



April 15, 2014

Mr. Randy McCaslin
Assistant City Manager
City of High Point
211 S. Hamilton St.
High Point, NC 27261

Dear Mr. McCaslin,

As per our phone conversation this afternoon, I'm writing you to confirm that at this point, High Point University would like to postpone the item (Amendment to Rezoning Case 12-06) coming up at the public hearing of the City of High Point's, City Council, which is scheduled for Monday, April 21, 2014.

We are reviewing various, different concepts for that entire area, which may have an effect on the Amendment to Rezoning Case 12-06. High Point University would like to postpone this matter until the next City Council public hearing, which to my understanding is scheduled for either May 5, 2014 or May 19, 2014.

If upon nearing that next public hearing date, we at High Point University have not come to a conclusion of our plans for this area, I will notify you again for perhaps another postponement.

Thank you very much for your understanding and consideration,



HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction & Renovation

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 25, 2014, a public hearing was held before the Planning and Zoning Commission regarding the request described below. All members of the Commission were present except for Mr. Mark Walsh and Mr. Ed Spivey.

High Point University

Amendment to Zoning Case 12-06

A request by High Point University to amend Conditional Zoning Case 12-06 to revise the transportation conditions. The site is bounded by Montlieu Avenue, N. College Drive and Boundary Avenue.

Mr. Herbert Shannon presented the Amendment to Zoning Case 12-06 and recommended approval as outlined in the staff report.

Speaking on behalf of the request was the applicant's representative, Mr. Ron Guerra, Director of Construction, High Point University.

No one spoke in opposition to the request.

The Planning & Zoning Commission recommended approval of the requested Amendment to Zoning Case 12-06 by a vote of 6-0.

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

**STAFF REPORT
AMENDMENT TO ZONING CASE 12-06**

April 8, 2014

(Revised)

Requests		
Applicant: High Point University	Owner: High Point University	
Zoning Proposal: To amend Conditional Zoning Ordinance 12-06 (CZ12-06) to revise the transportation conditions	From:	CZ-PI Conditional Zoning Public & Institutional District
	To:	CZ-PI Conditional Zoning Public & Institutional District

Site Information	
Location:	The site is bounded by Montlieu Avenue, N. College Drive and Boundary Avenue.
Tax Parcel Numbers:	Guilford County Tax Parcel 0183270, 0183279 thru 88
Site Acreage:	Approximately 11.24 acres
Current Land Use:	Parking lot and undeveloped parcels
Physical Characteristics:	The site has a moderately sloping terrain and a perennial stream runs through the middle of it. Running parallel, along both sides of this stream, are associated floodways, and 100-year and 500-year flood zone areas that extend approximately 170 feet from the stream.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch sanitary sewer line are lying adjacent to the site within Montlieu Avenue and Boundary Avenue.
General Drainage and Watershed:	The Montlieu Avenue and Boundary Avenue frontages are elevated above the majority of this block, thus the site drains towards the stream lying in the middle of the property. Development is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% or more of the site.
Overlay District(s):	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single-Family-7 District	Single family residential dwellings (<i>across N. College Drive</i>)
South:	RS-7	Residential Single-Family-7 District	Single family residential dwellings (<i>across Boundary Avenue</i>)
East:	RS-7	Residential Single-Family-7 District	Single family residential dwellings (<i>across N. College Drive</i>)
West:	RS-7 PI CU-PI	Residential Single-Family-7 District Public & Institutional District Conditional Use Public & Institutional	Single family residential dwelling High Point University campus

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	This request is neither in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.
Land Use Plan Map Classification:	The site has an Institutional land use designation. This classification is intended to accommodate public, quasi-public and institutional uses on large tracts.
Land Use Plan Goal, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	<u>University Area Plan:</u> This requested amendment is not in conflict with the policies of the University Area Plan.
Zoning History:	<p>2007: Special Use Permit Case 07-02 was granted by Council to permit a parking lot in a residential zoned area for the University. This parking lot was constructed and in 2009 the Special Use Permit was amended to allow its expansion southward to the north side of Meadowbrook Boulevard.</p> <p>2009: In 2009 the University Area Plan was adopted and redesignated the Montlieu Avenue frontage of this block from a Low Density Residential to an Institutional land use designation, and the plan also classified the southern half of this block as a future growth area for the University.</p> <p>2012: Zoning Case 12-06 and Land Use Plan Amendment Case 12-02 adopted for the this area (between Montlieu Avenue and Boundary Avenue) and changed the zoning and land use map, respectively, to allow expansion of the University southward to Boundary Avenue.</p> <p>2014: In February 2014, City Council adopted Street Abandonment Case 14-01 to closes that portion of Montlieu Avenue between N. College Avenue and N. Centennial Street as a public street.</p>

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Montlieu Avenue	Private Street	1,160 ft.
	N. College Drive	Major Thoroughfare	1,015 ft.
	Boundary Avenue	Local Street	1,110 ft.
Vehicular Access:	Vehicular access will be from the existing access drive from Montlieu Avenue.		
Traffic Counts: (Average Daily Trips)	College Drive	11,000 ADT	(2009, 12 hour count)
	Montlieu Avenue	5,600 ADT	(2009, 12 hour count)
Estimated Trip Generation:	None		
Traffic Impact Analysis:	Required		Comment
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None

Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.
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School District Comment

Not applicable to this zoning case.

Details of Proposal

With the recent abandonment of that portion of Montlieu Avenue between N. College Drive and N. Centennial Street, the applicant has submitted this amendment to CZ Ordinance 12-06 to revise the following transportation conditions.

- Remove the requirements for a turn lane to be installed at the parking lots access point from Montlieu Avenue or from N. College Drive onto Boundary Avenue;
- Remove the condition allowing vehicular access to the site from Boundary Avenue; and
- Establish a setback for the placement of a security entrance center (i.e. welcome center) near the intersection of N. College Drive and private portion of Montlieu Avenue.

In addition, the amendment removes non-relevant conditions based on the abandonment of this portion of Montlieu Avenue.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

This area has an Institutional Land Use Map classification and is designated in the University Area Plan as a growth area. The requested amendment to the CZ-PI District is consistent with the objectives of the University Area Plan and the City's Land Use Plan.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> Proposed amendment will not change or remove conditions pertaining to landscaping, screening or lighting along this permanent edge of the campus.

<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<p><u>Staff Comments:</u> The proposed amendment removes a condition permitting a vehicle access point to the site from Boundary Avenue; provisions will be made to permit a grassed area that will allow emergency vehicular access. Removal of this access further minimizes the impact development has on adjacent residences.</p>
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<p><u>Staff Comments:</u> Staff has not identified any environmental impacts based upon the proposed changes to the transportation conditions.</p>
<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<p><u>Staff Comments:</u> With the abandonment of this segment of Montlieu Avenue, the University is proposing to construct a security entrance center (i.e. welcome center) near the intersection of Montlieu Avenue at N. College Drive. To ensure there will be sufficient stacking distances, so vehicles do not back-up into N. College Drive, the applicant has offered a condition to provide a stacking area for 7 cars (approximately 150 feet.)</p>
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<p><u>Staff Comments:</u> Based on existing conditions in Conditional Zoning Ordinance 12-06, which are not significantly changing, development of the site will not adversely effect the value of adjacent properties.</p>

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

The zoning site was historically a residential neighborhood adjacent to the southeastern edge of the High Point University campus. Over the past decade, the University purchased the land, obtained University related zoning approvals, and razed the residences to facilitate the development of a parking lot. The recent abandonment of this segment of Montlieu Avenue will enable added change to the area.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

The proposed amendment does not change any of the conditions that ensure development will be consistent with the goals and policies of the University Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The requested amended CZ-PI District is consistent with the Land Use Plan; and 2) Development conditions noted within Conditional Zoning Ordinance 12-06 will ensure the request is in harmony with the adjacent single family neighborhood; and 3) The welcome center vehicular stacking for a minimum of 7 cars will mitigate any adverse impacts on adjacent public streets.

Recommendation

Staff Recommends Approval:

The Planning and Development Department recommends approval of the request to amend this CZ-PI District. As conditioned, the requested CZ-PI District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

