

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 15-03 (James and Kathleen Koch)

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 16, 2015

Public Hearing: Yes

Advertising Date: March 6, 2015

Advertised By: Planning & Development

Attachments: A. Staff Report
B. Map
C. Annexation Ordinance of Adoption

PURPOSE:

A request by James and Kathleen Koch for a voluntary contiguous annexation of an approximate 23.4-acre parcel lying along the west side of Kendale Road approximately 2,800 feet (0.53 mile) north of Skeet Club Road.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 15-03.

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

**STAFF REPORT
ANNEXATION CASE 15-03
March 16, 2015**

Request	
Applicant: James and Kathleen Koch	Owner(s): James and Kathleen Koch
Proposal: Voluntary contiguous annexation of a 23.4-acre parcel.	Effective Date: Upon adoption
	Associated Zoning Case: Zoning Case 15-04

Site Information	
Location:	Lying along the west side of Kendale Road approximately 2,800 feet (0.53 mile) north of Skeet Club Road.
Tax Parcel Numbers:	Guilford County Tax Parcel 0171279
Site Acreage:	Approximately 23.4-acres
Current Zoning:	Agricultural District, within Guilford County's zoning jurisdiction.
Current Land Use:	Single family dwelling
Current Fire District:	Per contract with Guilford County, the property is currently served by the City of High Point Fire Department.
Proposed Development:	Single family dwelling
Proposed Unit Type, Number and Average Value:	The applicant has noted in their annexation petition that 46 single family detached homes, with an average selling price of \$275,000, are proposed to be developed,.
Proposed Build-out Schedule:	The applicant has noted in their annexation petition an approximate 2-year build out schedule.
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounded by Ward 5. If approved, the annexation area will be part of Ward 5.
Physical Characteristics:	The site is heavily wooded with a moderately sloping terrain.
Water and Sewer Proximity:	An 8-inch City water line is lying within Kendale Road, approximately 670 feet north of the site. A 15-inch City sewer line runs along the West Fork of the Deep River, approximately 115 feet south of the site.
General Drainage and Watershed:	The site drains in a southeasterly direction and development is subject to the Oak Hollow Lake Watershed Critical Area (WCA) requirements. Engineered stormwater treatment measures are required for development with a total impervious surface area greater than 24% of the site. The site is within Tier 3 of this WCA, which only permits two-dwelling units per acre for single family development or a maximum 50% built-upon area for other permitted uses.

Overlay District(s):	Oak Hollow Lake Watershed Critical Area (WCA) – Tier 3 Airport Overlay – Zone 3
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Adjacent Property Zoning and Current Land Use			
North:	AG	Agricultural District	Single family dwelling and undeveloped parcel
South:	PI	Public & Institutional District	Undeveloped parcel
East:	AG	Agricultural District	Single family dwelling
	PI	Public & Institutional District	Undeveloped parcel
West:	AG	Agricultural District	Single family dwelling and undeveloped parcel
	PI	Public & Institutional District	parcel

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Kendale Road	Major Thoroughfare	467 ft.
Vehicular Access:	Access will be from Kendale Road.		

City Department Comment Summary

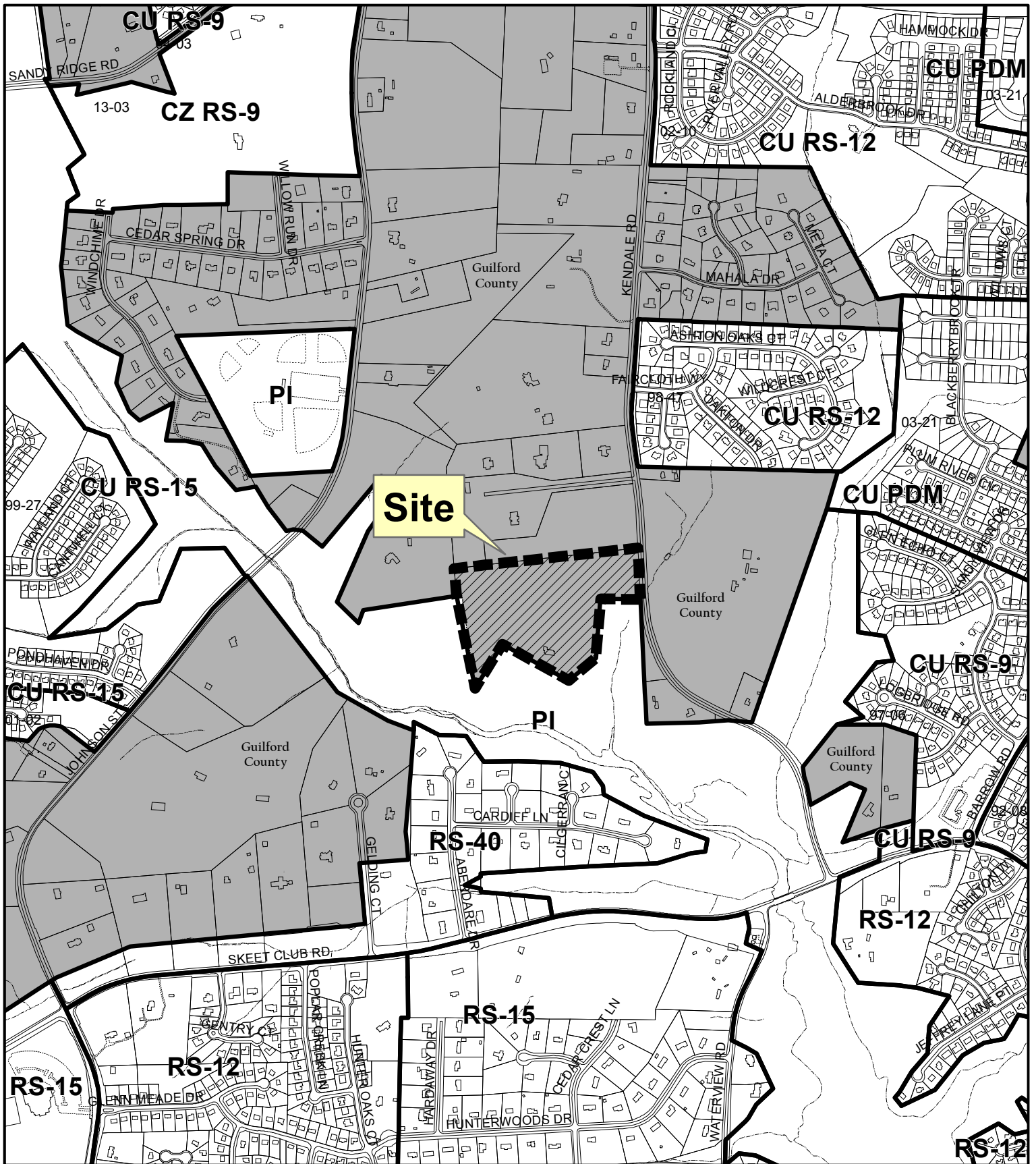
Comments were not requested for this proposed annexation due to the fact the site abuts the City's primary corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The applicant is proposing to develop a single family subdivision on this parcel and is requesting annexation in order to have access to city utilities and services. This annexation petition represents a logical progression of the City's annexation policy for this area as the property is within the City's Planning Area and abuts the High Point Corporate limits along its southern and western boundary. Since the mid 1990's, the City of High Point's corporate limit has continuously expanded to include more of the northwestern portion of its Planning Area, which extends northward to I-40. To the north of the proposed annexation site, along the east side of Kendale Road is approximately 181 acres of land currently within the City limits, including the Ashton Oaks and Alderbrook Subdivisions. Uses along Kendale Road primarily consist of residential dwellings, and City services and service vehicles are established in this area. The inclusion of this parcel into the City's corporate limits will not negatively impact the City's ability to provide services in the area.

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.



ANNEXATION REQUEST ANX15-03

Applicant: D.R. Horton
Area: 23.41 acres

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point

Date: February 20, 2015



Scale: 1"=1,000'

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Return to: JoAnne Caryle, City Attorney
City of High Point
P.O. Box 230
High Point, NC 27261
Ordinance No. xxxx / xx-xx

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE
CITY OF HIGH POINT, NORTH CAROLINA

WHEREAS, The City of High Point has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and,

WHEREAS, the City Clerk has investigated the sufficiency of said petition and has certified it to be valid; and

WHEREAS, a public hearing on this annexation was held at the Municipal Building at 6:15p.m. on the 16th day of March, 2015; and,

WHEREAS, the City of High Point does hereby find as a fact that said petition meets the requirements of G.S. 160A-31 as amended;

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
HIGH POINT, NORTH CAROLINA:**

SECTION 1. By virtue of the authority granted by G.S. 160A-31 as amended, the following described territory is hereby annexed, and made a part of the City of High Point as of March 16, 2015.

