

DOCKET #: W2694

PROPOSED ZONING:
PB-S (Residential Building, Multifamily)

EXISTING ZONING:
LI

PETITIONER:
KLBS Developers, Inc.
for property owned by Same

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 1

ACRE(S): 0.62

MAP(S): 630858



DRAFT ZONING STAFF REPORT

DOCKET # W-2694
STAFF: Gary Roberts

Petitioner(s): KLBS Developers, Inc.
Ownership: Same

REQUEST

From: LI Limited Industrial District
To: PB-S Pedestrian Business (Residential Building, Multifamily)

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

Acreage: 0.62

LOCATION:

Street: South side of Seventh Street west of Chestnut Street.
Jurisdiction: City of Winston-Salem.
Ward: East.

SITE PLAN

Proposed Use: Adaptive reuse into 17 multifamily units.
Square Footage: 23,128 square feet.
Building Height: 2 stories.
Density: 27 dwelling units per acre.
Parking: Required: 26 spaces; Proposed: 20 off-street spaces and 6 on-street spaces.
Bufferyard Requirements: No bufferyards required.
Vehicular Use Landscaping Standards Requirements: UDO standards apply.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Two industrial warehouse buildings.

Adjacent Uses:

North -	Industrial buildings and a parking lot zoned LI.
East -	Parking lots zoned LI.
South -	Former Brown and Williamson tobacco building zoned PB.
West -	Norfolk Southern Railroad and industrial buildings zoned LI.

GENERAL AREA

Character/Maintenance: Established commercial and industrial operations on the northern periphery of downtown Winston-Salem.

Development Pace: Slow, however, various large and small scale private redevelopment activities are anticipated in the near future.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The proposed site plan will not impact the site's existing physical features.

Topography: Moderate slope downward from the northeastern corner to the southeastern section of the property.

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

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

TRANSPORTATION

Direct Access to Site: Seventh Street.

Street Classification: Seventh Street – Minor Thoroughfare.

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

Seventh Street between Main Street and Patterson Avenue = 1,500 / 16,100

Trip Generation/Existing Zoning: LI

Property vacant; no trip generation rate available for general use rezoning

Trip Generation/Proposed Zoning: PB-S

17 units x 6.59 (Multi-Family Trip Rate) = 112 Trips per Day

Connectivity of street network: Good

Sidewalks: Existing on both sides of Seventh and Chestnut Streets

HISTORY

Relevant Zoning Cases:

1. W-2674; LI to PB; approved March 1, 2004; northwest corner of Sixth Street and Chestnut Street, directly south of current site; 1.76 acres; Planning Board and staff recommended approval.
2. W-2654; LI to PB; approved November 3, 2003; northeast corner of Trade Street and Eighth Street; 1.25 acres; Planning Board and staff recommended approval.
3. W-2379; PB-S (Multiple Uses – TWO PHASE) to Final Development Plan for Residential Building, Urban; approved by the Planning Board December 13, 2001; northeast and northwest corners of Seventh Street and Chestnut Street; 0.69 acre; planning staff recommended approval.

4. W-2379; LI to PB-S (Multiple Uses- TWO PHASE); approved April 3, 2000; northeast and northwest corners of Seventh Street and Chestnut Street; 1.08 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): City Center (GMA 1).

Relevant Comprehensive Plan Recommendation(s): For the City Center area, *Legacy* recommends the creation of a livable, well designed and aesthetically appealing downtown area; attracting a variety of businesses that add to the vitality of downtown and provide a range of employment opportunities; providing a large and varied mix of housing in and near downtown; and, encouraging mixed use developments at densities that generate high levels of pedestrian activity.

Area Plan/Development Guide: *Downtown Plan* (2002).

Relevant Development Guide Recommendation(s): The subject property is located in the Goler/Depot Street Renaissance Area. The *Downtown Plan* proposes revitalization of the Goler Area, which will provide a more neighborhood-oriented housing environment adjacent to the downtown core.

Other: The Goler Community Development Corporation has a Draft Strategic Development Plan for this area. The first initiative of the Plan is to begin the framework for emerging housing options for the Goler Community as well as the surrounding district. This initiative is consistent with the proposed PB-S zoning district.

COMMUNITY DEVELOPMENT

Certified Area/Name: Liberty-Patterson Redevelopment Area.

Type of Certification: Non-residential Redevelopment Area, certified January 27, 2000.

Redevelopment Recommendation(s): The subject property was noted as existing industrial and not shown for acquisition by the City of Winston-Salem. Changes in land use were only considered for a very limited area near where the City may acquire property. The subject request is not in conflict with the goals of the Redevelopment Area.

HISTORIC RESOURCES REVIEW

The property is located east of the P. H. Hanes Knitting District, Inventory # 823. The P. H. Hanes Knitting District is currently located on the Study List for the National Register of Historic Places.

WINSTON-SALEM/FORSYTH COUNTY SCHOOLS

Winston-Salem/Forsyth County Schools have estimated this project, when completed, will add a total of 7 students to the system, as indicated by the following chart.

Project	Number Units	Schools	Projected Students from Project	2003-2004 Enrolled Students	2003-2004 Projected Students with Accumulated Totals since 4/15/04	School Capacity
W-2694	17	Brunson ES	3	443	446	362
		Wiley MS	2	787	789	723
		Reynolds HS	2	1,776	1,778	1,528-1,773

ANALYSIS

The subject request is to rezone a 0.60 acre parcel located on the south side of Seventh Street west of Chestnut Street from LI to PB-S. Currently located on the subject property are a one story and a two story building, totaling 23,128 square feet. Both structures are used for industrial warehousing.

The surrounding area, with access to the Norfolk Southern Railroad, has a long history of industrial and commercial activities. Directly to the west of the subject property is the P. H. Hanes Knitting District which is currently located on the Study List for the National Register of Historic Places. Many of these properties and structures have transitioned into various degrees of under utilization as a result of changing development patterns and economic conditions. However, the area is also showing signs of diversified reinvestment. The site is within the Goler/Depot Street Renaissance Area of the *Downtown Plan* which recommends a more neighborhood-oriented housing environment adjacent to the downtown core. The subject property is also located within the area defined by the Goler Community Development Corporation’s Draft Strategic Development Plan. This plan, which encompasses a multi block area, also emphasizes housing opportunities and envisions ±600 residential units within a variety of different housing types.

The subject request demonstrates an adaptive reuse of said existing structures into 17 multifamily units. As noted in the HISTORY section, multiple other LI to PB and PB-S petitions have been approved in the immediate vicinity of the subject property during the last few years. The minimal to non-existent building setback and dimensional requirements of the PB district, are actually more reflective of the surrounding urban development pattern than those of the existing LI district. In addition, the proposed residential use is more consistent with the objectives of the above mentioned public and private plans than under the current LI zoning which precludes any residential uses. Staff views the subject request as having a positive impact on the surrounding area and recommends approval.

FINDINGS

1. *Legacy* recommends providing a large and varied mix of housing in and near downtown.

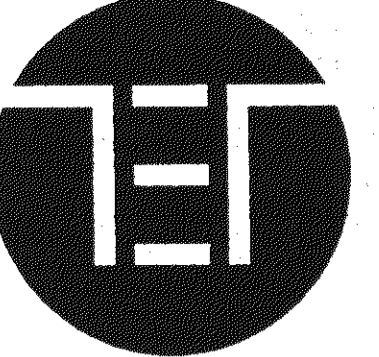
2. The Goler/Depot Street Renaissance Area of the *Downtown Plan* supports the development of a more neighborhood-oriented housing environment adjacent to the downtown core.
3. The proposed PB-S conversion to multifamily residential and specific site plan are more consistent with the Goler Community Development Corporation's Draft Strategic Development Plan for the area than the uses allowed in the current LI zoning.
4. The petition would permit a good mixture of uses with more flexible building setbacks within an established inner city area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**

