

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3328
Staff	Aaron King
Petitioner(s)	Linda Frazier
Owner(s)	Same
Subject Property	PIN # 6817-36-3381
Address	3230 Reynolda Road
Type of Request	Special use limited rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from LO (Limited Office) to LB-L (Limited Business – Special use limited zoning). The petitioner is requesting the following uses:</p> <p>Retail Store; Offices; Services A; Food or Drug Store; and Restaurant (without drive-through service)</p> <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	As per an email from the petitioner: “We wrote to the neighbors to the adjoining properties and have not heard feedback from anyone yet.”
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, the site is located along a major thoroughfare in GMA 3 (Suburban Neighborhoods) and has the potential to serve as a transition to the adjoining residential area.
GENERAL SITE INFORMATION	
Location	West side of Reynolda Road, south of Yadkinville Road
Jurisdiction	City of Winston-Salem
Ward(s)	Northwest
Site Acreage	± 0.42 acres

Current Land Use	Existing signage on the building indicates that it is/was occupied by American Health and Rehab.			
Surrounding Property Zoning and Use	Direction	Zoning District	Use	
	North	LO	Dentist office	
	East	RS9	Single family homes	
	South			
	West			
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.			
Physical Characteristics	The site is relatively small with a property configuration that limits development potential. The site also has some challenging topography on the western portion of the site.			
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 subject property is 0.42 acres in size and is zoned LO. It contains a 1,104 square foot commercial building that was constructed in 1971. The site also contains a small number of associated parking spaces. The site is somewhat constrained by an unusual configuration along with challenging topography on its western half.			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	Average Daily Trip Count	Capacity at Level of Service D
Reynolda Road	Boulevard	133'	29,000	38,100
Proposed Access Point(s)	Since this is a special use limited request, the exact location of access points is unknown. The site currently has one access point onto Reynolda Road.			
Planned Road Improvements	The <i>Comprehensive Transportation Plan</i> recommends this section of Reynolda Road as a four lane section with wide outside lanes and sidewalks.			
Trip Generation - Existing/Proposed	No trip generation is available for the existing or proposed zonings; neither of which include site plans.			
Sidewalks	Sidewalks currently exist along this section of Reynolda Road.			
Transit	Route 109 runs along this section of 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. It does have access to transit and sidewalk accommodations. While the requested uses would likely generate more traffic than existing uses allowed in the LO district, staff does not believe the transportation network within this area will be significantly impacted.					
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					
Relevant Area Plan(s)	West Suburban Area Plan (2012)					
Area Plan Recommendations	<ul style="list-style-type: none">This site is shown for office/commercial land use in the Proposed Land Use Map.					
Site Located Along Growth Corridor?	No					
Site Located within Activity Center?	No					
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 Legacy 2030?					
	Yes					
Analysis of Conformity to Plans and Planning Issues	The subject property is located within the boundaries of the West Suburban Area Plan. Said area plan recommends the site for office/commercial use. Staff believes the subject LB-L request is consistent with the recommendation of the area plan. The LB district “may serve as a transition between residential districts and other commercial districts.” Staff sees this request functioning as a transition to the residential area directly west of the site. Staff also views this request as being consistent with the three other LB-L/LB-S rezonings approved along this section of Reynolda Road.					
RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-3249	LB-S to LB-L	Approved 3/2/15	North	0.43	Approval	Approval

W-2814	LB-S to LB-S	Approved 12/19/05	North	0.64	Approval	Approval
W-2659	LO to LB-S	Approved 12/1/03	North	2.27	Approval	Approval
UDO Sections Relevant to Subject Request		• Section 2-1.3(G) LB District				
Complies with Chapter B, Article VII, Section 7-5.3		(A) Legacy 2030 policies:	Yes			
		(B) Environmental Ord.	NA			
		(C) Subdivision Regulations	NA			
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
The request is consistent with the recommendations of Legacy and the West Suburban Area Plan.			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 request is consistent with the LB district purpose statement.						
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL						
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.						
No conditions are included with this request.						

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-3328
MAY 11, 2017**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

Melynda Dunigan: There's a trend of rezoning here to the limit of the intensity that is acceptable to the area plan. I support this but don't think this level of intensity should continue beyond this.

MOTION: Clarence Lambe moved approval of the zoning petition.

SECOND: Chris Leak

VOTE:

FOR: Melynda Dunigan, Jason Grubbs, Arnold King, Clarence Lambe, Chris Leak,
Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

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