

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 20-25**
(*High Point University*)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 15, 2021

Public Hearing: Yes

Advertising Date: February 3, 2021, and
February 10, 2021

Attachments: A. Staff Report
B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by High Point University to rezone approximately 37.5 acres from the Residential Single Family–5 (R-5) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their January 26, 2021 regular meeting and took final action when the meeting was reconvened on January 28, 2021. On the date of final action, all members of the Commission were present except for Ms. Angela McGill. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

The applicant's representative, Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University was in attendance remotely and made himself available for questions.

The Commission had no questions for Mr. Kitley and there was no comment from the public on this request.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended ***approval*** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended ***approval*** of this request, as recommended by staff, by a vote of 8-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 8-0 to approve the following statement:

That Zoning Map Amendment 20-25 is consistent with the City's adopted policy guidance because the zoning site is designated as Institutional by the Land Use Plan, and supported by policies of the Core City Plan. Furthermore, the request is reasonable and in the public interest because the zoning request will incorporate the two remaining residentially zoned properties into the campus and create a uniform zoning district for all the land within this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-25
January 26, 2021**

Request	
Applicant: High Point University	Owners: High Point University
Zoning Proposal: To rezone approximately 37.5 acres	From: R-5 Residential Single Family–5 District CZ-I Conditional Zoning Institutional District
	To: CZ-I Conditional Zoning Institutional District

Site Information	
Location:	The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.
Tax Parcel Number:	Guilford County Tax Parcels 182382 through 182458; 182460 through 182469, 223668, 223669 and 223670.
Site Acreage:	Approximately 37.5 acres
Current Land Use:	Single family dwellings, multifamily dwellings and college/university uses.
Physical Characteristics:	The site has a moderate to severely sloping terrain. A perennial stream, running in a north to south direction, bisects the eastern portion of the site. The steeper terrains lie along this stream corridor.
Water and Sewer Proximity:	There are 8-inch & 12-inch City water lines and 8-inch City sewer lines along N. Centennial Street and E. Lexington Avenue. Within the private drives running through this portion of the campus are 6-inch and 8-inch City water lines and 8-inch City sewer lines.
General Drainage and Watershed:	The site drains in a general southeasterly direction and development is subject to the requirements of the City Lake General Watershed Area. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site.
Overlay District:	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RC	Retail Center District	Large retail establishment (shopping center)
South:	CZ I R-5	Conditional Zoning Institutional District Residential Single Family–5 District	High Point University campus and High Point Greenway
East:	I	Institutional District	High Point University campus
West:	R-5 LB	Residential Single Family–5 District Limited Business District	Single family detached dwellings, convenience store with fuel sales and elementary school

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement	The following objective of the Community Growth Vision Statement is relevant to this request: Obj. 1H: Support the continued growth of the City's educational institutions for their many educational, cultural and economic benefits.
Land Use Plan Map Classification:	The site has an Institutional land use designation, which is intended to support public, quasi-public and institutional uses on large tracts.
Land Use Plan Goal, Objective & Policies:	This request is neither in conflict with the Land Use Plan's goals and objectives nor does it promote those goals and objectives.
Relevant Area Plan:	<u>Core City Plan</u> Neighborhood Planning Principles – Discernible Boundaries: 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.
Zoning History:	Starting in the early 2000s High Point University embarked on a campus growth campaign that has resulted in approximately 26 zoning approvals, totaling over 148 acres, which expanded the footprint of the campus westward to N. Centennial Street, eastward to N. University Parkway and southward to Barbee Avenue/Boundary Avenue/Willow Place.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	N. Centennial Drive		Major Thoroughfare	1,350 feet
	E. Lexington Avenue		Major Thoroughfare	930 feet
	Panther Drive		Private Drive	1,650 feet
	E. Farriss Avenue		Private Drive	150 feet
Vehicular Access:	Vehicle access will be provided from abutting public streets (N. Centennial Drive and E. Lexington Avenue) to private drives running through this area (Guilford Avenue, E. Farriss Avenue, Fifth Street and Panther Drive).			
Traffic Counts: <i>(Average Daily Trips)</i>	N. Centennial Drive		9,200 ADT (2017 NCDOT traffic counts)	
	E. Lexington Avenue		9,400 ADT (2017 NCDOT traffic counts)	
Estimated Trip Generation:	Not applicable			
Traffic Impact Analysis (TIA):	Required		TIA Comments	
	<u>Yes</u>	<u>No</u> X	Not applicable	
Conditions:	<u>Vehicular Access:</u> A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street and a maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue.			
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.			

