CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT
ZONING CASE 14-09
August 26, 2014

Request	
Applicant: High Point University	**Owner:** High Point University
Zoning Proposal: To rezone approximately 92.2 acres	**From: CU-PI** Conditional Use Public & Institutional District **CZ-PI** Conditional Zoning Public & Institutional District
	To: CZ-PI Conditional Zoning Public & Institutional District

Site Information	
Location:	The site is lying north of Barbee Avenue, east of N. Centennial Street, south of E. Farriss Avenue and west of Panther Drive.
Tax Parcel Numbers:	Guilford County Tax Parcels 0189862 thru 875, 0189888, 0189893, 0190022 thru 59, 0190162 (portion), 0190072, 0190073, 0190075, 0190077 thru 89, 0190107 thru 122, 0190126, 0190140, 0190161, 0190185 thru 187, 0190191, 0190196 thru 215; 0217153 and 0217154
Site Acreage:	Approximately 92.2 acres
Current Land Use:	College/University uses; such as dormitories, classrooms, student union and other accessory uses and undeveloped parcels.
Physical Characteristics:	The southern half of the site, from Alumni Avenue to Barbee Avenue has as gentle to moderately sloping terrain. The northern half of the site from Alumni Avenue to E. Farriss Avenue has a moderately sloping terrain. A perennial stream runs from south to north (from Alumni Avenue to E. Farriss Avenue) and the site's steeper terrain runs along this stream corridor.
Water and Sewer Proximity:	Various City sanitary sewer lines (8-inch & 12-inch) and City water lines (6-inch, 8-inch & 16-inch) are adjacent to the site within the perimeter public streets and within several of the private drives running through the campus.
General Drainage and Watershed:	The southern portion of the site, from Montlieu Avenue to Barbee Avenue, drains in a southeasterly direction. The northern portion of the site, from Montlieu Avenue to E. Farriss Avenue, drains in a northerly direction. Development of the site is subject to the City Lake General Watershed Area requirements of the water supply watershed regulations. Engineered stormwater measures are required for non-residential or multifamily development with an impervious surface area that is greater than 24% or more of the site.
Overlay District(s):	City Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	RS-7	Residential Single Family-7 District	Single family residential dwellings *(across E. Farriss Ave. & greenway trail)*
South:	RS-7	Residential Single Family-7 District	Single family residential dwellings and undeveloped parcels *(across Barbee Ave.)*
East:	PI	Public & Institutional District	High Point University campus
West:	RS-7	Residential Single Family-7 District	Vacant school, single family residential dwellings and undeveloped parcels *(across N. Centennial St.)*

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Goal 1: 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 classification, which is intended to accommodate public, quasi-public and institutional uses on large tracts.
Land Use Plan Goals, Objectives & Policies:	The following goal of the Land Use Plan is relevant to this request: Goal #2: Encourage development that enhances and preserves established neighborhoods.
Relevant Area Plan(s):	**University Area Plan** <u>Goal 3</u>: Ensure compatibility between the edge of campus and the surrounding neighborhood. <u>Policy 3.5</u>: Transition the intensity of uses along the campus edge adjacent to existing residences. i. Decrease the bulk, mass and height of buildings, or increase setbacks. ii. Prevent the spillover of light and glare from outdoor lighting onto adjacent properties by limiting the height, illumination, and direction of outdoor lighting. iii. Locate parking areas internal to campus, where possible, to minimize visual impacts on adjacent residential properties. They should be screened from view, and access to parking areas should be from internal campus driveways and not directly from local residential streets to minimize cut-through traffic in the residential neighborhood. iv. A combination of fencing and landscaping can be used to soften the edges, however solid fencing is typically discouraged along public streets. v. Placement of loading areas and mechanical equipment should be placed to minimize impact on adjacent properties. Screening shall be provided. <u>Transition Areas</u> The site includes Transition Areas (Permanent Edges), specifically those areas fronting on the south side of E. Farriss Avenue, the north side of Barbee Avenue, and the east side of N. Centennial Street. Compatibility with adjacent properties is of the utmost importance. The height, mass,

	scale, setbacks, and intensity of new development should be taken into consideration. Other factors to consider within Transition Areas are parking lot location; access; lighting height, direction and intensity; and landscaping type, rate, location and width of planting area. In places where Transition Areas abut public streets, solid fencing is discouraged.
Zoning History:	The 92 acres associated with this zoning application was historically a residential neighborhood adjacent to the High Point University Campus. Starting in 1998, the University began a westward expansion of the campus from Panther Drive (formerly W. College Drive), to N. Centennial Street to accommodate their growth. Over the past 16 years, the University has requested and received a number of zoning approvals that has resulted in the present campus configuration.

Transportation Information			
Adjacent Streets:	**Name**	**Classification**	**Approx. Frontage**
	Barbee Avenue	Local Street	2,172 ft.
	N. Centennial Street	Major Thoroughfare	2,098 ft.
	E. Farriss Avenue	Local Street	1,263 ft.
Vehicular Access:	Access from N. Centennial Street via existing private streets *(Montlieu Avenue and Alumni Avenue).* Only one point of access to Barbee Avenue *(emergency access drive).* Access from E. Farriss Avenue as permitted by Driveway ordinance.		
Traffic Counts: *(Average Daily Trips)*	Montlieu Avenue N. Centennial Street	4,500 ADT (2009, 24-hour count) 7,500 ADT (2014, 12-hour count)	
Estimated Trip Generation:	None		
Traffic Impact Analysis:	**Required**	**Comment**	
	Yes: ; No: X	None	
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 2011, High Point University obtained zoning approval to develop student housing next to N. Centennial Street, between Montlieu Avenue and Alumni Avenue. The University desires to develop additional student housing along N. Centennial Street, north of Alumni Avenue, and has submitted this Map Amendment (Rezoning) application. They intend to develop similar townhome type housing that was permitted along the N. Centennial Street frontage of the campus.

The University has requested and received a number of zoning requests over the past 16 years, from Panther Drive to N. Centennial Street, which has resulted in four separate zoning districts that govern the southwestern portion of the campus. At the recommendation of staff, the

University is requesting to combine these four zoning districts into one new Conditional Zoning Ordinance for ease of administration. Relevant conditions from each of the four districts have been retained along with previously adopted conditions pertaining to development adjacent to the perimeter of the campus. However, this request proposes the following changes:

- Expansion of townhome style housing: Previously adopted conditions to permit reduced building setback and alternative landscaping standards for townhome style housing is proposed for the entire N. Centennial Street frontage of the zoning site.
- Amends building height standards: The PI District allows a 50-foot building height, which can be increased to 80 feet if additional building setbacks are provided. A previous zoning approval permitted a portion of the campus to have a building height up to 100 feet. The applicant is proposing that the PI District building height standards apply to the land area within 200 feet of both N. Centennial Street and E. Farriss Avenue. Beyond this 200-foot distance, the previously approve 100-foot building height will apply to the interior areas of the zoning site. Along Barbee Avenue, the previous zoning conditions for a maximum 85-foot building height would still apply.
- Amend E. Farriss Avenue development standards: Development along this street is proposed to meet PI District standards, and for consistency, the higher landscaping standards that were established along Barbee Avenue are requested to be used along E. Farriss Avenue.
- Revises Transportation Conditions: Removes transportation conditions for road improvements (right-of-way dedication and installing turn lanes) that have been completed.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purpose and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they exist on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

This application combined four previously approved PI Districts, former findings are still relevant and comments in this section are restricted to the new changes proposed under this application. The Development Ordinance allows an applicant to request less restrictive standards with regard to dimensional requirements (reduced setback for townhomes and taller building height) and landscaping requirements (alternative landscaping standard along N. Centennial Street) that are less restrictive than the minimum requirement of the Development Ordinance. The Planning & Zoning Commission and City Council are under no obligation to accept or approve a request for a deviation.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

The zoning site has an Institutional Land Use designation and has been previously zoned for University related uses. New conditions to expand townhome style student housing and to allow higher building heights are compiled from existing conditions already in place, which are consistent with the University Area Plan and the City's Land Use Plan.

Review Factors: **The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:**	
Factor #1	**Produces a development that is compatible with surrounding development character and land uses;**
	Staff Comments: ❖ Conditions offered by the applicant that restrict PI District uses and restrict the location of vehicular access points will assist in ensuring development will be compatible with the surrounding area. ❖ The development standard proposed by the applicant to only permit higher building heights within the interior of this 92-acre site will ensure development along the perimeter of the zoning site will be compatible with surrounding land uses.
Factor #2	**Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;**
	Staff Comments: Conditions that mitigate impacts along the perimeter of site, such as lighting, fencing, landscaping, access, screening of mechanical equipment and location of loading areas are being carried forward into this new CZ-PI District from the current CU-PI & CZ-PI zoning approvals, covering this 92-acre area.
Factor #3	**Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;**
	Staff Comments: The site is within the City Lake General Watershed Area and development will be subject to watershed regulations.
Factor #4	**Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;**
	Staff Comments: The site is within an area currently served by City of High Point utilities and municipal services. The request has no known impacts on municipal services.
Factor #5	**Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.**
	Staff Comments: As noted above in Review Factor #2, the land area associated with this request has obtained zoning approval from the City Council for University related PI District uses. All relative conditions from these previous zoning approvals are being carried over into this application. This new CZ-PI District, as conditioned, will not adversely impact adjacent property owners.

Changes in the Area:
There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:
The property is already zoned for and developed with University related uses. The expansion of the High Point University campus over the past 16 years along with the abandonment of the former residential neighborhood public street network has changed the character of this area.

Development Patterns:
The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:
This application combines and consolidates multiple prior zoning actions approved by City Council into one new Conditional Zoning district. No new land area is being added to the campus.

Reasonableness/Public Interest:
An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:
In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The site is designated Institutional on the City's adopted Land Use Map and the requested new CZ-PI District is consistent with adopted plans, 2) Conditions offered by the applicant to limit vehicular access, provide for higher landscaping standards, and conditioning the manner in which fencing and lighting may be allowed along the perimeter of the zoning site minimize impacts upon adjacent property owners; and 3) The request does not expand the boundary of the PI District zoning in this area; instead, it combines previously adopted CU-PI and CZ-PI Districts into one new CZ-PI District which will allow for ease of administration.

Recommendation

Staff Recommends Approval:
Conditions offered by the applicant address objectives of the Land Use Plan and will ensure development of the zoning site will be compatible with adjacent uses. The Planning & Development Department recommends approval of the request to rezone this 92.2 acres area to a CZ-PI District.

Required Action

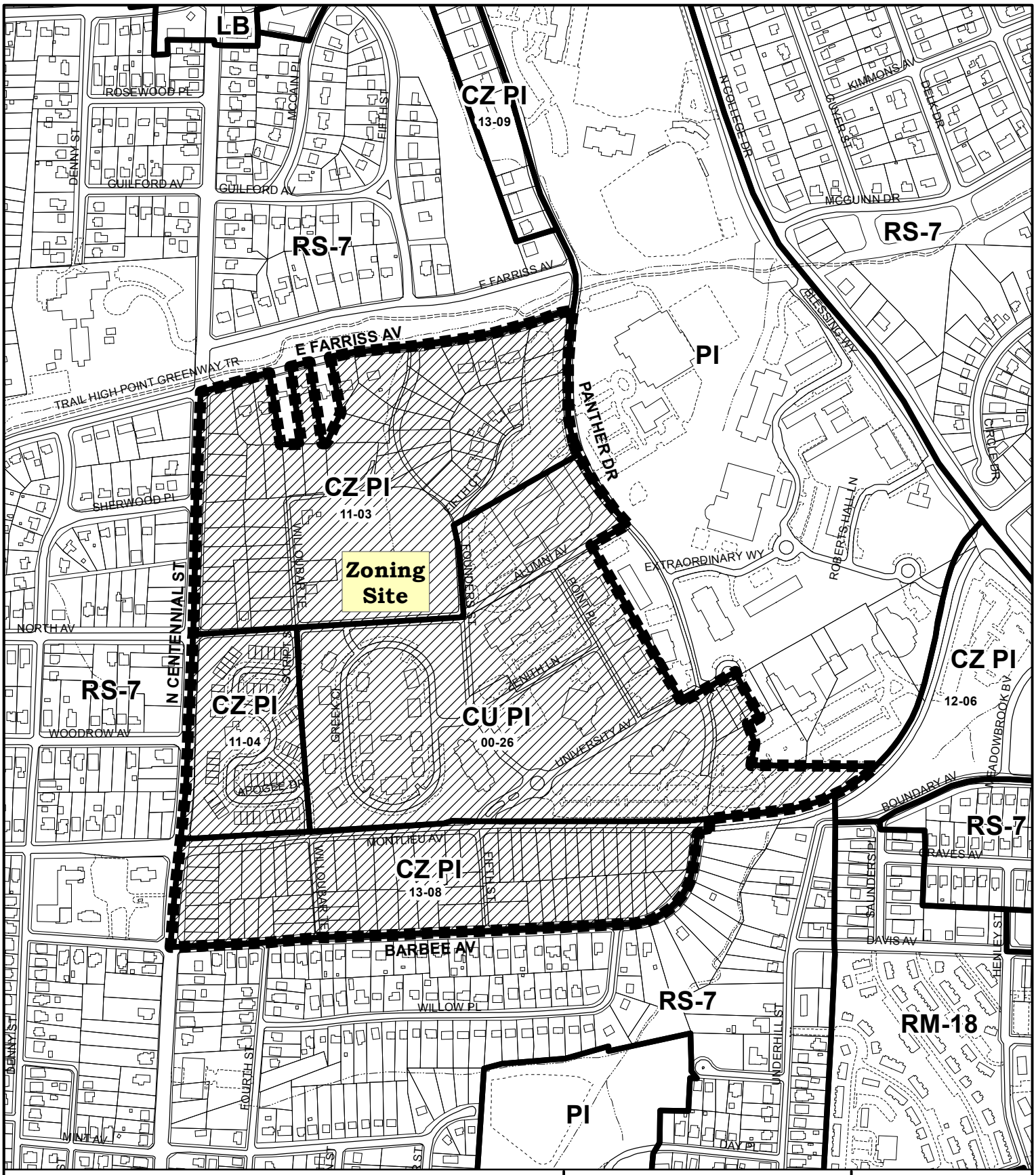
Planning and Zoning Commission:
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section 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 Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 14-09

From: Conditional Use Public Institutional and Conditional Zoning Public Institutional

To: Conditional Zoning Public Institutional

Existing Zoning Boundary ———

Subject Property Boundary - - - - - - - -

Planning & Development Department

City of High Point

Date: August 20, 2014

N

Scale: 1"=500'

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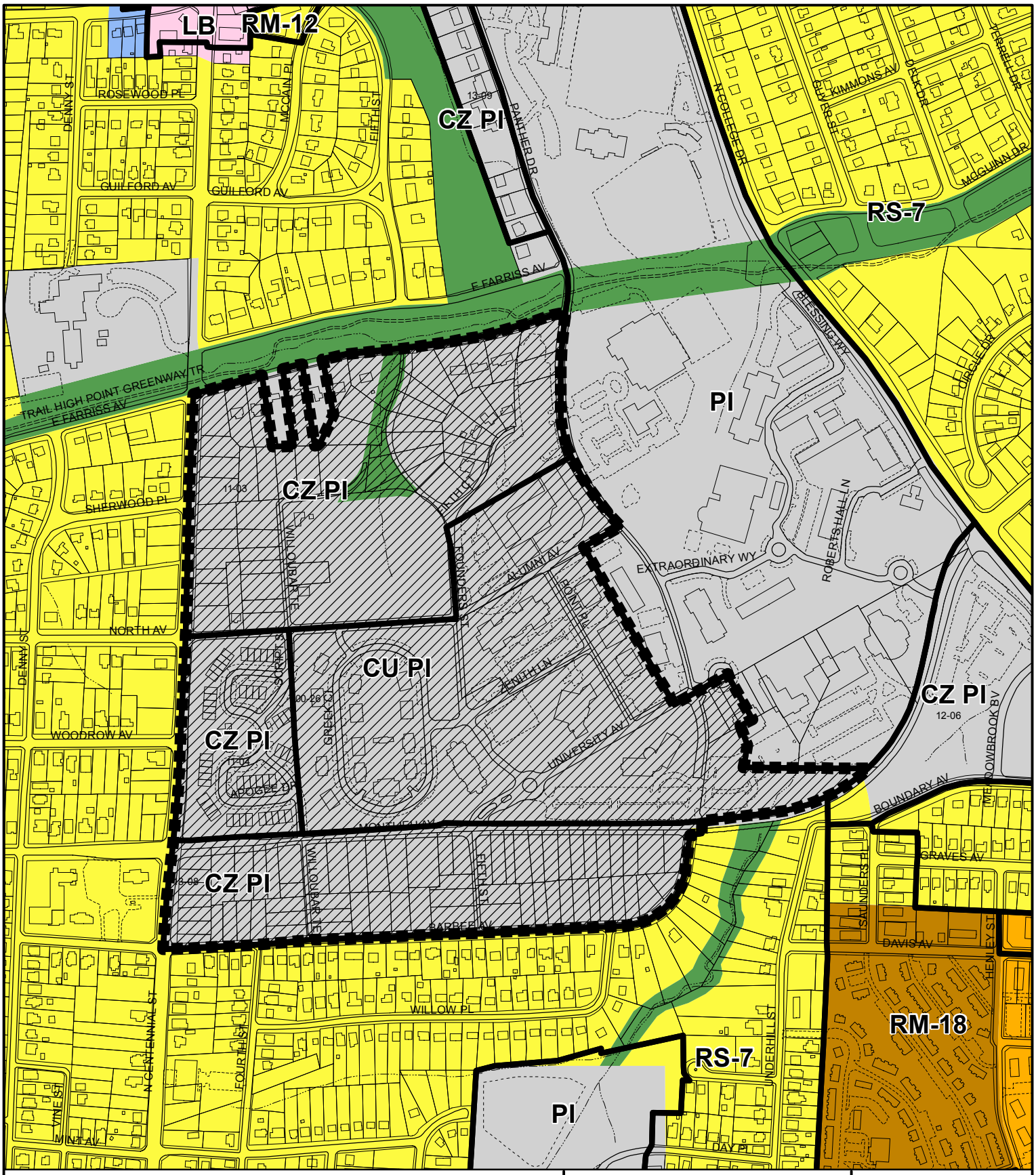

ZONING CASE 14-09

Land Use Plan

- Low-Density Residential
- Moderate-Density Residential
- Medium-Density Residential
- Office
- Local/Convenience Commercial
- Institutional
- Recreation/Open Space

Planning & Development Department

City of High Point

Date: August 15, 2014

N

Scale: 1"=500'

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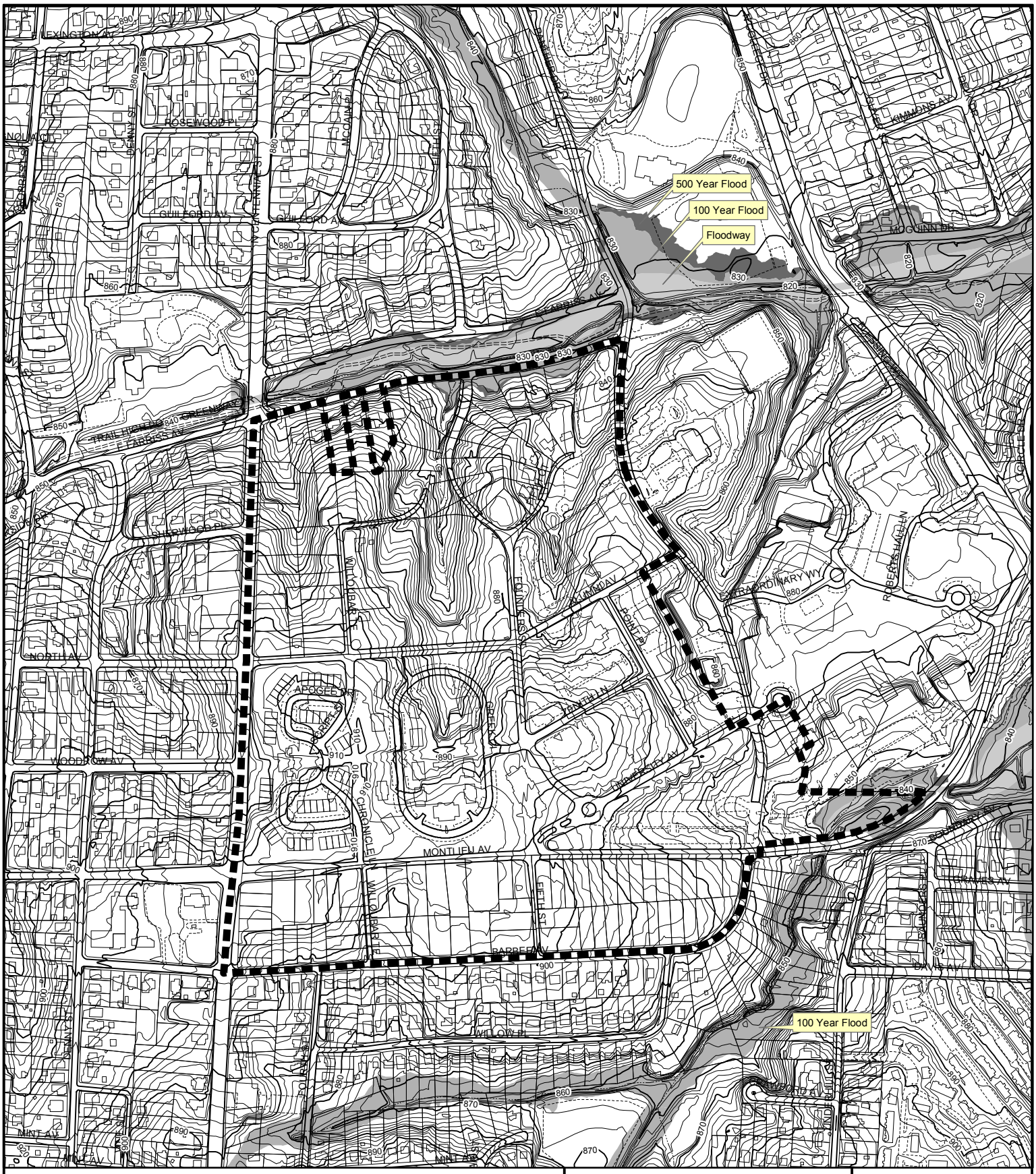

ZONING CASE 14-09

Topography

Subject Property Boundary - - - - - - - - - -

Planning & Development Department

City of High Point

Date: August 15, 2014

N

Scale: 1"=500'

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ZONING CASE 14-09

AN ORDINANCE AMENDING "THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE," PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted "The City of High Point Development Ordinance" on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on August 26, 2014 and before the City Council of the City of High Point on September 15, 2014 regarding **Zoning Case 14-09** a proposed amendment to the Official Zoning Map of the "City of High Point Development Ordinance";

WHEREAS, notice of the public hearings was published in the High Point Enterprise on August 17, 2014, for the Planning and Zoning Commission public hearing and on September 3, 2014 and September 10, 2014, 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 _____.

