

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 (PD-P) District**. The property is approximately 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, 0210455 and 0210456.

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.

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That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

Initial Adoption Date: November 6, 2017

Ordinance No. 7350/17-93

Zoning Map Amendment 17-18

Revision Date: May 7, 2018 (adopted)

Ordinance No. 7410 / 18-39

Zoning Map Amendment 18-02

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.

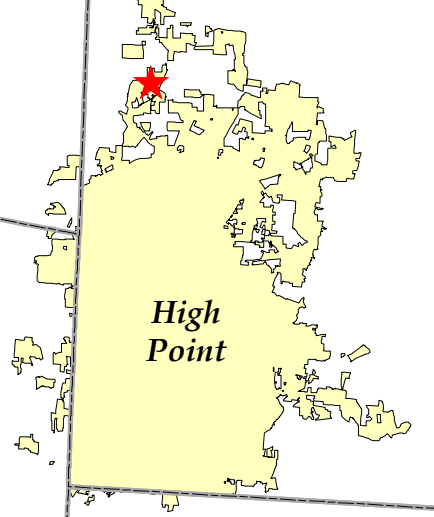
E. Relationship of Permit to Development Ordinance

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.

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

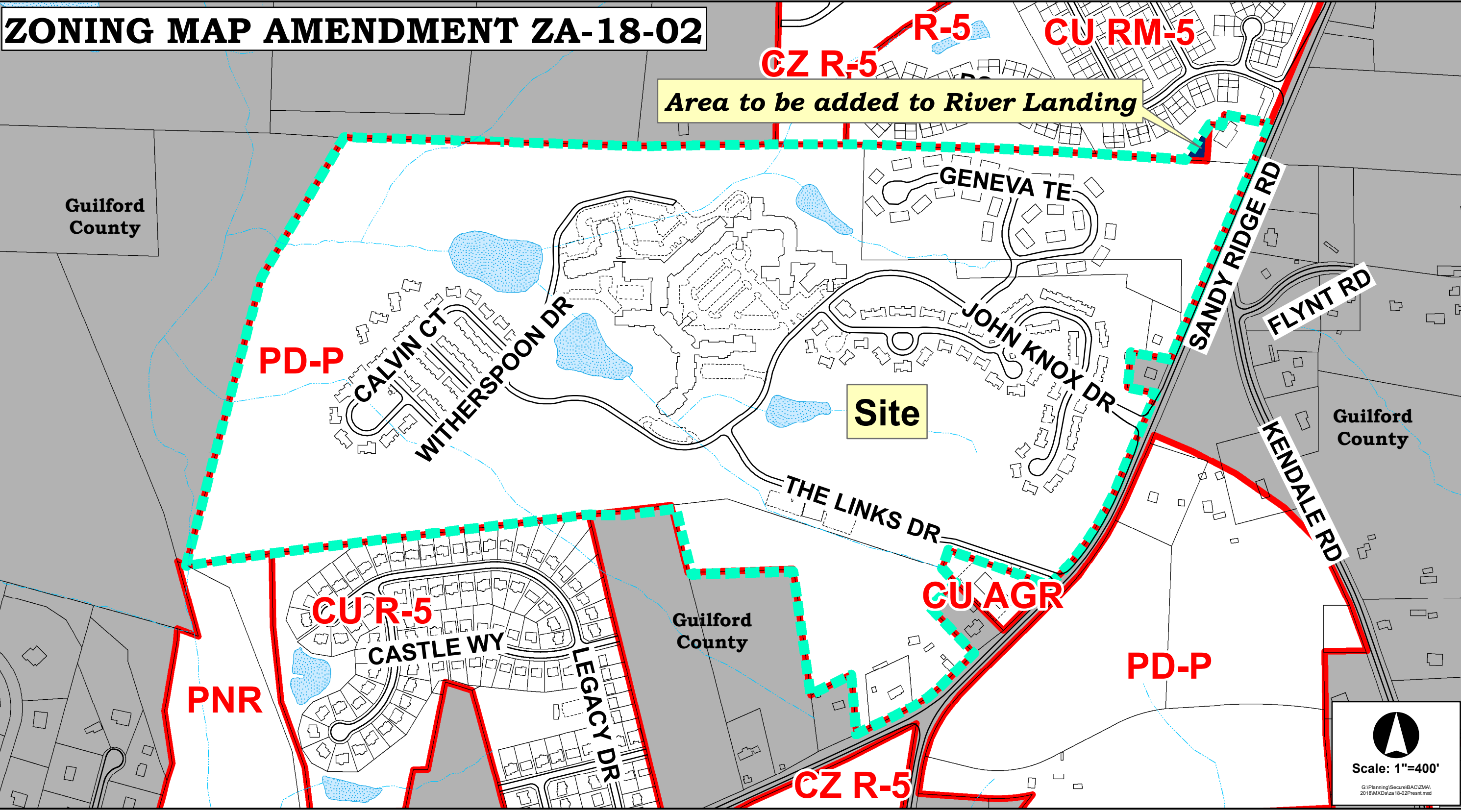
City of High Point



Scale: 1"=3000'

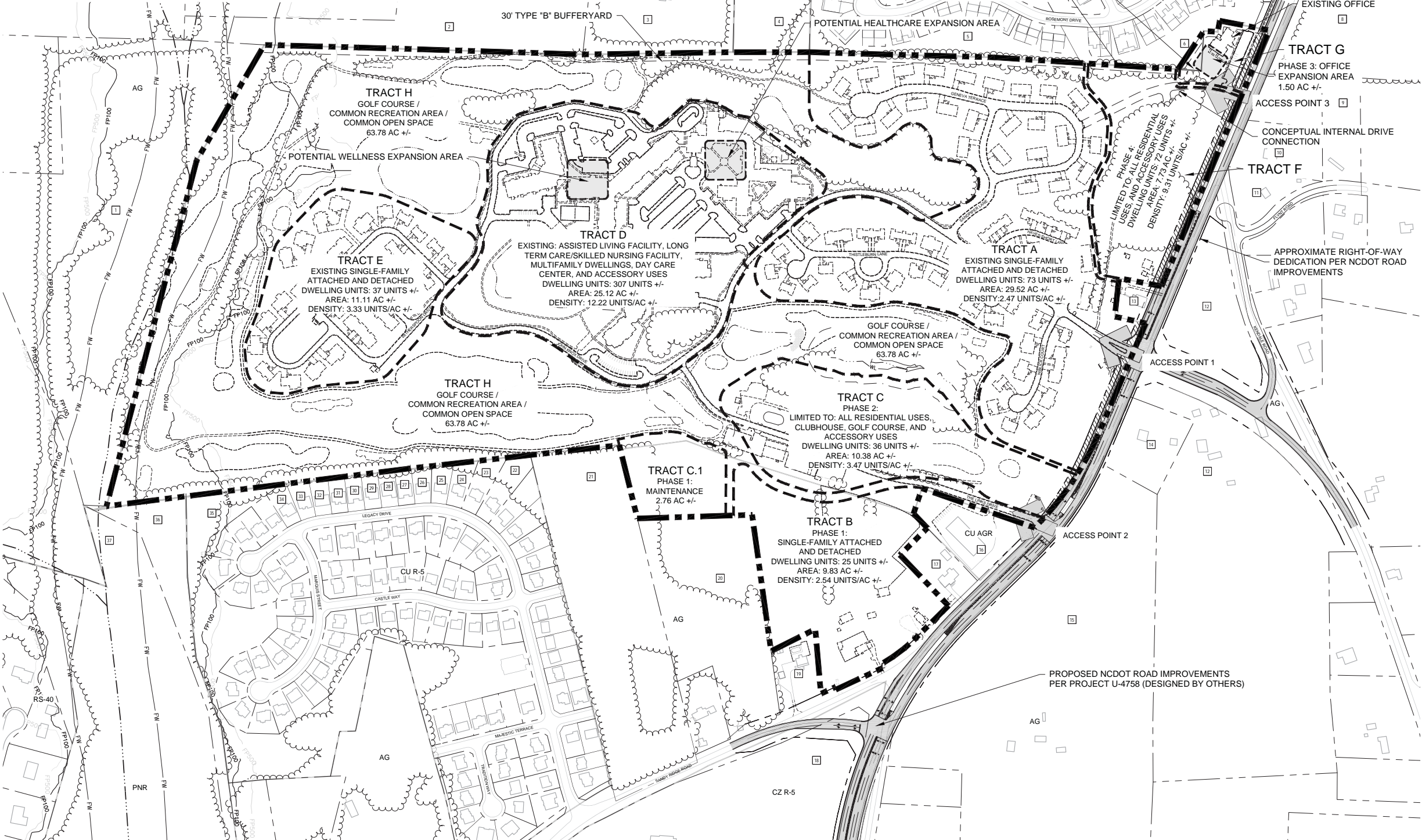
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ZONING MAP AMENDMENT ZA-18-02

