

# 160118  
5-2-2016

## **REDWOLF DEVELOPMENT COMPANY, LLC.**

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Date: April 29, 2016  
To: High Point City Council  
From: David Michaels  
Redwolf Development Company, LLC  
Subject: 2000 Penny Road – Zoning Case ZA 15-19

Dear Member of High Point City Council,

Thank you for agreeing to hear this case before the full Council as I believe our case has merit and will provide a successful use for this unique property. I have asked Judy Stalder to assist us with this case and hopefully she has made contact with you prior to receiving this information. I have known Judy for many years, since the time I was involved in the development of the Piedmont Centre property, and I believe she will be able to address any concerns you may have about our proposal.

Here are a few items for your consideration in preparing for this case:

Traffic and Transportation – this seems to be the single biggest concern with our proposal:

1. We obtained basic traffic data from City of High Point DOT and a table of this data is attached for your review. This information demonstrates that our proposed use of the property (RM-8) generates no more traffic than other permitted uses on this site.
2. Penny Road is already a busy corridor with an estimated 19,000 vehicles per day.
3. Our proposed development will add only 2% to the daily traffic count of 19,000 vehicles.
4. We are dedicating additional right-of-way along Penny Road to accommodate future upgrades.
5. Horney Road will be improved to minimum NCDOT standards. This is a zoning condition that is currently in force on the property and that we have agreed to retain.
6. Our proposed site plan limits access to Horney Road to (2) street connections. We would not intend for individual driveways to connect onto Horney Road.
7. There will not be any street connections into existing residential neighborhoods.

Buffers:

1. A copy of our proposed site plan, overlaid onto an aerial photo of the surrounding area, is attached for your review. This picture shows the existing vegetation that is on and around our property.
2. We will be required to provide a Type C buffer against the existing single-family neighborhoods. This buffer will be preserved where possible and supplemented where necessary. Please note that this buffer would not be required if this were being developed as single-family detached.
3. A street-planting yard will also be provided along Horney Road.

Land Use:

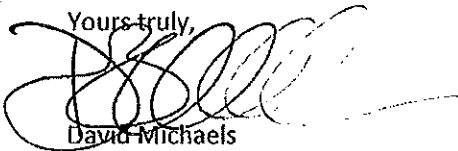
1. The proposed RM-8 is a transitional density between existing developed uses and the more intense uses on Horney Road; that is Florence Elementary School and the church.
2. Townhouses will attract fewer families with school aged children than single family detached homes.
3. This is an infill site with unique design considerations due to the shape of the land parcel and therefore requires careful thought about how to develop it.
4. A similar townhouse development has already been established right across Penny Road (Park Hill townhomes).
5. The proposed RM-8 will permit clustering of units on the site and allow driveways to be oriented to the interior of the property. Please note that if this were developed as single-family detached then the site would dictate many more driveways directly onto Horney Road.
6. If this were developed as single-family detached a maximum of 43 home sites could be created. Our request is for up to 69 dwellings or a modest increase of 26 units.

Storm water runoff and drainage:

1. We will construct a water quality device to control runoff.
2. We have intentionally positioned the pond east of the gas line easement to enhance the buffer for existing homes.
3. We feel our proposed development will alleviate some existing drainage concerns in this area.

Judy has talked with several neighbors already and is continuing her efforts to meet with them and explain the merits of our proposal. We want to create an attractive neighborhood that is safe, that is welcoming and that becomes an asset to the surrounding communities. We look forward to the opportunity Monday night to present our case and if you should have any questions, feel free to contact me or Judy.

Yours truly,



David Michaels

Manager, Redwolf Development Company, LLC.

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Penny Road Project—8.72 acres  
Trip Generation Comparison\*

| Land Use            | Unit                         | Trips per unit | Expected Trips |
|---------------------|------------------------------|----------------|----------------|
| Single Family Homes | 43 units (5 units/acre)      |                |                |
| Weekday             |                              | 9.57           | 412            |
| AM Peak             |                              | 0.75           | 32             |
| PM Peak             |                              | 1.01           | 43             |
| Saturday            |                              | 10.08          | 433            |
| Townhomes           | 69 units (proposed)          |                |                |
| Weekday             |                              | 5.81           | 401            |
| AM Peak             |                              | 0.44           | 30             |
| PM Peak             |                              | 0.52           | 36             |
| Saturday            |                              | 5.67           | 391            |
| Church              | Per 1000 s.f for 45000       |                |                |
| Weekday             |                              | 9.11           | 410            |
| AM Peak             |                              | 0.56           | 25             |
| PM Peak             |                              | 0.55           | 25             |
| Sunday              |                              | 36.63          | 1648           |
| Sunday Peak         |                              | 11.76          | 529            |
| Daycare             | Per 1000 s.f. for 5000 s.f.  |                |                |
| Weekday             |                              | 79.26          | 396            |
| AM Peak             |                              | 12.26          | 61             |
| PM Peak             |                              | 12.46          | 62             |
| Daycare             | Per student for 100 students |                |                |
| Weekday             |                              | 4.48           | 448            |
| AM Peak             |                              | 0.80           | 80             |
| PM Peak             |                              | 0.82           | 82             |

\*Per Unit rates provided by City of High Point Transportation Department



