

CITY OF HIGH POINT

AGENDA ITEM



Title: Right-Of-Way Encroachment RE-22-0009 (PETERS DEVELOPMENT III LLC)

From: Chris Andrews, Interim Planning &
Development Director

Meeting Date: April 18, 2022

Public Hearing: No

Advertising Date: Not Applicable

Attachments: A. Staff Report
B. Site Location Map
C. Exhibit Map

Advertised By: Not Applicable

PURPOSE:

A request by PETERS DEVELOPMENT III LLC for an encroachment for the installation of landscaping and parking lot lights within the N. Wrenn St right-of-way.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends approval of Right-Of-Way Encroachment RE-22-0009.

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

RIGHT-OF-WAY ENCROACHMENT

RE-22-0009

April 18, 2022

Request	
Applicant: Peters Development III, LLC	Proposal: A request for an encroachment for trees, shrubs, and parking lot lighting within the N Wrenn St right-of-way.

Adjacent Streets		
Name:	Classification:	R/W Width:
N Wrenn Street	Collector	60 feet

Analysis

The applicant is requesting permission to allow the installation of 2 parking lot lights, 2 understory trees, 24 shrubs and 2 fountain grasses within the N Wrenn St right-of-way.

The Technical Review Committee (TRC) reviewed this request and determined that the proposed encroachment would not affect public safety or interfere with maintenance needs. The proposed encroachments will be located outside pedestrian and vehicular travel ways and a 12-foot sidewalk is proposed.

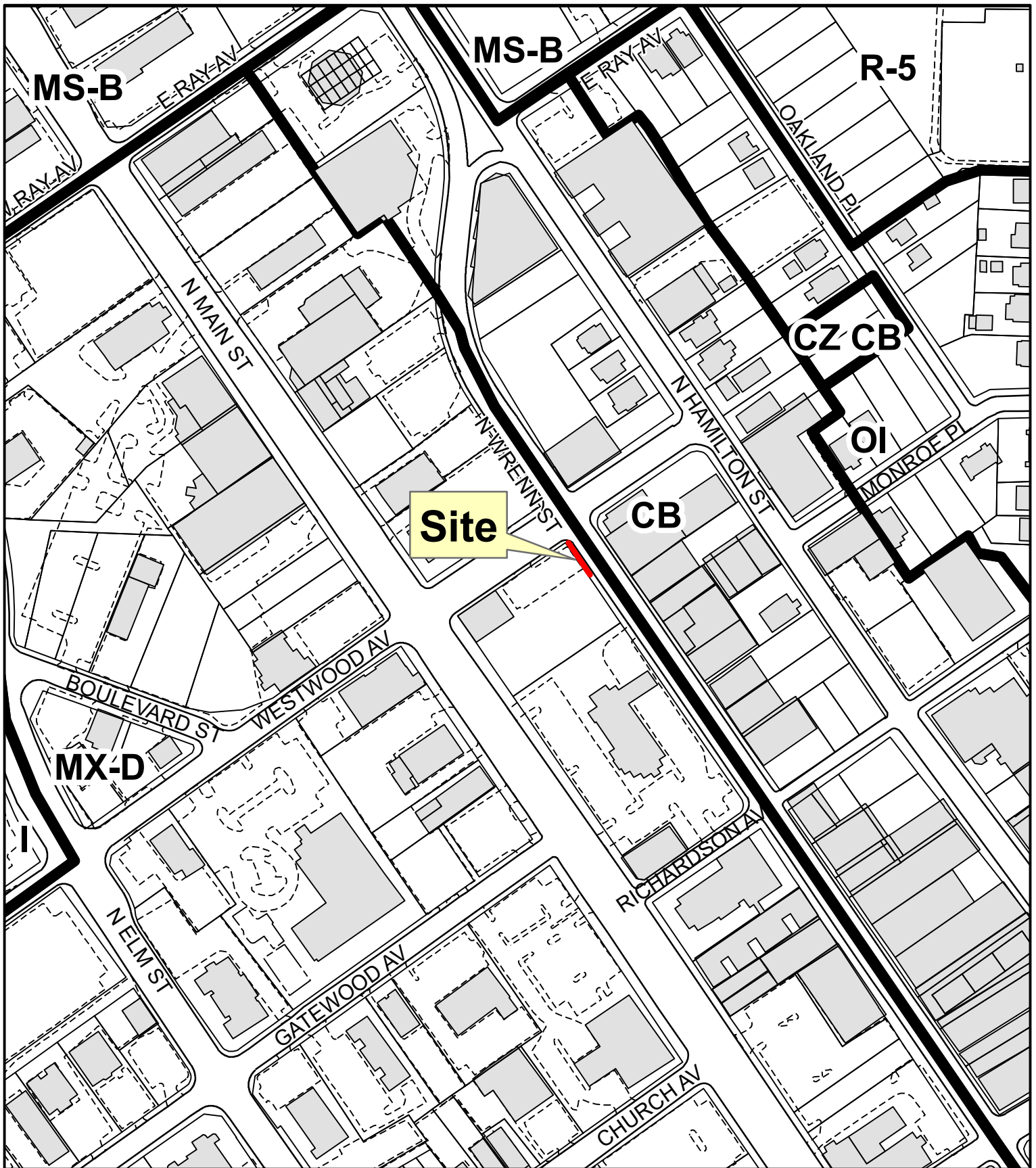
The exhibit map depicting the location of the proposed encroachments is attached.

Recommendation

The proposed location of the landscaping and parking lot lights do not hinder public safety or interfere with street or utility maintenance. Staff recommends approval of the requested right-of-way encroachment as depicted on the easement exhibit drawings.

Report Preparation

This report was prepared by Planning and Development Department staff member Samuel G. Hinnant, CZO, CFM and was reviewed by Christopher Andrews, AICP.



RIGHT-OF-WAY ENCROACHMENT: RE-22-0009

**Peters Development III LLC
650 North Main Street**

Existing Zoning Boundary
Subject Property Boundary

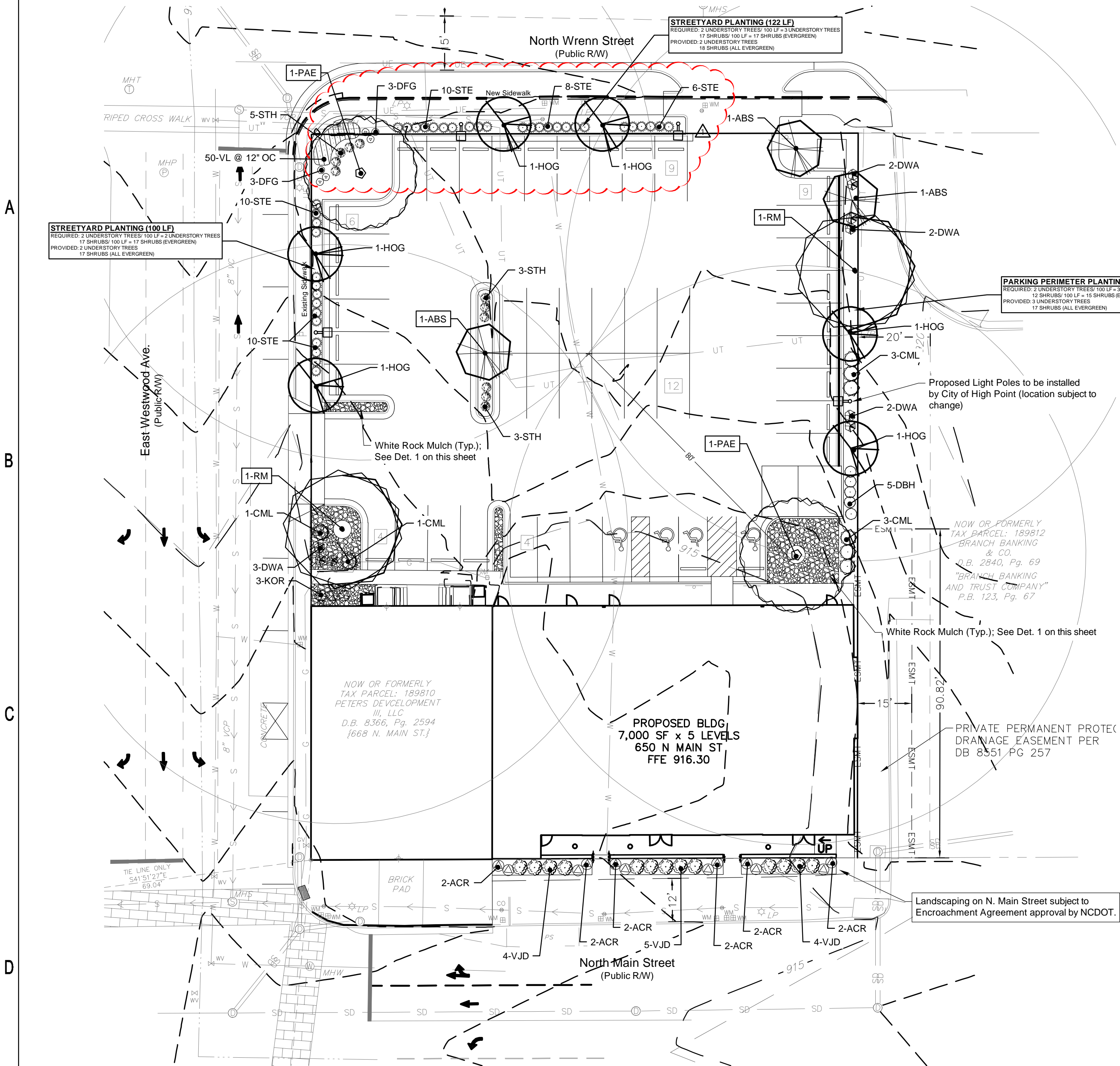


**Planning & Development
Department**

City of High Point



Scale: 1"=200'
G:\Planning\Secure\BAC\
RWE\2022\MXD\re22-0009



PARKING LOT INTERIOR PLANTING REQUIREMENTS (46 SPACES)
REQUIRED: 1 CANOPY TREE/ 12 PARKING SPACES= 4 CANOPY TREES
ALL SPACES WITHIN 80' OF A TREE. (COMMERCIAL)
PROVIDED:
4 NEW CANOPY TREES TO SATISFY REQUIREMENT. ALL SPACES
WITHIN 80' OF A TREE.
TREES COUNTED TOWARD REQUIREMENT DENOTED WITH [XXX]

PARKING PERIMETER PLANTING REQUIREMENTS (342 LF)
REQUIRED: 2 UNDERSTORY TREES/ 100 LF = 7 UNDERSTORY TREES
12 SHRUBS/ 100 LF = 41 SHRUBS (EVERGREEN)
PROVIDED: 8 UNDERSTORY TREES
52 SHRUBS (ALL EVERGREEN)

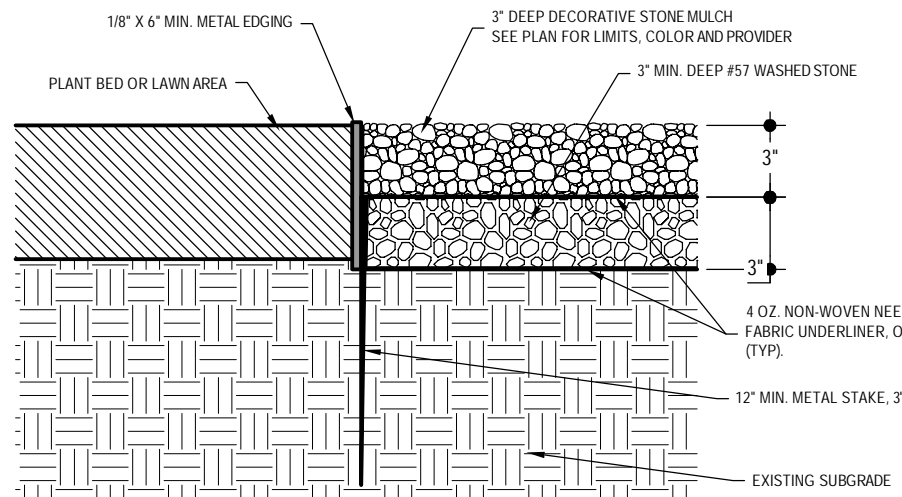
PARKING PERIMETER PLANTING (120 LF)
REQUIRED: 2 UNDERSTORY TREES/ 100 LF = 7 UNDERSTORY TREES
12 SHRUBS/ 100 LF = 41 SHRUBS (EVERGREEN)
PROVIDED: 3 UNDERSTORY TREES
17 SHRUBS (ALL EVERGREEN)

