

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3336
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Delia Alvarado
Owner(s)	Same
Subject Property	PIN#s 6834-76-9153, 6834-86-0102, 6834-86-0151, and 6834-86-1100
Address	641 East Sprague Street
Type of Request	Special use limited rezoning from RS9 to PB-L
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS9 (Residential, Single Family – 9,000 sf minimum lot size) to PB-L (Pedestrian Business – special use limited). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Residential Building, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Combined Use; Arts and Crafts Studio; Food or Drug Store; Furniture and Home Furnishings Store; Restaurant (without drive-through service); Retail Store; Banking and Financial Services; Funeral Home; Offices; Services A; Recreation Services, Indoor; Recreation Facility, Public; Adult Day Care Center; Child Care Drop-In; Child Care Institution; Child Day Care Center; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Institutional Vocational Training Facility; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; and School, Vocational or Professional <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>
Continuance History	This item was automatically continued from the July 13, 2017 Planning Board meeting to the August 10 meeting because the UDO requirements pertaining to neighborhood meeting/outreach had not been met.
Neighborhood Contact/Meeting	The petitioner’s representative has provided Attachment B as a summary of their neighborhood outreach efforts.
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 in the Urban Neighborhoods Growth Management Area and it is adjacent to HB and PB zoned properties on two sides. The site fronts on a minor thoroughfare and it is well served with transit and sidewalks. The request also includes additional conditions regarding building placement and building materials which are intended to ensure compliance with the intent of the PB district.		
GENERAL SITE INFORMATION			
Location	Northwest corner of Sprague Street and Dacian Street		
Jurisdiction	City of Winston-Salem		
Ward(s)	Southeast		
Site Acreage	± .48 acre		
Current Land Use	One single family home is currently located on the site.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	PB	Multiple commercial uses
	East	RS9	Neighborhood scale church
	South	RS9	Single family homes
	West	HB	Multiple commercial uses
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 are compatible with the uses permitted on the adjacent properties which are zoned HB and PB; however, they are less compatible with the uses permitted on the adjacent properties which are zoned RS9 (see comments below in the Analysis of Conformity to Plans and Planning Issues section).		
Physical Characteristics	The site is largely grassed and has a gentle slope downward toward Sprague Street. There are a few mature trees located along the southern and eastern perimeter of the site and the Sprague Street frontage includes a small rock retaining wall.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Stormwater/ Drainage	No known issues.		
Watershed and Overlay Districts	The site is not located within a water supply watershed.		
Historic, Natural Heritage and/or Farmland Inventories	The site is located within the Waughtown-Belview National Historic District. The remaining house located on the western end of the site (641 East Sprague Street) is listed as a contributing structure. The building was constructed in 1951 and is an example of a mid-century period		

	cottage home. The National Register of Historic Places listing does not prohibit or limit alterations to buildings, with the exception of properties for which federal/state rehabilitation tax credits have been applied. This property is not a locally zoned historic resource and therefore does not require an approved Certificate of Appropriateness by the Historic Resources Commission prior to alterations to the site or property.			
Analysis of General Site Information	The subject property is a corner lot which previously contained four single family homes. The site is located within the Waughtown-Belview Historic District and includes one remaining house which is listed as a contributing structure. The other houses appear to have been removed from the site between 2005 and 2010. Compliance with the Secretary of Interior Standards in national historic districts is voluntary. The site has a gentle slope downward toward Sprague Street where a retaining wall abuts the sidewalk.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Sprague Street	Minor Thoroughfare	200'	9,800	13,800
Dacian Street	Local Street	100'	NA	NA
Proposed Access Point(s)	Because this is a special use limited request with no site plan, the exact location of access points is unknown. The site does have access onto Sprague Street and Dacian Street.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS9</u> .48 acre / 9,000 sf = 2 units x 9.57 (SFR Trip Rate) = 19 Trips per Day</p> <p><u>Proposed Zoning: PB-L</u> Staff is unable to provide an accurate trip generation for the proposed special use limited zoning because there is no site plan.</p>			
Sidewalks	Sidewalks are located along both sides of the adjacent streets.			
Transit	Route 101 runs along Sprague Street.			
Analysis of Site Access and Transportation Information	The subject property has frontage on two streets. The area is also well served with transit and sidewalks. Staff does not anticipate any transportation related issues associated with the subject request.			
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. 			

