

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-02
(Presbyterian Homes, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: May 7, 2018

Public Hearing: Yes

Advertising Date: April 25, 2018, and
May 2, 2018

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by the Presbyterian Homes, Inc. to rezone approximately 0.16 acres from a Conditional Use Residential Multifamily-5 (CU RM-5) District to a Planned Development – Periphery (PD-P) District, and to update the Master Plan and amend the Statement of Intent to include this area. The site is lying north of the intersection of Sandy Ridge Road and Johnson Street and west of the intersection of Sandy Ridge Road and Kendale Road.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended *approval* of this request, as outlined in the attached staff report.
- B. On March 27, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-02. The Planning & Zoning Commission recommended *approval* of this request as recommended by staff, by a vote of 9-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Presbyterian Homes, Inc.

Zoning Map Amendment 18-02 (ZA-18-02)

At its March 27, 2018 public hearing, the Planning and Zoning Commission reviewed a request to expand the River Landing continuing care retirement community by adding approximately 0.16 acres to this development. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking in favor of the request:

Speaking in favor of the request on behalf of the applicant was Mr. Luke Dickey with Stimmel Associates, 601 N. Trade Street, Suite 200, Winston-Salem, N.C. Mr. Dickey gave an overview of the applicant's rezoning request.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the request is consistent with the Land Use Plan Map designation, objectives of the Land Use Plan and the Northwest Area Plan.

Reasonableness Statement

The Commission stated that the request is reasonable and in the public interest as it is a minor expansion, only adding 0.16 acres (less than 7,000) to this 162-acre development, and all previous conditions and perimeter standards will remain the same.

The Planning & Zoning Commission **adopted these statements** by a vote of 9-0.

Zoning Map Amendment

The Commission recommended ***approval*** of Zoning Map Amendment 18-02, as recommended by staff, by a vote of 9-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-02
March 27, 2018**

Requests		
Applicant: The Presbyterian Homes, Inc.	Owner: The Presbyterian Homes, Inc.	
Zoning Map Amendment Proposal: To expand the River Landing continuing care retirement community by adding approximately 0.16 acres to this development.	From:	CU RM-5 Conditional Use Residential Multifamily-5 District
	To:	PD-P Planned Development – Periphery District

Site Information	
Location:	The River Landing development is lying north of the intersection of Sandy Ridge Road and Johnson Street and west of the intersection of Sandy Ridge Road and Kendale Road. The area of expansion is lying at the northeastern boundary of the development, approximately 250 feet south of Rosemont Drive.
Tax Parcel Numbers:	Guilford County Tax Parcels 0171322, 0171330, 0210452, 0210453 0210454, 0210455 and 0210456
Site Acreage:	Area of proposed expansion - Approximately 0.16 acres Current River Landing Development - Approximately 162 acres Approximately 162.16 acres
Current Land Use:	The River Landing development is a continuing care retirement community facility consisting of a mixture of single family detached dwellings, single family attached dwellings, assisted living facility, long-term care/skilled nursing facility, office uses and a day care use. It also contains an accessory golf course with a clubhouse.
Physical Characteristics:	The property has a gentle to moderately sloping terrain. The western boundary of the site is impacted by a 100 and 500-year flood plain area.
Water and Sewer Proximity:	A 16-inch and a 12-inch City water line lie adjacent to the site along Sandy Ridge Road. A 16-inch and a 24-inch City sewer line run along the western boundary of the site and an 8-inch City sewer line runs along the northern boundary of the site. Private water and sewer lines tie into the perimeter public lines. These private lines are maintained by the property owner and serve the various tracts.
General Drainage and Watershed:	The site drains in a western direction and development is subject to the Oak Hollow Lake General Watershed Area (GWA) requirements. Engineered stormwater treatment measures are required for multi-family development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of two units per acre or more.
Overlay Districts:	Oak Hollow Lake General Watershed Area (GWA) Airport Overlay Zone 3

Adjacent Property Zoning and Current Land Use			
North:	CU RM-5	Conditional Use Residential Multifamily-5 District	Saddlebrook Twinhome subdivision (common area)
South:	PD-P	Planned Development – Periphery District	Undeveloped parcel
East:	PD-P	Planned Development – Periphery District	River Landing corporate office building
West:	CU RM-5	Conditional Use Residential Multifamily-5 District	Saddlebrook Twinhome subdivision common area)

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.
Land Use Plan Map Classification:	The site has a Low-Density Residential land use classification, which is primarily intended for single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Land Use Plan Goals, Objectives & Policies:	The following objective of the Land Use Plan are relevant to this request: Obj. #8. Stimulate more efficient use of the City’s land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.
Relevant Area Plan:	<u>Northwest Area Plan</u> The following objective found in the area plan is relevant to this request: Obj. 2d. Provide for residential development at a variety of densities and affordability levels.
Zoning History:	The River Landing development was initially 127 acres when annexed and granted a Planned Development zoning in 1998. During the past two decades it has expanded five times through annexation and enlarged the Planned Development zoning over adjacent parcels. Since the 1990s, this northern portion of the City’s Planning Area has experienced steady growth from the approval of multiple annexations and zoning approvals totaling more than 1,183 acres.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	Sandy Ridge Road	Major Thoroughfare	3,200 ft.
Vehicular Access:	Via existing River Landing access points (<i>Links Drive, John Knox Drive and driveway</i>).		
Traffic Counts: <i>(Average Daily Trips)</i>	Sandy Ridge Road (east of Johnson Street split)	11,000 ADT (NCDOT 2015 traffic count)	
	Sandy Ridge Road (west of Johnson Street split)	4,000 ADT (NCDOT 2015 traffic count)	
Estimated Trip Generation:	Not applicable		

Traffic Impact Analysis:	Required		Comments
	<u>Yes</u>	<u>No</u> X	None
Conditions:	<p>a) <u>Right-of-Way Dedication</u>: The developer shall dedicate to the City of High Point right of way along Sandy Ridge Road frontage of the site as shown on the PDP Sketch Plan as required to meet alignment depicted in U-4758.</p> <p>b) <u>Access</u>: No new access to Sandy Ridge Road shall be allowed.</p> <p>c) The City of High Point Transportation Director and the North Carolina Department of Transportation shall approve the exact location and design of all access points and improvements.</p>		

School District Comment
Not applicable to this zoning case.

Planned Development (PD) Overview

The Planned Development-Periphery (PD-P) District was established to encourage the use of innovative and creative design to provide a mix of different residential, nonresidential, and institutional uses in close proximity to services, recreation uses, and open space resources on lands outside the Core City Area. All PD developments are subject to the general standards of Section 3.7.3 of the Development Ordinance and must comply with Chapter 5: (Development Standards), Chapter 6: (Environmental Standards), and Chapter 7: (Subdivision and Infrastructure Standards) of the Development Ordinance, in addition to the specific standards of the respective PD District.

Details of Proposal

The River Landing retirement community corporate office building is located at the northeastern boundary of the development along Sandy Ridge Road and just south of the Saddlebrook twinhome subdivision. They are proposing to expand their corporate office structure; however due to the odd configuration of their property boundary, such an expansion would require the building addition to be situated at an awkward angle to meet perimeter setback standards. Therefore, they have approached the abutting Saddlebrook Homeowners Association and purchased a triangular shape 0.16-acre portion (approximately 7,000 square feet) of the HOA's common area to facilitate the construction of this building expansion.

This rezoning proposes the following:

- Add this 0.16-acre area to the River Landing Development by amending their zoning to include this additional land area.
- Update Planned Development Master Plan to show this 0.16-acre expansion and to add it to Tract G (office tract) of their development.
- Amend the acreage stated in the Planned Development Statement of Intent to include this 0.16-acre area. All other previously adopted development standards will remain the same.

Staff Analysis

Planned Development District Standards:

Before approving a Planned Development zoning district, the City Council shall determine that the application, as well as the master plan, the statement of intent and development standards, and the common signage plan, if included, comply with Planned Development District standards.

Staff has determined the master plan, statement of intent and development standards sufficiently address the requirements, including allowable uses, mandatory use mix, density & building height.

Periphery (PD-P) District standards

Staff has determined the request meets the requirements of the PD-P District. The property exceeds the minimum area requirement and is located outside the Core City Area.

Review Factors:

- ❖ **Result in a development that is compatible with surrounding development character and land uses.**
- ❖ **Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
- ❖ **Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees, and protect habitat;**
- ❖ **Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands.**

This zoning application is a minor expansion of the previously adopted PD-P District and does not change any of the previously adopted review factors used to approve this development. All previously adopted PD Development Standards have been carried over into this updated application, including perimeter buffer and landscaping standards. Thus, the requested will continue to be compatible with surrounding area and will not adversely impact adjacent properties.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Planned Development that support the application.

During the past two decades, this portion of the Johnson Street/Sandy Ridge Road corridor has begun to transform from a rural to a more suburban area due to the multiple voluntary annexation approvals and development of residential subdivisions.

Development Patterns:

The proposed Planned Development results in development that promotes a logical, preferred and orderly development pattern.

Since the mid-1990s, the City of High Point's corporate limit has expanded in this northern portion of the City Planning Area. This area has developed with a variety of institutional and residential use types and the applicant's proposal will be consistent with the development pattern that has been established in this area.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance;

The proposal is consistent with the Land Use Plan Map designation, objectives of the Land Use Plan and the Northwest Area Plan.

Reasonableness/Public Interest:

An approval of the proposed Planned Development is considered reasonable and in the public interest.

The request is minor as it only adds 0.16 acres (less than 7,000) to this 162-acre development and all previous conditions and perimeter standards will remain the same.

Recommendation

Staff Recommends Approval:

As addressed in the Staff Analysis section of this report, this is a minor expansion of the existing continuing care retirement community facility. All development standards and perimeter buffer standards that were previously approved by City Council are being carried forward in this update to the development. The Planning & Development Department recommends approval of the request to rezone approximately 162.16 acres to the PD-P District. The requested PD-P District will be compatible with the surrounding area and in conformance with adopted plans.

Required Action

Planning and Zoning Commission:

The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

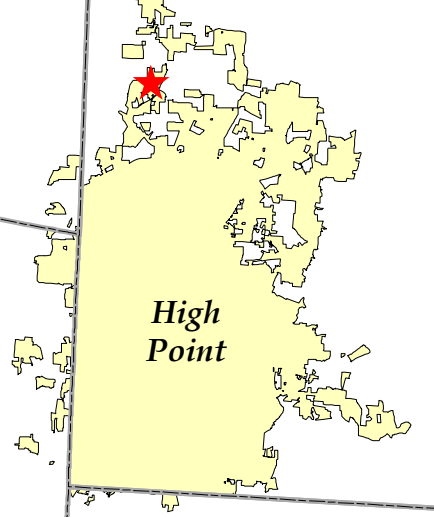
Report Preparation

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 G. Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-18-02
Applicant: PRESBYTERIAN HOMES INC

Vicinity Map



Site

SANDY RIDGE RD

Guilford County

Forsyth County

Guilford County

City of Greensboro

Guilford County

WILLARD DAIRY RD

NC 68

SKEET CLUB RD

W WENDOVER AV

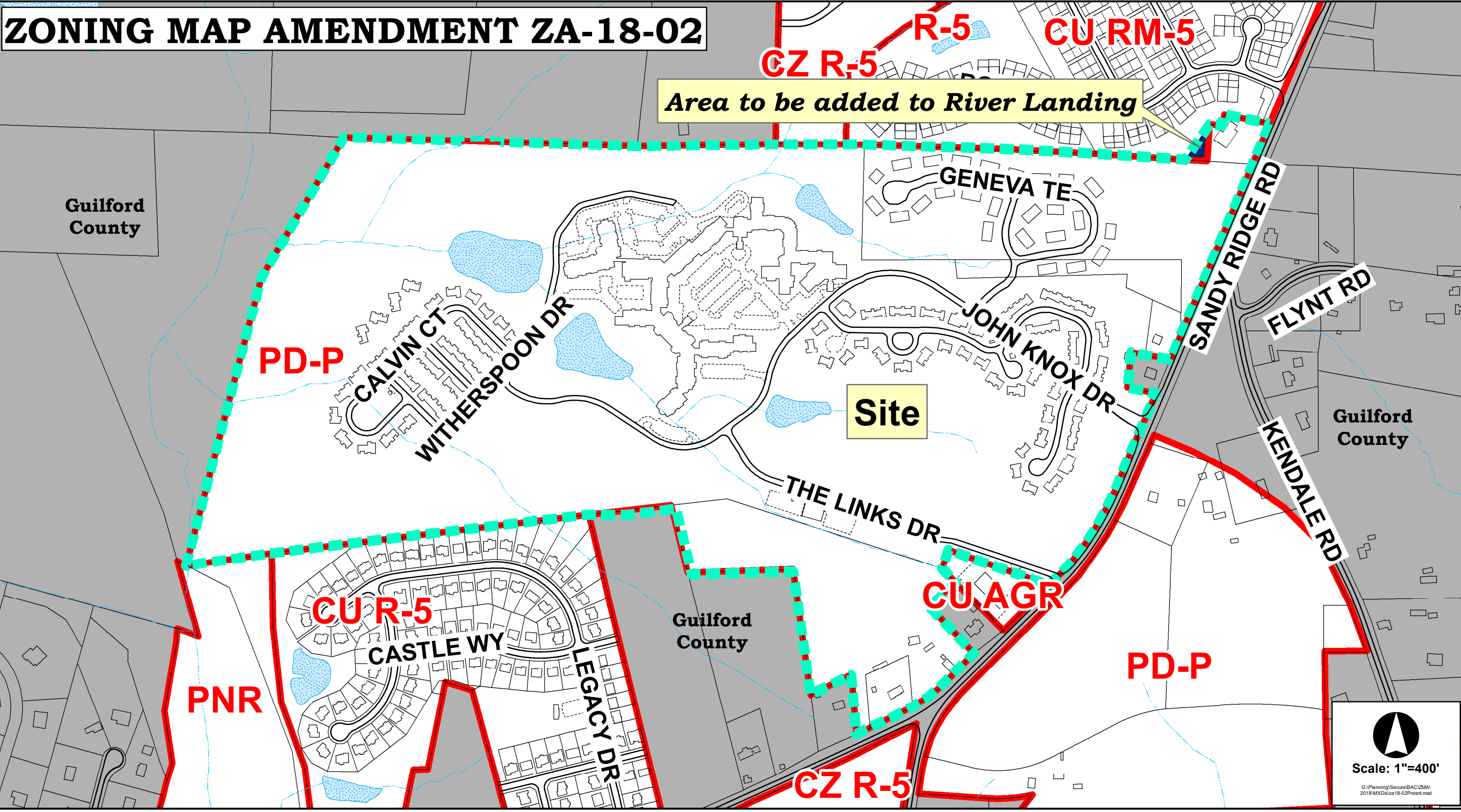
City of High Point



Scale: 1"=3000'

G:\Planning\Secure\Board Action Cases\Zoning Map Amendments\2018\MXD's\za18-02Presnt.mxd

ZONING MAP AMENDMENT ZA-18-02



ZONING MAP AMENDMENT ZA-18-02

CZ R-5

CU RM-5

ROSEMONT DR

Area to be added to River Landing

GENEVA TE

PD-P

JOHN KNOX DR

SANDY RIDGE RD

KENDALE RD

FLYNT RD

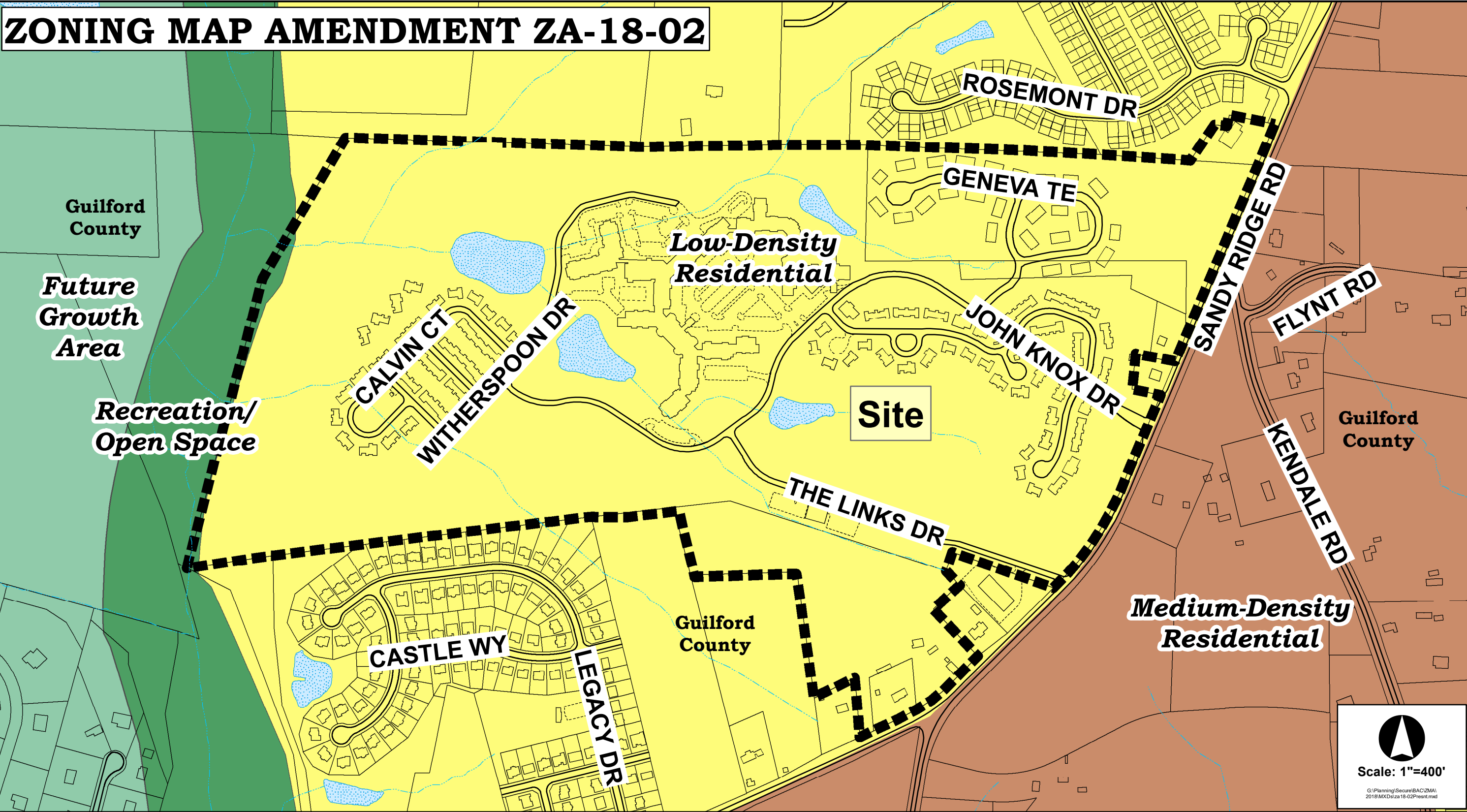
Guilford
County




Scale: 1"=200'

G:\Planning\Secure\BAC\ZMA\2018\MXD\za18-02\Present-Exh.mxd

ZONING MAP AMENDMENT ZA-18-02

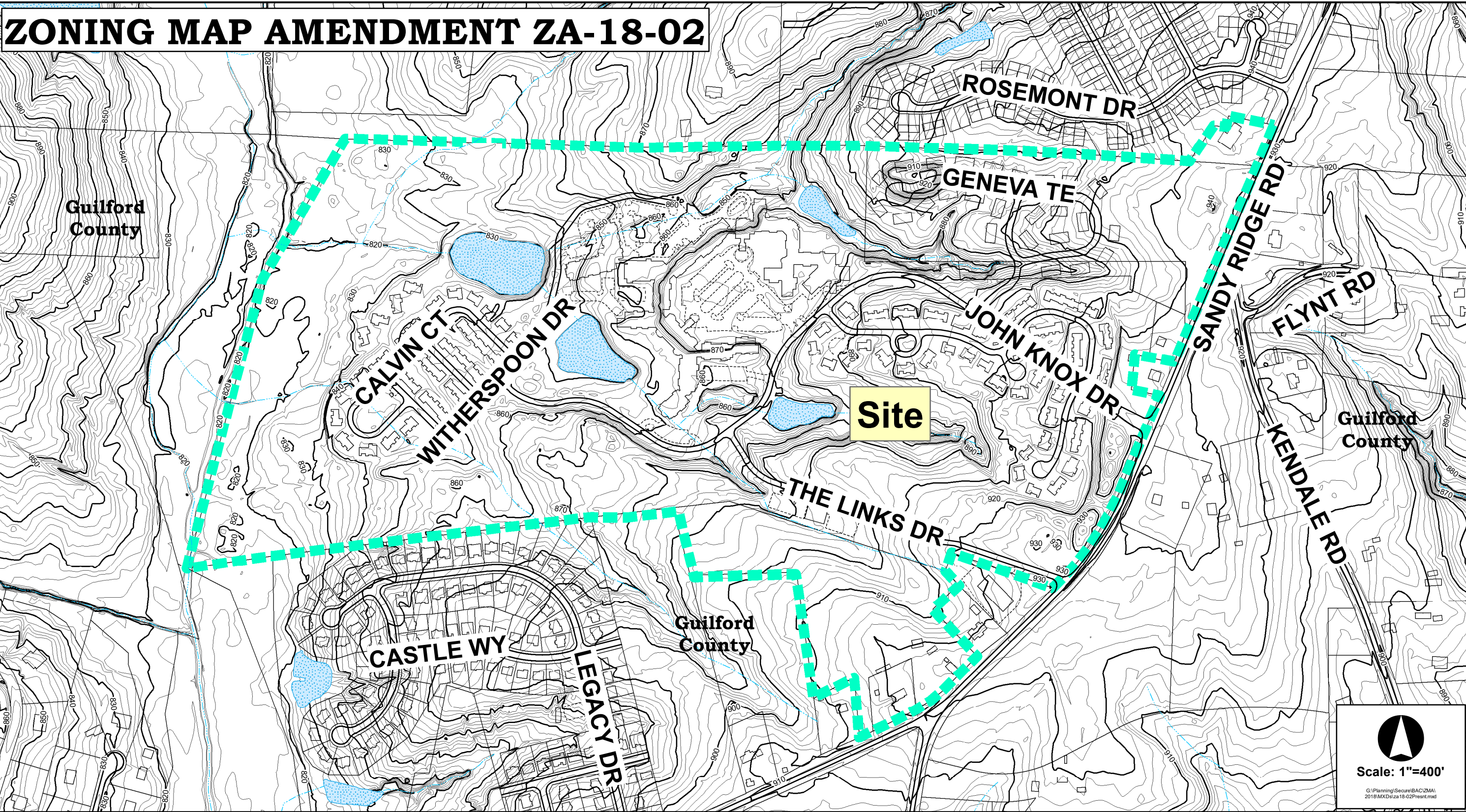





Scale: 1"=400'

