

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3423
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Nobikiniatoll, LLC
Owner(s)	Same
Subject Property	PINs 6825-96-8121 and 6825-96-8180
Address	215 North Broad Street and 214 North Spring Street
Type of Request	Special Use rezoning from HB and LO to PB-S
Proposal	<p>The petitioner is requesting to amend the Official Zoning Map for the subject property from HB (Highway Business) and LO (Limited Office) to PB-S (Pedestrian Business – Special Use zoning). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Boarding or Rooming House; Combined Use; Family Group Home B, Family Group Home C; Urban Agriculture; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Micro-Brewery or Micro-Distillery; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Bed and Breakfast; Funeral Home; Hotel or Motel; Offices; Services, A; Services, B; Testing and Research Lab; Veterinary Services; Recreation Services, Indoor; Recreation Facility, Public; Swimming Pool, Private; Adult Day Care Center; Adult Day Care Home; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Small Home; Church or Religious Institution, Neighborhood Scale; Club or Lodge; Government Offices, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Nursing Care Institution; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional; Shelter for Homeless; Special Events Center; Access Easement, Private Off-Site; Park and Shuttle Lot; Parking, Commercial; and Utilities
Neighborhood Contact/Meeting	A summary of the petitioner’s neighborhood outreach is attached.
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

	<p>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.</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)?		
	<p>Yes. The site is located within an established, pedestrian-oriented neighborhood adjacent to other PB and PB-S zoned property. The site also lies within the boundaries of GMAs 1 and 2.</p>		
GENERAL SITE INFORMATION			
Location	<p>East side of North Broad Street and west side of North Spring Street, north of West Second Street</p>		
Jurisdiction	<p>City of Winston-Salem</p>		
Ward(s)	<p>Northwest</p>		
Site Acreage	<p>± 0.55 acre</p>		
Current Land Use	<p>The site is currently developed with a one-story business building (with a basement) and a two-story office building and associated parking.</p>		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	PB and LO	Undeveloped property
	East	LO and PB-S	Residential
	South	PB and LO	Office and residential
	West	HB	Master's Fitness (gym)
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?		
	<p>Yes. The proposed mixture of commercial, office, institutional, and residential uses is compatible with the mixture of uses permitted on the adjacent properties.</p>		
Physical Characteristics	<p>The developed site has a gentle to moderate slope downward toward the southeast.</p>		
Proximity to Water and Sewer	<p>The site is served by water and sewer lines within both adjacent street right-of-ways.</p>		
Stormwater/ Drainage	<p>No known issues.</p>		
Watershed and Overlay Districts	<p>The site is not located within a water supply watershed.</p>		
Historic, Natural Heritage and/or Farmland Inventories	<p>This site is located within the Holly Avenue National Register Historic District, which was listed in the National Register in 2002.</p>		
	<p>The house located at 214 North Spring Street (PIN 6825-96-8180) is a contributing resource to the district. The ca. 1917 James L. and Mary Lashmit House is a two-story Colonial Revival house with a hip roof broken by three hipped dormers, a weatherboard exterior, and a small, hip-roofed porch with paired columns on brick piers. The porch was</p>		

	originally full-width, but the alteration appears to have been historic. Windows are six-over-one and diamond-lights-over-one. The entrance includes a transom and sidelights. Lashmit was a shoe dealer with a shop on Liberty Street.					
Analysis of General Site Information	The site is a double-frontage property located within an urban, mixed-use setting and appears to have no development constraints such as steep slopes, floodplains, or water supply watersheds. The property is developed with two commercial buildings and associated parking. One of the buildings is a contributing structure within the Holly Avenue National Register Historic District. The site plan shows the retention of this structure.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2936	PB-S (Two Phase) Final Development Plan	Pending Council review	200 feet southwest	4.7	Approval	Approval
W-2586	LO to PB-S	Approved 11/4/2002	Directly east	1	Approval	Approval
SITE ACCESS AND TRANSPORTATION INFORMATION						
Street Name		Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D	
North Broad Street		Minor Thoroughfare	137 feet	15,500	27,500	
North Spring Street		Local Street	99 feet	N/A	N/A	
Proposed Access Point(s)	The site will continue to have access from North Broad Street and North Spring Street. The proposed one-way circulation will allow for traffic to enter the site from North Broad Street and exit onto North Spring Street.					
Planned Road Improvements	The City of Winston-Salem (in conjunction with the Winston-Salem Chamber of Commerce Business 40 Task Force and the recommendations of the Downtown Street Study) plans to convert many Downtown one-way street segments into two-way streets. Design plans to convert the section of West Second Street approximately 100 feet south of the subject property is in the final stages. WSDOT anticipates the conversion of this segment will be completed during the latter half of 2020.					
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: HB and LO</u> Because there are no site plans associated with the existing uses, staff is unable to estimate the existing trip generation for the site.</p> <p><u>Proposed Zoning: PB-S</u> [3,120 sf / 1,000 x 127.15 (High-Turnover (sit down) Restaurant Trip Rate) = 397 Trips per day] + [2,623 sf / 1,000 x 44.32 (Specialty Retail Center Trip Rate) = 116 Trips per Day] + [2,824 sf / 1,000 x 11.57 (Single Tenant Office Building Trip Rate) = 33 Trips per Day] = 546 Total Trips per Day</p>					

Sidewalks	Sidewalks are located along both sides of the two adjacent streets.	
Transit	WSTA routes 84 and 107 serve the site along North Broad Street.	
Analysis of Site Access and Transportation Information	The subject property has access to two adjacent public streets. North Broad Street is a minor thoroughfare with ample capacity and is served by sidewalks and transit. Staff does not anticipate any transportation related issues associated with the request.	
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS		
Building Square Footage	Square Footage	Placement on Site
	6,400 + 2,824 = 9,291	Western and eastern sides of the site
Parking	Required	Proposed
	25 spaces	34 spaces
Building Height	Maximum	Proposed
	60 feet	One-story/two-story split (North Broad Street) and two stories (North Spring Street)
Impervious Coverage	Maximum	Proposed
	N/A	90.91 percent
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (F) Pedestrian Business District 	
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy 2030 policies:	Yes
	(B) Environmental Ord.	N/A
	(C) Subdivision Regulations	N/A
Analysis of Site Plan Compliance with UDO Requirements	The site plan retains the two existing structures and associated parking areas. The minor alterations to the site would be restriping of the parking area(s) to allow for one-way circulation and the addition of a screened dumpster along the northern property line.	
CONFORMITY TO PLANS AND PLANNING ISSUES		
Legacy 2030 Growth Management Area	Growth Management Area 1 - City and Town Centers and 2 - Urban Neighborhoods	
Relevant Legacy 2030 Recommendations	<ul style="list-style-type: none"> Encourage reuse of vacant and underutilized commercial and industrial sites. Concentrate economic development activity at locations identified in <i>Legacy</i> including Winston-Salem's Downtown, Activity Centers, and urbanized areas with established infrastructure. Encourage redevelopment of existing sites and buildings that is compatible and complementary with the surrounding areas. 	
Relevant Area Plan(s)	<i>Downtown Area Plan Update (2013)</i>	

Area Plan Recommendations	<ul style="list-style-type: none"> • The recommended land use is mixed-use. • Support the improvement and redevelopment of older commercial and industrial sites. • Encourage transitional uses between high-intensity uses and low-density residential areas. • Discourage inappropriate commercial encroachment into neighborhoods.
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.
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?
	Yes. There have been multiple plan approvals for and construction of multifamily residential development in the area generally west of the subject property.
	(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 a developed site with dual zoning. The site plan proposes only minor modifications, and the proposed uses are compatible with the mixture of uses permitted on the adjacent properties.</p> <p>Given the urban, pedestrian-oriented setting of the subject property, the PB district is a more appropriate district than the current zoning. The site is also adjacent to other PB-S and PB zoned properties and is served by sidewalks and transit. The request is consistent with the mixed-use recommendation of the area plan, and it would facilitate new investment on a site which is currently underutilized.</p>
CONCLUSIONS TO ASSIST WITH RECOMMENDATION	
Positive Aspects of Proposal	Negative Aspects of Proposal
The request is consistent with the recommendation of <i>Legacy</i> regarding the reuse of vacant and underutilized commercial sites.	The proposed plan sends all vehicular traffic through the site and onto North Spring Street, which is primarily residential along this stretch.
The request is consistent with the recommendation of the <i>Downtown Area Plan Update</i> for mixed-use development on this site.	
The site is a good location for PB-S zoning and it is adjacent to other PB-S and PB zoned properties.	
The site is well served by sidewalks and transit within the context of a connected street network.	

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are based upon interdepartmental review comments and are intended to ensure compliance with established standards and/or reduce negative off-site impacts.

There are no site-specific conditions associated with this request.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations are made by the City-County Planning Board, and final action is taken by the appropriate Elected Body, who may approve, deny, continue, or request modifications to any proposal. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE PROPOSAL IS CONSIDERED BY THE PLANNING BOARD AND/OR THE ELECTED BODY.**

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3423
OCTOBER 10, 2019**

Desmond Corley presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: George Bryan

VOTE:

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

AGAINST: None

EXCUSED: None

MOTION: Clarence Lambe recommended approval of the zoning petition and certified the site plan meets all code requirements if the petition is approved.

SECOND: Jason Grubbs

VOTE:

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

AGAINST: None

EXCUSED: None

Aaron King
Director of Planning and Development Services