STREETYARD PLANTING (122 LF)
REQUIRED: 2 UNDERSTORY TREES/ 100 LF = 7 UNDERSTORY TREES
17 SHRUBS/ 100 LF = 41 SHRUBS (EVERGREEN)
PROVIDED: 3 UNDERSTORY TREES
18 SHRUBS (ALL EVERGREEN)

STREETYARD PLANTING (100 LF)
REQUIRED: 2 UNDERSTORY TREES/ 100 LF = 7 UNDERSTORY TREES
17 SHRUBS/ 100 LF = 41 SHRUBS (EVERGREEN)
PROVIDED: 3 UNDERSTORY TREES
17 SHRUBS (ALL EVERGREEN)

NOTE:
5.5.15. - Landscape Yard Maintenance
A. General
The landowner is responsible for maintaining all required plant materials and landscape yards in good health and appearance. Any dead, unhealthy, severely damaged, or missing plants (whether preserved or installed) must be replaced with new plant material equal in quantity and quality. Replacement plant material shall be installed within 180 days of the date of owner notification. The obligation for continuous maintenance is binding on any subsequent owners of the land, or any other parties having a controlling interest in the property.
B. Protection of Plant Material
The landowner or developer shall take actions to protect trees and landscaping from unnecessary damage during all facility and site maintenance operations. When landscape yards are adjacent to parking lots or drives, plants shall be protected from damage by vehicles, lubricants, or fuels.
C. Maintain Shape and Function
All required trees (whether canopy or understory) shall be maintained in their characteristic natural shape, be allowed to reach their mature size, and shall not be severely pruned, sheared, topped, or shaped as shrubs. Trees (including, but not limited to crape myrtles) that have been so altered, such that they no longer serve their intended function as trees within the landscaping yard, shall be considered as damaged vegetation and shall be replaced in accordance with this section.
D. Trimming and Pruning
Trimming and pruning of trees shall be conducted in compliance with ANSI standards and the Development Guide. Shrubs shall be maintained in a way that does not obstruct sight distances at public street intersections, obstruct traffic signs or devices, or interfere with the use of sidewalks or pedestrian trails.

NOTE:
A. Canopy Tree Size
1. Canopy trees shall have a minimum height at maturity of 40 feet or a minimum crown width of 30 feet.
2. All canopy trees shall have a minimum caliper size of 2 inches at planting.
3. Evergreen trees shall be a minimum of 6 feet in height at planting.
B. Understory Tree Size
1. Understory trees shall have a minimum height at maturity of 25 to 40 feet, except that trees to be placed below overhead utility lines may not exceed a mature height of 20 feet.
2. Drought tolerant understory trees must have a minimum caliper size of 1 inch at planting.
3. All other understory trees must have a minimum caliper size of 2 inches at planting.
C. Shrub Size and Type
1. Required shrubs in a Type A landscape yard or shrubs located parallel to the edge of parking lots, access drives, loading space, and outdoor storage shall be evergreen.
2. Required shrubs in a Type B landscape yard shall be 50 percent or more evergreen.
3. Required shrubs in a Type C landscape yard shall be 25 percent or more evergreen.
4. Required shrubs in a Type D landscape yard may be evergreen or deciduous.
5. All shrubs must be at least a 3-gallon size and have a minimum height or spread of 15 inches at the time of planting. Shrubs shall reach a minimum height of 36 inches and a spread of 30 inches within 3 years of planting.



