

**CITY-COUNTY PLANNING BOARD
DRAFT STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3369
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	BV Retail Investments, LLC
Owner(s)	Same
Subject Property	PIN# 6826-50-7076
Address	1100 Reynolda Road
Type of Request	Special use limited rezoning from RS12 and LB to PB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS12 (Residential, Single Family – 12,000 sf minimum lot size) and LB (Limited Business) to PB-L (Pedestrian Business – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Adult Day Care Home; Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood; Club or Lodge; Combined Use; Food or Drug Store; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Habilitation Facility A; Habilitation Facility B; Institutional Vocational Training Facility; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Restaurant (without drive-through service); Retail Store; School, Vocational or Professional; Services A; Shopping Center, Small; Special Events Center; Testing and Research Lab; Theater, Indoor; Urban Agriculture; Utilities; Veterinary Services; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Residential Building, Multifamily; Residential Building, Townhouse; School, Private; School, Public; and Access Easement, Private Off-Site <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 B for a summary of the petitioner’s neighborhood outreach.
Zoning District Purpose Statement	The PB District is primarily intended to accommodate office, retail, service, institutional, and high density residential uses which customarily serve community and convenience business needs of smaller communities and urban nodes in the city and county. The district is intended to encourage the development of attractive, identifiable small towns, and to accommodate the pattern of building in the business concentrations surrounding the central core of Winston-

	Salem, and the central core of other municipalities in the County. The district should demonstrate pedestrian oriented design through elements such as buildings pulled up to the street, on-street parking, street trees, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks, and building entrances facing the street. This district is intended for application in Growth Management Areas 1, 2 and 3.		
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 located within a pedestrian friendly setting which is well served with sidewalks and transit. The site is also located within the Urban Neighborhoods GMA.		
GENERAL SITE INFORMATION			
Location	Southwest corner of Reynolda Road and Robinhood Road		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northwest		
Site Acreage	± .77 acre		
Current Land Use	The site is developed with a commercial building which is currently unoccupied yet was formerly used as a restaurant (Fabian's).		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	LB	Restaurant and retail uses
	East	C	Children's Home campus
	South	IP & RS12	Undeveloped property and a single family home
	West	RS12	A single family home
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?		
	The proposed list of uses is comparable to the uses which are currently permitted on the LB zoned portion of the site. Some of these commercial uses may not be fully compatible with the low density residential uses which are permitted on the adjacent RS12 zoned properties.		
Physical Characteristics	The developed site is significantly impacted by Peters Creek and its associated floodplain. There are some mature trees in the southwestern corner of the site.		
Proximity to Water and Sewer	The site has access to public water and sewer service.		
Stormwater/ Drainage	Peters Creek runs through a large culvert under the rear parking lot of the subject property.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	The subject property is within the Buena Vista historic area and has been listed on the North Carolina Study List. The North Carolina State Historic Preservation Office Study List is a preliminary step in the review of potential nominations to the National Register of Historic Places. The historic area and building is not a locally zoned historic district and		

	therefore is not subject to the certificate of appropriateness design review process by the Historic Resources Commission and their staff.					
Analysis of General Site Information	The site is developed with a commercial building which has most recently been used as a restaurant. Peters Creek flows under the rear parking lot and a majority of the site is within the regulatory floodplain of Peters Creek.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2176	LB & RS12 to LB	Approved 9-2-97	Directly northwest	1.25	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D		
Reynolda Road	Major Thoroughfare	199'	12,000	15,800		
Robinhood Road	Minor Thoroughfare	184'	4,100	15,300		
Buena Vista Road	Minor Thoroughfare	225'	3,900	15,300		
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. The site currently has driveways onto all three of the above mentioned streets.					
Trip Generation - Existing/Proposed	Staff is unable to provide an accurate trip generation for either the existing general use zonings or the proposed special use limited zoning because there are no site plans.					
Sidewalks	Sidewalks are located along all three street frontages.					
Transit	Route 109 runs along Reynolda Road.					
Analysis of Site Access and Transportation Information	The site has frontage on multiple thoroughfares which have excess capacity and it is served with transit. The subject property is also located in a pedestrian friendly area which is served with sidewalks. Staff sees the proposed PB-L zoning as being more appropriate for this area than the existing LB district.					
CONFORMITY TO PLANS AND PLANNING ISSUES						
Legacy 2030 Growth Management Area	Growth Management Area 2 - Urban Neighborhoods					
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> • Encourage convenient services at designated areas to support neighborhoods consistent with the Growth Management Plan. • Encourage redevelopment and reuse of existing sites and buildings that is compatible and complementary with the surrounding area. • Promote a pedestrian-friendly orientation for new development and 					

	redevelopment and reduce the visual dominance of parking areas.
Relevant Area Plan(s)	<i>Northwest Winston-Salem Area Plan Update (2017)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • In accordance with the existing zoning and land use, the subject property is recommended for commercial land use. • Goods and services should be available near where people live and work. • 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 within Activity Center?	The site is not located within an activity center.
Greenway Plan Information	<i>The Greenway Plan</i> recommends a greenway along this portion of Peters Creek which traverses through the subject property. However, the existing sidewalks and shared bike lane markings along this portion of Reynolda Road adequately accommodate the intent of the plan and therefore a greenway easement is not requested.
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 is to rezone this commercially developed site from RS12 and LB to PB-L. The existing RS12 portion of the site comprises a small ±20' swath along the western edge of the site.</p> <p>The site is located within the Urban Neighborhoods GMA and the <i>Northwest Winston-Salem Area Plan Update</i> recommends commercial land use. The site has frontage on three streets. With this area being close to a large residential neighborhood and various institutional uses, there is a moderate level of pedestrian activity at this site. The PB district is well suited for sites such as this and it provides a 30% parking reduction that is not offered in the LB district.</p> <p>Staff believes this portion of Reynolda Road is an appropriate location for PB zoning and the subject request may facilitate the redevelopment of this commercial site which currently has dual zoning. Staff recommends approval.</p>

CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The proposed PB-L zoning is more compatible with the existing development pattern in the general area than the existing LB district.	The request would extend commercial zoning deeper into a single family residential area.
The request is consistent with the PB district purpose statement.	
The site is located in a pedestrian oriented neighborhood which is served with sidewalks and transit.	
The request may facilitate the redevelopment of a site which is currently constrained by dual zoning.	

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-3369
JUNE 14, 2018**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe,
Chris Leak, Brenda Smith

AGAINST: None

EXCUSED: None

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