

CITY OF HIGH POINT

AGENDA ITEM



Title: Plan Amendment 19-01
(High Point University)

From: Lee Burnette, Planning & Development
Director

Meeting Date: August 19, 2019

Public Hearing: Yes

Advertising Date: August 7, 2019, and
August 14, 2019

Advertised By: Planning & Development

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

PURPOSE:

A request by High Point University to change the Land Use Map classification for approximately 33 acres from Low Density Residential, Local/Convenience Commercial and Recreation/Open Space to an Institutional classification. The site lies approximately 150 feet west of Panther Drive and is bounded by N. Centennial Street, E. Lexington Avenue and E. Farriss Avenue.

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 July 23, 2019, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 19-01. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 5-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

High Point University

Plan Amendment 19-01

At its July 23, 2019 public hearing, the Planning and Zoning Commission reviewed a request to change the Land Use Map classification for approximately 33 acres to the Institutional classification. All members of the Commission were present except for Ms. Angela McGill. Ms. Heidi Galanti, Planning Administrator, presented the case and recommended approval of the request as outlined in the staff report.

Speakers on the request:

Speaking in favor of the request was the applicant's representative, Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University.

No one spoke in opposition to this request.

Planning & Zoning Commission Action

The Commission recommended *approval* of Plan Amendment 19-01, as recommended by staff, by a vote of 5-0.

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

**STAFF REPORT
PLAN AMENDMENT CASE 19-01
July 23, 2019**

Requests		
Applicant: High Point University	Owner: High Point University, Jonathan L. Baldwin and Lloyd V. Price, Cindy S. Richard and Georgia Tassopoulos	
Plan Amendment Proposal: To change the future land use classification for approximately 33 acres to the Institutional land use classification.	From:	Local/Convenience Commercial, Low Density Residential, and Recreation/Open Space
	To:	Institutional

Site Information	
Location:	The site lies approximately 150 feet west of Panther Drive and is bounded by N. Centennial Street, E. Lexington Avenue and E. Farriss Avenue.
Acreage:	33 acres
Current Land Use:	Single family dwellings, multifamily dwellings, office, and open space.

Adjacent Property Current Land Use	
North:	Commercial (College Village Shopping Center)
South:	Open Space (High Point Greenway)
East:	High Point University
West:	Single family detached dwellings, convenience store with fuel sales and elementary school

Adjacent Land Use Plan Designations	
North:	Local/Convenience Commercial
South:	Recreation/Open Space
East:	Institutional
West:	Institutional, Low-Density Residential, Local/Convenience Commercial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	<p><u>Low-Density Residential:</u> 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.</p> <p><u>Local/Convenience Commercial:</u> This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.</p> <p><u>Recreation/Open Space:</u> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.</p>
Proposed Designation:	<u>Institutional:</u> Public, quasi-public and institutional uses on large tracts are included in this classification.

Relevant Land Use Policies and Plan Amendment History	
Community Growth Vision Statement	<p>The following objective of the Community Growth Vision Statement is relevant to this request:</p> <p>Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.</p>
Land Use Plan Goals, Objectives & Policies:	<p>The following goals and objective of the Land Use Plan are relevant to this request:</p> <p>Goal #1: Ensure that development respects the natural environment.</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods.</p> <p>Obj. #2. Protect and preserve environmentally sensitive locations including designated open space and watershed critical areas from inappropriate development;</p>
Relevant Area Plan(s): <i>Core City Plan</i>	<p><u>Neighborhood Planning Principles – Discernible Boundaries:</u></p> <p>Do not allow neighborhoods to get chipped away at their edges by incompatible uses and development forms. Employ design measures to accentuate their boundaries through features such as gateway treatments and street tree plantings.</p>
LUPA History:	<p>Since 2009, seven Land Use Plan Amendments have been approved to accommodate expansion of High Point University. The amendments have been located primarily south of East Farriss Avenue, east of North Centennial Street and north of Barbee Avenue.</p>

Details of Proposal

The University purchased or has pending contracts to purchase, all the parcels within the plan amendment area except for two parcels. Now that they own most of the area and they have made a “good faith” effort to purchase the two remaining properties, they are petitioning to add this area to their campus and have submitted both a Land Use Map Amendment and a Zoning Map Amendment application for this area.

Staff Analysis

Over the past decade, High Point University has purchased properties within this area and maintained them for their use as housing for students and office space. They also demolished some buildings where they did not have a use for the existing buildings. These actions changed the character of this area from predominantly residential to institutional, which supports the requested plan amendment.

There have been numerous related plan amendment cases approved by City Council which has established policy as to the manner in which the University land expansions should occur. Expansion should abut the existing campus and should consist of an entire block being incorporated into the campus at the same time to limit piecemeal intrusion into adjacent residential neighborhoods. The requested expansion supports this policy as it incorporates entire blocks at the southeast corner of East Lexington Avenue and North Centennial Street.

Recommendation

Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 33 acres to an Institutional land use classification. The request meets the goals and objectives of the Land Use Plan and will be in harmony with the land use pattern of the surrounding area.

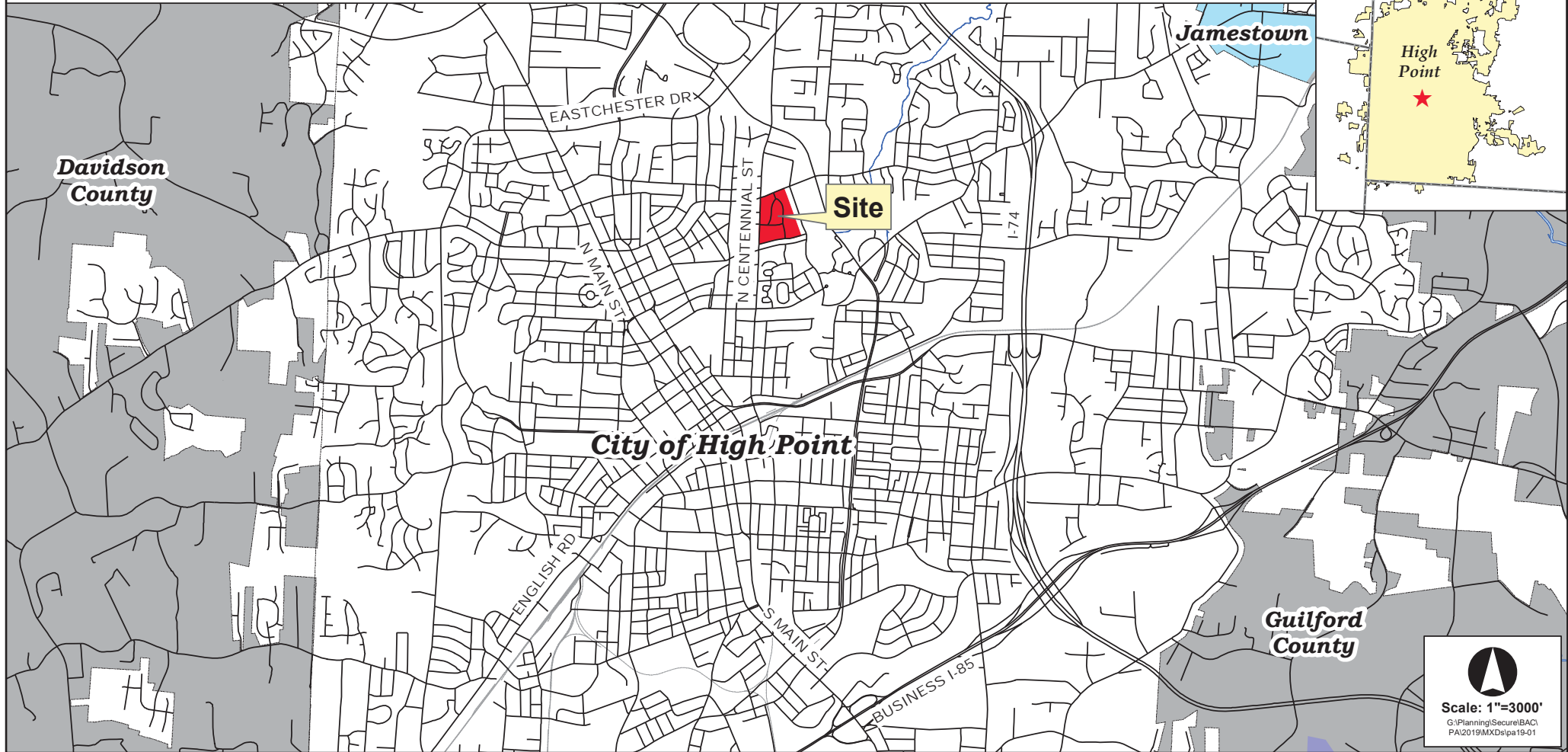
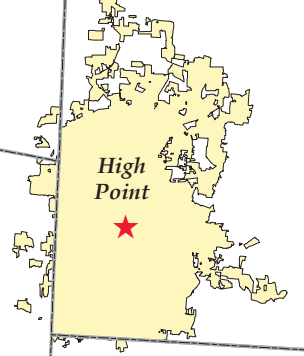
Report Preparation

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

LOCATION MAP

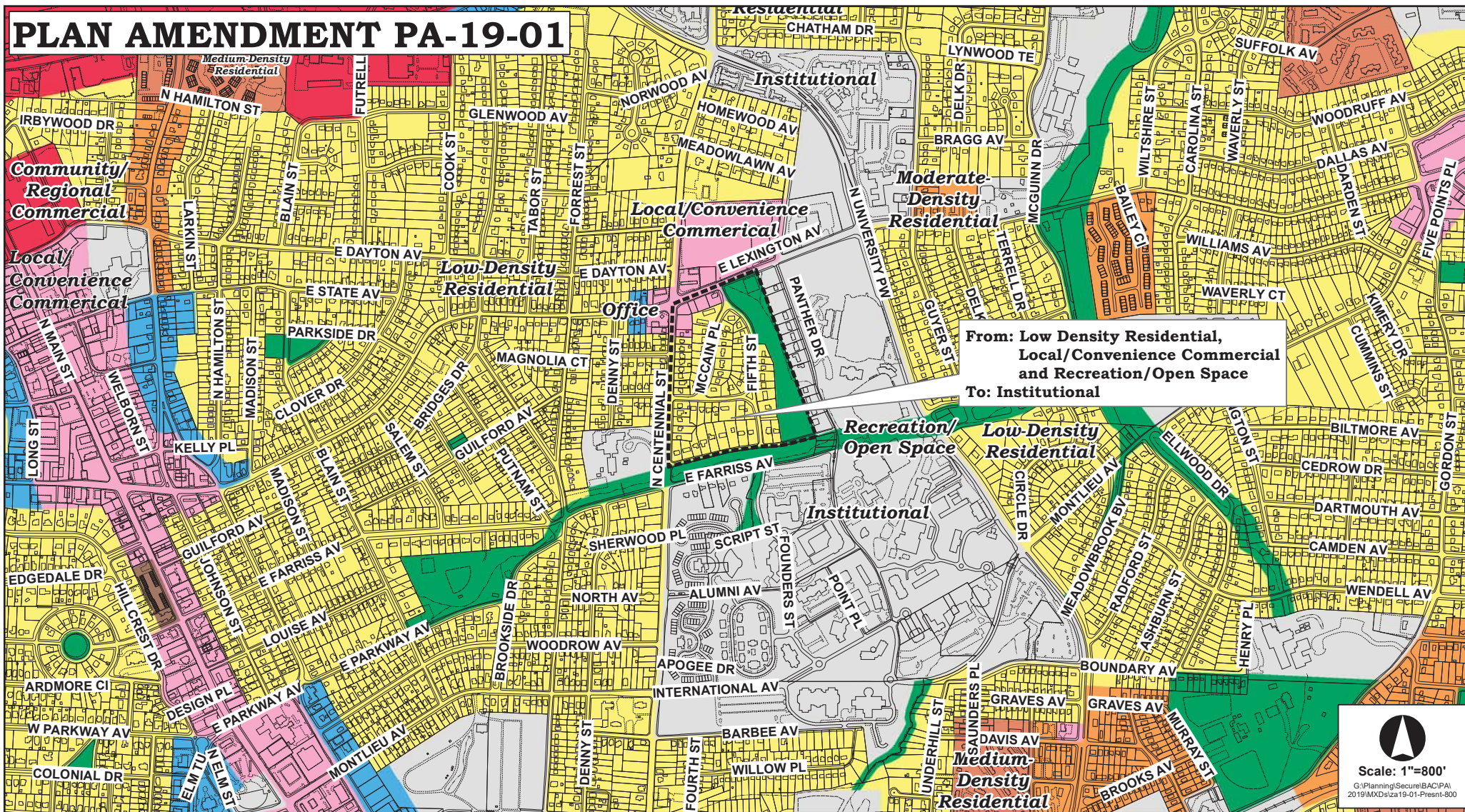
PLAN AMENDMENT: PA-19-01
Applicant: High Point University

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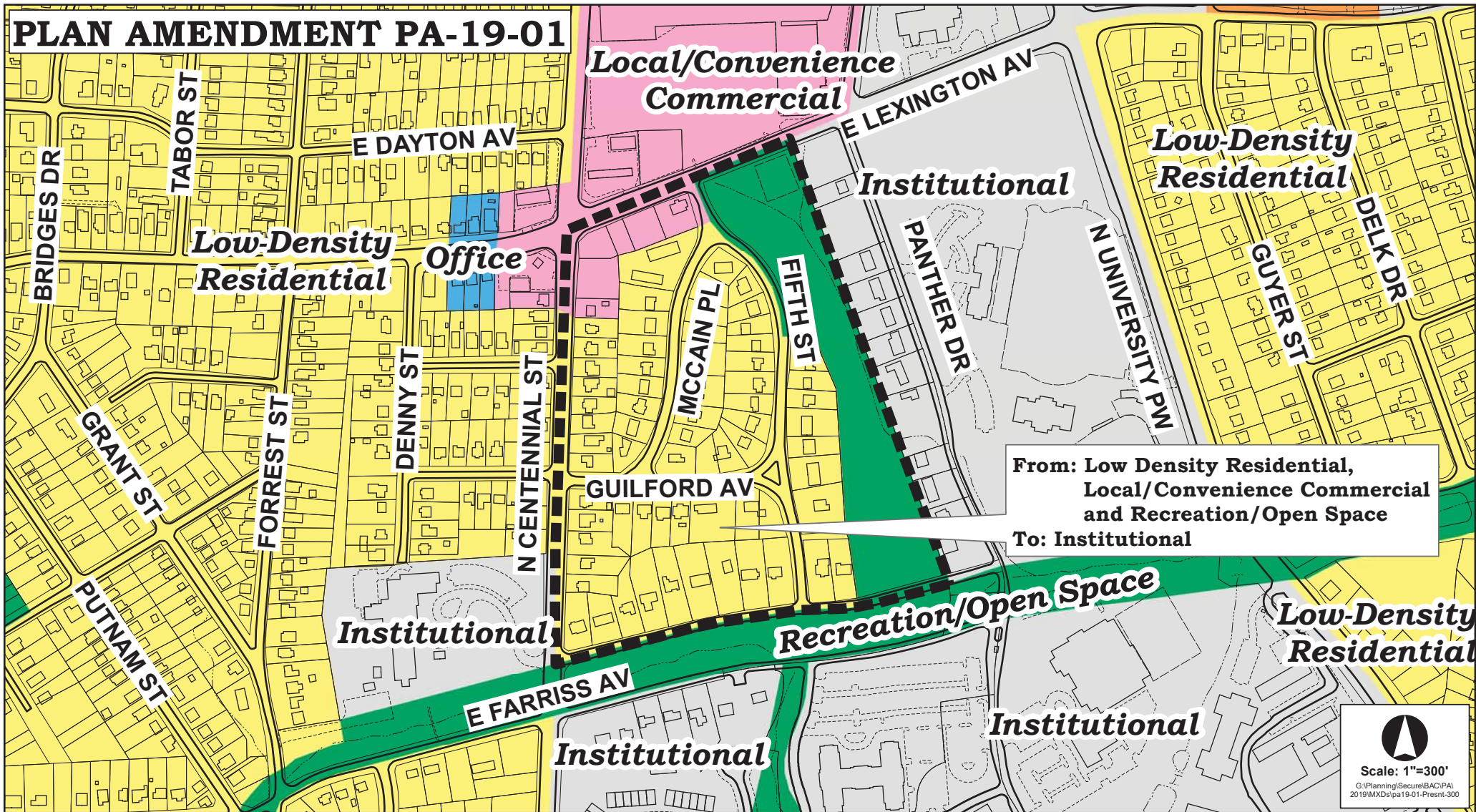


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PLAN AMENDMENT PA-19-01



PLAN AMENDMENT PA-19-01



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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019, regarding this proposed amendment (PA 19-01) 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 33 acres (as shown on the attached map) from Local/Convenience Commercial, Low Density Residential, and Recreation/Open Space to Institutional.

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 19th day of August 2019

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk