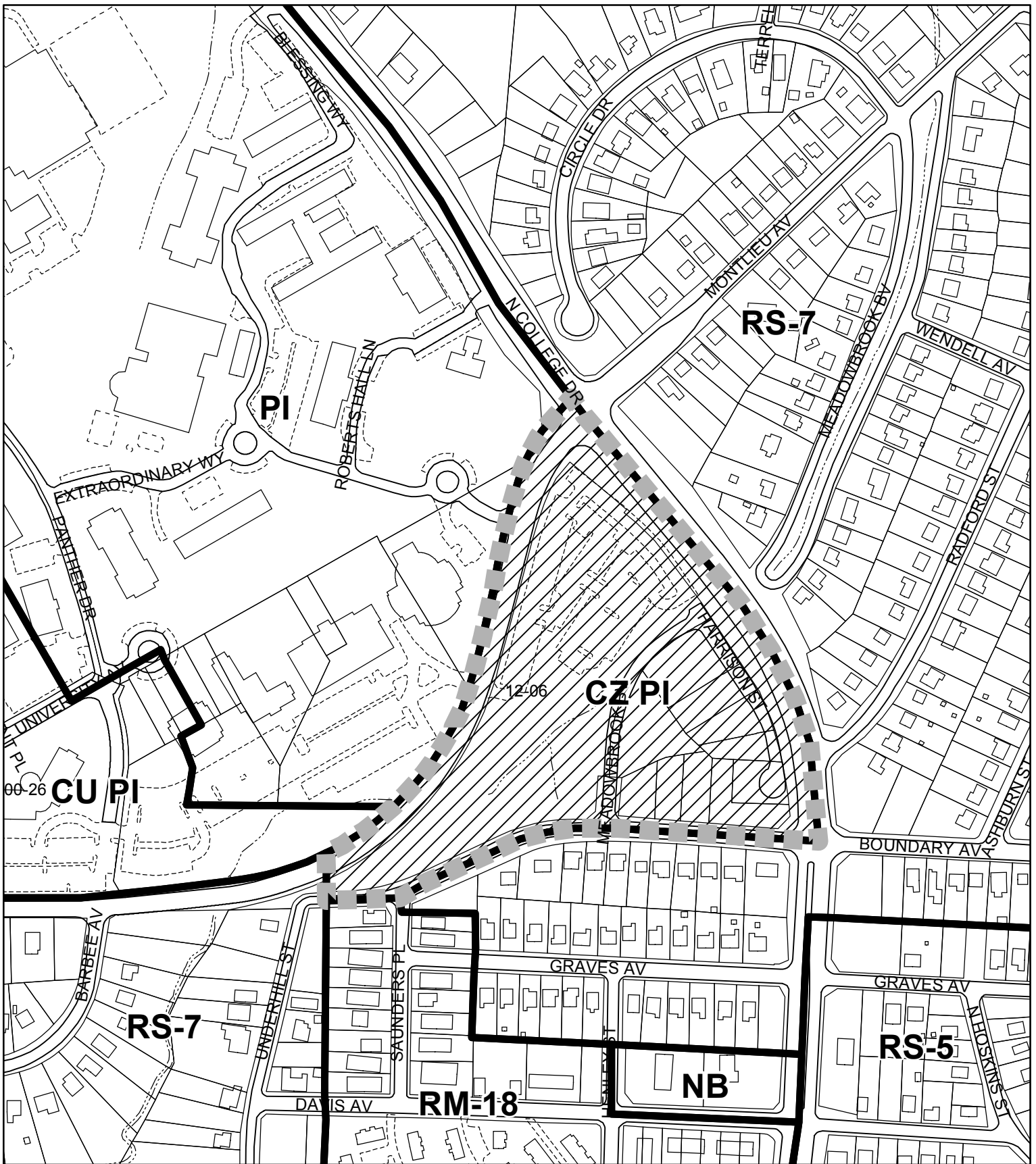
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



AMENDMENT TO CZ12-06

Request: To revise the Transportation conditions.

Existing Zoning Boundary
Subject Property Boundary

Planning & Development
Department

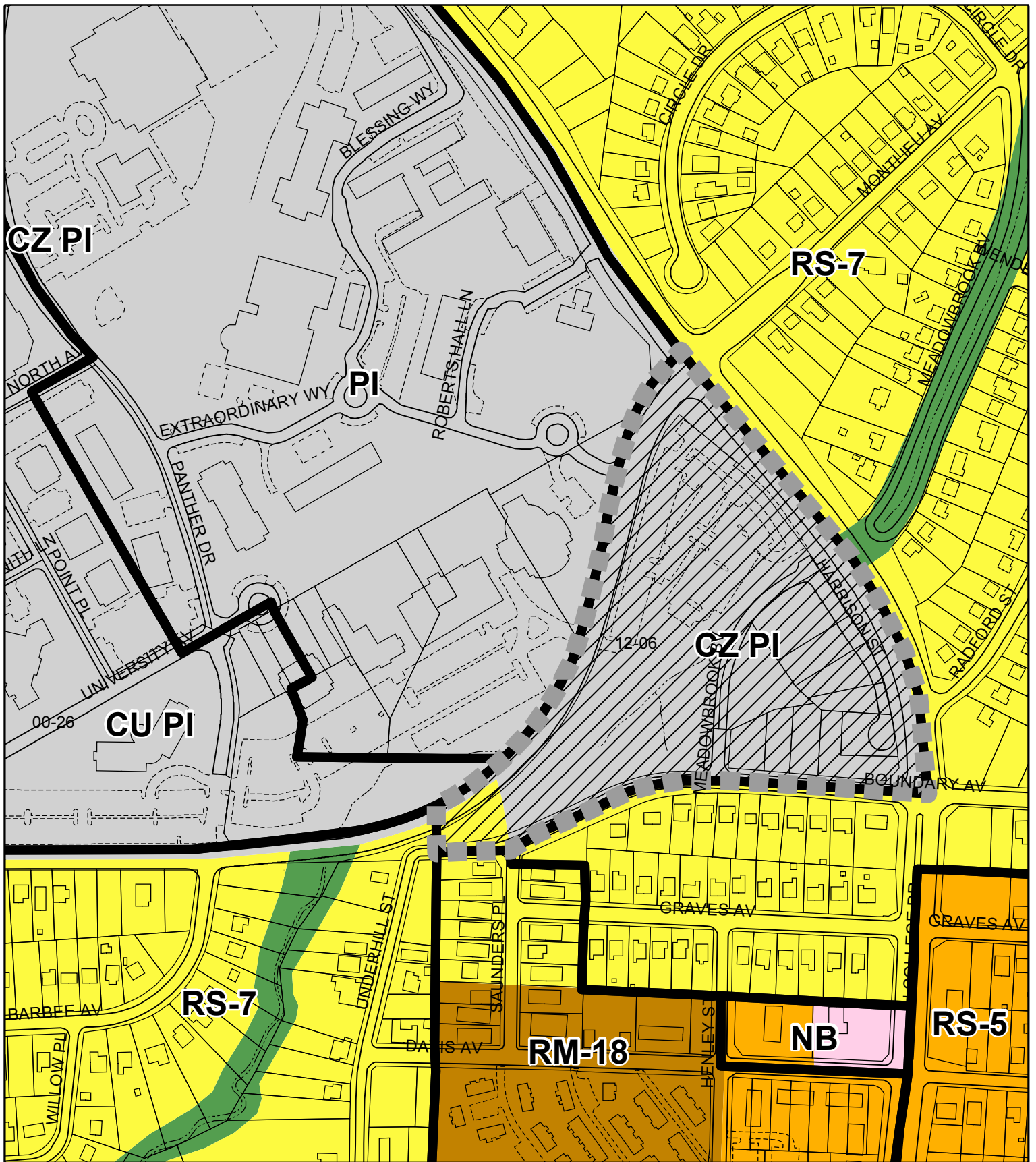
City of High Point

Date: March 12, 2014



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AMENDMENT TO CZ12-06

Land Use Plan

 Low-Density Residential	 Local/Convenience Commercial
 Moderate-Density Residential	 Institutional
 Medium-Density Residential	 Recreation/Open Space

