



DOCKET #: W2645

PROPOSED ZONING:
GI-S (Motor Vehicle
Storage Yard)

EXISTING ZONING:
HB

PETITIONER:
Goodwill Industries
of Northwest NC, Inc.

SCALE: 1" represents 200'

STAFF: Hall

GMA: 3

ACRE(S): 1.90

MAP(S): 624870

DRAFT ZONING STAFF REPORT

DOCKET # W-2645
STAFF: S. Chad Hall

Petitioner(s): Goodwill Industries of Northwest NC
Ownership: Herring Decorating, Inc.

REQUEST

From: HB (Highway Business)
To: GI-S (Motor Vehicle Storage Yard)

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

Acreage: 1.9 acres

LOCATION:

Street: South side of Specialty Park Drive (private) west of North Cherry Street
Jurisdiction: City of Winston-Salem
Ward: North

SITE PLAN

Proposed Use: Motor Vehicle Storage Yard
Square Footage: No structures are proposed
Parking: Required: 0; Proposed: 49
Bufferyard Requirements: Site must meet Motor Vehicle Storage Yard screening requirements.
Vehicular Use Landscaping Standards Requirements: UDO standards shall apply

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Site is currently undeveloped
Adjacent Uses:

- North- Business zoned HB
- East- Businesses zoned HB
- South- Single Family Residential zoned RS-9
- West- Undeveloped land zoned HB

GENERAL AREA

Character/Maintenance: Primarily business uses in the area. Residential abutting subject property has very deep lots with substantial vegetation.

Development Pace: Moderate

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: Some vegetation would be removed.

Topography: The subject property's elevation is about 951.2 feet and experiences little elevation change.

Streams: No streams are located on or near the subject property.

Vegetation/habitat: Some vegetation is located on the western and southern borders of the property.

Floodplains: The subject property is not located in a floodplain.

Wetlands: None – Rural Hall Quad

Natural Heritage Sites: None

Farmland Preservation Sites: None

Environmental Resources Beyond The Site: No properties beyond the site appear to be impacted.

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

TRANSPORTATION

Direct Access to Site: Cherry Street; Polo Road

Street Classification: Cherry Street – Major Thoroughfare; Polo Road – Minor Thoroughfare

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

Cherry Street between Polo Road and Brownsboro Road = 13,000 / 26,900

Polo Road between University Parkway and Cherry Street = 7,700 / 16,100

Trip Generation/Existing Zoning: HB

No trip generation rate available due to lack of existing building

Trip Generation/Proposed Zoning: GI-S

No trip generation rate available for proposed use.

Planned Road Improvements: None

Sight Distance: Good.

Traffic Impact Study recommended: No

Sidewalks: None existing

Transit: Route 4 along Cherry Street

Bicycle Route: Route 19, Baux Mountain Connector, along Polo Road.

HISTORY

Relevant Zoning Cases:

1. W-2559; LI to HB; approved August 15, 2002; North side of Polo Road across from Dalton Street; 1.84 acres; Planning Board and staff recommended approval.
2. W-2460; LI to HB; approved May 7, 2001; South side of North Point Boulevard east of Cherry Street; 3.49 acres; Planning Board and staff recommended approval.
3. W-2072; RS-9 to LI; approved August 5, 1996; North side of Craft Drive and southwest of Southern Railroad between Polo Road and Dellwood Drive; 0.35 acres; Planning Board recommended approval and staff recommended denial.
4. W-2071; HB to LI; approved August 5, 1996; South side of North Point Boulevard between Cherry Street and Indiana Avenue (along southwest side of Norfolk Southern railroad); 3.49 acres; Planning Board and staff recommended approval.
5. W-1762; I-2 and R-4 to B-3-S (Offices; Warehouses; Motor Vehicle Storage – TWO PHASE); approved May 4, 1992; South side of Polo Road and north of McCanless Street between Cherry Street and Dalton Street; 3.92 acres; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): *Legacy* recommends that existing residential areas be protected from inappropriate commercial and industrial encroachment.

ANALYSIS

The current request is to rezone 1.9 acres from HB to GI-S (Motor Vehicle Storage Yard). The site is located south of Specialty Park Drive (Private) and west of Cherry Street. The subject property is located in a second tier removed from Cherry Street and is enveloped by HB zoning on three sides. Directly south of the subject property is developed RS-9 residences. These residences have exceptionally long lots yielding the nearest home at approximately 300' south of the subject property. These lots are also highly vegetated creating visual and sonic separation from the subject property.

The requested use for this GI-S petition is exclusively for a "Motor Vehicle Storage Yard". In the current underlying zoning, Highway Business, a motor vehicle storage yard has a maximum size of 11,000 square feet. In the General Industrial District, there is no maximum square feet (Note: Limited Industrial District has a cap of 20,000 square feet).

The requested motor vehicle storage yard, per the site plan, is 24,750 square feet. The intention of said yard is to provide a parking area for Goodwill donation trailers and, occasionally, associated tractor rigs. It is estimated that only a couple of trips per day would be made to the site.

Access to the site is via a vehicular access easement from the developed HB site to the east. There will not be a driveway connection made to Specialty Park Drive and therefore will maintain the visual integrity of business entrances along Specialty Park Drive. Specialty Park Drive will have minimal visual impact by virtue of the Motor Vehicle Storage Yard right-of-way screening requirements. Additionally, the site plan indicates existing vegetation to remain that will wrap the site. Planning staff recommends these areas be cordoned off prior to grading to further mitigate any potential development impacts to the properties along Specialty Park Drive.

Based on having no access to Specialty Park Drive, the limited amount of daily trips, and both the screening requirements and existing vegetation conditions, Planning staff sees no detrimental impacts to the surrounding areas.

FINDINGS

1. The requested motor vehicle storage yard is 24,750 square feet.
2. There will not be a driveway connection made to Specialty Park Drive.
3. The subject property is located in a second tier removed from Cherry Street.
4. Adjacent residential has exceptionally long lots with ample vegetation.
5. The site plan indicates existing vegetation that will wrap the site.
6. Motor Vehicle Storage Yard right-of-way screening requirements will minimize visual impacts to Specialty Park Drive.

STAFF RECOMMENDATION

Zoning: **APPROVAL.**

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

- **PRIOR TO GRADING PERMITS**
 - a. Areas of existing vegetation to remain as shown on the site plan shall be cordoned off for protection.

- **OTHER REQUIREMENTS**
 - a. Motor Vehicle Storage Yard screening shall be installed per the UDO.
 - b. Any lighting in excess of twelve (12) feet shall be of shoebox type or otherwise shielded not to cast direct light onto adjacent residential properties.
 - c. No signs shall be permitted.