School District Comment
Not applicable to this zoning case.

Details of Proposal

In 2019, High Point University obtained zoning approval to expand the boundary of their campus to include the neighborhood bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. This zoning approval included all the land area within this neighborhood, except for two parcels (1215 McCain Place and 1202 N. Centennial Street). The University has since purchased these two remaining parcels and has submitted this zoning map amendment to include them into their previous zoning approval. This new submittal carries forward all the previously adopted zoning conditions from the 2019 approval, with the only change being the inclusion of the two additional parcels in the legal description of the zoning ordinance. The conditions being carried forward pertain to allowable uses, development and dimensional standards, landscaping, buffering fencing, and vehicular access.

Staff Analysis

Section 2.4.6.C. of the Development Ordinance states that the advisability of a conditional zoning is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to approve or deny a conditional zoning, the City Council shall weigh the relevance of and consider the following issues outlined below.

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 zoning site is designated as Institutional by the Land Use Plan, and supported by policies of the Core City Plan.

Reasonableness/Public Interest:

Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.

The zoning request will incorporate the two remaining residentially zoned properties into the campus and create a uniform zoning district for all the land within this area.

Compatibility with Surrounding Areas

- Whether the proposed conditional zoning district will result in a development that is compatible with the character of surrounding existing or proposed development and land uses.
- Where there are issues of compatibility, the proposed conditional zoning district shall provide for appropriate transition areas that address incompatibility through increased buffering, landscaping, fencing, building height, mass and scale or other means designed to promote a complimentary character of development.
- Determination of complimentary character may be based on densities/intensities, use types, lot sizes and dimensions, building height, mass and scale, exterior lighting, siting of service areas, or other aspects that may be identified by the City Council.

The requested rezoning of the two remaining residentially zoned parcels in this area does not change prior compatibility findings from the previous zoning approval that established the CZ-I district for this area.

Mitigation of Impacts

Whether the applicant's proposed conditional zoning district, including the proposed use(s), written conditions, and conditional zoning plan (if applicable), will satisfactorily:

Mitigation #1	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. To ensure there are no adverse impacts on adjacent lands, the applicant is carrying forward previously adopted zoning conditions established in this neighborhood related to allowable uses, development standards, landscaping/buffering/fencing standards and vehicular access. Also, standards in the Development Ordinance pertaining to lighting, screening of mechanical equipment/dumpsters and parking lot landscaping will also assist in mitigating impacts to nearby lands.
Mitigation #2	Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees and protects habitat. The proposed rezoning of the two remaining residentially zoned parcels in this area will not change previous mitigation findings used to establish the CZ-I District zoning for this area.
Mitigation #3	Minimize or effectively mitigate any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire. This addition to the campus is within the City Lake General Watershed Area and development will be subject to the watershed regulations. The zoning submittal has no known adverse impacts on municipal services.
Mitigation #4	Minimize or effectively mitigate any identified adverse effect on the use, enjoyment or value of adjacent lands. Based on previously adopted zoning conditions that are being carried forward, the request will not increase impacts upon adjacent lands.

Supportive Changes in the Area

Whether and the extent to which there have been changes in the type or nature of development in the area of the proposed conditional zoning district that support the application.

Since 2000, the campus has expanded westward from its historical Panther Drive (formerly known as W. College Drive) boundary to N. Centennial Street. Along with these expansions, the public street network in these areas has either been abandoned or converted to private drives to become part of the University's internal circulation network. These prior campus expansions, along with the 2019 zoning of other lands in this area, has changed the character of this area.

Promotes a Preferred Development Pattern

Whether and the extent to which the proposed conditional zoning district will result in development that promotes a logical, preferred, and orderly development pattern.

The University has acquired all the land in the area subject to the request CZ-I District. The inclusion of these two remaining lots into the CZ-I District for this area is a logical expansion of the campus consistent with the policies of the Core City Plan.

Recommendation

Staff Recommends Approval

The Planning & Development Department recommends approval of the request to rezone this 37.5-acre area to the CZ-I District.

