

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 September 24, 2019 and before the City Council of the City of High Point on October 7, 2019 regarding **Zoning Map Amendment Case 19-17 (ZA-19-17)** 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 September 15, 2019, for the Planning and Zoning Commission public hearing and on September 25, 2019 and October 2, 2019, 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 **October 7, 2019**.

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 (PD-P) District**. The property is approximately 72 acres, and generally located north of Greensboro Road, west of Penny Road and east of Manor Drive. The property is also known as Guilford County Tax Parcels 176232, 176235, 177157, 185025, 185034 and 185035.

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

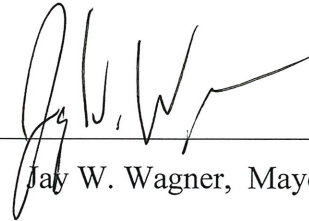
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5.

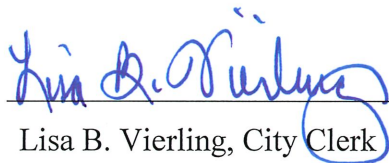
This ordinance shall become effective upon the date of adoption.

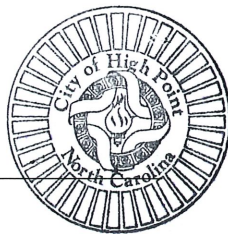
Adopted by the City Council
City of High Point, North Carolina
The 7th day of October, 2019

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



Statement of Intent:

The intent of this project is to expand the existing CCRC campus independent living facility from 133 residential dwelling units currently, to 175 units (maximum density as permitted by the Institutional District), and to provide for reasonable future growth consistent with this Statement. The current Pennybyrn CCRC community is a single unified campus containing independent living dwellings (cottages), a multi-story independent living building, assisted living facility attached to the original skilled nursing facility. The current campus includes accessory uses for minor personal services (salon, massage, etc.); minor retail services (banking, etc.); minor eating establishments; sports and fitness center (Pool, spa, fitness gym, etc.); minor assembly; minor cultural and crafts facilities; adult day care; minor medical care facility; guest lodging; and convent. These services may change, modified, or expanded over time, consistent with the underlying zoning, as customary accessory uses change for typical CCRCs.

Development Standards:

Development on the planned development site will be consistent with the Master Plan Map and adhere to these development standards.

Development Standards:**Part 1. USES:****A. Permitted uses**

- 1) Continuing Care Retirement Community (CCRC) and associated accessory uses.
- 2) Accessory uses shall be located within the CCRC facilities building(s) and shall consist of certain support and community based service uses incidental to the CCRC use. The primary purpose of an accessory uses shall be to serve the CCRC development's population and their visitors; however, service to the general public is not precluded. Stand-alone accessory uses, on separate lots, shall be prohibited.
- 3) Religious Institution
- 4) Major and Minor wireless telecommunication facility use type as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) District, and the specific conditions listed in this ordinance.
- 5) Development shall be in substantial compliance with the approve PD Master Plan

Part 2. CONDITIONS:**A. Development, Dimensional & Density Standards:**

1. Maximum Density:
Maximum density shall subject to standards of the Institutional (I) District
2. Minimum Perimeter Setbacks
 - a) There shall be a minimum fifty (50) foot setback along the Greensboro Road and Penny Road rights-of-way. All other external property setbacks shall be a minimum of twenty (20) feet. There shall be no internal setback within the zoning site except as required by the building code.
 - b) Except for the above note Penny Road setback standards, no building setbacks shall be required where the zoning site abuts portions of the Maryfield CCRC Campus within the Town of Jamestown corporate limits.
3. Maximum Building Height: Building height shall subject to standards of the Institutional (I) District, except as noted below:
 - a) In no instance shall the maximum building height exceed 50 feet within 50 feet of an abutting single-family residential zoning district.

B. Landscaping, Setback and Buffers: Landscaping shall be provided in accordance with Section 5.5 of the Development Ordinance, except as provided below.

1. No landscaping shall be required where the zoning site abuts portions of the Maryfield CCRC campus within the Town of Jamestown corporate limits.
2. Except for where the zoning site abuts parcels along Pennybyrn Circle or abuts a public right-of-way, a minimum 30-foot wide Type B perimeter planting yard shall be provided. The perimeter planting yard shall be supplemented as necessary to achieve a Type B planting yard rate.

C. Transportation

1. Vehicular Access: The portion of the site that lies within the city limits of High Points shall be allowed three (3) points of access:
 - a. One (1) point of access shall be allowed to Penny Road. .
 - b. One (1) point of access shall be allowed to Greensboro Road. .
 - c. One (1) point of access shall be allowed to Pennybyrn Circle. When Pennybyrn Circle is improved to the City of High Point street standards. This access shall serve as access for maintenance and emergency response vehicles to the eastern side of the existing Health Care Building.
2. The Director of Transportation and the North Carolina Department of Transportation (NCDOT) shall approve all construction and improvements.

D. Lot Combination

Except for Guilford County Tax Parcel 176235 (1315 Greensboro Road), all parcels owned by Maryfield Inc. that abuts the zoning site, including those outside the High Point Corporate limits, shall be combined into one (1) lot prior to subdivision or development. In the event of new development on tax parcel 176235 by Maryfield, Inc, that parcel shall be combined with the larger Maryfield, Inc. property.

E. Signage/Common Signage Plan:

The location of signage on the rezoning site shall be in accordance with the approved Common Signage Plan for the zoning site. 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.