

CITY OF HIGH POINT

AGENDA ITEM



Title: Review of Unified Development Plan (Tract E and F)
Zoning Map Amendment 03-21 (ZA-03-21)

From: Lee Burnette, Planning & Development
Director

Meeting Date: January 16, 2018

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: A. Staff Memorandum
B. Unified Development Plan (Tract E and F)

PURPOSE:

A request by Blue Ridge Companies for approval of a Unified Development Plan (UDP) for Tracts E and F of a Planned Development Mixed (PDM) District (ZA-03-21). The UDP is a development plan depicting the layout of the entire PDM District or for individual tracts of the development.

BACKGROUND:

In December 2003, the City Council approved Zoning Map Amendment 03-21, which rezoned a 298-acre area, lying south of Clinard Farms Road and west of Barrow Road, to a Planned Unit Development-Mixed (PDM) District. This approval was made under the City's prior Development Ordinance, which required the adoption of a Unified Development Plan (UDP) for each tract of the PDM District. Typically, for larger planned developments such as this, the developer has uses approved for the various tracts, but does not have a specific design and will submit a UDP later for review and approval by City Council. Once approved, the UDP is recorded and becomes the reference plan used to guide site specific development of that area.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommends **approval** of the Unified Development Plan for Tracts E & F of Zoning Map Amendment 03-21.
- B. On December 12, 2017, the Planning and Zoning Commission reviewed this request. The Commission recommended **approval** of the Unified Development Plan for Tracts E & F, by a vote of 9-0.



MEMORANDUM

December 12, 2017

FROM: Herbert Shannon, Jr. Senior Planner

TO: High Point City Council and
Planning & Zoning Commission

SUBJECT: Review of Unified Development Plan (Zoning Case 03-21)
Tract E and F

BACKGROUND INFORMATION

This is a request by Blue Ridge Companies for Unified Development Plan approval for two tracts (Tract E & F) in the Piedmont Crossing development. Piedmont Crossing is an approximate 298-acre mixed-use development located west of Barrow Road and south of Clinard Farms Road, extending approximately 0.7 mile south of Clinard Farms Road.

In December 2003, the City Council approved Zoning Case 03-21, which rezoned this 298-acre area to a Conditional Use Planned Unit Development-Mixed (CU-PDM) District. This approval was made under the City's prior Development Ordinance, which required the adoption of a Unified Development Plan (UDP) for each tract of a PUD. The UDP is a development plan depicting the layout of the entire PUD or for an individual tract within the PUD. Typically, for larger PUDs such as this, the developer has uses approved for the various tracts but does not have a specific design and will submit a UDP later for review and approval. Once approved, the UDP is recorded and becomes the reference plan used to guide site specific development of that area.

STAFF ANALYSIS

The 2003 PUD approval consisted of nine tracts that allowed a mixture of single family dwellings, townhome dwellings, multifamily dwellings, office uses, commercial uses and industrial uses. The southern and western portions of this PUD, Tracts A, B and D, have been developed and Tract C is approximately 90% completed.

Blue Ridge Companies is proposing to develop Tracts E & F. The initial 2003 adoption included a UDP for Tract E for a multifamily/commercial development with a parking garage. No UDP has been adopted for Tract F as it was unknown in 2003 if it would be developed as a commercial or residential tract. Blue Ridge Companies is proposing to develop these two tracts with single-family attached (townhome) subdivisions.

Administration
336.883.3328

Planning Services
336.883.3328

Development Services
336.883.3328

Inspection Services
336.883.3151

Tract E, approximately 33.3 acres, is proposed to be developed with 168 townhome dwellings with access from the Piedmont Parkway extension. Tract F, approximately 10.6 acres, is proposed to be developed with 46 townhome dwellings with access being extended from Tract C to the south, and connection to the Piedmont Parkway extension to the north.

Staff has reviewed the applicant's UDP submittal for Tracts E and F. The request generally conforms to the sketch plan and the requirements of the Conditional Use Permit. Staff finds that this submittal is in keeping with the overall general development concept originally approved and would not change the adopted findings.

STAFF RECOMMENDATION

The Planning & Development Department recommends approval of the requested UDP for Tracts E and F of the Piedmont Crossing Development.