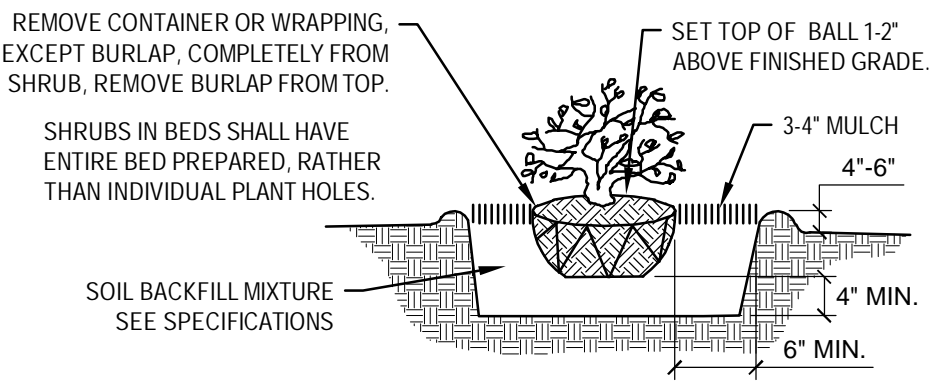
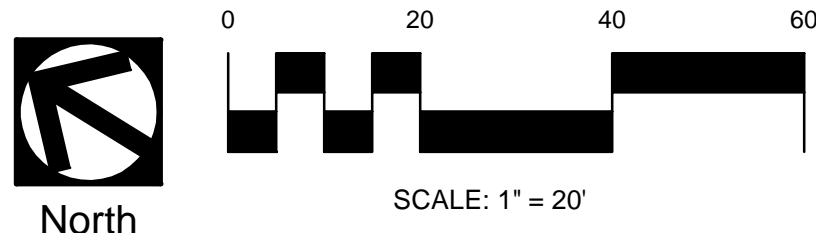
1 STONE MULCH AND EDGING

SCALE: NTS

(0) OWNERS/DEVELOPER'S CERTIFICATE OF COMPLIANCE
I, **LENIN J. PETERS**, ACCEPT THIS SUBMISSION AS MY PLAN OF DEVELOPMENT AND AGREE TO INSTALL ALL REQUIRED IMPROVEMENTS AND COMPLY WITH THE CONDITIONS OF APPROVAL.
OWNER/DEVELOPER **PETERS DEVELOPMENT III, LLC**
LENIN J. PETERS, CEO
DATE: **10/11/21**

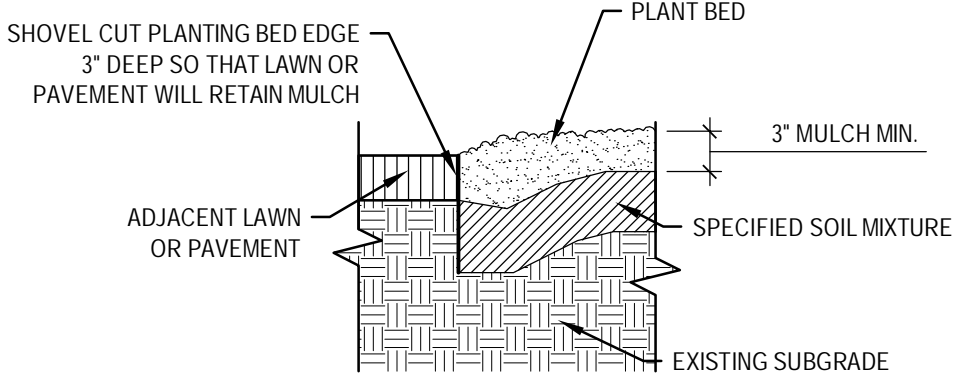
TECHNICAL REVIEW COMMITTEE ENDORSEMENT BLOCK FOR SITE PLANS
APPROVED BY THE TECHNICAL REVIEW COMMITTEE FOR 12 MONTHS (DEV.# GP-21-0005), SUBJECT TO THE APPROVAL OF ANY REQUIRED STREET AND UTILITY PLANS AND PROFILES AND APPROVAL OF A SEPARATE LAND-DISTURBING PERMIT AND/OR EROSION CONTROL PLAN.

