

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-3406		
Staff	Donna Beck, CZO		
Petitioner(s)	Forsyth County		
Owner(s)	Same		
Subject Property	PINs 6835-26-9125, 6835-36-0134, 6835-26-9049, 6835-25-9994, and 6835-35-0843		
Address	121 N Church Street		
Type of Request	General Use rezoning from CI-S to CI		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from CI-S (Central Industrial- Special Use) to CI (Central Industrial).</p> <p>NOTE: General Use, Special Use Limited, and Special Use district zoning were discussed with the petitioner(s) who decided to pursue the rezoning as presented. With a General Use request, all uses in the district must be considered.</p>		
Zoning District Purpose Statement	<p>The CI District is intended to accommodate biomedical, technological, scientific, and other public and private research uses within GMA 1. The district is also intended to accommodate a pedestrian oriented mixture of uses such as office, retail, residential and light manufacturing to support the primary research function of the district. The district encourages innovation by offering flexibility in design and layout requirements in an urban context. Development should incorporate pedestrian oriented design elements such as facade articulation, sidewalks, open space plazas, entrances facing the street, windows, awnings, and structured parking.</p>		
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. The site is surrounded by institutional, office, and research uses in Downtown Winston-Salem.		
GENERAL SITE INFORMATION			
Location	Northeast quadrant of the intersection of N Church Street and E First Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	East		
Site Acreage	± 3.35 acres		
Current Land Use	The subject property is completely developed with surface and structured parking.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	CI-S	Correctional Institution
	South	CB	Offices and structured parking

	East	CI	Offices and structured parking			
	West	CB	Government Offices and surface parking			
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 proposed zoning district permits uses that are compatible with the mix of uses allowed in the adjacent CI, CI-S, and CB zoning districts.					
Physical Characteristics	The developed site is relatively flat and includes a parking deck, two surface parking lots, and mature trees and shrubs.					
Proximity to Water and Sewer	The site has access to public water and sewer.					
Stormwater/ Drainage	No known issues.					
Watershed and Overlay Districts	The site is not located within a water supply watershed.					
Analysis of General Site Information	The site is developed with a parking deck that separates two surface parking lots. Mature landscaping exists on all street fronts.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-1662	B-1 and I-1 to I-2-S	Approved 7/2/1990	Subject site	± 3.35 acres	Approval	Approval
W-1892	I-2-S to I-2-S Site Plan Amendment	Approved 5/2/1994	Subject site	± 3.35 acres	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Church Street	Minor Thoroughfare	488 feet	7,100	13,800		
E. First Street	Minor Thoroughfare	298.5 feet	5,100	13,800		
E. Second Street	Minor Thoroughfare	301 feet	N/A	N/A		
Chestnut Street	Minor Thoroughfare	489 feet	N/A	N/A		
Proposed Access Point(s)	Proposed access points are not known at this time because no site plan was required.					
Planned Road Improvements	Planned road improvements are not known as this time.					

Trip Generation - Existing/Proposed	The ITE Trip Generation Manual does not provide trip generation calculations for parking uses, and the request does not include a proposed site plan. Trip generation for the site cannot be estimated.
Sidewalks	There are sidewalks on each street frontage.
Transit	The site is not located along a WSTA route.
Connectivity	The site is surrounded by public streets on every side.
Transportation Impact Analysis (TIA)	A TIA was not required due to the request being for general use rezoning. None was submitted in association with this request.
Analysis of Site Access and Transportation Information	<p>The subject property has frontage along four minor thoroughfares and is located within 3,000 feet of two access ramps onto US 52 and within 600 feet of an access ramp onto Business 40 (Salem Parkway).</p> <p>The site is located within a pedestrian-oriented area along the eastern edge of downtown and is surrounded by sidewalks. Staff does not foresee any transportation issues related to this request.</p>
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy 2030 Growth Management Area	Growth Management Area 1 - City or Town Center
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Focus on quality development with good design (p. 32). • Promote design excellence (p. 35). • Promote deck parking over surface parking (p. 35). • Encourage both residential and nonresidential infill development/redevelopment versus greenfield development (p. 53). • Promote quality design so that infill does not negatively impact surrounding development (p. 54). • Make Downtown the dominant focus of economic and social life; a center of civic, entertainment and cultural activities; and a strong symbol of community pride and identity (p. 154). • Decked parking should be encouraged. Parking decks that contain multiple levels are more efficient than surface parking where land costs are high. Creative use of architecture and design elements can also improve the appearance of parking decks in urban settings (p. 166).
Relevant Area Plan(s)	<i>Downtown Plan Update (2013)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The Downtown Skyline District is the major office area comprised of three distinct sub-areas: corporate, financial, and government. The government sub-area is very compact, so customers can access everything they need for conducting corporate and government business (p. 8). • The subject property is shown for mixed-use development as the proposed land use, like the majority of Downtown (p. 50).

Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is not located within an activity center, but it is within the city center.
Comprehensive Transportation Plan Information	For the Church Street frontage, the CTP recommends a two-lane cross section with bike lanes on both sides and on-street parking on one side. For the E First Street frontage, the CTP recommends a three-lane cross section with a center turn lane, with sidewalks on both sides.
Greenway Plan Information	There is no existing or proposed greenway in proximity to the site.
Other Applicable Plans and Planning Issues	The site is across Church Street from City Hall, which is on the National Register of Historic Places and is also a Local Historic Landmark.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)	(R)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(R)(4) - Is the requested action in conformance with <i>Legacy 2030</i>?
Yes	
Analysis of Conformity to Plans and Planning Issues	<p>The request to rezone a downtown city block from CI-S to CI promotes a dense, mixed-use and pedestrian-oriented urban form at a hub for government and private employment adjacent to other CI-zoned sites. Removing the Special Use designation provides the property owner(s) with greater flexibility in the uses permitted and the overall site layout, which provides more opportunities for the site's design.</p> <p><i>Legacy</i> and the CI zoning district encourage pedestrian-oriented and mixed-use development, also emphasizing the importance of both corporate and government office uses. Sidewalks are required in the CI district, which also encourages pedestrian access.</p> <p>Staff sees the request as being more consistent with <i>Legacy</i> and the <i>Downtown Plan</i>, since it would allow a greater mixture of uses and design options.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
Rezoning to general use allows for greater development potential.	General use zoning has no design requirements.
Rezoning to general use allows for design flexibility.	

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-3406
APRIL 11, 2019**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe recommended approval of the zoning petition.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Melynda Dunigan, Jason Grubbs, Tommy Hicks, Clarence Lambe,
Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services