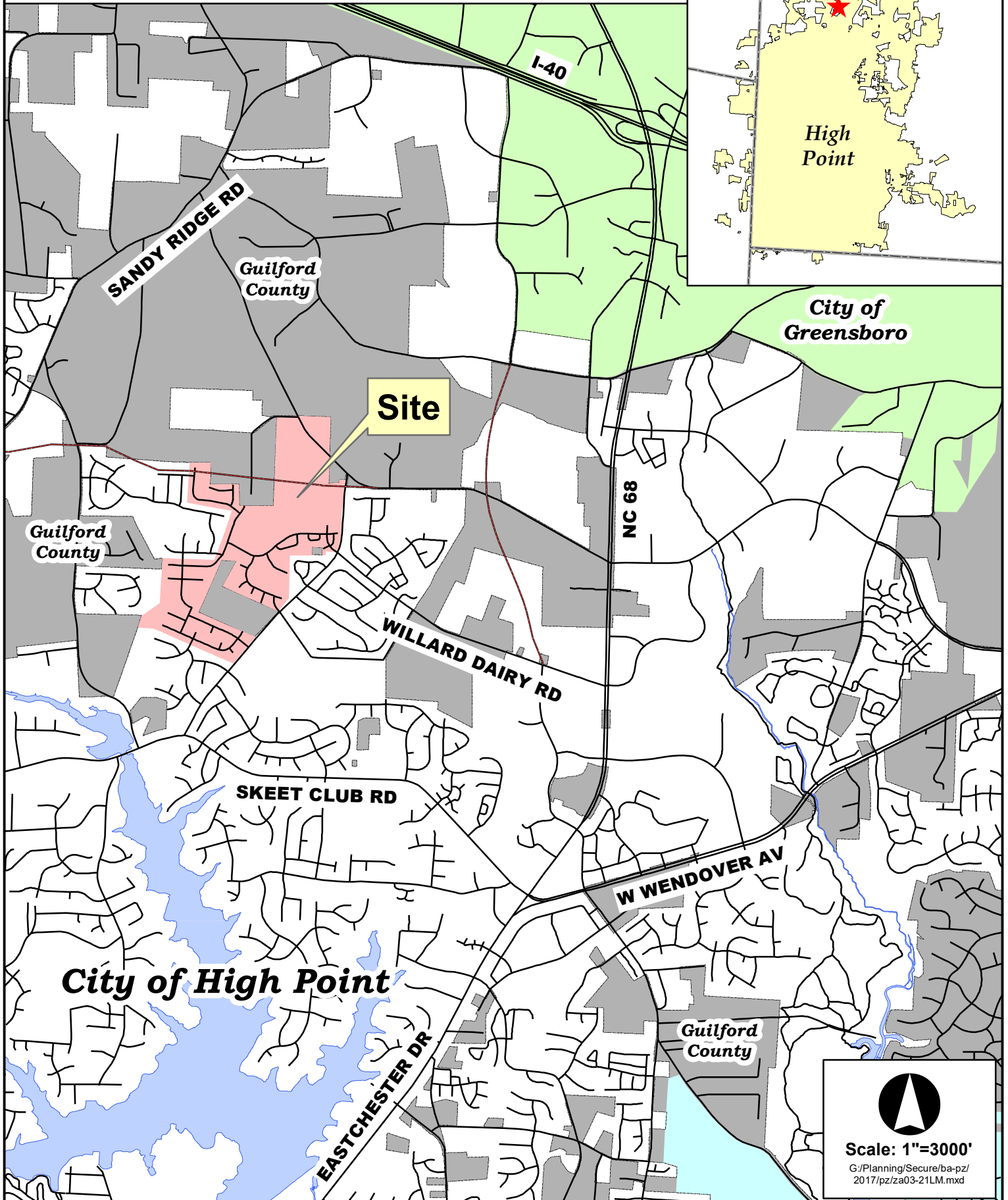
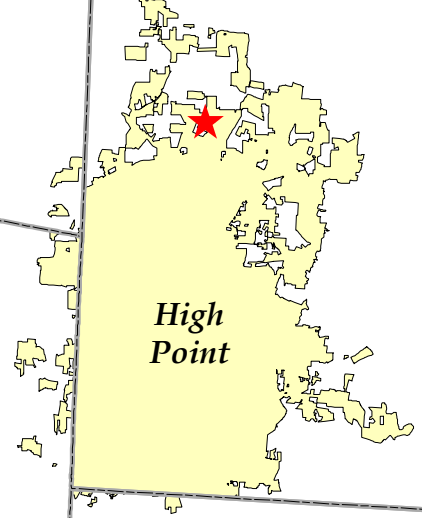
Staff recommends that the Planning & Zoning Commission forward a recommendation of approval to the City Council, and that the City Council approve the requested UDP for Tracts E and F.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-03-21