	<ul style="list-style-type: none"> • Promote activity centers as compact, mixed-use areas supporting walking and transit use and providing services and employment close to residences. • Promote standards requiring high-quality design for infill development that is compatible with the surrounding neighborhood. • Consider requiring new buildings to be oriented to both public and internal streets and parking areas located internally on the site or behind buildings. • Promote a pedestrian-friendly orientation for new development and redevelopment and reduce the visual dominance of parking areas.
Relevant Area Plan(s)	<i>Southeast Winston-Salem Area Plan Update (2013)</i>
Area Plan Recommendations	<ul style="list-style-type: none"> • The subject property is located in the Waughtown/Thomasville Activity Center and it is recommended for commercial land use. The site is also listed as a Special Land Use Condition Area (see comments below). • Add needed land uses such as entertainment, restaurants, and outdoor dining throughout the activity center. <p><u>Special Land Use Condition Area recommendations:</u> The site is 0.48 acre and it is currently zoned RS-9. Four residential structures were originally located on the site, but only one remains standing, suggesting a desire for redeveloping this corner lot. This site is located south of Monmouth Street and east of Old Lexington Road where commercial revitalization of a number of parcels has changed the overall appearance and vitality of this commercial hub.</p> <p>This subject property faces a number of single family residential structures located along Sprague Street. Large trees are located on the site and a retaining wall spans its frontage on Sprague Street. These trees and the wall are elements that should be used in a new site design to reinforce the residential character of the larger area and to make a transition from nonresidential development located west of this property to existing residential development to the east of this site. Rezoning of this site to a nonresidential zoning district could be considered only if carefully designed to minimize its potential negative impacts on the adjacent residential area. See Figure 8 for potential development on this site. Recommendations are as follows:</p> <ul style="list-style-type: none"> • Locate new building(s) closer to the street and facing both Sprague Street and Dacian Street. • Locate parking to the rear or side of the structure. • Design building(s) to be compatible with the scale and character of the residential area. • Incorporate at least three of the larger trees at the edge of the property into the new design.

	<ul style="list-style-type: none"> • Preserve and repair the existing retaining wall rather than grading the entire site. • Consider creating an outdoor public space at the corner of Sprague and Dacian Streets. • Do not rezone single-family homes on the south side of Sprague Street to commercial use.
Site Located Along Growth Corridor?	The site is not located along a growth corridor.
Site Located within Activity Center?	The site is located within the Waughtown/Thomasville 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?
	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 subject request is to rezone .48 acre from RS9 to PB-L. The site was previously developed with four houses. One house remains on the western edge of the site. The site is a corner lot which is adjacent to HB and PB zoned properties on two sides and RS9 zoning with single family homes and a church on the opposite sides of Sprague Street and Dacian Street.</p> <p>The <i>Southeast Winston-Salem Area Plan Update</i> depicts the subject property as being located within the Waughtown/Thomasville Activity Center. The recommended land use is for commercial. The site is further identified as a Special Land Use Condition Area which includes detailed recommendations regarding the potential rezoning of this site (see comments above in the Area Plan Recommendations section).</p> <p>The proposed PB-L zoning is appropriate for the subject property because the site is located within the context of an established urban neighborhood where sidewalks, transit, and a mixture of uses are already in place. Planning staff has worked with the petitioner to pare down the initial list of requested uses and to develop conditions which will both adequately protect the single family homes located across Sprague Street and address the building placement and design related recommendations of the area plan. The proposed uses exclude automobile related uses and uses with outdoor storage. Because this special use limited request includes no site plan, the recommended conditions are needed to address the goals of the area plan and to ultimately add continued value to the streetscape along this portion of Sprague Street. The conditions pertain to building placement, orientation, and design as well as signage and lighting. Planning staff recommends approval of the proposed rezoning.</p>

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2362	HB & RS9 to PB	Approved 2-7-2000	Directly north	.62	Approval	Approval
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request (along with the proposed uses and conditions) is generally consistent with the recommendations of the <i>Southeast Winston-Salem Area Plan Update</i> .			The request extends commercial zoning across the street from single family homes.			
The request is consistent with the PB district purpose statement.						
The site has good access to sidewalks and transit.						
The site fronts on a minor thoroughfare which has ample capacity.						
The site is adjacent to PB and HB zoning on two sides.						
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 BUILDING PERMITS:</u> <ul style="list-style-type: none"> a. New building(s) shall have a maximum setback of fifteen (15) feet from both Sprague Street and Dacian Street. Parking shall be located to the north of any new building(s). b. New building(s) shall have windows and doors facing the public streets with at least one principal building entrance oriented to the street. Building walls with street frontage shall emphasize pedestrian-oriented architectural features such as facade articulation, windows, awnings, porticoes and similar features. Exterior façade materials shall exclude metal siding and concrete block and all rooftop HVAC equipment shall be screened from view of Sprague Street. Final building elevations shall be reviewed and approved by Planning staff. c. 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 property line. • <u>PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:</u> <ul style="list-style-type: none"> a. Lighting shall be installed per approved lighting plan and certified by an engineer. • <u>OTHER REQUIREMENTS:</u> <ul style="list-style-type: none"> a. Electronic Message Board Signs shall not be permitted. 						

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-3336
JULY 13, 2017**

This item was continued to the August 10, 2017 meeting because the UDO requirements pertaining to neighborhood meeting/outreach have not been met.

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR W-3336
AUGUST 10, 2017**

Aaron King presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Clarence Lambe moved approval of the zoning.

SECOND: Allan Younger

VOTE:

FOR: George Bryan, Melynda Dunigan, Arnold King, Clarence Lambe, Chris Leak,
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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