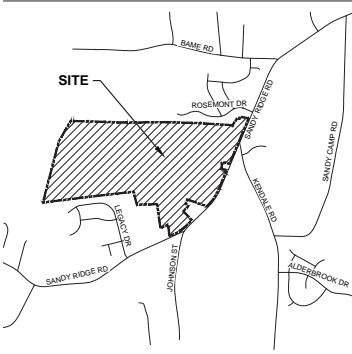


ADJACENT OWNERS

PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1 6894-73-8853		IDOL, ESTIL D ; IDOL, NANCY I	1034 KERNER RD	KERNERSVILLE, NC 27284 AG
2 6894-05-3191	4395-1080	SAMPSON, A KENNETH JR ; SAMPSON, JANET D	2105 ANCHORIDGE AVE	HIGH POINT, NC 27265 AG
3 7804-05-0104	7228-571	STERLING LIVING TRUST ; STERLING, JOHN KENNETH TRUSTEE ; STERLING, KAY H TRUSTEE	8731 BAME RD	COLFAX, NC 27235 AG
4 7804-05-5494	7878-3884	SHAS PARTNERS LLC	3928 TINSLEY DR	HIGH POINT, NC 27265 CZ R-5
5 7804-14-1631	7373-1409	SADDLE BROOK FLATS HOA INC	221 JONESTOWN RD	WINSTON SALEM, NC 27104 CU RM-5
6 7804-14-9589	7373-1409	SADDLE BROOK FLATS HOA INC	221 JONESTOWN RD	WINSTON SALEM, NC 27104 CU RM-5
7 7804-24-3786	7373-1403	SADDLE BROOK HOA INC	200 W 2ND ST	WINSTON SALEM, NC 27101 CU RM-5
8 7804-24-8697	4783-1138	BOLEJACK, CYNTHIA M	609 DOGWOOD CIRCLE	HIGH POINT, NC 27260 AG
9 7804-24-4346	7895-2721	JASSO, DIANA DE JESUS GARCIA	4034 BAME RD	HIGH POINT, NC 27265 AG
10 7804-24-4119	7805-991	CARTER, JEFFERSON W ; CARTER, MELISSA L	2104 SANDY RIDGE RD	HIGH POINT, NC 27265 AG
11 7804-24-4013	7734-2225	HIDALGO, FATIMA D JAUREGUI ; MONSALVE, ROGER C ALVAREZ	898 FLYNT RD	HIGH POINT, NC 27265 AG
12 7804-22-2395	741-555	MOTSINGER, D L	2028 SANDY RIDGE RD	COLFAX, NC 27235 AG
13 7804-13-8680	7849-232	SIPE, JOSEPH M ; SIPE, NANCY W	4642 JOHNSON ST	COLFAX, NC 27235 AG
14 7804-13-8024	4433-43	MOTSINGER, THOMAS LEE ; MOTSINGER, JOHN AVERY ; MOTSINGER, L A M DEAN ; MOTSINGER, H G M HOLLI	2028 SANDY RIDGE RD	COLFAX, NC 27235 AG
15 7804-11-5905	6962-149	WESTMORELAND, C REID ; WESTMORELAND, CATHARINE B	245 N BUNKER HILL RD	COLFAX, NC 27235 AG
16 7804-12-2635	6197-805	PIEDMONT TRIAD AMBULANCE & RESCUE INC	PO BOX 534	HIGH POINT, NC 27261 CU AGR
17 7804-12-1515	2217-333	STAFFORD, JAMES C ; STAFFORD, WANDA D	2007 SANDY RIDGE RD	COLFAX, NC 27235 AG
18 6894-80-8816	7200-420	WESLEYAN EDUCATION CENTER	1917 N. CENTENNIAL STREET	HIGH POINT, NC 27262 AG
19 7804-02-0171	7577-248	PROCO, PATRICIA T ; PROCO, STEVE M	1919 SANDY RIDGE RD	COLFAX, NC 27235 CZ R-5
20 7804-02-1653	4434-1797	STAFFORD, JAMES CORNELIUS	2007 SANDY RIDGE RD	COLFAX, NC 27235 AG
21 6894-02-8335	5863-1230	PIERCE, RAYMOND E ; PIERCE, NORMA JEAN	1947 SANDY RIDGE RD	COLFAX, NC 27235 CU R-5
22 6894-02-4809	7119-1363	REAVES, RICHARD E ; REAVES, SANDRA P	4854 LEGACY DR	COLFAX, NC 27235 CU R-5
23 6894-02-3921	6488-721	WARD, RAYMOND L ; WARD, KAYDRA M	4858 LEGACY DR	COLFAX, NC 27235 CU R-5
24 6894-02-2849	7682-3055	MILLS, KIMBERLY R ; MILLS, KYLE C	4862 LEGACY DR	COLFAX, NC 27235 CU R-5
25 6894-02-1989	7857-2871	ADAMS, CHAD ; ADAMS, MEGAN	4866 LEGACY DR	COLFAX, NC 27235 CU R-5
26 6894-02-9888	7934-2776	JACKSON, LATOSHIA PARKER ; JACKSON, MARIO A	4870 LEGACY DR	COLFAX, NC 27235 CU R-5
27 6894-02-0817	6496-2105	TROLINGER, JOHN L ; TROLINGER, SORAYA P	4874 LEGACY DR	COLFAX, NC 27235 CU R-5
28 6894-02-9857	6489-302	SCOTT, MARK A ; SCOTT, GWEN E	4878 LEGACY DR	COLFAX, NC 27235 CU R-5
29 6894-02-8886	6646-1110	SAXON, JASON ; SAXON, SUSAN SAXON	4882 LEGACY DR	COLFAX, NC 27235 CU R-5
30 6894-02-8525	7246-3028	CARMICHAEL, DONNA J ; CARMICHAEL, JAMES T	4886 LEGACY DR	COLFAX, NC 27235 CU R-5
31 6894-02-7854	6653-1977	KHAN, MOHAMMED A ; KHAN, ASHLEY J	4890 LEGACY DR	COLFAX, NC 27235 CU R-5
32 6894-02-6883	7372-1626	KUNZ, JACOB W ; POLLARD, KAREN D	4894 LEGACY DR	COLFAX, NC 27235 CU R-5
33 6894-02-6812	7459-2814	TOLSON, ALAYNA LEIGH ; TOLSON, DREW MICHAEL	4898 LEGACY DR	COLFAX, NC 27235 CU R-5
34 6894-02-5841	6628-1071	JOHNSON, DAVID JULIAN ; JOHNSON, STEPHANIE S	4900 LEGACY DR	COLFAX, NC 27235 CU R-5
35 6894-01-0522	6104-1989	MDC HOMES-GREENSBORO LLC	11525 PARK WOODS CIR	ALPHARETTA, GA 30005 CU R-5
36 6894-02-1519	4778-857	PRESBYTERIAN HOMES INC	2109 SANDY RIDGE RD	COLFAX, NC 27235 PNR
37 7802-25-1784	1750-137	CITY OF HIGH POINT	PO BOX 230	HIGH POINT, NC 27261 PNR



VICINITY MAP



SITE DATA

Jurisdiction	High Point, NC
Zoning	CU-RM-5 (04-33) & PD-P (17-18)
Existing Zoning:	CU-RM-5
Proposed Zoning:	PD-P
Proposed Uses	Continuing Care Retirement Community & Accessory Uses
Site Acreage	
Existing:	161.57 Acres +/- per GIS & survey
	0.16 Acres +/- per survey
Total Site Acreage:	161.73 Acres +/-
Watershed Data	
Site is located within the GWA of Oak Hollow Lake	
Infrastructure	
Water:	Private
Sewer:	Private
Road:	Private
Infrastructure	
Proposed Max Units:	550 Units +/-
Proposed Max Density:	3.4 Units/AC +/-

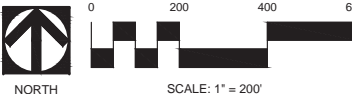
NOTES

- Boundary Information**
Boundary information provided from Guilford County GIS information for existing campus. Boundary information for Tract B & Tract C.1 and additional 0.16 acres provided from survey dated September 12, 2016 & June 14, 2017 prepared by Sgrol Land Surveying, PLLC.
- General Notes**
1. Proposed NCDOT road improvements for project U-4758 are for reference only and subject to change.

RIVER LANDING AT SANDY RIDGE

PETITIONERS/OWNERS:
PIN: 6894-93-7695.00, 7804-02-5656.00, 7804-02-7273.00, 7804-13-9747.00, 7804-14-4286.00, 7804-14-5042.00, 7804-24-2539.00
Presbyterian Homes, Inc
2019 Sandy Ridge Road
Colfax, NC 27235
P: (336) 886-6553
F: (336) 888-8759
E: twebster@prebbyhomesinc.org

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067



SEALS:



PROJECT:

RIVER LANDING AT SANDY RIDGE
HIGH POINT, NC

CLIENT:

PRESBYTERIAN HOMES, INC
2109 SANDY RIDGE ROAD
COLFAX, NC 27235
P: (336) 886-6553
F: (336) 888-8759
E: twebster@presbbyhomesinc.org

DRAWN: BR
DATE: 02/12/18
REVISIONS:

JOB NO: 18-002
SHEET TITLE:

PD-P
SKETCH
PLAN

SCALE: 1"=200'
SHEET NO.:

G - 801
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