



DOCKET #: W2704

PROPOSED ZONING:
PB

EXISTING ZONING:
LI

PETITIONER:
Jackie R. Graham and
Lila Graham for
property owned by Same

SCALE: 1" represents 200'

STAFF: Gallaway

GMA: 1

ACRE(S): 0.25

MAP(S): 630858



June 23, 2004

Jackie R. Graham and Lila Graham
7290 Coon Creek Road
Pfafftown, NC 27040

RE: ZONING MAP AMENDMENT W-2704

Dear Mr. Graham and Ms. Graham:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Andrew & Graham Consulting, Inc., 410 W. First Street, Suite 100-A, Winston-Salem,
NC 27101

ACTION REQUEST FORM

DATE: June 23, 2004
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Jackie R. Graham and Lila Graham

SUMMARY OF INFORMATION:

Zoning map amendment of Jackie R. Graham and Lila Graham from LI to PB: property is located on the northeast corner of Seventh Street and Spruce Street (Zoning Docket W-2704).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

CITY ORDINANCE - GENERAL USE

Zoning Petition of Jackie R. Graham and Lila Graham, Docket W-2704

AN ORDINANCE AMENDING THE WINSTON-SALEM CITY ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from LI to PB the zoning classification of the following described property:

Tax Block 141, Tax Lots 1, 2, and 4

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2704
STAFF: Suzy Gallaway

Petitioner(s): Jackie R. Graham and Lila Graham
Ownership: Same

REQUEST

From: LI: Limited Industrial District
To: PB: Pedestrian Business District

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: 0.25 acre

LOCATION:

Street: Northwest corner of Seventh Street and Spruce Street
Jurisdiction: City of Winston-Salem
Ward: East

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Vacant commercial structure.
Adjacent Uses:

North-	Vacant property, zoned LI
South-	Duke Power substation, zoned LI
East-	Vacant property, zoned LI
West-	Vacant property, zoned LI

GENERAL AREA

Character/Maintenance: Much of the area is vacant, some moderately well maintained housing and a Duke Power substation.

Development Pace: Slow.

HISTORY

Relevant Zoning Cases:

1. W-2674; LI to PB; approved March 1, 2004; northwest corner of Sixth Street and Chestnut Street; 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.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

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

Topography: The subject property experiences a total elevation change of approximately 22 feet, rising from about 880 feet in the southwestern section of the site up to about 902 feet in the northeastern 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: Seventh Street; Spruce Street; Marshall Street

Street Classification: Seventh Street – Local Road; Spruce Street – Local Road; Marshall Street – Major Thoroughfare

Average Daily Traffic Count/Estimated Capacity at Level of Service D (Vehicles per Day):
Marshall Street between 7th and 8th Streets = 12,000/15,600

Sidewalks: Existing along the south side of Seventh Street and both sides of Spruce Street

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: *South Central Area Plan (SCAP)*, adopted 2003

Relevant Development Guide Recommendation(s): Generally, SCAP encourages compatible infill development at higher densities where appropriate, mixed use areas, and neighborhood retail and offices. Specific to this site, SCAP identifies the area bordered by 7th/Buxton/Spruce/and Eighth Streets, including the petition site, as a Residential Infill Opportunity Site. The site is proposed for urban-style multifamily with a density of 8 to

12 dwelling units per acres. New construction should be compatible with the adjacent West End neighborhood and developed based on the design standards for new construction in the *West End Historic Overlay District Design Review Guidelines*.

COMMUNITY DEVELOPMENT

Certified Area/Name: Crystal Tower II

Type of Certification: Redevelopment/Blighted

Redevelopment Recommendation(s): Under the Crystal Towers Redevelopment Plan (adopted in 1975) redevelopment activities (acquisition, demolition and relocation of structures) were focused in the residential area in the western portion of the redevelopment area.

Narrative information in the file does not indicate this property or the surrounding properties were to be acquired.

ANALYSIS

The current request is to rezone ¼ acre from Limited Industrial (LI) to Pedestrian Business (PB). There is an existing, abandoned commercial-type structure on the site. Surrounding the site are predominantly vacant properties. The closest developed property is developed as a Duke Power substation. The area is certified as a redevelopment area.

Although the *South Central Area Plan* recommends residential infill for this site, staff is of the opinion that PB zoning would not deter residential infill on the rest of the block or on adjacent blocks. In fact, the flexibility of PB actually allows residential and commercial on the site. A commercial development could offer services to a future residential development.

The minimal building setback and dimensional requirements of the PB district are more in keeping with the surrounding urban development pattern than those of the existing LI district. In addition, many of the uses allowed in the PB District, would be more consistent with the objectives of the above mentioned public plans than the uses permitted in the current LI zoning. The subject request should generate no negative impact on this area from a zoning standpoint and staff recommends approval.

FINDINGS

1. There is an existing, abandoned commercial structure on the site.
2. Surrounding the site are predominantly vacant properties.
3. PB zoning would not deter residential infill on the rest of the block or on adjacent blocks.
4. The flexibility of PB would allow residential or commercial on the site.
5. Many of the uses allowed in the PB District would be more consistent with the objectives of the above mentioned public plans than the uses permitted in the existing LI zoning.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Dara Folan moved approval of the zoning map amendment.

SECOND: Clarence Lambe

VOTE:

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

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning