

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 18-04
(Keystone Group, Inc.)

From: Lee Burnette, Planning & Development
Director

Meeting Date: September 17, 2018

Advertising Date: September 5, 2018 &
September 12, 2018

Public Hearing: Yes

Advertised By: Planning and Development

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

PURPOSE:

A request by Keystone Group, Inc to change the Land Use Plan map classification for approximately 14.5 acres from Low Density Residential to Medium Density Residential.

BACKGROUND:

This request is in conjunction with annexation case 18-02 and zoning amendment case 18-09 to build a 38-acre residential development consisting of apartments and townhomes on the west side of Penny Road just south of Woodpark Drive.

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 staff report.
- B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission and they recommended approval of this request by a vote of 6 to 0, as recommended by staff.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Keystone Group, Inc.

Plan Amendment 18-04

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to change the Land Use Map classification for approximately 14.5 acres from the Low Density Residential classifications to the Medium Density Residential classification. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie and Mr. Andrew Putnam. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Ms. Judy Stalder, 665 N. Main Street, High Point, representative, and Mr. Scott Wallace, President of Keystone Homes, 3708 Alliance Drive, Greensboro, applicant, spoke to the Commission. Ms. Stalder provided an overview of the development proposal and explained that the physical features of the property, including a stream running through the site, dictated the manner in which the property is proposed to be developed.

Ms. Deborah Love, 3546 Parkhill Crossing Drive, High Point, expressed concerns that there are already high traffic volumes on Penny Road that make it difficult to make a left turn out of her development and this proposal for more than 400 additional units will worsen the current traffic situation. She also noted concerns with the impact of additional students on the capacity of Florence Elementary School and the difficulty exiting the school.

Planning & Zoning Commission Action

Plan Amendment

The Commission recommended *approval* of Plan Amendment 18-04, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
PLAN AMENDMENT CASE 18-04
August 28, 2018**

Requests		
Applicant: Keystone Group, Inc.	Owner: Briggs Development Trust, E. Leroy Briggs Jr (Trustee) and Benjamin Briggs (Trustee)	
Plan Amendment Proposal: Applicant Request: To change the future land use classification for approximately 14.5 acres to the Medium Density Residential land use classification. Staff Amendment: To change the future land use classification for approximately 5 acres to the Medium Density Residential land use classification.	From:	Low Density Residential
	To:	Medium Density Residential

Site Information	
Location:	Lying along the west side of Penny Road, approximately 1,700 feet south of Woodpark Drive.
Acreage:	Applicant Request: Approximately 14.5 acres Staff Amendment: Approximately 5 acres
Current Land Use:	Single family dwelling, green houses and small accessory structures

Adjacent Property Current Land Use	
North:	Undeveloped
South:	Agricultural and Cell Tower
East:	Single Family dwellings
West:	Single family dwellings

Adjacent Land Use Plan Designations	
North:	Medium Density Residential
South:	Low Density Residential
East:	Low Density Residential
West:	Low Density Residential

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	Low-Density Residential: These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
Proposed Designation:	Medium-Density Residential: This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall

	range from eight to sixteen dwelling units per gross acre.
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Relevant Land Use Policies and Plan Amendment 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 Goals, Objectives & Policies:	The following goals of the Land Use Plan are relevant to this request: Goal #3: Provide a wide range of housing opportunities for families of all income levels; Goal #5: Promote a urban growth pattern that occurs in an orderly fashion and conserves the land resources of the City and its planning area.
Relevant Area Plan:	Not Applicable
LUPA History:	<u>PA-15-06</u> : An 8.7-acre area on the north side of Horney Road was amended from Low Density Residential to Moderate Density Residential on May 2, 2016

Details of Proposal

Summary of Land Use Plan Amendment Request:

The applicant has requested a Land Use Plan amendment to the Medium Density Residential land use classification to allow an approximate 39-acre residential development. The overall density for the entire 39-acre tract will be approximately 12 dwelling units per acre. The development is proposed to include apartments and townhomes. The southern portion of the site is where the plan amendment is needed to allow for the increased density in this area. The northern portion of the site (approximately 24.6 acres) is already designated as Medium Density Residential.

Staff Analysis

This area of the city has seen residential growth of all types, including apartments, townhomes and single family detached homes over the past 15-20 years. The densities of the residential developments to the north have been in the range of 9 - 14 dwelling units per acre which fits within the Medium Density Residential land use classification. The density to the south has remained lower with single family detached homes which fits in the Low Density Residential classification. The area has also seen growth in commercial development including Wendover Crossing, Wendover Landing, The Shoppes at Deep River, and the Palladium over this same time period.

In May 2016, the Land Use Plan was amended from Low Density Residential to Moderate Density Residential for a 9-acre area along Horney Road for the development of townhomes. That property, which is in the land development plan review process, received a Land Use Plan amendment to allow for an increase in residential density.

There are transmission power lines just to the south of this request that will act as a boundary between this proposed development and the lower density development to the south. Therefore, staff recommends expanding the applicant's request for Medium Density Residential to encompass an additional 5 acres, bringing the Medium Density Residential designation southward to the powerline easement.

The amendment is supported by the Land Use Plan policies that support providing a wide range of housing opportunities for all income levels, and promoting an urban growth pattern that occurs in an orderly fashion.

Recommendation

Plan Amendment 18-04:

Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 20 acres to the Medium Density Residential land use classification. Due to the change in character of this area it is appropriate to allow this area to be developed with higher density residential uses. The request meets the goals and objectives of the Land Use Plan and it will be in harmony with the land use pattern of the surrounding area.

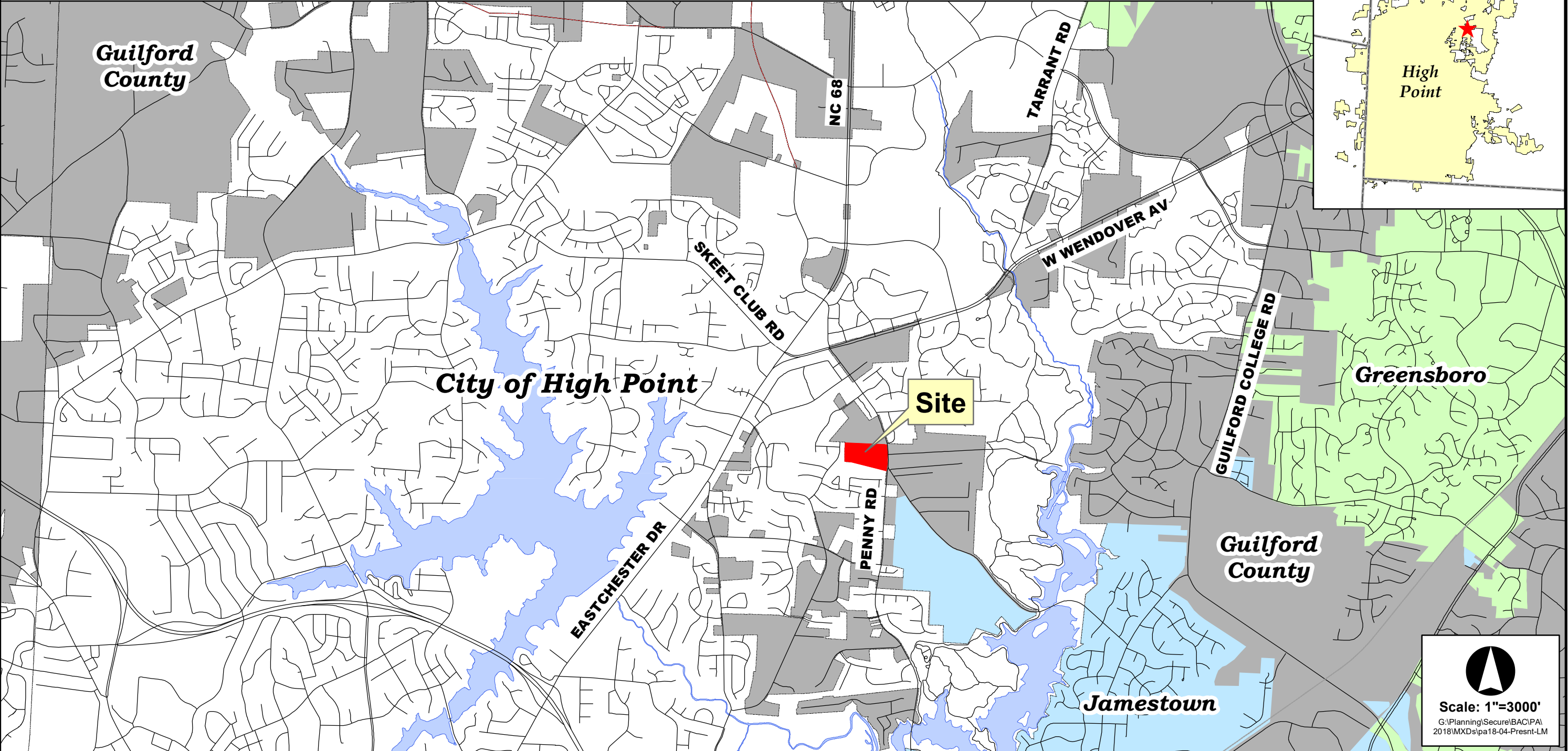
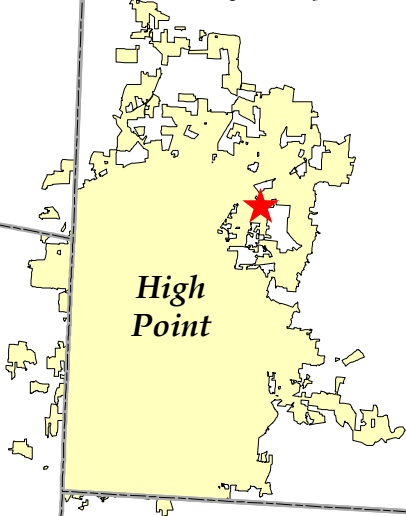
Report Preparation

This report was prepared by Planning and Development Department staff member Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by G. Lee Burnette AICP, Director.

LOCATION MAP

PLAN AMENDMENT PA-18-04
Applicant: Keystone Group, Inc.

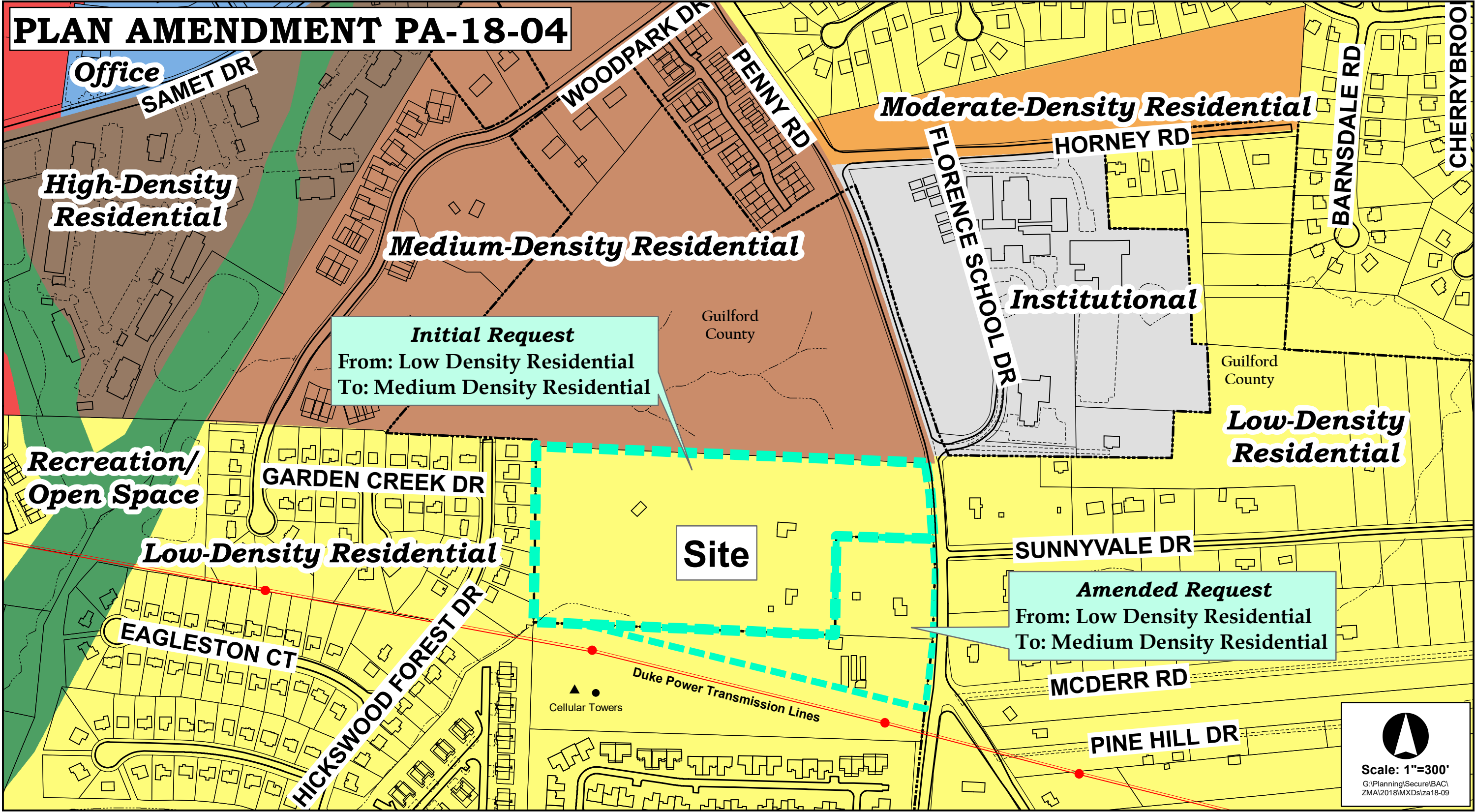
Vicinity Map



Scale: 1"=3000'

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PLAN AMENDMENT PA-18-04



A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on August 28, 2018 and before the City Council of the City of High Point on September 17, 2018, regarding this proposed amendment (PA 18-04) to said *Land Use Plan for the High Point Planning Area*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 20 acres (as shown on the attached map) from Low Density Residential to Medium Density Residential.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
City of High Point, North Carolina
The 17th day of September 2018
Lisa B. Vierling, City Clerk