G:\Planning\Secure\BAC\ZMA\2018\MXDs\za 18-02\Presnt.mxd

ZONING MAP AMENDMENT ZA-18-02



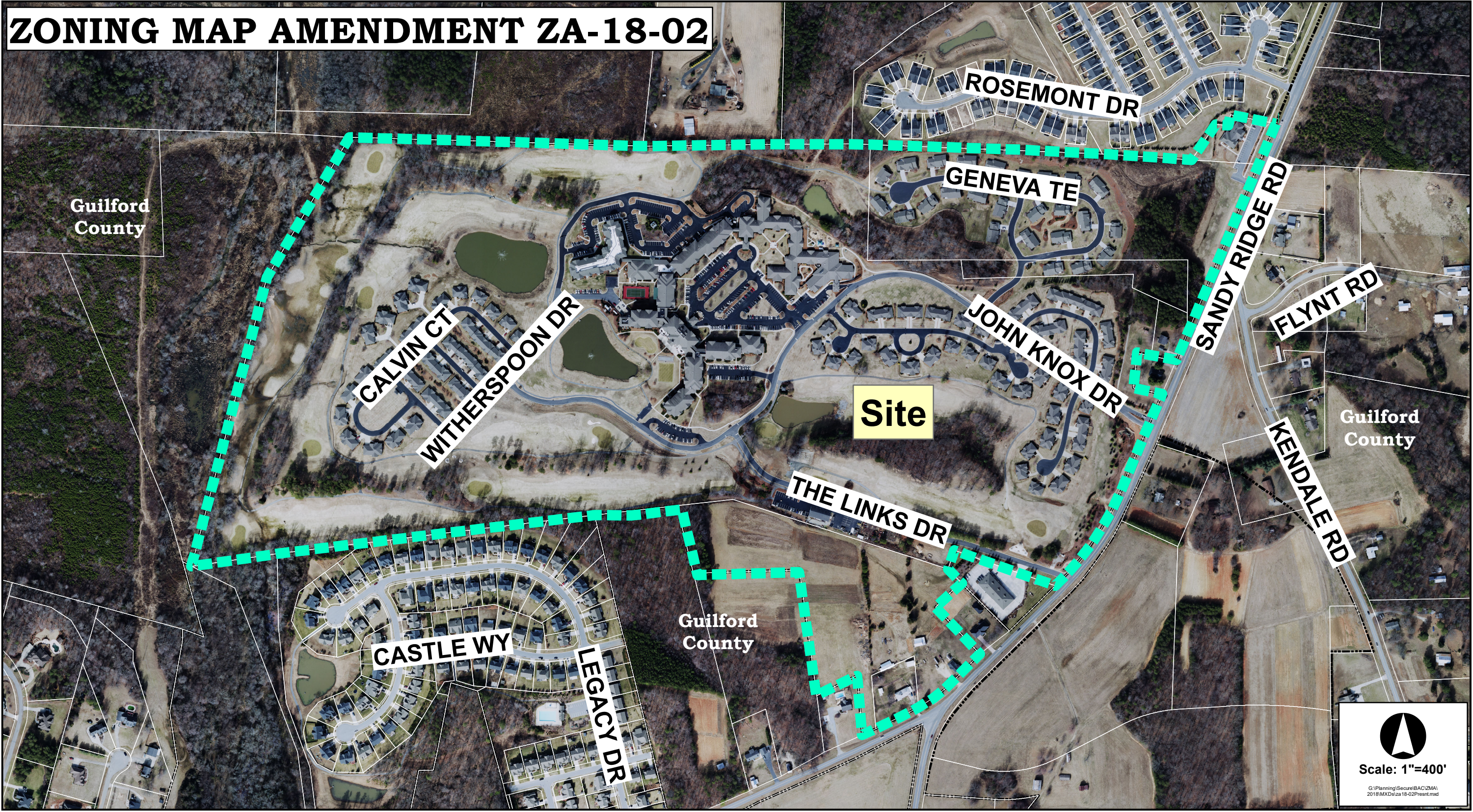
Site



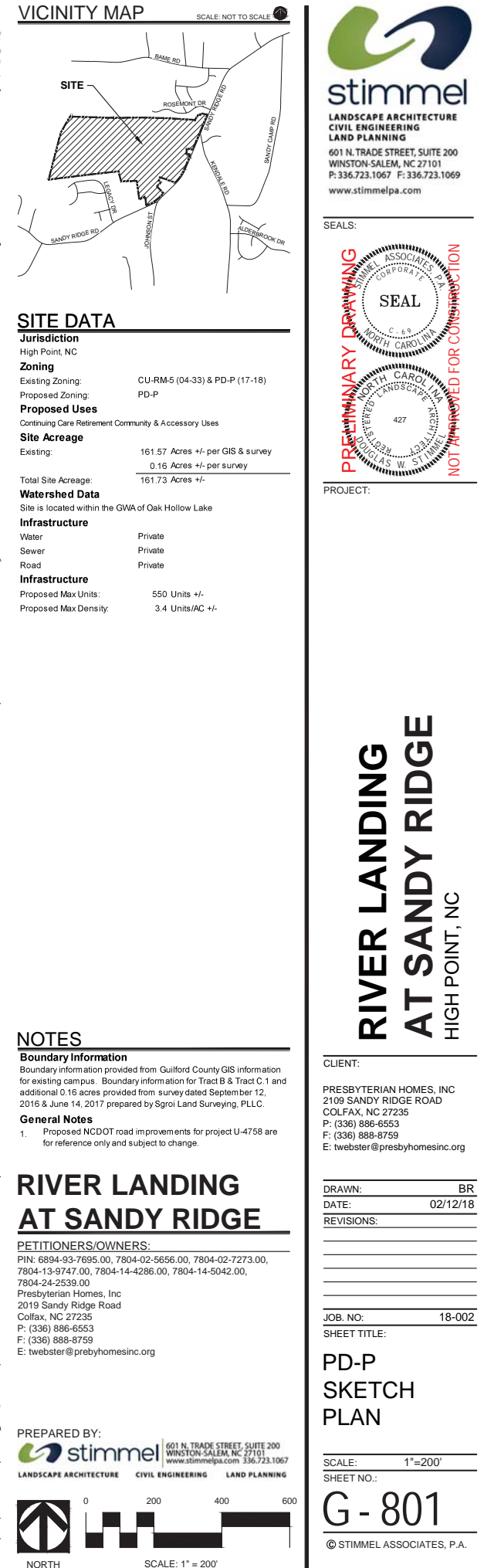
Scale: 1"=400'

G:\Planning\Secure\BAC\ZMA\2018\MXDs\za18-02\Print.mxd

ZONING MAP AMENDMENT ZA-18-02



PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6894-73-8853	IDOL, ESTIL D., IDOL, NANCY I	1034 KERNER RD	AG
2	6894-95-0191	4395-1080	2105 ANCHORAGE AVE	AG
3	7804-06-3104	7228-571	8731 BAME RD	COLFAX, NC 27235
4	7804-05-5494	7878-2964	3929 TINESLY DR	HIGH POINT, NC 27625
5	7804-14-1631	7373-1409	221 JONESTOWN RD	WINSTON SALEM, NC 27104
6	7804-14-0569	7373-1409	221 JONESTOWN RD	CULFAX, NC 27235
7	7804-24-3786	7373-1403	20 W 2ND ST	WINSTON SALEM, NC 27101
8	7804-24-8697	4783-1138	609 DOGWOOD CIRCLE	HIGH POINT, NC 27260
9	7804-24-4348	7005-2721	4034 BANOAK ST	HIGH POINT, NC 27265
10	7804-24-1119	7605-991	2104 SANDY RIDGE RD	HIGH POINT, NC 27265
11	7804-24-4618	7334-2225	808 FLYNN DR	HIGH POINT, NC 27265
12	7804-22-2395	741-555	2028 SANDY RIDGE RD	COLFAX, NC 27235
13	7804-13-8680	7849-322	4642 JOHNSON ST	COLFAX, NC 27235
14	7804-13-0924	4433-43	2028 SANDY RIDGE RD	COLFAX, NC 27235
15	7804-11-5005	6862-149	245 N BUNKER HILL RD	COLFAX, NC 27235
16	7804-12-2635	6197-805	PO BOX 534	HIGH POINT, NC 27261
17	7804-12-1617	2217-333	2067 SANDY RIDGE RD	COLFAX, NC 27235
18	6894-08-8816	7200-420	1917 N CENTENNIAL STREET	HIGH POINT, NC 27262
19	7804-02-4711	7577-248	1849 SANDY RIDGE RD	COLFAX, NC 27235
20	7804-02-1653	4434-1797	2007 SANDY RIDGE RD	COLFAX, NC 27235
21	6894-92-8335	5863-1320	1947 SANDY RIDGE RD	COLFAX, NC 27235
22	6894-02-4809	7119-1363	4854 LEGACY DR	COLFAX, NC 27235
23	6894-03-3021	6489-721	4059 LEGACY DR	COLFAX, NC 27235
24	6894-92-2840	7682-3055	4862 LEGACY DR	COLFAX, NC 27235
25	6894-92-1869	7857-2871	4866 LEGACY DR	COLFAX, NC 27235
26	6894-92-0888	7034-2776	4870 LEGACY DR	COLFAX, NC 27235
27	6894-92-0817	6496-2015	4874 LEGACY DR	COLFAX, NC 27235
28	6894-92-8857	6489-302	4878 LEGACY DR	COLFAX, NC 27235
29	6894-82-8888	6446-1110	4875 LEGACY DR	COLFAX, NC 27235
30	6894-82-8825	7246-3028	4886 LEGACY DR	COLFAX, NC 27235
31	6894-82-7854	6653-1977	4890 LEGACY DR	COLFAX, NC 27235
32	6894-82-6883	7372-1626	4894 LEGACY DR	COLFAX, NC 27235
33	6894-82-8612	7459-2814	4898 LEGACY DR	COLFAX, NC 27235
34	6894-82-1071	7459-1071	4898 LEGACY DR	COLFAX, NC 27235
35	6894-81-5822	6104-1969	11525 PARK WOODS CIR	ALPHARETTA, GA 30005
36	6894-82-1519	4778-857	2109 SANDY RIDGE RD	COLFAX, NC 27235
37	7802-25-1784	1750-137	PO BOX 230	HIGH POINT, NC 27261



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 March 27, 2018 and before the City Council of the City of High Point on May 7, 2018 regarding **Zoning Map Amendment Case 18-02 (ZA-18-02)** 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 March 18, 2018, for the Planning and Zoning Commission public hearing and on April 25, 2018 and May 2, 2018, 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 **May 7, 2018**.

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 District**. The property is approximately ~~162~~ **162.16** acres and lying north of the intersection of Sandy Ridge Road and Johnson Street and west of the intersection of Sandy Ridge Road and Kendale Road. The property is also known as Guilford County Tax Parcels 0171322, 0171330, 0210452, 0210453 0210454 and 0210455.

SECTION 2

That this Planned Development District shall be subject to the Master Plan and the Statement of Intent & Development Standards which are a part of this zoning district. S

SECTION 3

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 4

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5.

This ordinance shall become effective upon the date of adoption.

7th day of May, 2018.

Lisa B. Vierling, City Clerk

RIVER LANDING AT SANDY RIDGE

PLANNED UNIT DEVELOPMENT STATEMENT OF INTENT & DEVELOPMENT STANDARDS

Applicant: Presbyterian Homes, Inc

Adoption Date: November 6, 2017

Ordinance No. 7350/17-93

Zoning Map Amendment 17-18

Revision Date: February 12, 2018

Statement of Intent:

- a) The Applicant intends to revise the approved Statement of Intent and Development Standards for the River Landing at Sandy Ridge campus. An additional small parcel of land consisting of 0.16 acres was purchased from the Saddle Brook Home Owners Association. This parcel has been combined with parcel 0210456 resulting in a parcel that is zoned CU-RM5 and PD-P. The intent is to rezone the 0.16- acre portion of the lot to Planned Development – Periphery (PD-P) and incorporate as a part of Tract G within the overall campus. The integration of the parcel will be subject to the approved Development Standards established in Zoning Case 17-18. No changes to the Development Standards are proposed. The total combined tract remains approximately 162 acres.
- b) The additional 0.16 acres provides additional area for the expansion of the management service office. The overall intent remains to expand the existing campus to build additional residential dwelling units, including additional single-family detached, single family attached and multifamily units and beds, a club house with restaurant, a new maintenance facility, management service office expansion, wellness center expansion, on-site amenities, main entrance gate/guard houses, and healthcare facility expansion. New buildings or expansion of existing buildings will match the existing architectural character of the campus and function as a cohesive campus.
- c) The existing campus consists of 298 residential dwelling units and 116 beds (58 units based on 1 unit per 2 beds). This expansion of the development will allow a maximum of 550 residential dwelling units within the overall River Landing Development.
- d) The club house will contain a pro-shop and a restaurant, minor use. Although the pro-shop and restaurant will be primarily intended for residents and golfers, it may be open to the public as well as provide services to the River Landing at Sandy Ridge community.
- e) The existing nine (9) hole golf course shall be retained with adjustments to the layout to accommodate development of the pro-shop, restaurant additional residential units as indicated on the PD-P Master Plan (Tract C).
- f) All entrances to the development will be at the existing locations on Sandy Ridge Road. Entrances may be gated. The road network will consist of private drives. All residents within the development will have access to the recreational and amenity areas.
- g) Campus private water and sewer services will be extended to service expansion areas.

Development Standards:

Part 1. USES:

- A. Continuing Care Retirement Community and accessory uses shall be permitted, subject to the development and dimensional requirements of the specific conditions listed in this Development Standards. The following uses shall be permitted within the various tracts of the development:
1. Tract A: Single Family Attached and Single Family Detached dwelling units.
 2. Tract B: Single Family Attached and Single Family Detached dwelling units.
 3. Tract C: All Household Living Category Uses, Clubhouse with restaurant minor use, Golf course and accessory uses.
 4. Tract C.1: Maintenance facility
 5. Tract D: All uses and activities associated with a continuing care retirement community, all household living uses (including Assisted living facility, Long-term care/skilled nursing facility), maintenance facility, office category use types, day care use category.
 6. Tract E: Single Family Attached and Single Family Detached dwelling units.
 7. Tract F: All Household Living Category Uses
 8. Tract G: Office category use types
 9. Tract H: Golf Course, Common Recreation Area, Common Open Space area and walking trail.

Part 2. CONDITIONS:

A. Development, Dimensional & Density Standards:

1. Development Density: A maximum of 550 dwelling units, including beds as calculated at 1 unit per 2 beds, shall be permitted.
2. General Building Height, Setback and Development Requirements:
 - a. Maximum building height:
 - i. Perimeter Area: Maximum fifty (50) foot building height within one hundred (100) feet of the perimeter of the development.
 - ii. Internal Area (beyond the 100-foot perimeter): Maximum eighty (80) foot building height.
 - iii. In Tract C.1 and G the maximum building height shall be 40 feet.
 - iv. Tracts fronting Sandy Ridge Road, the maximum building height for multifamily residential uses shall not exceed seventy (70) feet at the building setback from Sandy Ridge Road.
 - b. Perimeter Building and Perimeter Street Setback
 - i. For Tracts A thru F, a minimum thirty (30) foot building setback shall be provide from the perimeter of the overall development.
 - ii. For Tract G and H, a minimum twenty (20) foot building setback shall be provide from the perimeter of the overall development.

- iii. Sandy Ridge Road: A minimum fifty (50) foot building setback (as measured from the right-of-way) shall be provided from the Sandy Ridge Road right of way.
 - iv. Maintenance building /Tract C.1: In addition to above noted building setback requirements, outside laydown space for landscape materials shall setback a minimum of thirty (30) feet from perimeter of the development
- c. Household Living Category use (Single Family Detached and Single Family Attached) shall meet the following standards:

Option 1 - Group Development:

- a. Principal Building Setbacks
 - i. 20 ft. Minimum Front Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
 - ii. 10 ft. Minimum Side Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
- b. Accessory Structures
 - i. No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within common element areas such as gazebos or similar structures or centrally located maintenance structures.

Option 2 - Individual Lots:

- a. Minimum Lot Area – no minimum lot area however, single family detached dwelling and single family attached dwelling_units shall be fully contained within a lot.
 - b. Principal Building Setbacks
 - i. 20 ft. Minimum Front Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
 - ii. 10 ft. Minimum Side Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided, or from back of sidewalk)
 - iii. 5 ft. Side Setback
 - iv. 15 ft. Rear Setback
 - c. Accessory Structures
 - i. No accessory building(s) shall be permitted; except, this shall not prohibit amenity structures within common element areas such as gazebos or similar structures or centrally located maintenance structures.
3. Multi-family use types shall meet the following standards:
- a. Principal Building Setbacks
 - i. 20 ft. Minimum Front and side street setback from private drives (measured from back of curb or edge of pavement, if no curb is provided)
 - ii. Maximum Building Length shall meet the dimensional standards for Multi-family dwellings as set forth in 4.3.2(5) of the City of High Point Development Ordinance.

4. Office buildings, Club House with publicly accessible restaurant (minor), and all other use types not listed above will meet the following standards:
 - a. Principal Building Setbacks
 - i. 20 ft. Minimum front and Side Street Setback from private drives (measured from back of curb or edge of pavement, if no curb is provided)
 - ii. Setback does apply to drop-offs or from parking spaces.
 - iii. Except for accessory structures, all building shall have a pitched roof
 - b. Maximum Building Size
 - i. Tract G: A maximum building footprint of 12,000 square feet per structure.