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

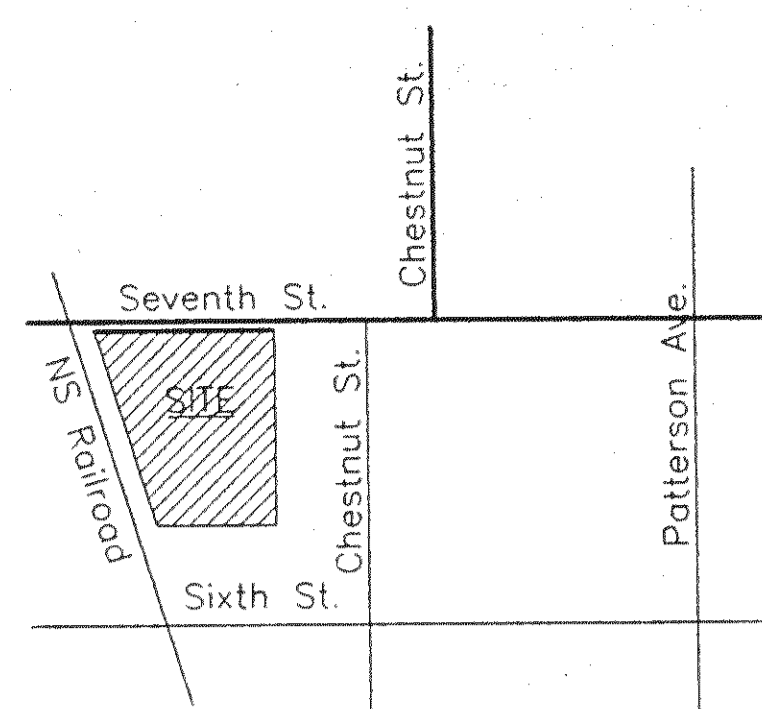
- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. Developer shall obtain an encroachment agreement from the Winston-Salem City Council for any encroachments into the right-of-way of Seventh Street.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All mechanical equipment including roof mounted equipment shall be screened as per UDO Section 2-1.3 (F) (3).
 - b. The Winston-Salem Fire Department must approve a means of emergency operation for the mechanical access gate.
 - c. The mechanical access gate shall not be constructed of barbed or razor wire or chain link fencing.
 - d. Freestanding signage shall not exceed six (6) feet in height and thirty six (36) feet in area and shall not be internally illuminated.



Tracy E. Pratt, Architect, P.C.

529-D College Road
Greensboro, NC 27410
336-855-7139
336-855-7143 (fax)

REVISIONS



VICINITY MAP

ZONING

Existing Zoning: L-1
Proposed Zoning: PB-S
Type of Review Requested: Rezoning, Planning Board Review,

SITE SIZE and COVERAGE

Total Acreage:	0.62 acres (27,007sf)
Site Coverage:	Building to Land 60% (16,204sf)
	Pavement to Land 28% (7,562sf)
	Open Space 12% (3,241sf)
	Total 100% (27,007sf)
Building Square Footage	23,128 Sq. Ft.
Building Height	2 Stories

INFRASTRUCTURE

Water: Public Private
Sewer: Public Private
Streets: Public Private

OFF-STREET PARKING

Proposed Use: MULTI-FAMILY
Parking Calculation: 1.5 spaces/unit 17 x 1.5 = 25.5
Required Parking: 26 Spaces (30% or 7 May Be "On Street")
Parking Provided: 24 Spaces ("Off-Street")

Typical Parking Space Size 8.5'x17.5'
Drive Width 26'

OFF-STREET LOADING

Required Loading/Unloading Spaces: NA
Loading/Unloading Spaces Provided: NA

BUFFERYARDS

Adjoining Zoning: NA
Type Required: NA
Width Provided: NA
Fence Option: NA

DENSITY CALCULATIONS

Number of Units/Lots: 17 Units/Lot
Density: 27 Units/Acre

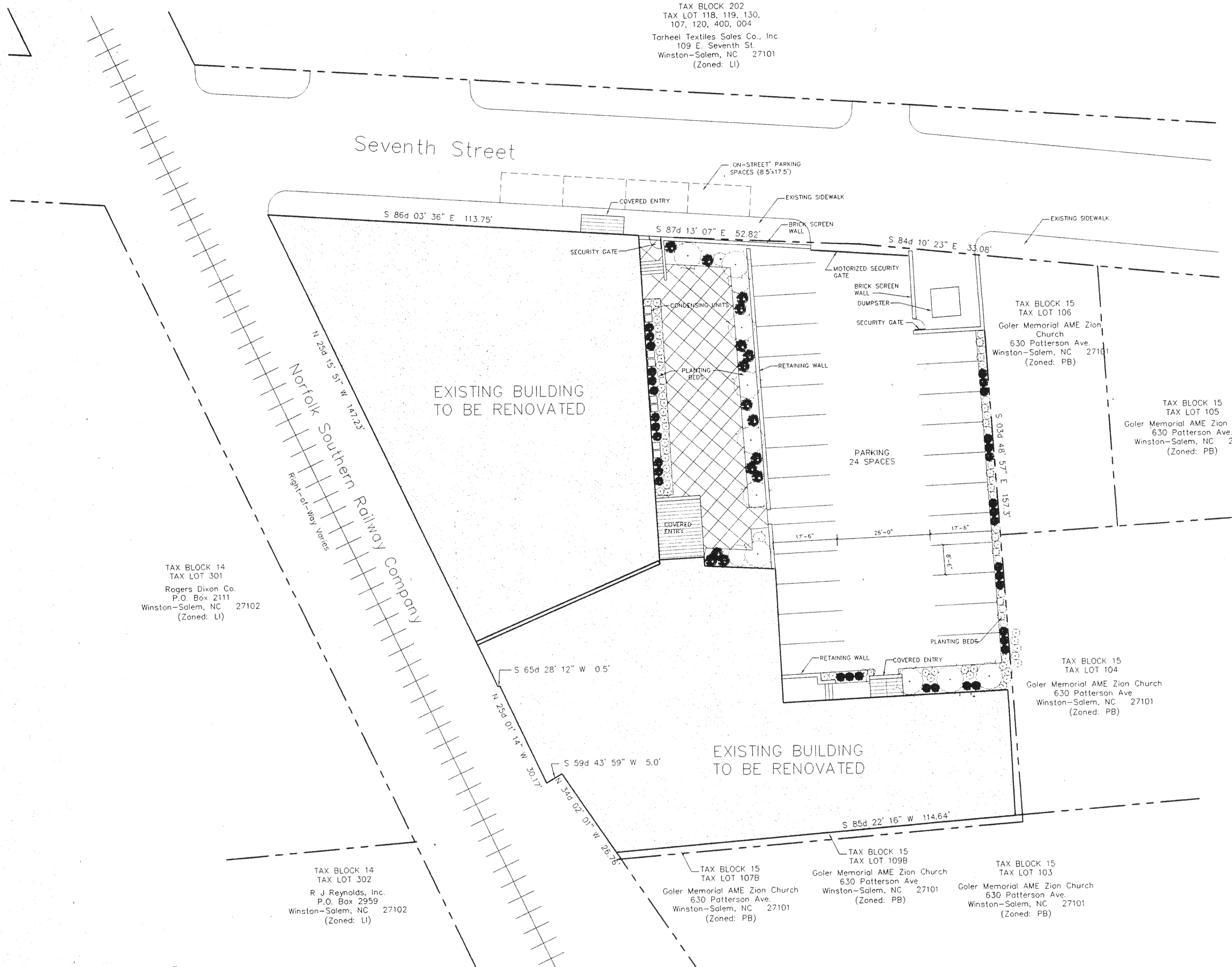
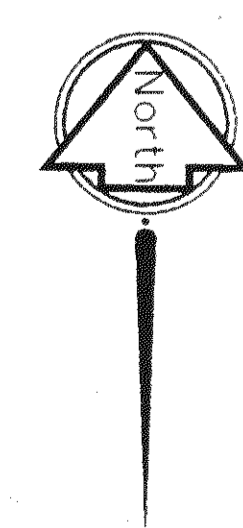
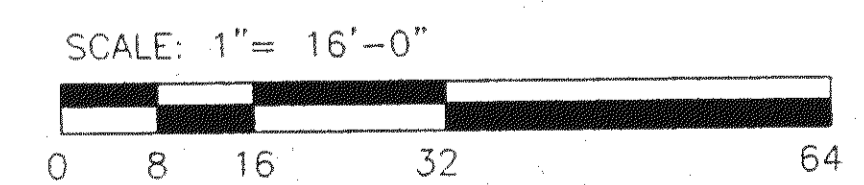
WATERSHED CALCULATIONS: NA

DEVELOPMENT ADDRESS: WEST SEVENTH CONDOMINIUMS
102 W. SEVENTH STREET
WINSTON-SALEM, NC 27104

OWNER: KLBS DEVELOPERS, INC.
1540 MARBLEHEAD RD.
CLEMMONS, NC 27012

SITE PLAN PREPARED BY: TRACY E. PRATT, ARCH., P.C.
529-D COLLEGE RD.
GREENSBORO, NC 27410

APRIL 7, 2004



1 PROPOSED SITE PLAN
A1 1/16" = 1'-0"

TAX BLOCK 14
TAX LOT 301
Rogers Dixon Co.
P.O. Box 2111
Winston-Salem, NC 27102
(Zoned: LI)

TAX BLOCK 14
TAX LOT 302
R J Reynolds, Inc.
P.O. Box 2959
Winston-Salem, NC 27102
(Zoned: LI)

TAX BLOCK 202
TAX LOT 118, 119, 130,
107, 120, 400, 004
Torheel Textiles Sales Co., Inc.
109 E. Seventh St.
Winston-Salem, NC 27101
(Zoned: LI)

TAX BLOCK 15
TAX LOT 106
Goler Memorial AME Zion
Church
630 Patterson Ave.
Winston-Salem, NC 27101
(Zoned: PB)

TAX BLOCK 15
TAX LOT 105
Goler Memorial AME Zion Church
630 Patterson Ave.
Winston-Salem, NC 27101
(Zoned: PB)

TAX BLOCK 15
TAX LOT 104
Goler Memorial AME Zion Church
630 Patterson Ave.
Winston-Salem, NC 27101
(Zoned: PB)

TAX BLOCK 15
TAX LOT 107B
Goler Memorial AME Zion Church
630 Patterson Ave.
Winston-Salem, NC 27101
(Zoned: PB)

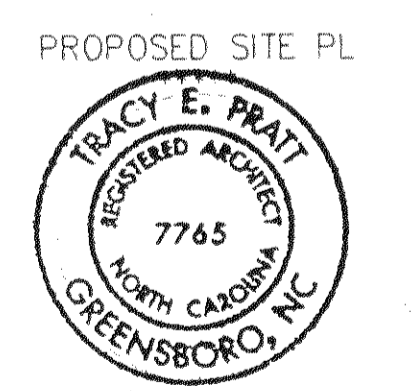
TAX BLOCK 15
TAX LOT 109B
Goler Memorial AME Zion Church
630 Patterson Ave.
Winston-Salem, NC 27101
(Zoned: PB)

TAX BLOCK 15
TAX LOT 103
Goler Memorial AME Zion Church
630 Patterson Ave.
Winston-Salem, NC 27101
(Zoned: PB)

NOT FOR CONSTRUCTION

Proposed West Seventh Condominiums
KLBS Developers, Inc.
102 W. Seventh Street
Winston-Salem, NC 27104

PROJECT #
DATE: April 12, 2004
DRAWN BY: TEP
SCALE: AS NOTED
ISSUED FOR:



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A1
W-2694
David