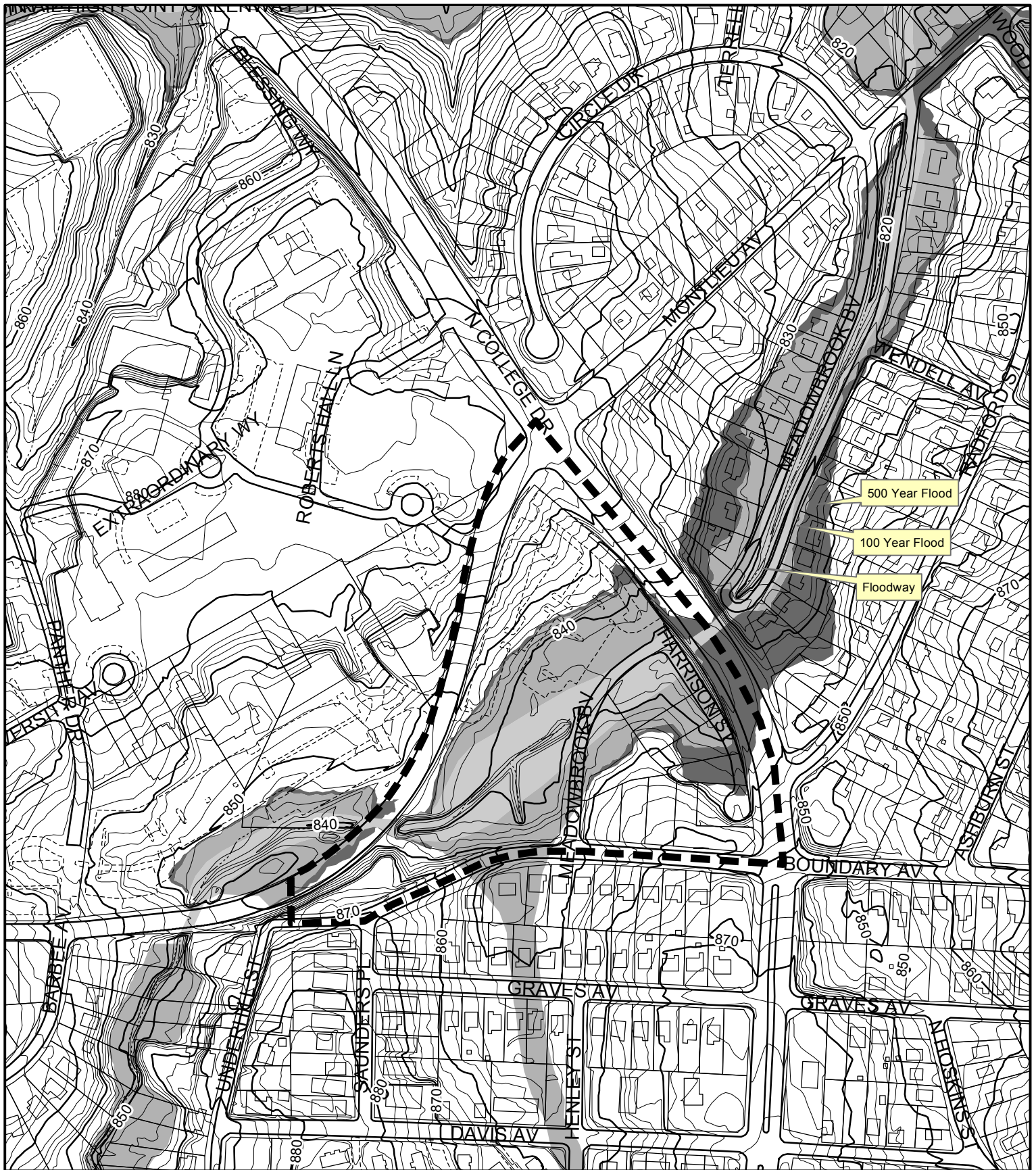
Planning & Development
Department

City of High Point

Date: March 21, 2014



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ZONING CASE 12-06

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

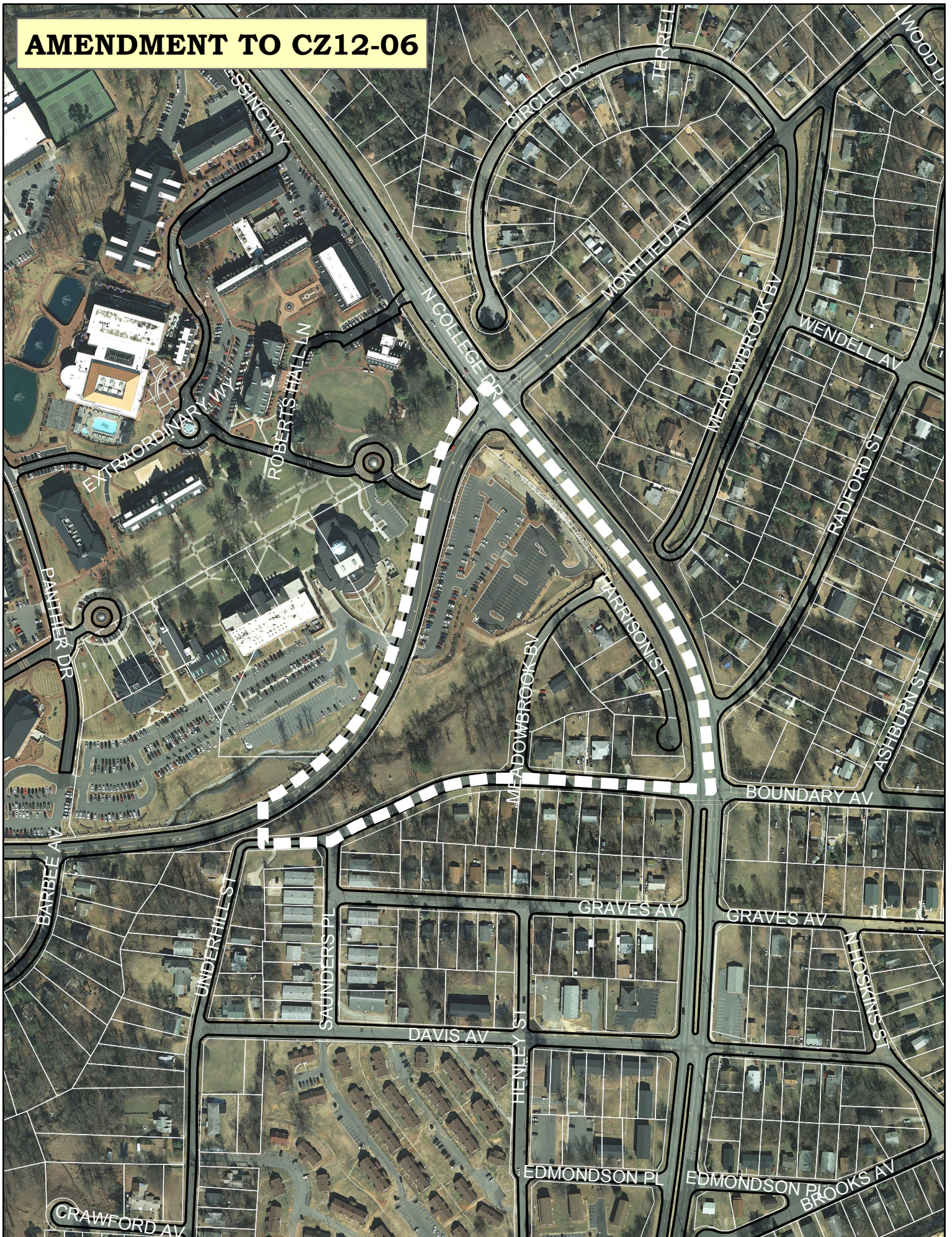
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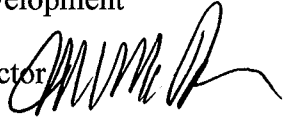
AMENDMENT TO CZ12-06



Transportation



March 5, 2014

To: Lee Burnette, Director of Planning and Development
From: Mark McDonald, P.E., Transportation Director 
Subject: Zoning Case 12-06, High Point University. Property is bounded by Montlieu Ave, N College Drive and Boundary Avenue.

My staff and I have reviewed the rezoning request and have the following comments:

A traffic impact analysis was not required for this development. To require a traffic study the proposed development must be expected to produce at least one hundred and fifty (150) trips in the AM or PM peak hour. In order to mitigate the development's impact on the surrounding roadway network the following improvements will be required:

Access

No access will be allowed to Boundary Avenue.

Improvements

The Welcome Center on Montlieu Ave. shall be no closer than one hundred and fifty (150) feet from the right-of-way of N. College Drive.

The City of High Point Transportation Director and the North Carolina Department of Transportation shall approve all construction and improvements.

If you have any questions or would like to further discuss this case, please advise.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 25, 2014 and before the City Council of the City of High Point on April 21, 2014 regarding **Amendment to Zoning Case 12-06** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 19, 2014, for the Planning and Zoning Commission public hearing and on April 9, 2014 and April 16, 2014, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on _____, 2014.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning Public & Institutional (CZ-PI) District**. The property is approximately 11.24 ~~40.7~~ acres and is lying along the west side of N. College Drive, between Montlieu Avenue and Boundary Avenue. The property is also known as Guilford County Tax Parcel 0183270, 0183279 thru 88.

SECTION 2.

