



DOCKET #: W2442
 (continued from 12/14/00
 CCPB meeting)

PROPOSED ZONING:
 HB

EXISTING ZONING:
 RS9

PETITIONER:
 Branch Banking and Trust Co.

SCALE: 1" represents 200'

STAFF: McGee

GMA: 3

ACRE(S): 0.34

MAP(S): 618890



DRAFT ZONING STAFF REPORT

DOCKET # W-2442

STAFF: Tony McGee

Petitioner(s): Branch Banking and Trust Co.

Ownership: Same

CONTINUANCE HISTORY December 14, 2000, to January 11, 2001

REQUEST

From: RS-9 Residential Single Family District; minimum lot size 9,000 sf

To: HB Highway 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: 0.34 acre

LOCATION

Street: South side of Sunburst Circle west of University Parkway.

Jurisdiction: City of Winston-Salem.

Ward: Northeast.

PROPERTY SITE/IMMEDIATE AREA

Existing Structures on Site: One single family home and a vacant lot.

Adjacent Uses:

- North - Single family homes zoned RS-9.
- East - BB&T branch office zoned HB.
- South - BB&T branch office zoned HB and single family homes zoned RS-9.
- West - Single family homes zoned RS-9.

GENERAL AREA

Character/Maintenance: Moderately to well-maintained area.

Development Pace: Moderate to rapid commercial development.

PHYSICAL FEATURES/ENVIRONMENTAL REVIEW

Impact on Existing Features: The existing single family structure may be removed.

Topography: Relatively flat, sloping toward the west.

TRANSPORTATION

Direct Access to Site: Sunburst Circle; University Parkway; Hanes Mill Road; US 52

Street Classification: Sunburst Circle - local street; University Parkway - major thoroughfare;
Hanes Mill Road - minor thoroughfare; US 52 - freeway.

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

University Parkway from Hanes Mill Road to Stanleyville Drive - 15,250/22,000

Hanes Mill Road from US 52 to University Parkway - 9,100/16,000

US 52 from University Parkway to Hanes Mill Road - 50,000/54,000

US 52 from Hanes Mill Road to NC 66 - 46,000/54,000

Planned Road Improvements: TIP# U-2729 - Widen Hanes Mill Road from Museum Drive to University Parkway to multi-lanes - construction beyond FY 2008.

Transit: WSTA Route 10B, 51 and 6X along Hanes Mill Road and University Parkway (south of Hanes Mill Road).

HISTORY

Relevant Zoning Cases:

1. W-1686; R-6 (RS-9) to B-3 (HB); approved October 25, 1990; 0.25 acre; property is located on the southwest corner of University Parkway and Sunburst Circle; Planning Board and Staff recommended approval.
2. W-1388; R-6 (RS-9) to B-3 (HB); denied September 9, 1986; 0.46 acre; property is located on the west side of University Parkway 100 feet north of the intersection with Hanes Mill Road; Planning Board and Staff recommended denial.
3. Many of the parcels in this area of University Parkway were converted to general use commercial zoning in the early 1970's.

CONFORMITY TO PLANS

GMP Area (*Vision 2005*): Area 3: Urban.

Relevant Comprehensive Plan Recommendation(s): The commercial land use chapter of the plan makes several recommendations for commercial development at shopping centers. New development should be compatible with adjacent land uses, utilizing landscaping buffers, setbacks, a smooth transition in building heights, consistent architectural design, and limited signage. Commercial uses should be located, grouped, and designed to encourage access by public transit and pedestrians.

Area Plan/Development Guide: The site does not lie within the boundaries of a development guide or an area plan.

ANALYSIS

The current petition requests a conversion of 0.34 acre from RS-9 (Residential Single Family; 9,000 square foot minimum) to HB (Highway Business). The parcel is owned by Branch Banking and Trust Co. (BB&T). BB&T also owns and operates a branch adjacent to the current subject site. Staff has supported some rezonings which have served to "square off" the zoning district lines. However this petition would extend commercial uses too far into the established residential area. The three westernmost lots could be better utilized as a buffer between the commercial and residential uses.

Staff is concerned with potential impacts associated with access to the site. A median is to be installed in Hanes Mill Road which will result in right-in right-out access to the current bank site. This condition could contribute to pressure for driveway access to the site from Sunburst Circle. Sunburst Circle is not suitably designed to accommodate commercial traffic.

The residential neighborhood adjacent to the subject property is comprised of relatively small and moderately well maintained houses. Given the site's proximity to major highways and throughfares and the development pace of the general area, it is likely that this area will convert to more efficient, comprehensively planned, mixed-used development. Incremental general use rezoning, such as the current petition would not produce a comprehensively planned result.

Staff is generally supportive of special use zoning as an anchor on the corner of Hanes Mill Road and University Parkway and would be supportive of at least some of the lots in the subject petition being included in a comprehensive special use rezoning. This would provide an opportunity to evaluate proposed traffic solutions and insure that the existing neighborhood is adequately protected from incremental commercial encroachment.

FINDINGS

1. The *Vision 2005* comprehensive plan calls for new development to be compatible with adjacent land uses, utilizing landscaping buffers, setbacks, a smooth transition in building heights, consistent architectural design, and limited signage. Commercial uses should be located, grouped, and designed to encourage access by public transit and pedestrians.
2. Incremental expansion of general use HB zoning in this area would be detrimental to the value of adjacent residentially zoned properties and would not contribute to the comprehensive redevelopment of the neighborhood.
3. A median is to be installed on Hanes Mill Road that could encourage inappropriate commercial traffic onto Sunburst Circle.
4. Staff may be supportive of special use commercial zoning at this site so that issues of traffic impacts and compatibility with existing development could be evaluated.

STAFF RECOMMENDATION

Zoning: **DENIAL**.

[*For information purposes only:* The draft *Legacy* plan calls for compact commercial activity areas with a mix of uses. The uses should relate to one another and provide for pedestrian movement between them.]

PUBLIC HEARING - December 14, 2000

FOR: None

AGAINST: None

WORK SESSION

MOTION: Steve Johnson moved continuance of the zoning map amendment to January 11, 2001.

SECOND: Kerry Avant

VOTE:

FOR: Avant, Bost, Johnson, King, Powell, Schroeder, Snelgrove

AGAINST: None

EXCUSED: None