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 Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-25

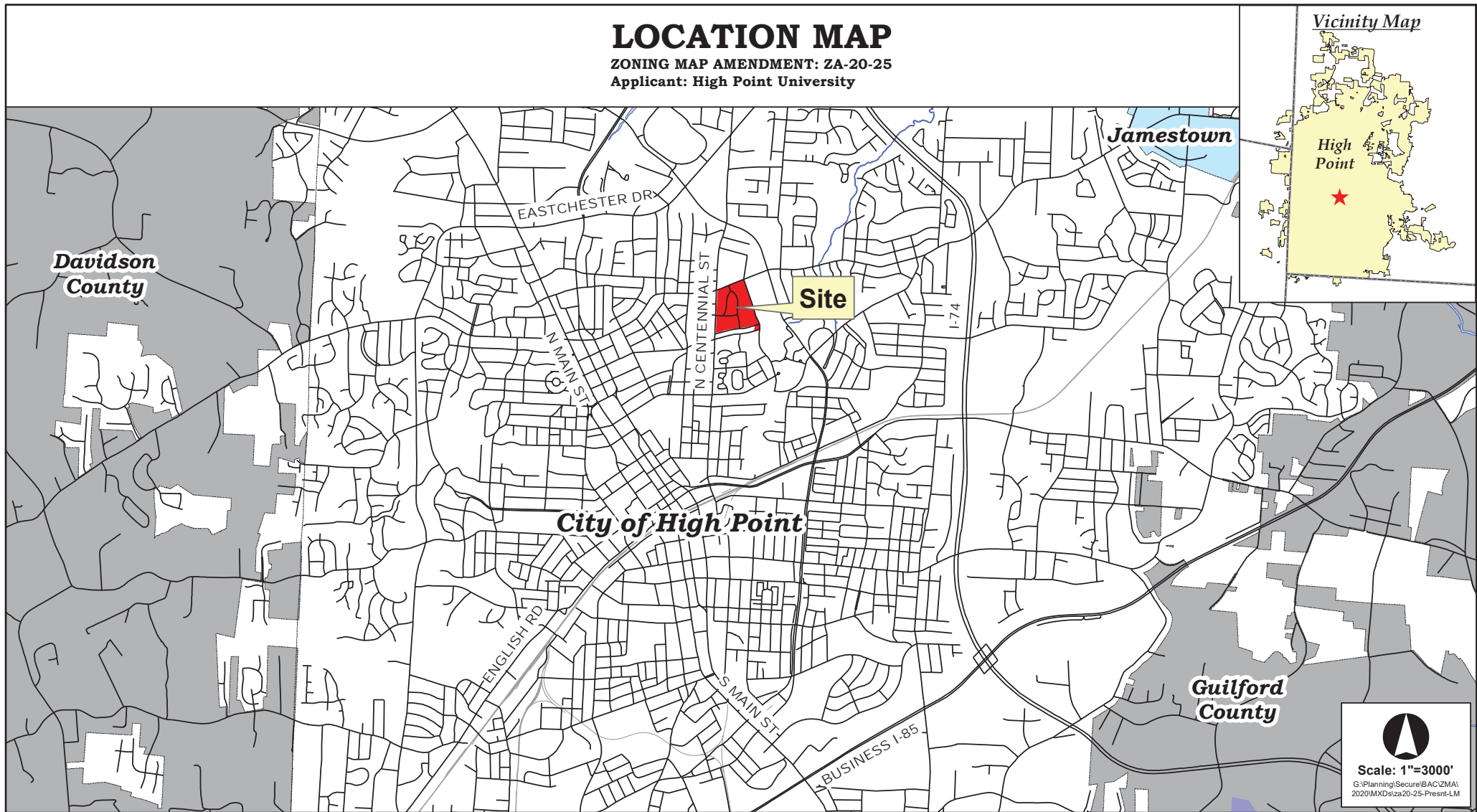