B. Landscaping, Setback and Buffers

1. Perimeter Landscape Yard

- a. A minimum 15-foot wide Type C planting yard shall be installed at the perimeter of the development where single family detached or single family attached use type is within one hundred (100) feet.
- b. A minimum 25-foot wide Type B planting yard shall be installed at the perimeter of the development where the maintenance facility, any outdoor laydown area, and associated parking is within one hundred (100) feet.
- c. A minimum 25-foot wide Type B planting yard shall be installed at the perimeter of the development where any multifamily residential use and associated parking is within one hundred (100) feet.
- d. Locations along the perimeter of Tract A with higher landscape standards are noted on the PD-P Master Plan.

2. Parking Lot Landscaping

- a. New parking lot landscaping shall meet the standards set forth in 5.5.10 of the City of High Point Development Ordinance.
- b. Modifications to existing parking lots shall meet the standards set forth in 5.5.10 of the City of High Point Development Ordinance within the area of modification.

3. Street Yard (Sandy Ridge Road Frontage)

- a. New development along Sandy Ridge Road frontage shall have landscape planting and berming similar to the existing landscaping and berming along existing frontage (between John Knox Drive and Links Dive). At a minimum, this street yard shall have a minimum width of 20 feet, planted at Type C Yard Rate.

C. Transportation

1. Vehicular Access and improvements

- a. Access shall be from the existing full-access points on Sandy Ridge Road as depicted on the PD-P Master Plan
 - i. Access Point 1 - John Knox Drive

- ii. Access Point 2 - The Links Drive
- iii. Access Point 3 - Northern entrance drive to Tract G and F
- b. Access may be gated with review and approval from HPDOT and Emergency Services.
- c. Sandy Ridge Road Right-of-way dedication: The developer shall dedicate to the City of High Point right-of-way along Sandy Ridge Road frontage as required to meet the alignment depicted for NCDOT road improvement project U-4758. This right-of-way shall be dedicated by December 31, 2018.
- d. The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and improvements.

2. Pedestrian Access

- a. A pedestrian access system shall be provided for future development phases to provide safe and convenient pedestrian access to open space/common areas for all new dwelling units.
- b. A pedestrian access plan shall be submitted as part of the site plan review and approval for each development Tract and for each phase of development within a tract. The location of all sidewalks/paths shall be indicated on plans submitted for approval. Pedestrian access shall be installed as part of each phase or sub-phase of development.

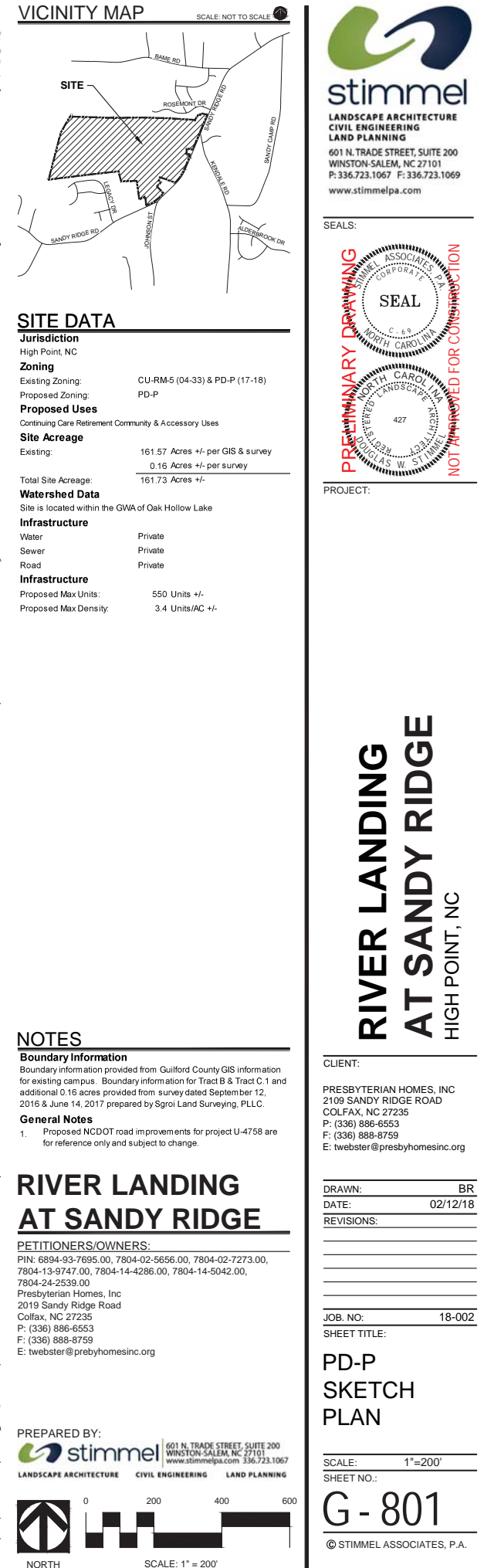
D. Signage

The location of signage on the rezoning site shall conform to the approved Common Signage Plan. The previously approved Common Signage Plan shall be updated to show the location of additional proposed signage on the subject property. Sign drawings consistent with the Common Signage Plan criteria, for obtaining sign permits, shall be required prior to the issuance of building permits for each phase or portion thereof.

E. Relationship of Permit to Development Ordinance

The use and development of the subject site shall be subject to the uses and conditions within this Development Standards document and the Statement of Intent. The City of High Point Development Ordinance shall govern issues not addressed within these documents.

PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6894-73-8853	IDOL, ESTIL D., IDOL, NANCY I	1034 KERNER RD	AG
2	6894-95-0191	4395-1080	2105 ANCHORAGE AVE	AG
3	7804-06-3104	7228-571	8731 BAME RD	COLFAX, NC 27235
4	7804-05-5494	7878-2964	3929 TINESLY DR	HIGH POINT, NC 27265
5	7804-14-1631	7373-1409	221 JONESTOWN RD	WINSTON SALEM, NC 27104
6	7804-14-0569	7373-1409	221 JONESTOWN RD	CULFAX, NC 27204
7	7804-24-3786	7373-1403	20 W 2ND ST	WINSTON SALEM, NC 27101
8	7804-24-8697	4783-1138	609 DOGWOOD CIRCLE	HIGH POINT, NC 27260
9	7804-24-4348	7005-2721	4034 BANOAK ST	HIGH POINT, NC 27265
10	7804-24-1119	7605-991	2104 SANDY RIDGE RD	HIGH POINT, NC 27265
11	7804-24-4618	7334-2225	808 FLYNN DR	HIGH POINT, NC 27265
12	7804-22-2396	741-555	2028 SANDY RIDGE RD	COLFAX, NC 27235
13	7804-13-8680	7849-322	4642 JOHNSON ST	COLFAX, NC 27235
14	7804-13-0924	4433-43	2028 SANDY RIDGE RD	COLFAX, NC 27235
15	7804-11-5005	6862-149	245 N BUNKER HILL RD	COLFAX, NC 27235
16	7804-12-2635	6197-805	PO BOX 534	HIGH POINT, NC 27261
17	7804-12-1617	2217-333	2067 SANDY RIDGE RD	COLFAX, NC 27235
18	6894-08-8816	7200-420	1917 N CENTENNIAL STREET	HIGH POINT, NC 27262
19	7804-02-4711	7577-248	1849 SANDY RIDGE RD	COLFAX, NC 27235
20	7804-02-1653	4434-1797	2007 SANDY RIDGE RD	COLFAX, NC 27235
21	6894-92-8335	5863-1320	1947 SANDY RIDGE RD	COLFAX, NC 27235
22	6894-02-4809	7119-1363	4854 LEGACY DR	COLFAX, NC 27235
23	6894-03-3021	6489-721	4059 LEGACY DR	COLFAX, NC 27235
24	6894-92-2840	7682-3055	4862 LEGACY DR	COLFAX, NC 27235
25	6894-92-1869	7857-2871	4866 LEGACY DR	COLFAX, NC 27235
26	6894-92-0888	7034-2776	4870 LEGACY DR	COLFAX, NC 27235
27	6894-92-0817	6496-2015	4874 LEGACY DR	COLFAX, NC 27235
28	6894-92-8857	6489-302	4878 LEGACY DR	COLFAX, NC 27235
29	6894-82-8888	6446-1110	4875 LEGACY DR	COLFAX, NC 27235
30	6894-82-8825	7246-3028	4886 LEGACY DR	COLFAX, NC 27235
31	6894-82-7854	6653-1977	4890 LEGACY DR	COLFAX, NC 27235
32	6894-82-6883	7372-1626	4894 LEGACY DR	COLFAX, NC 27235
33	6894-82-8612	7459-2814	4898 LEGACY DR	COLFAX, NC 27235
34	6894-82-1071	7459-1071	4898 LEGACY DR	COLFAX, NC 27235
35	6894-81-5822	6104-1969	11525 PARK WOODS CIR	ALPHARETTA, GA 30005
36	6894-82-1519	4778-857	2109 SANDY RIDGE RD	COLFAX, NC 27235
37	7802-25-1784	1750-137	PO BOX 230	HIGH POINT, NC 27261



Citizens Information Meeting Report

Zoning Map Amendment 18-02

Submitted by: Mr. Luke Dickey, Stimmel & Associates,
on behalf of The Presbyterian Homes, Inc

River Landing at Sandy Ridge – PD-P Citizen Information Meeting Report

A notification letter was mailed February 3, 2018 along with the required statement provided by the High Point Planning Department to surrounding property owners within three-hundred (300) feet of the CU-RM-5 portion of the site being rezoned.

A total of twenty-five (25) notification letters were sent based on the property owners list as supplied by the High Point Planning Department. *(Please refer to the list of property owners attached as Exhibit A.)*

The notification letter provided a general overview of the zoning request and requested the property owner to contact Luke Dickey with Stimmel Associates by February 9, 2018 if they had any questions. *(Please refer to the notification letter attached as Exhibit B.)*

No adjacent property owners contacted Stimmel Associates with any questions or concerns.

Respectfully submitted,



Luke Dickey
Partner/Senior Project Manager
Stimmel Associates, P.A.

Exhibit A

ADAMS, JANE WHITE
5001 PHILLY LN
COLFAX NC 27235

BOLEJACK, CYNTHIA M
609 DOGWOOD CIRCLE
HIGH POINT NC 27260

BOWE, PATRICIA A
2142 ROSEMONT DR
COLFAX NC 27235

CARTER, JEFFERSON W ; CARTER, MELISSA L
2104 SANDY RIDGE RD
HIGH POINT NC 27265

FLYNT, KATHY S
1965 SANDY RIDGE RD
COLFAX NC 27235

HARNESS, ROBERT JAMES ; HARNESS, PATRICIA A
5002 HARNESS LN
COLFAX NC 27235

HEDRICK, LARRY C ; HEDRICK, REBECCA W
2144 ROSEMONT DR
COLFAX NC 27235

HIDALGO, FATIMA D JAUREGUI ; MONSALVE,
ROGER C ALVAREZ
898 FLYNT RD
HIGH POINT NC 27265

JASSO, DIANA DE JESUS GARCIA
4034 BANOAK ST
HIGH POINT NC 27265

KARIM, KENNETH MUFID
5002 PHILLY LN
COLFAX NC 27235

KELLEY, ROBERT B ; KELLEY, LU A
2158 ROSEMONT DR
COLFAX NC 27235

KING, KARICA DONES
2162 ROSEMONT DR
COLFAX NC 27235

LAFON, RUTH W
2150 ROSEMONT DR
COLFAX NC 27235

MASTERS, MARK A ; MASTERS, CAROL C
2146 ROSEMONT DR
COLFAX NC 27235

MISHLER, KEITH G ; MISHLER, NORMA J
2148 ROSEMONT DR
COLFAX NC 27235

MORGAN, ANTHONY G ; MORGAN, BEVERLY W ;
MORGAN, CHARLES A SR ; MORGAN, WILMETTE F
; WALKER, JO ANN
174 MONTICELLO DR
REIDSVILLE NC 27320

SADDLE BROOK FLATS HOA INC
221 JONESTOWN RD
WINSTON SALEM NC 27104

SADDLE BROOK HOA INC
200 W 2ND ST
WINSTON SALEM NC 27101

SCARPONI, RICHARD D ; SCARPONI, ARLENE E
2156 ROSEMONT DR
COLFAX NC 27235

SCOTT, MICHAEL E ; SCOTT, JANE W
5002 ROSEMONT CT
COLFAX NC 27235

STURGIS, BONNIE E ; STURGIS, EDWIN M
2160 ROSEMONT DR
COLFAX NC 27235

TEAGUE, REBECCA J
2154 ROSEMONT DR
COLFAX NC 27235

THE PRESBYTERIAN HOMES INC
2109 SANDY RIDGE RD
COLFAX NC 27235

WAGNER, JASON W ; WAGNER, KRYSTLE T
2152 ROSEMONT DR
COLFAX NC 27235

WEBER, JUDY A
5004 ROSEMONT CT
COLFAX NC 27235

Exhibit B



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N Trade Street, Suite 200
Winston-Salem, NC 27101
www.stimmelpa.com 336.723.1067

February 2, 2018

Rezoning Notice for River Landing at Sandy Ridge Community

Regarding: The River Landing at Sandy Ridge Community has purchased a small 0.16-acre property from the Saddle Brook Community Home Owners Association. The parcel is located behind the Presbyterian Homes office building at 2109 Sandy Ridge Road. Please refer to the exhibit below. River Landing is proposing to incorporate the parcel into their existing campus and rezone as part of the campus Planned Development zoning that was approved by the High Point City Council on November 6, 2017.

If you have any questions in regards to the proposed zoning request, please contact Luke Dickey with Stimmel Associates at (336) 723-1067 by Friday, February 9, 2018.