ANNEXATION DESCRIPTION

Applicant: James and Kathleen Koch
Annexation Case 15-03

BEGINNING AT AN EXISTING 1/2 INCH IRON PIPE ON THE WESTERN 60 FOOT PUBLIC RIGHT OF WAY FOR KENDALE ROAD (S.R.#1834) SAID EXISTING 1/2 INCH IRON PIPE ALSO BEING THE SOUTHEAST CORNER OF JACKIE M. GREENE AS RECORDED IN DEED BOOK 7309 PAGE 1185 IN THE GUILFORD COUNTY REGISTER OF DEEDS, THENCE WITH THE WESTERN 60 FOOT PUBLIC FOR KENDALE ROAD S 03 DEG. 27 MIN. 26 SEC. E DISTANCE BEING 396.49 FEET TO A NEW IRON PIPE, THENCE WITH A CURVE TO THE LEFT A CHORD BEARING OF S 05 DEG. 01 MIN. 06 SEC. E CHORD DISTANCE BEING 79.11 FEET AND HAVING A RADIUS OF 1451.81 FEET TO AN EXISTING 1/2 INCH IRON PIPE ON THE WESTERN 60 FOOT PUBLIC RIGHT OF WAY FOR KENDALE ROAD, THENCE LEAVING SAID RIGHT OF WAY FOR KENDALE ROAD AND WITH A LINE OF THE CITY OF HIGH PONT ALSO KNOWN AS TAX PID#0170825 ALSO BEING THE CITY OF HIGH POINT CITY LIMIT LINE S 85 DEG. 14 MIN. 33 SEC. W DISTANCE BEING 308.83 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE S 03 DEG. 00 MIN. 55 SEC. W DISTANCE BEING 463.77 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE S 43 DEG. 57 MIN. 06 SEC. W DISTANCE BEING 272.07 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE N 63 DEG. 15 MIN. 32 SEC. W DISTANCE BEING 111.11 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE N 63 DEG. 13 MIN. 09 SEC. W DISTANCE BEING 446.09 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE S 32 DEG. 52 MIN. 47 SEC. W DISTANCE BEING 234.42 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE N 03 DEG. 06 MIN. 02 SEC. W DISTANCE BEING 737.88 FEET TO AN EXISTING 1 INCH IRON PIPE, THENCE S 82 DEG. 52 MIN. 33 SEC. W DISTANCE BEING 250.07 FEET TO AN EXISTING 1/2 INCH IRON PIPE, SAID EXISTING 1/2 INCH IRON PIPE BEING THE SOUTHEAST CORNER OF MICHAEL O'BRIEN AS RECORDED IN DEED BOOK 3966 PAGE 1321, THENCE WITH THE WESTERN LINE OF SAID MICHAEL O'BRIEN N 04 DEG. 22 MIN. 08 SEC. W DISTANCE BEING 242.96 FEET TO AN EXISTING 1/2 IRON PIPE, THENCE WITH THE SOUTHERN LINE OF AFORESAID JACKIE M. GREENE AS RECORDED IN DEED BOOK 7309 PAGE 1185 N 83 DEG. 36 MIN. 35 SEC. E DISTANCE BEING 246.94 FEET TO AN EXISTING 1/2 INCH IRON PIPE, THENCE WITH SAID SOUTHERN LINE OF JACKIE M. GREENE N 83 DEG. 42 MIN. 51 SEC. E DISTANCE BEING 1183.15 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 23.445 ACRES MORE OR LESS.

SECTION 2. Upon and after **March 16, 2015** the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of High Point, and shall be entitled to the same privileges and benefits as other parts of the City of High Point. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

SECTION 3. The Mayor of the City of High Point shall cause to be recorded in the Office of the Register of Deeds of Guilford County and in the Office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted by City Council,
this the 16th day of March, 2015.
Lisa B. Vierling, City Clerk