

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3375
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Grand Slam Ventures, LLC
Owner(s)	Same
Subject Property	PIN# 6817-36-0727
Address	3300 Reynolda Road
Type of Request	Special use limited rezoning from LB-S to LB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LB-S (Limited Business – special use – Offices; Recreational Services, Indoor; Restaurant (without drive-through) and Retail Store) to LB-L (Limited Business – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; Offices; Police or Fire Station; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; and Child Day Care Center <p>NOTE: General, special use limited, and special use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented</p>
Neighborhood Contact/Meeting	See Attachment A for a summary of the petitioner’s neighborhood outreach.
Zoning District Purpose Statement	The LB District is primarily intended to accommodate moderately intense neighborhood shopping and service centers close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods, including smaller business locations up to ten (10) acres in size in rural areas. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so that this district, in some instances, may serve as a transition between residential districts and other commercial districts. This district is intended for application in GMAs 2, 3, 4 and 5.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?
	Yes as the site is presently zoned LB-S and it is located along a major thoroughfare in GMA 3 (Suburban Neighborhoods).

GENERAL SITE INFORMATION						
Location	Southwest side of Reynolda Road, south of Yadkinville Road					
Jurisdiction	City of Winston-Salem					
Ward(s)	Northwest					
Site Acreage	± 2.31 acres					
Current Land Use	Currently the site is developed with a 16,476 square foot commercial building and its associated parking.					
Surrounding Property Zoning and Use	Direction	Zoning District			Use	
	North	LB-L & RS9			Modest sized business and a single family home	
	East	RS9			Undeveloped property	
	South	LB-S			Dental office	
	West	RS9			Undeveloped property	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?					
	Yes, the uses included with this LB-L request are compatible with the other non-residential uses along this section of Reynolda Road and with the office/low intensity commercial recommendations of the area plan.					
Physical Characteristics	The developed site has a gentle to moderate slope downward toward the north.					
Proximity to Water and Sewer	The site is served with public water and sewer.					
Stormwater/ Drainage	A stormwater management facility (which was a requirement of the 2003 rezoning) is located on the northern portion of the site.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is commercially developed and appears to possess no development constraints such as steep slopes, designated floodplains, or watersheds.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3328	LO to LB-L	Approved 6-5-2017	400' southeast	.42	Approval	Approval
W-3261	LB-L to LB-L	Approved 5-4-2015	Directly north	.47	Approval	Approval
W-2814	LB-S to LB-S	Approved 12-19-2005	Directly south	.67	Approval	Approval
W-2700	LB-S to LB-S	Approved 6-7-2004	Current site	2.31	Denial	Denial
W-2659	LO to LB-S	Approved 12-1-2003	Current site	2.31	Approval	Approval

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Reynolda Road	Boulevard	402'	29,000	38,100
Proposed Access Point(s)	Because this is a special use limited request with no site plan or access conditions, the exact location of access points is unknown. Currently the site is accessed from Reynolda Road.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: LB-S</u> 16,476 / 1,000 x 32.93 (Health and Fitness Club Trip Rate) = 543 Trips per Day</p> <p><u>Proposed Zoning: LB-L</u> No trip generation is available for the proposed special use limited zoning which has no site plan.</p>			
Sidewalks	The sidewalk located along the site's frontage of Reynolda Road was a condition of a prior rezoning request on the subject property (W-2659).			
Transit	Route 109 runs along Reynolda Road.			
Analysis of Site Access and Transportation Information	The subject property is located along the section of Reynolda Road between Valley Road and Yadkinville Road which is served by transit and sidewalks and has excess capacity. Staff notes that the proposed uses which would typically generate the highest number of vehicular trips (Retail Store and Restaurant without drive-through service) are already approved uses for the site. The request carries forward the previously approved condition which states that a Traffic Impact Analysis <i>may</i> be required if either the use of Retail Store or Restaurant (without drive-through) exceeds 3,000 square feet.			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy 2030 Growth Management Area	Growth Management Area 3 - Suburban Neighborhoods			
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. 			
Relevant Area Plan(s)	<i>West Suburban Area Plan Update (2018)</i>			
Area Plan Recommendations	<ul style="list-style-type: none"> • This site is shown for office/low-intensity commercial land use in the Proposed Land Use Map. • The revitalization of older/underutilized commercial and industrial sites and buildings is to be encouraged. 			
Site Located Along Growth Corridor?	The site is located along the Reynolda Road Growth Corridor.			
Site Located	The site is not located within and activity center.			

within Activity Center?	
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	<p>(R)(3) - Have changing conditions substantially affected the area in the petition?</p> <p>No</p> <p>(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?</p> <p>Yes</p>
Analysis of Conformity to Plans and Planning Issues	<p>The request is to rezone a 2.31 acre commercially developed property from LB-S to LB-L. The proposed uses are as follows with the currently approved uses shown as underlined:</p> <p>Arts and Crafts Studio; Bed and Breakfast; Child Care, Drop-In; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Combined Use; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Library, Public; Museum or Art Gallery; <u>Offices</u>; Police or Fire Station; <u>Recreation Services, Indoor</u>; <u>Restaurant (without drive-through service)</u>; <u>Retail Store</u>; Services A; Urban Agriculture; Veterinary Services; Child Care, Sick Children; and Child Day Care Center.</p> <p>The petitioner has volunteered a condition that the use of Funeral Home shall not include a crematorium.</p> <p>The site is located within a commercial node along Reynolda Road which has undergone other LO and LB-S to LB-L rezoning conversions. The recently adopted <i>West Suburban Area Plan Update</i> recommends office and low-intensity commercial land uses for the site. The uses included with this request are largely consistent with the list of “Defined Low Intensity Commercial Uses” found in Table 8 within the <i>West Suburban Area Plan Update</i>. The request also carries forward a lighting condition and a monument signage condition. Planning staff recommends approval.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendations of the <i>West Suburban Area Plan Update</i> in that it proposes office and low intensity commercial uses.	The request does not include a site plan which would depict how the site would be used.
LB-L zoning is consistent with the zoning pattern along this section of Reynolda Road.	
The site is currently zoned LB-S.	
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL	
<p>The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.</p> <ul style="list-style-type: none"> ● <u>PRIOR TO THE ISSUANCE OF ZONING PERMITS:</u> <ol style="list-style-type: none"> a. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and 	

- no more than 0.5 foot-candles at the common property lines with the residentially zoned parcels to the west and south and also at the Reynolda Road right-of-way line.
- b. A Traffic Impact Analysis shall be required if either the use of Retail Store or Restaurant (without drive-through) exceeds 3,000 square feet.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - **OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
 - b. As volunteered by the petitioner, the use of Funeral Home shall not include a crematorium.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3375
JULY 12, 2018**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning request with the revised condition that *Food or Drug Store* use be taken out.

SECOND: Jason Grubbs

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Tommy Hicks, Arnold King, Clarence Lambe, Chris Leak

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services