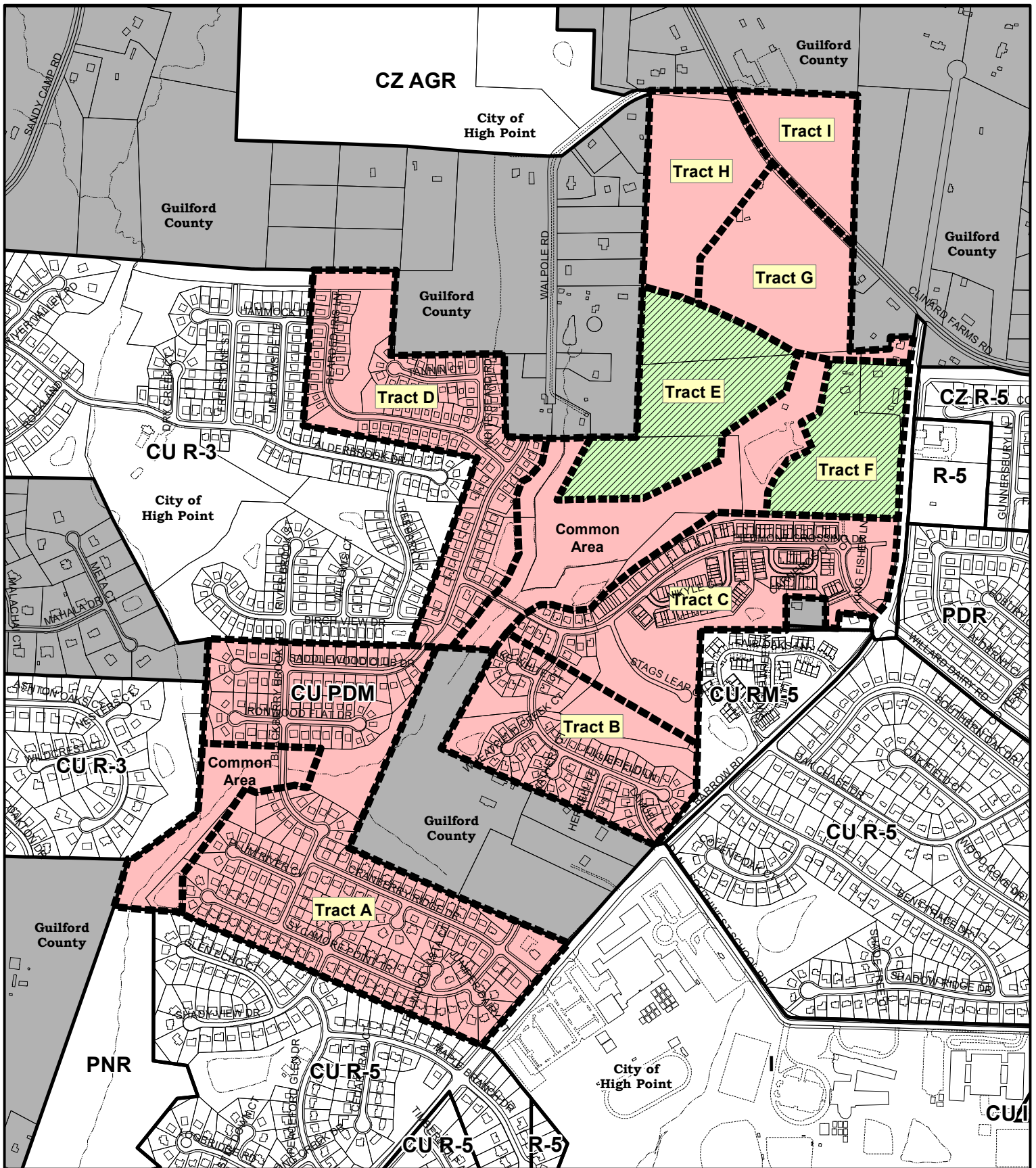
Applicant: Blue Ridge Companies

Vicinity Map



Scale: 1"=3000'

G:\Planning\Secure\ba-pz/
2017\pz\za03-21LM.mxd



ZONING MAP AMENDMENT ZA03-21

UDP for Tracts E and F (2017)

Existing Zoning Boundary
Subject Property Boundary



Planning & Development
Department

City of High Point



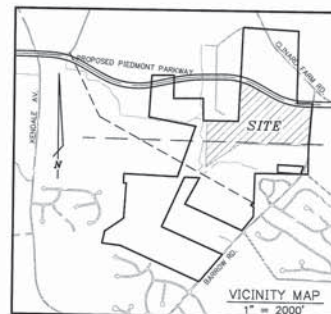
Scale: 1"=900'

G:\Planning\Secure\ba-pz\2017\pz\za03-21.mxd

PDM SKETCH PLAN FOR PIEDMONT CROSSING TRACTS E, & F DEVELOPED BY BLUE RIDGE COMPANIES

CITY OF HIGH POINT
HIGH POINT TOWNSHIP - GUILFORD COUNTY
NORTH CAROLINA
JOB No. 2003-032
REVISED - NOVEMBER, 2017

DEVELOPER
BLUE RIDGE COMPANIES
5526 SAMET DRIVE
HIGH POINT, NC 27265
336-864-1521



SITE DATA
- ZONING: CU-PD-MIXED
- TAX PARCELS: 0215020, 0215011, 0215006, 0215010
- DEEDS: T742-204, 6461-455, 6021-1265

WATERSHED DATA
- WATERSHED: OAK HOLLOW MCA TIER 4
- SOIL TYPE: E8, E9, M62, C6B, C6B, C6B2
- AVERAGE SLOPE: 7%
- DISTANCE TO FLOODWAY: 2/30 LF +/-

