* calling for commercial to the rear of the subject property, this current request presents an opportunity to influence either positively or negatively future development activity for the larger area behind it. Additionally, as Hewes Street is proposed to connect into the recently approved “Hillcrest” mixed-use development, it is likely that this site will serve both as a gateway into that mixed-use development as well an entry into the area plan’s recommended multifamily locale that also aligns Hewes Street.

For the above mentioned concerns to be adequately addressed, staff recommends the petitioner continue the case and resubmit for special use zoning.

FINDINGS

1. The *South Stratford Road Development Guide* recommends that the subject property be developed for commercial uses.
2. Issues such as parking location, lighting location and height, and dumpster and/or mechanical equipment locations, and building design/layout could have a strong influence on the development potential of other properties in the area.
3. Other issues to mitigate involve signage and landscaping, in conjunction with the aforementioned concerns, as it relates to the streetscape.
4. This current request presents an opportunity to create and set precedent for future zoning activity in the immediate area also consistent with the area plan land use recommendations.

5. Hewes Street is proposed to connect into the recently approved “Hillcrest” development; as such, this site could couple as a gateway.
6. As a general use request, staff cannot assure adequate protection to the remaining residential structures or guarantee positive precedent for additional development activity behind it.

STAFF RECOMMENDATION

Zoning: **DENIAL.**