Applicant: High Point University

Vicinity Map

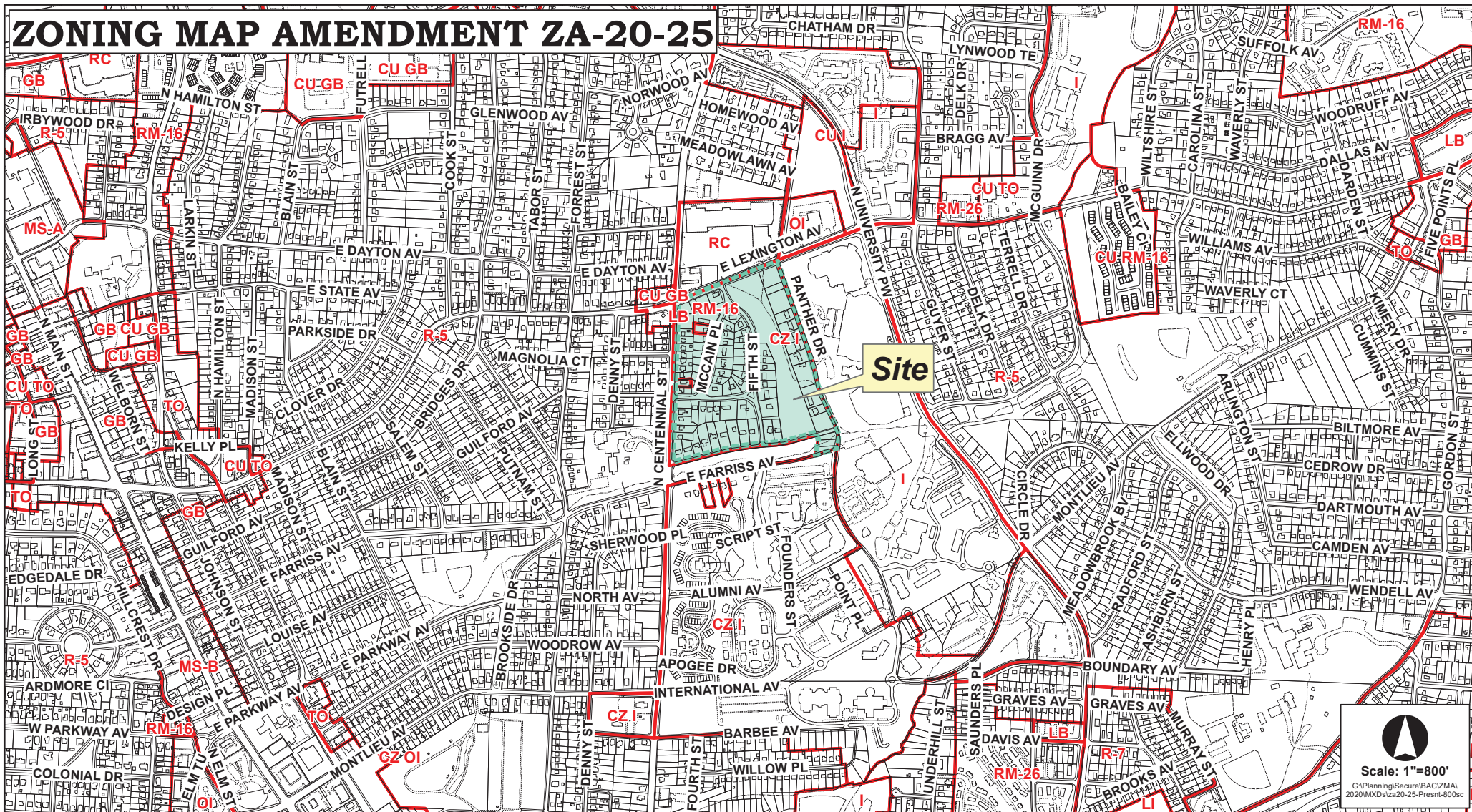
High Point

Scale: 1"=3000'

G:\Planning\Secure\BAC\ZMA\2020\MXD\za20-25-Presnt-LM



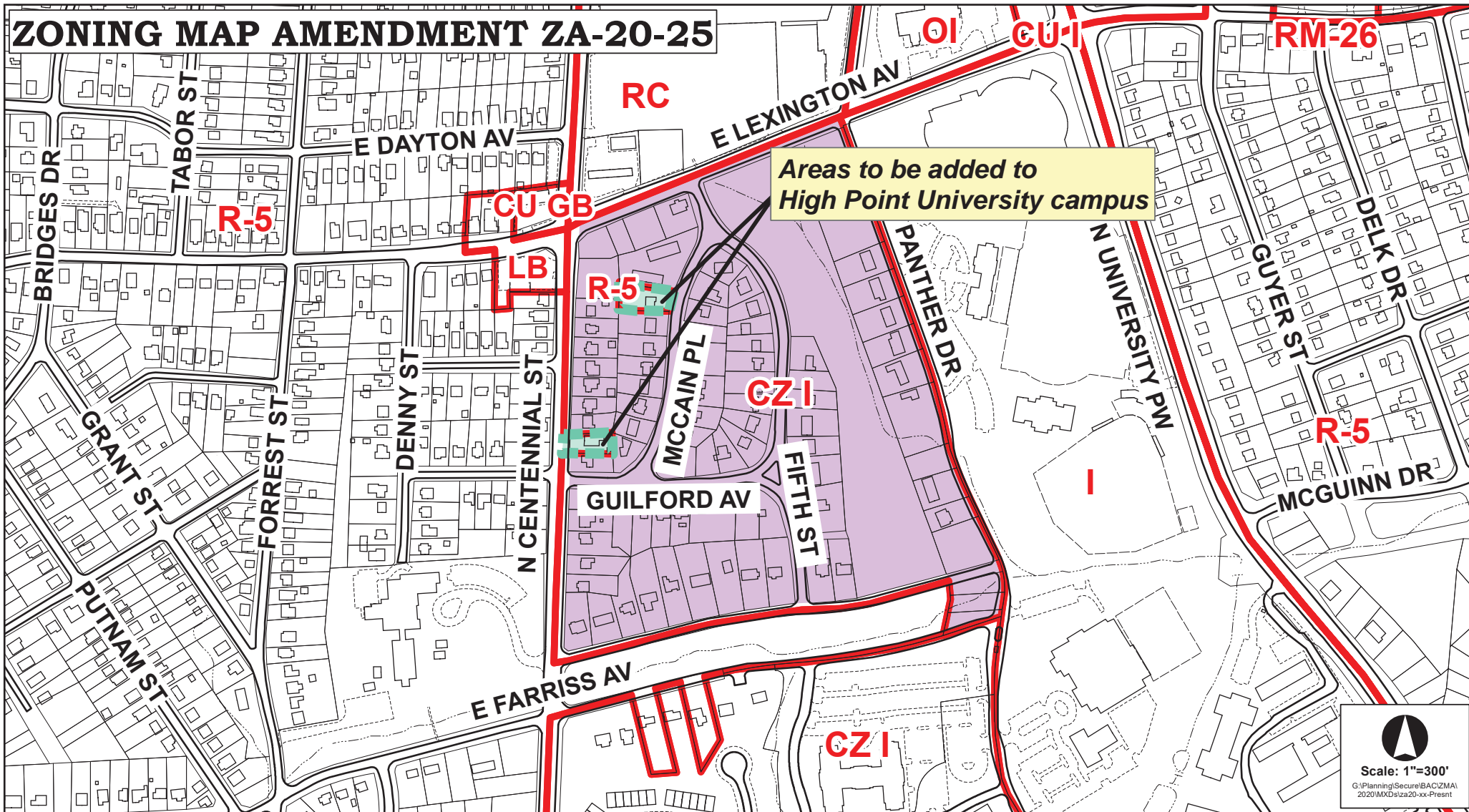
ZONING MAP AMENDMENT ZA-20-25



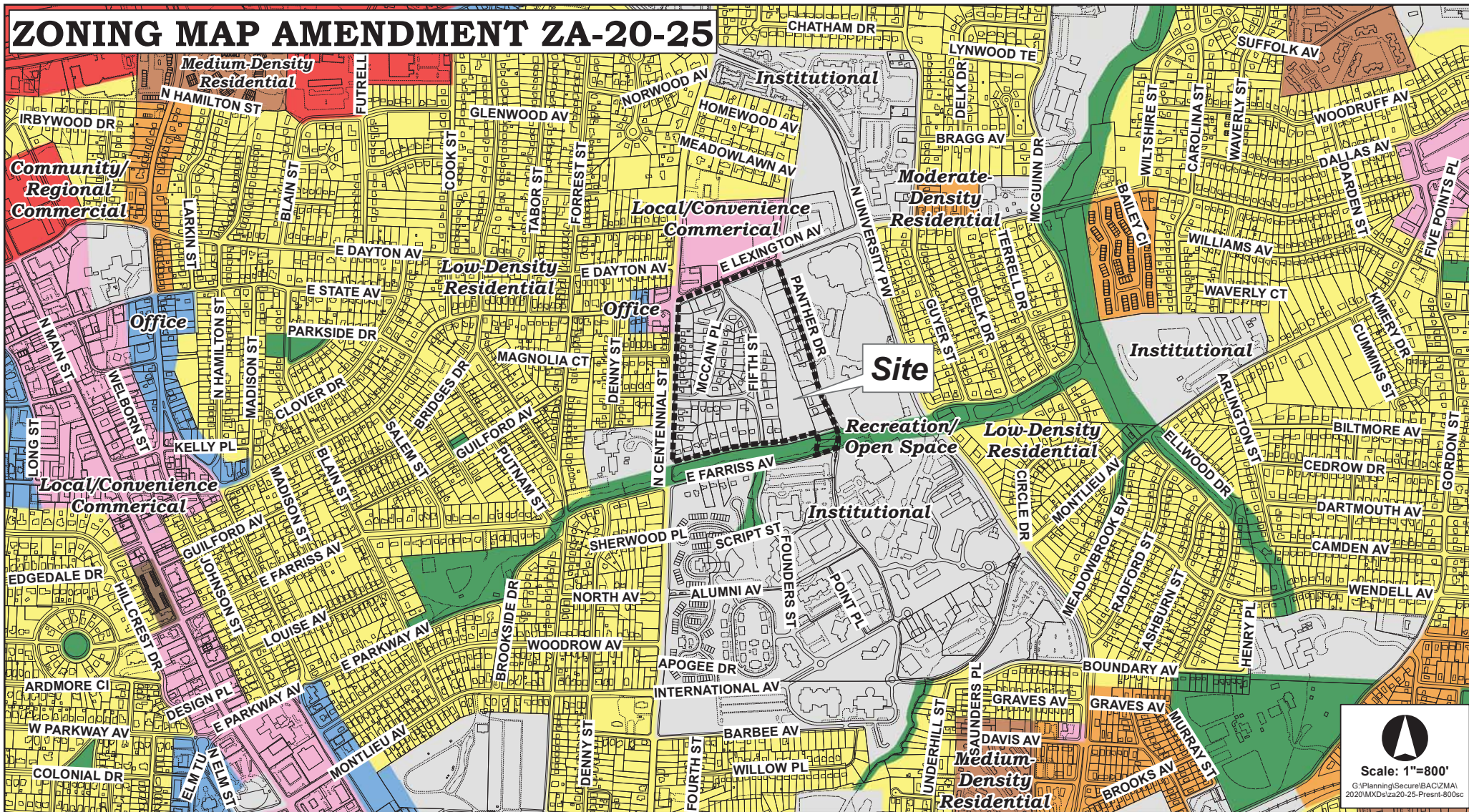
Scale: 1"=800'

G:\Planning\Secure\BAC\ZMA\2020\MXD\za20-25-Preprint-800sc

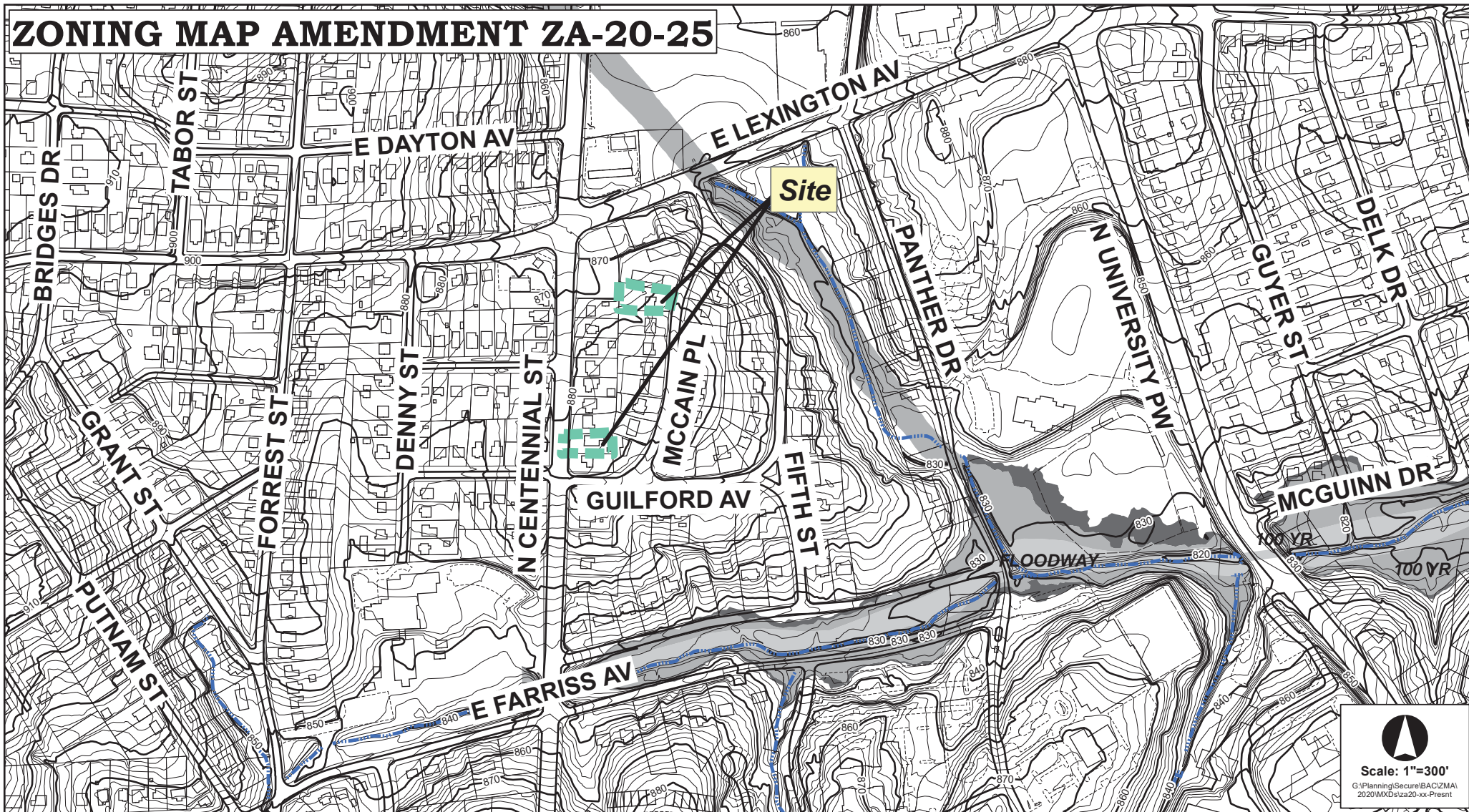
ZONING MAP AMENDMENT ZA-20-25



ZONING MAP AMENDMENT ZA-20-25



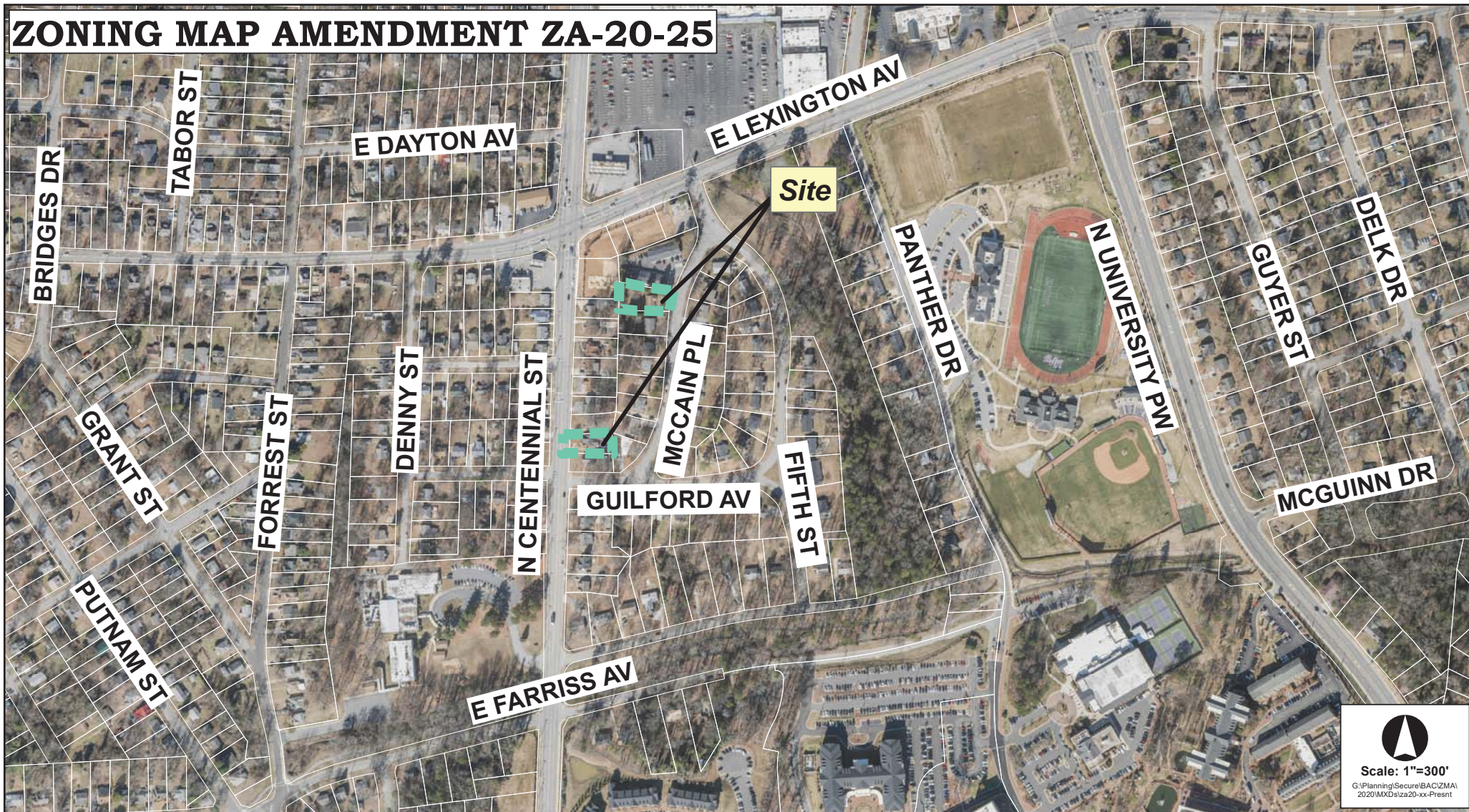
ZONING MAP AMENDMENT ZA-20-25



Scale: 1"=300'

G:\Planning\Secure\BAC\ZMA\2020\MXD\sa20-xx-Present

ZONING MAP AMENDMENT ZA-20-25



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, 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 January 26, 2021 and before the City Council of the City of High Point on February 15, 2021 regarding **Zoning Map Amendment Case 20-25 (ZA-20-25)** 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 January 17, 2021, for the Planning and Zoning Commission public hearing and on February 3, 2021 and February 10, 2021, 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 **February 17, 2021**.

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: **Conditional Zoning Institutional (CZ-I) District**. The property is approximately 37 acres and bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. The property is also known as Guilford County Tax Parcels 182382 thru 182469, 223669 and 223670.

Part I. **CONDITIONS:**

A. **Development and Dimensional Requirements.**

1. **General Standards for the entire zoning site.**

- a. **Lot Combination:** As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.
- b. **Welcome Center (i.e. campus entrance gatehouses) Standards.**
 - i. Welcome Centers shall not be permitted within public street rights-of-way.
 - ii. Welcome Center(s) shall be oriented in such a manner that a minimum of seven (7) vehicular stacking spaces, per dimensional standards of Section 5.4.7.I of the Development Ordinance, shall be provided as

measured perpendicular from the adjacent public street right-of-way
(See Exhibit A).

2. N. Centennial Street Development Standards

The following development standards shall apply to townhome type dormitories or townhome type student housing developed within 100 feet of the N. Centennial Street right-of-way

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.

B. Landscaping, Buffers, and Screening:

1. Fencing:

a. Perimeter decorative fencing

- i If fencing is installed along the N. Centennial Street or the E. Lexington Avenue frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed. Said fencing is not required to be installed over streams and culverts.
- ii Along the N. Centennial Street frontage of the zoning site the perimeter fencing shall be setback a minimum of five (5) feet from the right-of-way line.

C. Transportation

1. Vehicular Access:

a. N. Centennial Street

A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue (northern portion of ROW), and the intersection of N. Centennial Street and Guilford Avenue.

b. Lexington Avenue

A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the E. Lexington Avenue and Panther Drive (private drive) intersection.

2. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director

of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction and improvements.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

SECTION 4

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 5

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

SECTION 6.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The **17th** day of **February, 2021**

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk



MERCER
ARCHITECTURE INC
1015 HUTTON LN, SUITE 106
HIGH POINT, NC 27622
PHONE: (336) 885-1200
FAX: (336) 885-1201