

CITY OF HIGH POINT

AGENDA ITEM



Title: Annexation Case 16-01
(4008 Mendenhall Oaks, LLC)

From: Lee Burnette, Planning & Development
Director

Public Hearing: Yes

Meeting Date: May 2, 2016

Advertising Date: March 25, 2016

Advertised By: Planning & Development
Department

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

PURPOSE:

A request by 4008 Mendenhall Oaks, LLC to consider a voluntary contiguous annexation of approximately 6.3 acres lying along the east side of Eastchester Drive, approximately 560 feet south of Mendenhall Oaks Parkway. The property is addressed as 2756 and 2760 N.C. Highway 68 and is also known as Guilford County Tax Parcels 0170008 and 0170009.

BACKGROUND:

Staff report and recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff recommends *approval* of Annexation Case 16-01.

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

**STAFF REPORT
ANNEXATION 16-01
May 2, 2016**

Request	
Applicant: 4008 Mendenhall Oaks, LLC	Owner: 4008 Mendenhall Oaks, LLC
Proposal: Voluntary contiguous annexation of approximately 4.86 acres.	Effective Date: Upon adoption.
	Associated Zoning Case: Zoning Map Amendment 16-02

Site Information	
Location:	The site is lying along the east side of N.C Highway 68, approximately 560 feet south of Mendenhall Oaks Parkway.
Tax Parcel Numbers:	Guilford County Tax Parcels 0170008 and 0170009.
Site Acreage:	Approximately 4.86 acres
Current Land Use:	Undeveloped
Current Fire District:	The property is within the Deep River Fire District. Per contract with Guilford County, the property is currently served by the City of High Point Fire Department.
Proposed Development:	The applicant is proposing to combine the annexation site with the abutting parcel to the north in order to develop a mixed use business/service type commercial node at this intersection to serve individuals working in the adjacent employment center (Piedmont Center).
Proposed Unit Type, Number and Average Value:	The applicant is proposing to develop approximately 24,000 square feet of retail space (consisting of multiple users/establishments) and approximately 30,000 square feet of office/medial space. Anticipated building values are approximately \$8,000,000 at buildout.
Proposed Build-out Schedule:	The applicant is tentatively proposing to commence development during the first quarter of 2017 and anticipates completing phase I of the development by the end of 2017 or early 2018.
Proposed City of High Point Council Ward:	The proposed annexation site is currently surrounded by Ward 6. If approved, the annexation area will be part of Ward 6.
Physical Characteristics:	The northwestern portion of the site has been developed or graded for future development, and has a relatively flat terrain. The southern and northeastern portions of the site are undeveloped and have a moderate to steeply sloping terrain. A perennial stream runs along the eastern boundary of the property and the steeper terrain is along this stream corridor.
Water and Sewer Proximity:	A 12-inch City water line and an 8-inch City sewer line are lying to the north along Mendenhall Oaks Parkway. There is also a 12-inch

	City sewer line running along the southern and eastern boundary of the site adjacent to the stream corridor.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the City Lake General Watershed Area (GWA) requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.
Overlay Districts:	Eastchester Scenic Corridor Overlay; City Lake General Watershed Area; and Airport Overlay (Zone 4)

Adjacent Property Zoning and Current Land Use			
North:	CU-LI	Conditional Use Light Industrial District	Bank
South:	CU-LI	Conditional Use Light Industrial District	Office use
East:	CU-LI	Conditional Use Light Industrial District	Industrial/manufacturing
West:	CU-LI	Conditional Use Light Industrial District	Office uses and industrial uses (across N.C. Highway 68)

Transportation Information			
Adjacent Streets:	Name		Approx. Frontage
	N.C. Highway 68	Major Thoroughfare	528 ft
	Mendenhall Oaks Pkwy	Collector Street	435 ft
Vehicular Access:	N.C. Highway 68 (public street); and Mendenhall Oaks Parkway (public street)		

City Department Comment Summary

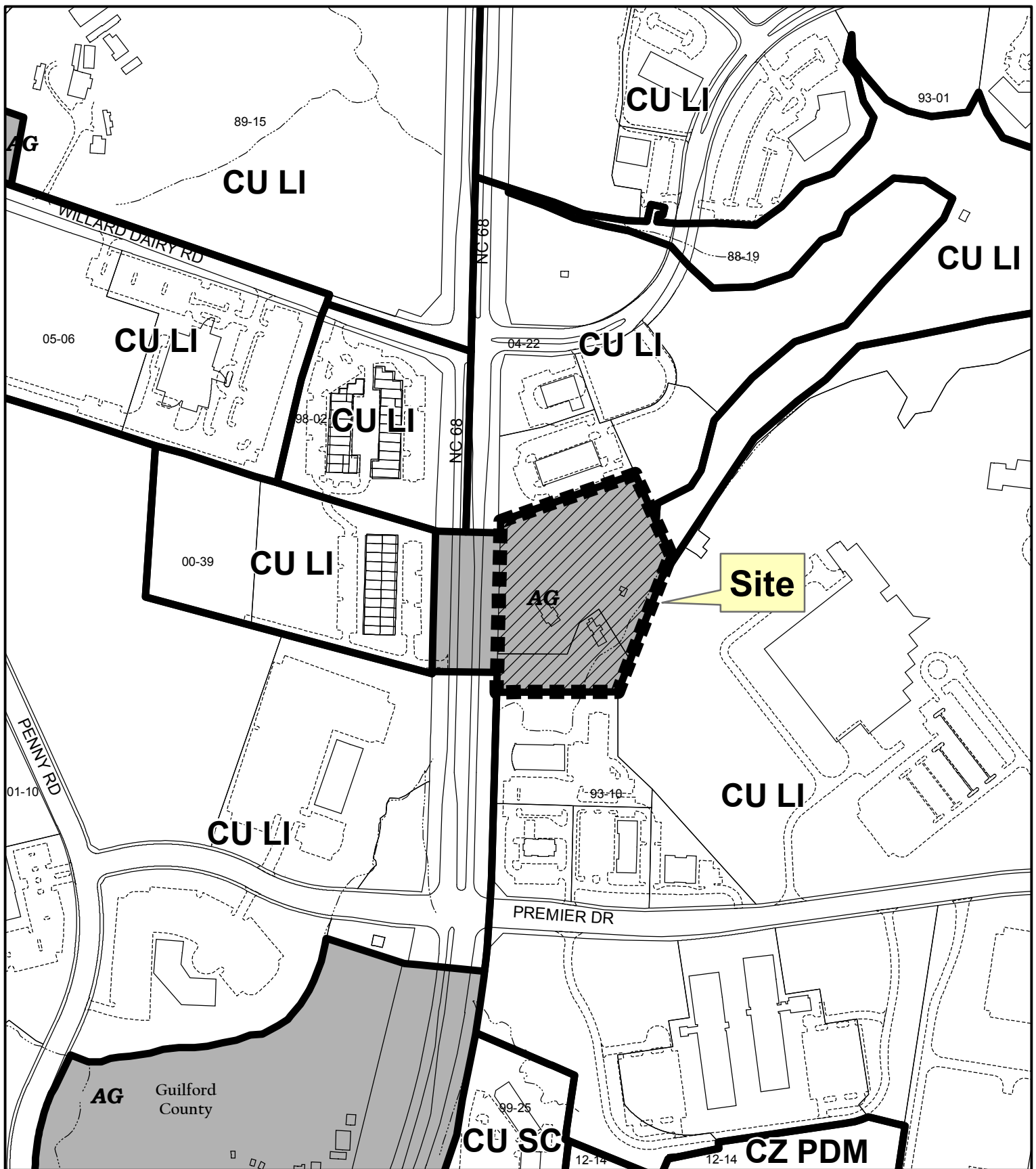
Comments were not requested for this proposed annexation due to the fact that the site is surrounded by the City's corporate limits. Annexation petitions for uses within close proximity to existing service areas do not cause the need for individual department comment.

Details of Proposal

The applicant is requesting annexation of these two parcels (4.86 acres) in order to have access to city utilities. He is proposing to combine this site with the abutting parcel to the north, which is also owned by the applicant, in order to develop a business/service type commercial node at this intersection to serve individuals working in the adjacent employment center (Piedmont Center). This annexation petition represents a logical progression of the City's annexation policy for this area as the parcels to be annexed are surrounded by the City's corporate limits. City services and service vehicles are already present in this area and the annexation of these two parcels will not negatively impact the City's ability to provide services in this 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 AN16-01

Applicant: William Stevens
Area: 6.23 acres (approximate)

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

**Planning & Development
 Department**

City of High Point

Date: January 26, 2016



Scale: 1"=400'

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 2016/pz/an16-01.mxd

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 5:30p.m. on the 2nd day of May, 2016; 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 May 2, 2016.

ANNEXATION DESCRIPTION

(4008 Mendenhall Oaks, LLC)

Insert Annexation Case #16-01 (AN-16-01)

Part A: Guilford County Tax Parcels 0170008 (2756 NC Highway68).

BEING commonly described as 2756 NC 68 North, High Point, North Carolina, and identified as parcel 0170008 by the tax mapping department of Guilford County, NC, as

conveyed in Deed Book 2733 Page 836 of the Guilford County Register of Deeds and more particularly described as follows:

BEGINNING at a mag nail in the eastern right of way of NC Highway 68, the southwestern corner of the herein described parcel, and running THENCE with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, a common corner with the Property of Roger D. & Rita D. Duncan as described in Deed Book 7035 Page 1789; THENCE, with Duncan the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, S21-11-09W, 106.59 feet to an existing iron rod, a corner with an apparent gap between the herein described parcel and Lot 3 of Plat Book 122 Page 128; THENCE, with said apparent gap, N89-36-16W, 382.43 feet to an mag nail in the eastern right of way of NC Highway 68, the Place and Point of Beginning, having a total area of 1.34 acres, more or less.

Part B: Guilford County Tax Parcels 0170009 (2760 NC Highway68).

BEING commonly described as 2760 NC 68 North, High Point, North Carolina, and identified as parcel 0170009 by the tax mapping department of Guilford County, NC, as conveyed in Deed Book 7035 Page 1789 of the Guilford County Register of Deeds and more particularly described as follows:

COMMENCING from a mag nail set in the eastern right of way of NC Highway 68, the southwest corner of the property of Roger D. & Jennifer W. Duncan as described in Deed Book 2733 Page 836; Thence with the eastern right of way of NC Highway 68, N01-33-14E, 105.00 feet to an iron rod set, the Point of BEGINNING; THENCE, with the Property of Roger D. & Jennifer W. Duncan, the following four (4) courses: 1) S89-36-16E, 208.12 feet to a bent existing iron pipe; 2) N21-37-14E, 102.62 feet to an existing iron pipe in concrete; 3) N55-07-44E, 73.30 feet to an existing iron pipe in concrete and 4) S37-51-46E, 182.52 feet to an existing iron pipe, a common corner with Duncan in the western line of property shown as Lot 1 on Plat Book 114 Page 126; THENCE, with said Lot 1, N21-10-55E, 242.99 feet to an existing iron pipe, a corner with the City of High Point as shown on Plat Book 106 Page 146; THENCE, with the City of High Point, N21-10-55E, 86.41 feet to an existing iron pipe; and N23-50-27W, 115.13 feet to an existing iron pipe, a corner with Lot 18-D of Plat Book 157 Page 40; THENCE, with said Lot 18-D, N23-50-27W, 155.35 feet to a pinched existing iron pipe, a common corner with Lot 18-C of Plat Book 157 Page 40; THENCE, with Lot 18-C, S70-33-29W, 442.17 feet to an axle located on the eastern right of way of NC Highway 68; THENCE, with the eastern right of way of NC Highway 68, S01-33-14W, 399.29 to an iron rod set, Place and Point of Beginning, having a total area of 4.88 acres, more or less.

SECTION 2. Upon and after May 2, 2016 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 2nd day of May, 2016.
Lisa B. Vierling, City Clerk