ZONING TRACT 'H'
CASE #03-21
"LIGHT INDUSTRIAL"
(CP STANDARDS)
TOTAL AREA = 14.2 Ac.
ISA ALLOTMENT = 11.4 Ac. (80%)

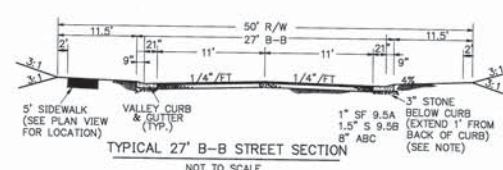
NOTES:
1. NO FIELD SURVEY HAS BEEN PERFORMED. BOUNDARY IS COMPILED FROM FIELD NOTES, PLATS AND DEED REFERENCES AND MAY BE SUBJECT TO CHANGE.
2. TOPOGRAPHY TAKEN FROM CITY OF HIGH POINT GIS.
3. EACH TRACT SHALL HAVE ENGINEERED STORMWATER CONTROLS AND INDIVIDUAL SITE SPECIFIC WATERSHED CONTROL PLANS PRIOR TO DEVELOPMENT OF SAID TRACT.
4. ROADWAY AND COMMON AREA LOCATIONS ARE APPROXIMATE AND MAY VARY ON FINAL PLANS.
5. ALL ROADWAYS SHALL BE PUBLIC UNLESS OTHERWISE NOTED.

SITE DATA
ZONING: CASE #03-21
ZONING TRACT 'E'
AREA = 59.3 AC +/-
RM-B AND LB STANDARDS
14 UNITS/ACRE
80% ISA ALLOTMENT
PROPOSED:
No. OF UNITS = 122
DENSITY = 2.1 UNITS/ACRE
ZONING TRACT 'F'
AREA = 10.6 AC +/-
RM-B AND LB STANDARDS
5 UNITS/ACRE
80% ISA ALLOTMENT
PROPOSED:
No. OF UNITS = 46
DENSITY = 4.3 UNITS/ACRE
COMMON AREA-B
AREA = 6.8 AC +/-
TOTALS
AREA = 50.8 AC +/-
DENSITY = 3.3 UNITS/ACRE

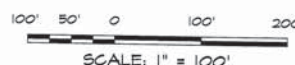
SETBACKS
FRONT:
20' W/ SIDEWALK
15' W/ SIDEWALK
SIDE:
10' BUILDING - BUILDING
REAR:
15'

FLOOD CERTIFICATION
The undersigned hereby certifies to the best of his knowledge and belief the location of the subject property has been checked against one HUD/FIA map and information provided by the Department of Housing and Urban Development and finds that:
() The subject property is located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FIA flood map.
(X) The subject property is not located in a SPECIAL FLOOD HAZARD AREA as determined by HUD/FIA flood map.
FIRM MAP PANEL 3710780300J
The subject property is located in an area which has not been mapped as to flood areas by HUD/FIA.

LEGEND
● IRON PIN (FOUND)
● IRON PIN (SET)
■ CONCRETE MONUMENT W/DISK
-/- NOW OR FORMERLY
Y1 YARD INLET
P.O.B. POINT OF BEGINNING
P POWER POLE
L LIGHT POLE
C CLEAN OUT
W WELL
○ MANHOLE (SANITARY SEWER)
○ MANHOLE (STORM DRAIN)
○ MANHOLE (WATER)
Y1 YARD INLET
T TRANSFORMER BOX
P PEDESTAL
C CABLE PEDESTAL
S GAS METER
F FIRE HYDRANT
W WATER VALVE
P PROPERTY LINE
A ADDRESS
F FENCE LINE
O OVERHEAD POWER LINES
A AT UNDERGROUND CABLE
C CEMENT
M MINIMUM BUILDING LINE
C CURB & GUTTER
S STORM SEWER
C/D DRAINAGE DITCH



THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY.
THIS IS A PRELIMINARY PLAT. THIS IS NOT A SURVEY. NOT FOR RECORD SALES OR CONVEYANCE.



JAMESTOWN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
117 E. MAIN STREET
P.O. BOX 355
JAMESTOWN, N.C. 27282
Telephone (336) 886-5523
C-0626

PRD-SKETCHPLAN.DWG
11-3-17 3:30 PM