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

Permitted Uses: Only the following land uses allowed in the Public & Institutional (PI) District shall be permitted, subject to the development and dimensional requirements of the PI District and the specific conditions listed in this Conditional Zoning Ordinance:

- a. Colleges or Universities (SIC 8220).
- b. Accessory Uses and Structures (customary)

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. Lot Combination: All parcels of the rezoning site shall be combined into one lot prior to development and re-subdivision.
2. **Welcome Center in Montlieu Avenue (private Drive):**
A minimum of seven (7) vehicular stacking spaces, per dimensional standards of Table 5-6-2 of the Development Ordinance, shall be provided as measured from the N. College Drive curb line (See Exhibit A “North College Entry Plan”).
3. Within fifty (50) feet of the exterior perimeter of the zoning site mechanical or electrical equipment, dumpsters or other such similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.
4. Within 100-feet of the ~~Montlieu Avenue~~, N. College Drive and Boundary Avenue right-of-way(s), loading areas for a building shall not be located on any side of a building that faces these road right-of ways.
5. Lighting:
 - a. Lighting shall be directed inwards towards the interior of the zoning site to minimize lighting spill-off/glare upon abutting residential property
 - b. ~~Where the zoning site abuts a residential use along the north side of Boundary Avenue, lighting shall be setback a minimum 20-foot from the abutting residential parcel(s) property line.~~

B. Landscaping, Buffers and Screening.

1. Along the Boundary Avenue frontage of the zoning site, where land area on opposite side of public street adjacent to the zoning site has a residential zoning designation, the street planting yard standards shall be increased from 8-foot width to a minimum width of 15 feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches within three years of planting.
2. Where parking is located within 50-feet of the Boundary Avenue right-of-way, that row of parking spaces nearest to Boundary Avenue shall be:
 - i. a minimum of 3-feet lower than the Boundary Avenue right of way;
or

- ii. a minimum 3-foot high berm shall be installed next to that row of parking spaces; **or**
- iii. **subject to approval of the Planning Director, additional evergreen landscaping shall be installed to screen vehicles in the parking lot.**

The intent is to provide a low-level screening of the off-street parking area near Boundary Avenue. **A combination of all three of the above noted screening techniques may be incorporated to achieve the low-level screening of the parking lot.**

- 3. **The above noted landscaping condition (B.1) may be adjusted to accommodate a grassed stabilized area for emergency vehicle access.**
- 4. Opaque fencing shall not be installed along the Boundary Street frontage of the site.

C. Transportation Conditions.

1. Vehicular Access

Boundary Avenue: ~~The access point shall be located no more than 170 feet from the intersection of N. College Drive and Boundary Avenue right-of-way.~~ **No access shall be allowed to Boundary Avenue.**

- 2. Improvements: ~~The property owner shall install a southbound right turn lane at the intersection of N. College Drive and Boundary Avenue or install an eastbound right turn lane at the existing access point of the parking lot on Montlieu Avenue. This improvement shall be installed in conjunction with expansion of development south of the stream.~~

- 3. The City of High Point Director of Transportation shall approve the exact location and design of all access points ~~and turn lanes~~. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

