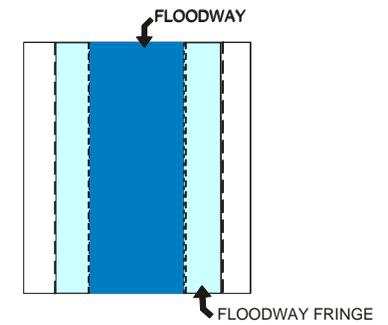


DOCKET #: W2686
 (Continued from 4/8/04
 CCPB meeting)

PROPOSED ZONING:
 GI

EXISTING ZONING:
 IP

PETITIONER:
 BMC Land Company, Inc.,
 for property owned by Same



SCALE: 1" represents 200'

STAFF: Roberts

GMA: 2

ACRE(S): 1.78

MAP(S): 630858



DRAFT ZONING STAFF REPORT

DOCKET # W-2686
STAFF: Gary Roberts

Petitioner(s): BMC Land Company Inc.
Ownership: Same

REQUEST

From: IP Institutional Public
To: GI General Industrial

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: 1.78 acres

CONTINUANCE HISTORY

A continuance was granted from the April 8, 2004 Planning Board meeting to the June 10, 2004 meeting at the petitioner’s request.

LOCATION

Street: Northwest corner of Northwest Boulevard and Chestnut Street.
Jurisdiction: City of Winston-Salem.
Ward: East.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: 12,000 square foot metal building constructed in 1992.

Adjacent Uses:

- North - Multifamily residential zoned RM-18.
- Northeast - Multifamily residential zoned RM-18.
- East - DC Dodd and Son Automotive Service Center zoned GI and HB.
- Southeast - Thomasville Furniture zoned GI.
- West - Norfolk Southern Railroad and multifamily residential zoned RM-18.

GENERAL AREA

Character/Maintenance: Mixture of well and moderately well maintained multifamily residential, industrial and service uses.

Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. W-2548; GI-S (Motor Vehicles, agricultural implements or heavy machinery, sale, repair, rental or storage) to IP; approved July 15, 2002; northwest corner of Northwest Boulevard and Chestnut Street (subject property); 1.78 acres; Planning Board and staff recommended approval.
2. W-2365; RM-18 to LB; denied February 7, 2000; southwest corner of Patterson Avenue and 14th Street; 300 feet northeast of current site; 0.84 acre; Planning Board and staff recommended denial.
3. W-2239; GI and LI to LB; approved August 3, 1998; south side of Northwest Boulevard east of Trade Street, 500 feet southwest of current site; 0.42 acre; Planning Board and staff recommended approval.
4. W-1878; I-3 and R-2 to I-2-S (Motor Vehicles, agricultural implements or heavy machinery, sale, repair, rental or storage); approved March 7, 1994; northwest corner of Northwest Boulevard and Chestnut Street (current site); 1.78 acres; Planning Board and staff recommended approval.
5. W-1419; R-2 to I-3; approved March 9, 1987; west side of Chestnut Street between Northwest Boulevard and 14th Street, portion of current site; 0.35 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: Gentle to steep slope downward from the northern portion of the site to Northwest Boulevard.

Streams: No streams are on the subject property. North School Branch, which flows into Peters Creek, is located across Northwest Boulevard about 250 feet to the south of this site's southern border.

Vegetation/habitat: A small amount of vegetation is present on the northern section of the site.

Environmental Resources Beyond The Site: Because this is a general use petition, the impact of this proposal 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: Chestnut Street, Northwest Boulevard.

Street Classification: Chestnut Street – Local Road; Northwest Boulevard – Major Thoroughfare.

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

Northwest Boulevard between and Main Street and Patterson Avenue = 7,600 / 10,500

Sidewalks: Both sides of Fourteenth Street and Northwest Boulevard.

Transit: None.

Bicycle Route: Route 11, East Winston Loop, along Northwest Boulevard.

CONFORMITY TO PLANS

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

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.

Area Plan/Development Guide: The site is not within the boundaries of an adopted area plan or development guide, but is within the designated *North Central Area Plan* area to be started by staff in 2004.

COMMUNITY DEVELOPMENT

Certified Area/Name: Liberty-Patterson Redevelopment Area.

Type of Certification: Nonresidential Redevelopment Area, certified January 2000.

Redevelopment Recommendation(s): Site is not identified for acquisition and no specific reuse or rezoning recommendation has been made for the site in the redevelopment plan.

ANALYSIS

The petitioner is requesting to rezone a 1.78 acre lot located on the northwest corner of Northwest Boulevard and Chestnut Street from IP to GI. Currently located on the site is a 12,000 square foot structure and associated parking area. The property was zoned GI-S prior to the rezoning to IP in 2002.

The Norfolk Southern Railroad runs directly adjacent and parallel to the western property line. The surrounding mixture of land uses is fairly typical of many established, heavily urbanized sections of the city. Multifamily residential uses with RM-18 zoning are present on the opposite side of said railroad as well as to the north and northeast of the subject property. A motor vehicle repair facility and Thomasville Furniture, zoned GI and HB, are located to the east and southeast across Chestnut Street and Northwest Boulevard.

While the site does not lie within the boundaries of an area plan or development guide, it is within the Liberty-Patterson Redevelopment Area. The primary objective of certified redevelopment areas is to target various resources for community revitalization, however, no specific recommendations are included for the subject property since at the time, it appeared to be a viable industrial property. While the general area is characterized by an urban mixture of

uses, properties on the north side of Northwest Boulevard have been experiencing a significant degree of residential redevelopment in recent years. The Gateway Commons neighborhood redevelopment area is located approximately 700 feet to the west of the subject property. This HOPE VI initiative is replacing the former Kimberly Park public housing project. It includes a mixture of housing types and is being developed with the use of local and federal funds. Also along Northwest Boulevard, located between Gateway Commons and the subject property, is Providence Square. This smaller, single family redevelopment area, was funded primarily by the City of Winston-Salem in the mid 1990's.

The subject request is somewhat ironic in that the site was recently rezoned from GI-S to IP in 2002. Staff supported this request to the less intensive IP district and viewed it as being more compatible with the above-mentioned residential areas than industrial zoning. Although the site does have an industrial history back to 1987 and includes a metal building previously used for motor vehicle repair, staff views the industrial use of the subject property as having run its course. In light of the changing character of the surrounding neighborhood and the degree of public reinvestment that has been made, it would not be prudent to allow the site to revert back to the most intensive zoning district listed within the UDO. Some of the permitted uses within the GI district include: Asphalt and concrete plants; Manufacturing C; Recycling Plant; and Storage and Salvage yards. Staff sees the array of uses permitted within the existing IP district as generally more community oriented and compatible with the surrounding residential properties than those available under the requested GI district. Planning staff therefore recommends denial of the current request.

FINDINGS

1. *Legacy* encourages protection of residential areas from inappropriate commercial and industrial encroachment.
2. The site is not within the boundaries of an area plan or development guide, however, it is within the designated *North Central Area Plan* area to be started by staff in 2004.
3. The *Liberty Patterson Redevelopment Plan* contains no specific reuse or rezoning recommendations for the subject property.
4. The proposed GI general use district includes land uses which are generally inconsistent with the positive residential redevelopment investments recently made in the surrounding neighborhood.

STAFF RECOMMENDATION

Zoning: **DENIAL**

Public Hearing - April 8, 2004

FOR: None

AGAINST: None

Work Session

MOTION: Jerry Clark moved continuance of the zoning map amendment to June 10, 2004.

SECOND: Paul Mullican

VOTE:

FOR: Clark, Eickmeyer, Glenn, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

Public Hearing - June 10, 2004

FOR: None

AGAINST: None

Work Session

MOTION: Carol Eickmeyer moved withdrawal of the zoning map amendment.

SECOND: Paul Norby

VOTE:

FOR: Clark, Eickmeyer, Folan, Glenn, King, Lambe, Mullican, Norwood, Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning