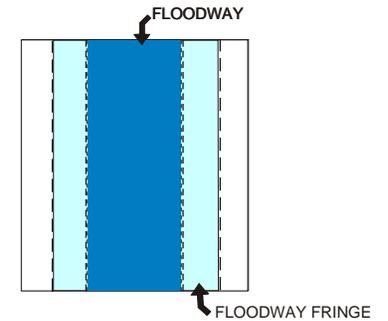


DOCKET #: W2692

PROPOSED ZONING:
RS9

EXISTING ZONING:
LO

PETITIONER:
Ramin Bahrani and
Nasrin Bahrani
for property owned by Same



SCALE: 1" represents 400'

STAFF: Hall

GMA: 3

ACRE(S): 0.70

MAP(S): 612834



DRAFT ZONING STAFF REPORT

DOCKET # W-2692
STAFF: S. Chad Hall

Petitioner(s): Ramin Bahrani and Nasrin Baharani
Ownership: Same

REQUEST

From: LO
To: RS-9

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: 0.70 acre

LOCATION:

Street: East side of Griffith Road south of Snead Road
Jurisdiction: City of Winston-Salem
Ward: South

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One primary building and a couple small outbuildings exist on the property.

Adjacent Uses:

North- Sparsely developed single-family residential along each side of Griffith Road.

Southeast- Undeveloped portion of a large single tract of developed GI.

South- Immediately south of the subject property exists a small lot of developed RS-9; further south is the Archie Elledge sewage treatment plant.

West- Many developed GI businesses.

GENERAL AREA

Character/Maintenance: The general area is comprised of a mix of, primarily, industrial and single-family uses.

Development Pace: Griffith Road, especially to the north of the subject property, has seen much zoning activity in recent years shifting from single-family to multifamily development.

HISTORY

Relevant Zoning Cases:

1. W-2613; RS-9 to RS-7; denied October 2, 2000; East side of Griffith Road north of Emsley Street; 0.63 acre; Planning Board and staff recommended approval.
2. W-2579; RS-9 to RM-12-S (Residential Building, Multifamily); approved December 16, 2002; East side of Griffith Road north of Emsley Street; 6.75 acres; Planning Board recommended approval; staff recommended denial.
3. W-2571; RS-9 and GI to RM-5-S (Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Duplex); approved October 7, 2002; west side of Griffith Road north of Everidge Road; 29.93 acres; Planning Board recommended approval; staff recommended denial.
4. W-2524; RS-9 to RM-8-S (Planned Residential Development); approved February 4, 2002; east side of Griffith Road and north side of Hampton Road; 34.89 acres; Planning Board recommended approval, staff recommended denial.
5. W-2381; RS-9 to RM-8-S (Residential Building, Multifamily); approved May 1, 2000; east side of Griffith Road south of Emsley Street; 39.34 acres; Planning Board and staff recommended approval.
6. W-2091; RS-9 to LO; approved October 7, 1996; east side of Griffith Road north of Griffith Plaza Drive; 0.97 acre; Planning Board and staff recommended approval.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Because this is a general use petition, the impact of this request to the subject property's existing features cannot be determined at this time.

Topography: The subject property experiences a total elevation change of approximately 22 feet, rising from 758 feet in the property's southeastern corner up to about 780 feet in the property's northwestern section.

Vegetation/habitat: Small amounts of vegetation are present in the property's eastern and north-central sections.

Environmental Resources Beyond The Site: Because this is a general use petition, the impact of this petition to environmental resources beyond the site cannot be determined at this time. However, impacts generated from this specific request will most likely not be greater than those that could potentially occur under the current zoning.

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

TRANSPORTATION

Direct Access to Site:

- Griffith Road – Minor Thoroughfare

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

Griffith Road between Burke Mill Road and Clemmons Road = 5,100 / 16,100

Planned Road Improvements: None

Sight Distance: Good

Traffic Impact Study recommended: No

Sidewalks: None existing

Transit: None

Bicycle Route: None

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* supports a mix of uses in neighborhoods.

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 moderate density residential uses (0-8 units/acre).

ANALYSIS

The current request is to rezone approximately 0.70 acre (0.97 per Tax Map) from LO to RS-9. The site is located on the east side of Griffith Road south of Snead Road. The subject property is located at the merger of distinctly different zoning districts, with the exception of a parcel of RS-9 zoning abutting the subject property to the south. Beyond this parcel southward as well as to both the east and west (across Griffith Road) is General Industrial (GI). Development has occurred on a majority of the GI zoned land.

Immediately north of the subject property is sparsely developed RS-9; many of the residentially zoned tracts are quite large. Further north, many of these large tracts of single-family zoned properties have started converting to multifamily.

The subject property was rezoned from RS-9 to LO in 1996 (W-2091) as the staff report stated, “this is a logical point of transition” between residential and industrial land uses. A house currently exists on the subject property; a visual survey suggests that the dwelling has not been used as office as doorways do not seem to have been widened per the North Carolina commercial building code. As either LO or RS-9 general use, however, there are no requirements for the structure to remain.

Staff notes that LO zoning does seem more rational at this location, but also foresees no negative impacts by converting the property to its former zoning and use.

FINDINGS

1. The subject property is located at the merger of distinctly different zoning districts.
2. The property was rezoned from RS-9 to LO in 1996; the staff report stated, “this is a logical point of transition” between residential and industrial zoning.
3. LO zoning seems more rational at this location but no negative impacts are apparent by converting the property to its former zoning and use.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**