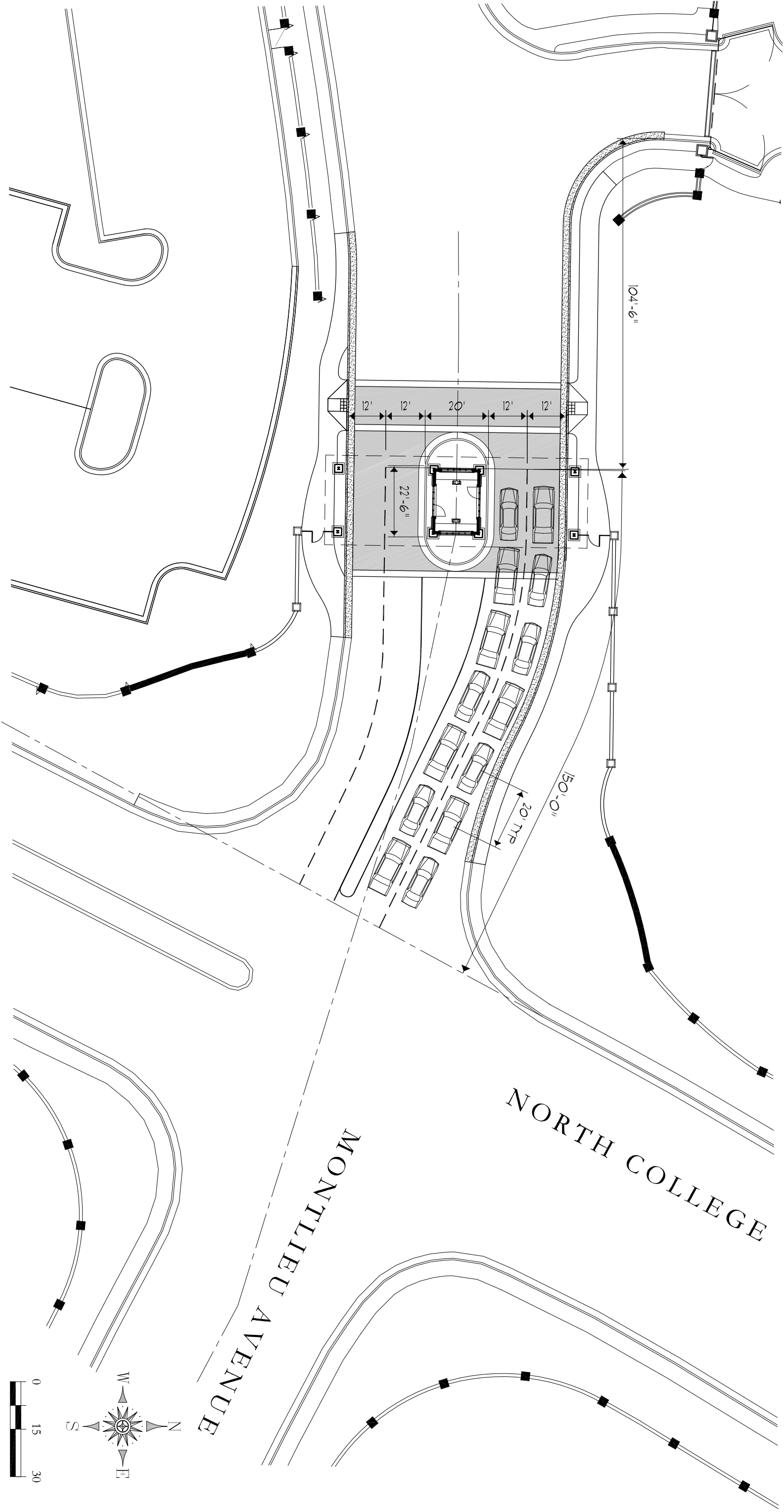
SECTION 6.

This ordinance shall become effective upon the date of adoption.

_____ th day of _____, 2014.

Lisa B. Vierling, City Clerk

Conditional Zoning Case 12-06 Supplemental Information	
Initial Zoning Application	Adopted July 16, 2012 (Ordinance # 6937 / 12-54)
Amendment #1 Sept. 2013	Adopted September 16, 2013 (Ordinance # 7009 / 13-41)

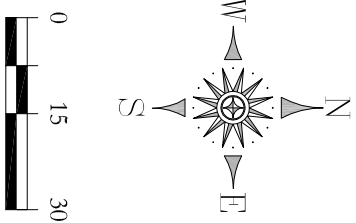


MONTLIEU AVENUE

NORTH COLLEGE

NORTH COLLEGE ENTRY PLAN

HIGH POINT UNIVERSITY



WALTER ROBB
CALLAHAN & PIERCE
Architects PA

591 North Lake Street
Winston-Salem, NC 27101
Telephone 336-725-1371
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MERCER ARCHITECTURE

M E R C E R
ARCHITECTURE INC
1015 HUTTON LN, SUITE 106
HIGH POINT, NC 27262
PHONE: (336) 885-1200
FAX: (336) 885-1201

HIGH POINT



UNIVERSITY

February 28, 2014

Subject: **Amendment to Conditional Zoning Case CZ 12-06
Boundary Avenue/Meadowbrook Blvd. /Harrison Street**

Ladies and Gentlemen,

The purpose of this letter is to inform you that High Point University has filed an application with the City of High Point for an amendment to Conditional Zoning Case CZ 12-06 of the area bounded by Montlieu Avenue, N. College Drive and Boundary Avenue. The property is currently zoned CZ PI and consists of approximately 9.9 acres.

The request for changes to the current zoning conditions will not change the permitted land use of the property. The requested amendment proposes to prohibit a driveway access to Boundary Avenue, and removal of the current condition requiring a right turn lane on either Montlieu Avenue or N. College Drive.

Although a formal Citizen Information Meeting is not required by the change in conditions, we have enclosed for your review a Conditional Zoning District Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on Tuesday, March 25, 2014, at 6:00 pm.

We urge you to contact us regarding any questions, comments, or concerns. I can be reached at 336-841-9363.

We look forward to answering any questions and receiving your input on the request.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Ron Guerra', written over a horizontal line.

HIGH POINT UNIVERSITY

Ron Guerra
Director of Construction and Renovation
336-841-9363

HIGH POINT UNIVERSITY
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