DIRECTOR OF PLANNING AND DEVELOPMENT _____ DATE _____



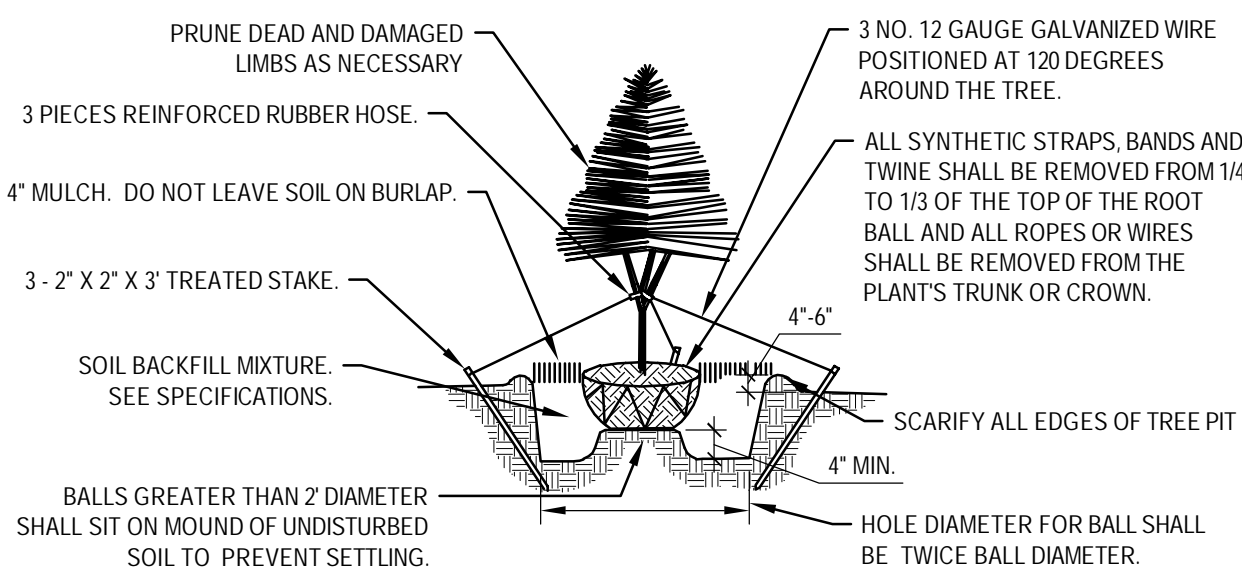
SHRUB PLANTING DETAIL

NO SCALE



MULCH EDGE @ LAWN OR PAVEMENT

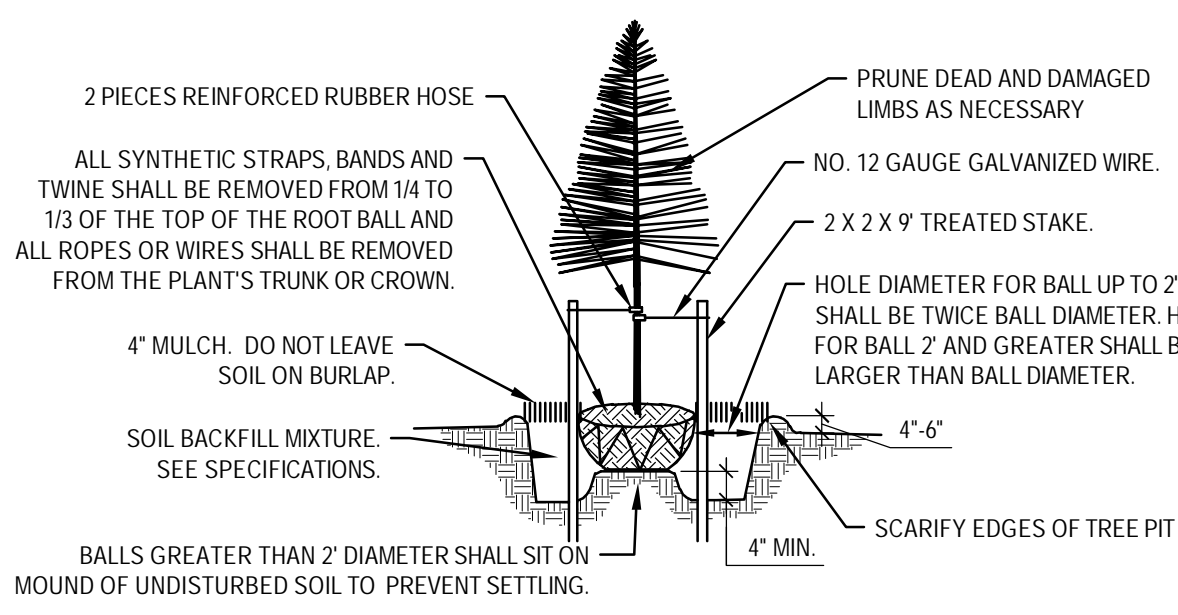
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TREE PLANTING DETAIL

FOR SMALL TREES WITH A LOW BRANCHING HABIT

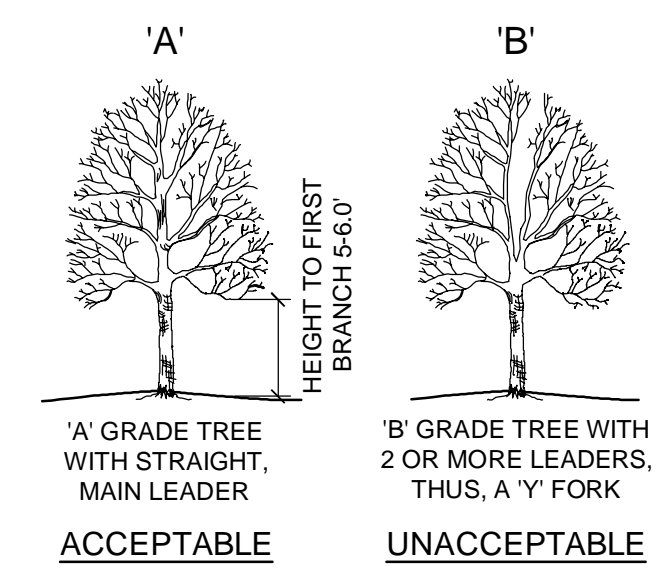
NO SCALE



TREE PLANTING DETAIL

FOR TREES 1" THRU 3 1/2" CAL.

NO SCALE



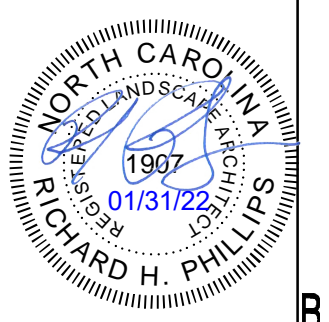
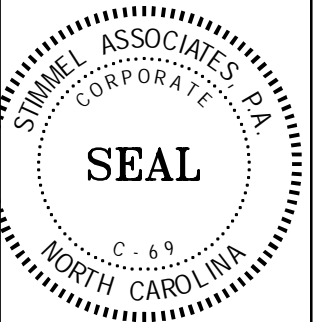
'A' AND 'B' GRADE TREES

NO SCALE



630 N. Liberty Street | Winston-Salem, NC 27101
p. 336.701.0130 | www.stitchdesignshop.com

stimmel 601 N. TRADE STREET, SUITE 300 WINSTON-SALEM, NC 27101
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
www.stimmel.com 336.233.1067



650 N Main St.

650 N. Main St.
High Point, NC 27260

FINAL DRAWINGS

Revisions		
No.	Description	Date
1	LANDSCAPE INTO R.O.W.	01/31/22

date: 10/06/2021
commission: SAPA 21-172

sheet title:
LANDSCAPE PLAN AND DETAILS

sheet no.:

L1.01