



DOCKET #: W2654

PROPOSED ZONING:
PB

EXISTING ZONING:
LI

PETITIONER:
City of Winston-Salem,
JP Holdings, Inc.
and Moore and Sons
Investment Properties, LLC

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 1

ACRE(S): 1.25

MAP(S): 630854



October 22, 2003

City of Winston-Salem
c/o Derwick L. Paige
P. O. Box 2511
Winston-Salem, NC 27102

RE: ZONING MAP AMENDMENT W-2654

Dear Mr. Paige:

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
Bradley Moore, 722 N. Trade Street, Winston-Salem, NC 27101
James Perkins, 465 Salem Vista Court, Winston-Salem, NC 27101

ACTION REQUEST FORM

DATE: October 22, 2003
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 City of Winston-Salem, JP Holdings, Inc. and Moore and Sons Investment Properties, LLC

SUMMARY OF INFORMATION:

Zoning map amendment of City of Winston-Salem, JP Holdings, Inc. and Moore and Sons Investment Properties, LLC from LI to PB: property is located at the northeast corner of Trade Street and Eighth Street (Zoning Docket W-2654).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of City of Winston-Salem,
JP Holdings, Inc. and Moore and Sons
Investment Properties, LLC, Docket W-2654

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 Blocks	159	Tax Lots	201B
	160		101, 102, 201, and 202

Section 2. This ordinance shall become effective upon adoption.

ZONING STAFF REPORT

DOCKET # W-2654
STAFF: Gary Roberts

Petitioner(s): City of Winston-Salem, JP Holdings Inc. and Moore and Sons Investment Properties, LLC
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: 1.25

LOCATION:

Street: Northeast corner of Trade Street and Eighth Street south of Martin Luther King Jr. Drive.
Jurisdiction: City of Winston-Salem.
Ward: East.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: Unoccupied former commercial building.

Adjacent Uses:

North-	Commercial/industrial uses zoned LI.
East-	Commercial/industrial uses across the Norfolk Southern Railroad zoned GB.
South-	Commercial/industrial uses zoned CB.
West-	Commercial/industrial uses zoned LI.
Northwest-	Commercial/industrial uses zoned LI.

GENERAL AREA

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

Development Pace: Slow.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: No impact determined with general use request.

Topography: Moderate slope from the northwest corner of the subject property to the northeast corner.

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: Eighth Street; Trade Street; Liberty Street; Martin Luther King, Jr. Drive.

Street Classification: Eighth Street – Major Thoroughfare; Trade Street – Minor Thoroughfare; Liberty Street – Major Thoroughfare; Martin Luther King, Jr. Drive - Major Thoroughfare.

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

Eighth Street between Cherry and Trade Streets = 2,900/16,100

Trade Street between Seventh and Eighth Streets = 2,700/13,100

Liberty Street between Seventh and Main Streets = 1,600/12,700

Martin Luther King Jr. Drive between Trade and Main Streets = 4,300/29,700

Planned Road Improvements: None.

Sidewalks: Both sides of Trade, Eighth and Liberty Streets.

Transit: Routes 5 and 7 along Trade Street.

Bicycle Route: None.

HISTORY

Relevant Zoning Cases:

1. 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.
2. W-2282; LI to GB; approved January 4, 1999; block bounded by Patterson Avenue, Ninth Street, Chestnut Street and Tenth Street; 3.1 acres; Planning Board and staff recommended approval.
3. W-2239; GI and LI to LB; approved August 3, 1998; south side of Northwest Boulevard east of Trade Street; 0.42 acre; Planning Board and staff recommended approval.

CONFORMITY TO PLANS

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

Relevant Comprehensive Plan Recommendation(s): In the Center City area, *Legacy* recommends: create a livable, well designed and aesthetically appealing downtown area; attract a variety of businesses that add to the vitality of downtown and provide a range of

employment opportunities; provide a large and varied mix of housing in and near downtown; and, encourage 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 Education/Recreation Center Major Use Area.

This area supports the development of a wide variety of housing in and around downtown, high quality parks, open spaces and schools. All of which are believed to be an integral part of the central city environment. This Major Use Area is northwest of the Arts and Entertainment Area and would be reserved for development of public gathering facilities such as an aquatics center, an amphitheater, a new central library, and possibly a relocated school administration center and career center.

The subject area is also directly west of the Goler/Depot Street Mixed Use Project, which proposes to revitalize the Goler area and provide a more neighborhood-oriented housing environment adjacent to the downtown core. Although the Goler CDC has presented a master plan for this area, staff does not have copies of the plan.

COMMUNITY DEVELOPMENT

Certified Area/Name: West Tenth and One Half Street Community Development Area.

Type of Certification: Blighted area, originally certified in 1966, recertified in 1975.

Redevelopment Recommendation(s): This site was not identified for acquisition under the Redevelopment Plan and no redevelopment land use was recommended as part of the plan.

HISTORIC RESOURCES REVIEW

Comments: The building at the corner of Trade and Eighth Streets is an example of typical commercial main street architecture from the early twentieth century however, it is not a Historic Landmark property nor is it located within a local or national Historic District.

ANALYSIS

The subject request is to rezone 1.25 acres located on the northeast corner of Trade Street and Eighth Street from LI to PB. Currently located on the subject property is a two story, early twentieth century structure which is unoccupied.

The surrounding area, with access to the Norfolk Southern Railroad, has a long history of industrial and commercial activities. Many of these properties and structures have transitioned into various degrees of under use as a result of changing development patterns and economic conditions. However, the area is also showing signs of diversified reinvestment. The site is directly west of the Goler/Depot Street Mixed Use Project, which proposes to revitalize the Goler area and provide a more neighborhood-oriented housing environment adjacent to the downtown core.

The effect of this rezoning would be to introduce the PB district into an established inner city area. The minimal to non-existent building setback and dimensional requirements of the PB district, are actually more reflective of the surrounding development pattern than those of the

existing LI district. Many of the adjoining principle structures, including the one on the subject property, were constructed on the property line in a traditional downtown manner. In addition, the possibility for residential uses, which are not allowed under the current zoning, would be more consistent with the objectives of the Goler/Depot Street Mixed Use Project. Such a rezoning should generate no negative impact on this area from a zoning standpoint and staff recommends approval.

FINDINGS

1. *Legacy* recommends creating livable, well designed and aesthetically appealing downtown areas.
2. The subject property is located in the Education/Recreation Center Major Use Area of the *Downtown Plan*. This area supports the development of a wide variety of housing in and around downtown, high quality parks, open spaces and schools.
3. The purpose statement of the proposed PB district is generally more consistent with the adjacent the Goler/Depot Street Mixed Use Project, than the current LI zoning.
4. The petition would permit a greater mixture of uses and more flexible building setbacks within an established inner city area.

STAFF RECOMMENDATION

Zoning: **APPROVAL**.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: John Bost moved approval of the zoning map amendment.

SECOND: Philip Doyle

VOTE:

FOR: Bost, Clark, Doyle, Eickmeyer, Folan, Glenn, King, Lambe, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning