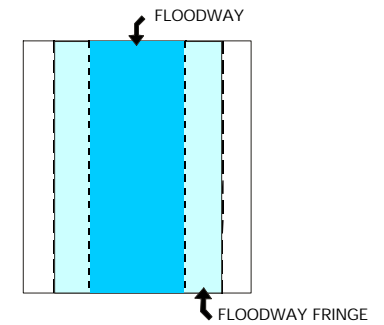


**DOCKET #:** W2410

**PROPOSED ZONING:**  
PB

**EXISTING ZONING:**  
C

**PETITIONER:**  
Wake Forest University



**SCALE:** 1" represents 200'

**STAFF:** S. Hughes

**GMA:** 3

**ACRE(S):** 0.47

**MAP(S):** 618866

July 19, 2000

Wake Forest University  
c/o F. Thomas King, Real Estate Manager  
1834 Wake Forest Road  
Winston-Salem, NC 27106

RE: ZONING MAP AMENDMENT W-2410

Dear Mr. King:

The attached report of the Planning Board to the Board of Aldermen is sent to you at the request of the Aldermen. You will be notified by the City Secretary's Office of the date on which the Aldermen 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  
Anita Conrad, Legal Department, Wake Forest University, 1834 Wake Forest Road,  
Winston-Salem, NC 27106

**ACTION REQUEST FORM**

**DATE:** July 13, 2000  
**TO:** The Honorable Mayor and Board of Aldermen  
**FROM:** A. Paul Norby, AICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on zoning map amendment of Wake Forest University

**SUMMARY OF INFORMATION:**

Zoning map amendment of Wake Forest University from C to PB: property is located on the northeast side of Reynolda Road south of By Way Street (Zoning Docket W-2410).

**PLANNING BOARD ACTION:**

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

CITY ORDINANCE - GENERAL USE

Zoning Petition of Wake Forest University, Docket  
W-2410

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

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BE IT ORDAINED by the Board of Aldermen 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 C to PB the zoning classification of the following described property:

Beginning at a point in the eastern right-of-way of Reynolda Road said iron stake being the southwest corner of lot no. 11X and the northwest corner of lot 11W Tax Block 3436; thence with the right-of-way of Reynolda Road north 35° 10' west 52.5 feet± to a point in said right-of-way; thence on a new line the two (2) following courses and distances north 55° 40' east 318.2 feet± to a point; thence on a curve to the right a chord bearing and distance of north 78° 40' east 130.3 feet± to a point in the northern line of lot 115 Tax Block 3436; thence with the northern line of lot 115 and 11W Tax Block 3436 and the southern line of lots 102A and 11X south 55° 40' west 437.3 feet± to the place of beginning and containing 0.47 acre more or less. The above described property being a southern portion of lots 11X and 102A Tax Block 3436.

Section 2. This ordinance shall become effective upon adoption.

## ZONING STAFF REPORT

**DOCKET #** W-2410

**STAFF:** Suzanne Hughes

Petitioner(s): Wake Forest University

Ownership: Same

### **REQUEST**

From: C Campus 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: 0.468 acre

### **LOCATION**

Street: East side of Reynolda Road south of By Way Street.

Jurisdiction: City of Winston-Salem.

Ward: Northwest.

### **PROPERTY SITE/IMMEDIATE AREA**

Existing Structures on Site: Two existing well-maintained structures consistent with the historic pattern of design found throughout Reynolda Village are on the site.

Adjacent Uses:

North - Reynolda Village east of Reynolda Road zoned PB.

East - Reynolda House and Gardens zoned C.

South - Reynolda House and Gardens east of Reynolda Road zoned C.

West - Reynolda Presbyterian Church and Summit School west of Reynolda Road zoned C; single family homes further west zoned RS-12.

### **GENERAL AREA**

Character/Maintenance: The subject site is located in Reynolda Village which is a complex of well-maintained shops, offices and restaurants.

Development Pace: Slow.

## **PHYSICAL FEATURES/ENVIRONMENTAL REVIEW**

Impact on Existing Features: Site is currently developed.

Topography: Site slopes down slightly to the northwest.

Vegetation/habitat: Site is currently developed.

Constraints: Minor.

## **TRANSPORTATION**

Direct Access to Site: Reynolda Road.

Street Classification: Major thoroughfare.

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

Reynolda Road between Coliseum Drive and Wake Forest Road - 16,000/16,000

Transit: WSTA Route 16 along Reynolda Road.

## **HISTORY**

Relevant Zoning Cases:

1. W-1841; R-4 to B-3-S; approved August 12, 1993; along the north side of a private drive located in Reynolda Village, also along the south side of Silas Creek; 0.91 acre; Planning Board and staff recommended approval.
2. W-724; R-5 to B-3-S; denied May 10, 1979; northwest corner of Reynolda Road and Marguerite Drive; 1.6 acres; Planning Board and staff recommended denial.

## **CONFORMITY TO PLANS**

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

Relevant Comprehensive Plan Recommendation(s): Development of activity nodes at planned locations; separation and buffering of commercial, office, and industrial uses from residential areas.

Area Plan/Development Guide: *Polo/Reynolda Area Plan* (1985).

Relevant Development Guide Recommendation(s): The plan does not contain specific recommendations for the Reynolda Village Area.

## **HISTORIC RESOURCES REVIEW:**

Known historic resources? Yes.

Forsyth County Architectural Inventory Number/Name: Reynolda.

Known Forsyth County Archaeological Site/Number: N/A.

National Register of Historic Places? Yes.

Local Historic Landmark? No.

In Historic District? Yes, National Register District.

Comments: The Reynolda National Register Historic District is comprised of the Reynolda House and the complex today known as Reynolda Village. As pertains to this petition, no conditions are recommended from a historic resource perspective.

## **ANALYSIS**

Wake Forest University has requested this rezoning of 0.468 acre currently zoned C (Campus) to be rezoned PB (Pedestrian Business). The petitioner has applied for (unsuccessfully) a permit to place a use on the project site not allowed under the current zoning; the rezoning would allow them to proceed with their plans. The petition has been submitted in an effort to make the current and proposed retail uses legal and consistent in zoning with the surrounding PB zoning. The petitioner would like to be able to establish retail establishments on this property but would be unable to do so under current zoning.

PB zoning and commercial retail use (variety permitted under PB zoning) are consistent with surrounding zoning and uses found throughout the remainder of Reynolda Village, within which this property lies.

Currently the project site is comprised of two separate zoning districts, C and PB. The proposed zoning would unify the zoning of the existing lots.

Initial concerns of staff related to retention of historical character of Reynolda Village have been ameliorated. The existing structures on the property are consistent in both design and historical significance with other properties in Reynolda Village and are likely to be maintained by Wake Forest University.

## **FINDINGS**

1. The request is an expansion of existing PB zoning, which is appropriate at this location.
2. This request is intended to make existing properties which have been previously used for retail commercial purposes legal and consistent through the proposed PB zoning with surrounding retail zoning.
3. This proposed PB zoning would complete existing zoning lots currently split between PB and C zoning districts.
4. The historic structures on the site are consistent with other commercial structures within Reynolda Village.
5. The proposed zoning meets all the recommendations in *Vision 2000* and does not conflict with the *Polo-Reynolda Area Plan*.

## **STAFF RECOMMENDATION**

Zoning: **APPROVAL**.

[*For information purposes only:* Draft *Legacy* Comprehensive Plan. The petitioner's site is located in the Suburban Neighborhoods planning area of *Legacy's* growth management plan. Policies for commercial development in this planning area include compact mixed-use walkable development.]

## **PUBLIC HEARING**

FOR: None

AGAINST: None

## **WORK SESSION**

MOTION: Kem Schroeder moved approval of the zoning map amendment.

SECOND: James Rousseau

VOTE:

FOR: Bost, King, Powell, Rousseau, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning