



DOCKET #: W2612

PROPOSED ZONING:
CB

EXISTING ZONING:
PB

PETITIONER:
GOELST USA, LLC

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 1

ACRE(S): 0.46

MAP(S): 630854



DRAFT ZONING STAFF REPORT

DOCKET # W-2612
STAFF: Suzy Gallaway

Petitioner(s): GOELST USA, LLC
Ownership: Same

REQUEST

From: PB (Pedestrian Business)
To: CB (Central 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: 0.46 acre

LOCATION:

Street: Northeast corner of Spruce Street and Second Street
Jurisdiction: City of Winston-Salem
Ward: Northwest

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Existing commercial building
Adjacent Uses:

- North- Public Park, zoned CB
- East- Sawtooth Center, zoned CB
- South- BB & T Bank, zoned PB
- West- Commercial building, zoned PB

GENERAL AREA

Character/Maintenance: Well-maintained commercial uses
Development Pace: Moderate

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Site is developed and no further impact is expected.
Topography: There is very little change in elevation on the subject property – the site is developed and is mostly flat.

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

TRANSPORTATION

Direct Access to Site: Second Street; Spruce Street; Marshall Street

Street Classification: Second Street – Minor Thoroughfare; Spruce Street – Collector; Marshall Street – Major Thoroughfare

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

Second Street between Spruce and Marshall Streets = 8,400/14,000

Marshall Street between First and Second Streets = 8,000/15,700

Sidewalks: Existing along both sides of Second and Spruce Streets

Transit: Routes 20 and 23 along Second and Spruce Streets

HISTORY

Relevant Zoning Cases:

1. W-2035; PB to CB; approved February 19, 1996; north of First Street between Cherry Street and Marshall Street; 2.27 acres; Planning Board and staff recommended approval.
2. W-2136; PB to CB; approved March 3, 1997; south side of Fourth Street and east of Spring Street; 1.42 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

GMP Area (*Legacy*): GMA 1, City/Town Centers

Relevant Comprehensive Plan Recommendation(s): The City Center area is the Downtown Winston-Salem Commercial District. It is intended to be the focus of development in the County and the area where the most intense urban development has taken place.

Area Plan/Development Guide: *Holly Avenue Design Study*

Relevant Development Guide Recommendation(s): This site is in the Northeast Area, which is recommended for small to moderate scale office and commercial uses, and residential uses.

COMMUNITY DEVELOPMENT

Certified Area/Name: Holly Avenue

Type of Certification: Rehabilitation, Conservation, and Reconditioning Area on March 27, 1979.

Redevelopment Recommendation(s): As this area was certified as a Rehabilitation, Conservation, and Reconditioning (“Rehab”) area, there are no redevelopment recommendations for the site, nor the area. The City has and continues to work to maintain and improve housing conditions by enforcing the minimum housing code, encouraging rehabilitation of properties and making community development loan funds available for both owner-occupied and investor owned improvements

ANALYSIS

The current request is to rezone just under a half acre from PB to CB. The site is currently is grandfathered in meeting the parking requirements for existing uses, but in order to change to a different use, the parking requirements would have to be met. Because of the configuration of the site, providing a parking lot would be impossible without removing the existing building. The CB district assumes that parking is available in nearby decks and lots, and does not require any off-street parking. The implication is that the City may ultimately be responsible directly or indirectly for the provision of off-street parking.

The site is located within the City Center Growth Management area. The City Center area should be developed with the most intense urban development, according to *Legacy* recommendations. Although the Holly Avenue Design Study recommends small to medium scale development, the subject site is in GMA 1 which is appropriate for CB zoning and the remainder of the block is zoned CB. CB allows for more intense development than PB. The remainder of the block the site is located within is zoned CB. Rezoning of this site to CB would make the zoning of the current request consistent with the rest of the block.

FINDINGS

1. The current request is to rezone just under a half acre from PB to CB.
2. The site cannot meet the off-street parking requirements necessary for a change of use.
3. Rezoning of this site to CB would make the zoning of the current request consistent with the rest of the block.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**