

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June, 27, 2017 and before the City Council of the City of High Point on July 17, 2017 regarding **Zoning Map Amendment Case 17-09 (ZA-17-09)** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on June 18, 2017, for the Planning and Zoning Commission public hearing and on July 5, 2017 and July 12, 20xx, 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 **July 17, 2017**.

**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: A Planned Development - Periphery (PD-P). The property is approximately 70.926 acres lying along the east side of Sandy Ridge Road and Johnson Street and south of Kendale Drive (2028 Sandy Ridge Road, 4627 and 4604 Kendale Drive, 4644 and 4626 Johnson Street). The property is also known as Guilford County Tax Parcel 0171336(part), 0171341(part), 0171346, 0171316, 0171348, 0171314 and 0171313(part).

#### SECTION 2

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

#### SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-P District, Master Plan Map and Development Standards, and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are 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.

17<sup>th</sup> day of July, 2017.

Lisa B. Vierling, City Clerk

**Planned Unit Development Statement of Intent.**

Applicant: BSC Holdings, Inc. Date: June 19, 2017

- a) The applicant intends to develop a mixed residential development on 70.926 acres consisting of 2 tracts, Tract A, and Tract B, which will be separated by the dedication of right-of-way for the future Piedmont Parkway Extension. Tract A will consist of a mix of residential uses including single family detached, townhomes, multifamily buildings consisting of 8 apartment units per building, and a lofts style apartment building consisting of no more than 90 units. Tract B will consist of single family residential homes on individual lots for sale.
- b) The intent for Tract A is to build a high-end rental development with on-site amenities. Single-family structures will have brick veneer in the front façade. Target market of the units will be individuals who work in the Piedmont Center Business Park, as well as empty nesters who are too young for retirement community living. This development will bring a high value to the area. Tract A dwelling units will be maintained as rental units and will be managed by BSC Holdings, Inc., the property management company of the Developer.
- c) The intent for Tract B is to build a well-thought out and planned single family residential subdivision. Tract B units will be built by Royal Homes of NC and sold to individuals. Anticipated prices are in the \$250,000 to \$350,000 range.
- d) Tract A will function as a cohesive unified development. All entrances into Tract A will be gated. The road network will consist of private streets and drives. All tenants of the Tract A development will have access to the Recreational and Amenity areas.
- e) Tract B will consist of public streets with a main entrance off of the Piedmont Parkway extension and a secondary entrance and exit off of Johnson Street.
- f) Tract A will have a maximum of 290 residential dwelling units.
- g) Tract B will have a maximum of 110 residential dwelling units.
- h) All streets in Tract A are private. Trash services to be handled by the property owner.
- i) All streets in Tract B are public.
- j) In Tract A Parking lots will exist in front of the apartment buildings. Each single family detached house will have its own driveway. Many houses will have garages. Many townhomes will have their own garage and all will have a driveway to park additional vehicles, The Loft style apartment building will have wide central hallways and elevators. Each apartment will have a private balcony.
- k) Tract B will have individual driveways for each dwelling unit.

- l) The project has been designed to complement the surrounding neighborhoods and the River Landing Community. This development will provide much needed additional for sale housing in the \$250,000 to \$350,000 price range and will also provide additional rental options for empty nesters and baby boomers who are not yet ready to consider other retirement home style choices.

Development Standards

Part I. USES:

A. Tract A:

1. Only single family detached dwelling units, single family attached dwelling units, multi-family dwelling units, duplex dwelling units, triplex/quadplex dwelling units and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

B. Tract B:

1. Only single family detached dwelling units as allowed in the Residential Single Family-5 (R-5) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.
2. Common elements recreation.

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1. A maximum of 400 dwelling units shall be permitted. Development dimensional and density standards within each tract shall be as follows:
  - a. Tract A:
    - 1) A maximum of two hundred ninety (290) residential dwelling units shall be permitted.
    - 2) Common elements recreation (clubhouse/recreation area) shall be included in this tract.
    - 3) A street setback of 30 feet shall be provided around the perimeter of this tract where it abuts the Piedmont Parkway, Sandy Ridge Road and Kendale Road (current and future alignment) right-of-way's as depicted on the sketch plan. A 20-foot setback shall be provided where the perimeter of the tract does not abut a current or proposed future public right-of-way as depicted on the sketch plan.
    - 4) Except for single family detached dwelling units, all uses shall meet the development and dimensional standards of the Residential Multifamily - 16 (RM-16) District standards.
    - 5) Single family detached dwelling development shall meet one of two development options.
      - i. Option 1 - Single family detached dwelling development: Dwelling units

not developed on individual lots and as part of a group development shall meet the following standards:

<b><u>Principal Building Setbacks</u></b>	
<b><u>Front Street Setback:</u></b> (measured from back of curb or edge of pavement, if no curb is provided)	
• Where no sidewalk is located along private drive/private street---	22 ft.
• Where sidewalk is located along the private drive/private street---	25 ft.
<b><u>Side Street Setback:</u></b>	
• For lots on a corner-----	<u>10 ft.</u>
<b><u>Maximum Building Height (maximum two stories)</u></b>	
	50 ft.
<b><u>Accessory Structures</u></b>	
<ul style="list-style-type: none"> <li>No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures.</li> <li>Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.</li> </ul>	

- ii. **Option 2 – Single family detached dwelling development:** Dwelling units developed on an individual lot shall meet the following standards:

<b><u>Minimum Lot Area:</u></b> There is no minimum lot area; however, the single family detached dwelling unit shall be fully contained within the lot.	
<b><u>Principal Building Setbacks</u></b>	
<b><u>Front Street Setback:</u></b> (setback measured from back of curb or edge of pavement, if no curb is provided)	
• Where no sidewalk is located along private drive/private street:-	22 ft.
• Where sidewalk is located along the private drive/private street-	25 ft.
Side Setback-----	None
Side Street Setback: For lots on a corner-----	10 ft.
Rear Setback-----	5 ft.
<b><u>Maximum Building Height (maximum two stories)</u></b>	
	50 ft.

<u>Accessory Structures</u>
-----------------------------

- |   |
|---|
| <ul style="list-style-type: none"><li>• No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within the common elements area such as gazebos or similar structures.</li><li>• Enclosed patios/sun rooms, etc. shall meet above noted principal building setback standards.</li></ul> |
|---|

b. Tract B:

- 1) A maximum of one hundred and ten (110) residential dwelling units shall be permitted.
- 2) Uses shall meet the development and dimensional standards of the Residential Single Family- 5 (R-5) District.

B. Landscaping, Setback and Buffers

1. Tract A

A minimum 15-foot wide Type C planting yard shall be installed around the perimeter of Tract A.

2. Tract B

A 10-footwide street yard shall be installed along the Johnson Street and Piedmont Parkway frontages of Tract B. This planting yard shall be in the common elements area.

C. Fencing & Screening: If fencing is erected along the perimeter of a tract abutting a public street right-of-way, then a common fencing plan shall be provided. A common fencing plan shall be provided prior to Preliminary Plat approval for any portion of the tract where perimeter fencing is to be installed.

D. Lot Combination. All parcels within the rezoning site shall be combined into one (1) lot prior to any development.

E. Transportation

1. Vehicular Access and improvements:

- a. Only one point of vehicular access shall be permitted to Kendale Road (Access Point #3 as depicted on Sketch Plan)
- b. Only two points of access shall be provided to Sandy Ridge Road.
  - 1) Access Point #2 (Access Point #2 as depicted on Sketch Plan): This access point shall align with The Links Drive and will be a full access point (ingress and egress may be modified by NCDOT road improvement project U-4758). The developer shall install left and right turn lanes on Sandy Ridge Road at this access point.

- 2) Access Point #1 (Access Point #1 as depicted on Sketch Plan): This access point is the Piedmont Parkway extension. This will be a four-way intersection at Johnson Street/Sandy Ridge Road and Piedmont Parkway extension. The developer shall construct the necessary westbound traffic lanes at this intersection as part of the Piedmont Parkway Extension improvements.
- c. Access Point #4 (Johnson Street Access as depicted on Sketch Plan): One point of vehicular access shall be provided to Johnson Street to serve Tract B. This access shall be installed with the development of Tract B once Tract B exceeds 50 lots.  
This access shall be a right in- right out only drive in the location shown on the PD-P Sketch Plan and constructed to City of High Point and NCDOT standards.-
- d. Right-of-way dedication:
  - 1) Piedmont Parkway Extension: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, a 120-foot-wide right of way for the future construction of Piedmont Parkway Extension as shown on the PD-P Sketch Plan.
  - 2) Sandy Ridge Road and Johnson Street: The developer shall dedicate to the City of High Point, prior to or with the first final subdivision plat for any portion of Tract B but no later than December 31, 2017, right of way along Sandy Ridge Road and Johnson Street frontage of the site as shown on the PD-P Sketch Plan as required to meet alignment depicted in U4758.
- e. Piedmont Parkway Right-of-way improvements: The developer shall construct a 2 lane City standards local street from the Johnson Street/Sandy Ridge Road intersection to the access point into Tract A and Tract B as depicted on the sketch plan.
- f. The developer shall retain easement rights across the Piedmont Parkway right-of-way for utilities, stormwater, and access.

2. Pedestrian Access:

- a. A pedestrian access system shall be provided in Tract A so as to provide safe and convenient pedestrian access to open space/common area for all dwelling units. An access plan, for the entire development, shall be shown on the preliminary site plan.
  - b. A pedestrian access plan shall be submitted as part of the Preliminary Plat approval for each tract. The location of all sidewalks shall be indicated on plans submitted for approval. Pedestrian access shall be installed as part of each individual phase or sub-phase of the development.
3. The City of High Point Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.



H) Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved prior to approval of the first preliminary plat approval for this development.

I) Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Conditional Zoning Ordinance. The City of High Point Development Ordinance shall govern issues not addressed within this Conditional Zoning Ordinance.

SANDY RIDGE, JOHNSON STREET & KENDALE ROAD  
PD-P SKETCH PLAN

PRELIMINARY  
FOR REVIEW  
PURPOSES ONLY

ENGINEERING AND SURVEYING, INC.  
LAND DEVELOPMENT CONSULTING  
CORPORATE LICENSE NUMBER C-1975  
4400 TYNIA STREET  
HIGH POINT, NORTH CAROLINA 27605  
PHONE: (336) 812-8900 ~ FAX: (336) 812-8780

SCALE: 1" = 100'  
DATE: 06/16/2017  
PROJECT: 133415  
DRAWN BY:  
SHEET C1