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 Public & Institutional (CZ-PI) District.** The property is approximately 92.2 acres and lying north of Barbee Avenue, east of N. Centennial Street, south of E. Farriss Avenue and west of Panther Drive. The property is also known as Guilford County Tax Parcels 0189862 thru 0189875, 0189888, 0189893, 0190022 thru 0190059, 0190162 (portion), 0190072, 0190073, 0190075, 0190077 thru 0190089, 0190107 thru 0190122, 0190126, 0190140, 0190161, 0190185 thru 0190187, 0190191, 0190196 thru 0190215; 0217153 and 0217154

SECTION 2
That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

Permitted Uses: Only the following land uses shall be permitted, subject to the development and dimensional requirements of the Public & Institutional (PI) District and the specific conditions listed in this Conditional Zoning Ordinance:

a. Colleges or Universities (SIC 8220)
b. Fraternities or Sororities (Univ. or College)
c. Accessory Uses and Structures (customary)

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

a. Screening of equipment, outdoor storage and loading docks:

Purpose and Intent: This section is intended to provide standards to mitigate negative impacts on adjacent property owners from viewing unsightly equipment, appurtenance or activities associated with permitted PI District uses. The intent is to filter views and to not have direct unobscured views of these areas; it is not intended to mandate 100% visual screening.

i. Mechanical or electrical equipment, dumpsters, or other similar building appurtenances shall be screened from view, at a height of six (6) feet above ground level, as seen from the centerline of any adjacent public street. Existing or newly planted vegetation, opaque fences, masonry walls, other structures or combination thereof may be used to achieve an effective screen.

ii. Within 100-feet of the perimeter of the zoning site, loading areas shall not be located on any side of a building that faces N. Centennial Street or E. Farriss Avenue. Loading areas facing Barbee Avenue shall be screened from view as seen from the centerline of Barbee Avenue.

b. Building Height:

i. Barbee Avenue:

See Condition II.A.3 of this Conditional Zoning Ordinance.

ii. N. Centennial Street and E. Farriss Avenue:

Within 200 feet of N. Centennial Street and E. Farriss Avenue, building height standard of the PI District shall apply. Beyond this 200-foot distance, a maximum building height of 100 feet shall be permitted.

c. Lot Combination: As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.

d. Welcome Center Standards.

i. Welcome Centers shall not be permitted within public right-of-ways.

ii. The Welcome Center located at the intersection of N. Centennial Street and Montlieu Avenue (private drive) shall be oriented in such a manner that a minimum of seven (7) vehicular stacking spaces, per dimensional standards of Table 5-6-2 of the Development Ordinance, shall be provided as measured perpendicular from the adjacent public street right-of-way (See Exhibit A “N. Centennial Street Entry Plan”).

e. Lighting
   i. Within fifty (50) feet of the perimeter of the zoning site, all freestanding exterior lighting shall be limited to twenty-five (25) feet in height. All lighting shall be directed inwards towards the interior of the zoning site and include the use of shields to direct lighting and glare away from adjacent residential uses.
   ii. Where the zoning site abuts residentially zoned parcel(s), exterior pole lighting shall be setback a minimum twenty-five (25) feet from the abutting residential parcel(s) property line. Said lighting shall be down lit and oriented inward toward the zoning site so as to shield adjoining residential properties from direct light.

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.
   d. The maximum building height shall be fifty (50) feet for any building within 100 feet of the N. Centennial Street right-of-way.
   e. Building Setback: Building setback shall meet standards of the PI District except as noted below:
      i. Principal Building(s): A minimum thirty (30) foot setback shall be provided from the N. Centennial Street right-of-way.
      ii. Accessory Structure(s): A minimum twenty (20) foot setback shall be provided from the N. Centennial Street right-of-way for covered and uncovered porches, decks and patios whether attached or unattached to a principal building, and any other accessory structure.

3. Barbee Avenue Development Standards
   a. Development and dimensional requirements of the PI District shall apply, except as follows:
      i. A minimum fifty (50) foot building setback shall be provided from the Barbee Avenue right-of-way.
      ii. A maximum eighty-five (85) foot building height shall be permitted. The additional building setback requirement, noted in Table 4-11-5(f) of the

Development Ordinance, for buildings over fifty (50) feet in height shall not apply.

B. Landscaping, Buffers, and Screening:

a. Fencing:

i. N. Centennial Street: If fencing is installed along the N. Centennial Street 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.

ii. Barbee Avenue and E. Farriss Avenue: If opaque fencing is installed along the Barbee Avenue or E. Farriss Avenue frontage of the zoning site, said fencing shall be located behind the street planting yard.

iii. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

b. Landscaping:

i. Centennial Street frontage: A minimum thirty (30) foot wide Street Yard, planted at Type C rate, shall be installed along the N. Centennial Street frontage of the zoning site.

ii. *Alternative Land Scape Plan along N. Centennial Street)*

a) In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:

b) This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.

c) Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.

d) Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.

e) Along with the landscaping plan, a depiction of the building elevations and/or parking areas after landscaping, as viewed from N. Centennial Street may be requested from the property owners

Landscape Architect to assist in assessing the effectiveness of the plan.

iii. Barbee Avenue and E. Farriss Avenue frontage:

a) The Street Yard planting standards shall be increased from eight (8) foot width to a minimum width of fifteen (15) feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species and are expected to reach a minimum height of thirty (30) inches within three years of planting.

b) Fifty percent (50%) of trees and shrubs utilized shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.

c) Where parking is located within fifty (50) feet of the Barbee Avenue or E. Farriss Avenue right-of way, landscaping shall be arranged in such a manner as provide low-level screening from vehicle headlights that may face towards Barbee Avenue or E. Farriss Avenue.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

No new vehicular access shall be permitted from N. Centennial Street. Access shall be permitted to N. Centennial Street from the following existing streets, Montlieu Avenue (private street) and Alumni Avenue (private street).

2. Barbee Avenue

One (1) point of emergency access shall be allowed to Barbee Avenue. This access point shall be gated and not intended for general or service vehicle access; and shall be installed as approved by the High Point Department of Transportation.

2. Right-of-way Dedication and Improvements:

a. The Director of Transportation shall approve all construction and improvements.

b. The property owner shall dedicate an easement to cover the loop detectors for the signal operation on the closed (abandoned) portion of Montlieu Avenue where it intersects N. Centennial Street.

c. Intersection of N. Centennial Street and E. Farriss Avenue *(southern portion of E. Farriss)*

The property owner shall dedicate right-of-way along N. Centennial Street for the installation of a northbound right turn lane from N. Centennial Street into

E. Farris Avenue; and construct a north bound right-turn lane from N. Centennial Street into E. Farriss Avenue prior to the construction of a welcome center/guard house on E. Farriss Avenue.

d. 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 now 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.
____th day of _____, 2014.

Lisa B. Vierling, City Clerk

Citizens Information Meeting Report
Zoning Case 14-09

Submitted by: Ron Guerra on behalf of
High Point University

August 11, 2014

To: City of High Point, North Carolina
Planning and Development Department

From: Ron Guerra, MBA
Director of Construction and Renovation

Re: Zoning Case CZ 14-09
Citizens Information Meeting on August 6, 2014 at 6:00 P.M.

High Point University conducted a Citizens' Information Meeting in support of Rezoning Case CZ-14-09 on August 6, 2014. The meeting was held at High Point University in Norton Hall Room 202. Letters of invitation were mailed to 113 residents on July 29, 2014 (letter is attached). The application is for Rezoning Case CZ-14-09 which will combine previous Zoning Cases CU-PI 00-26, CZ-PI 11-03, CZ-PI 11-04, and CZ-PI 13-08. Mr. Ron Guerra, Director of Construction and Renovation and Mr. Dan Pritchett, of Jamestown Engineering Group, Inc., represented the University.

Mr. Guerra reviewed maps illustrating the properties proposed to be combined into a single zoning case. Mr. Guerra stressed that no new land was being rezoned by the zoning case, and that the only change in rezoning conditions would allow for townhome "style" units to be constructed. Mr. Guerra also noted that the townhome "style" units would be the same as those currently in use along Centennial Street and Montlieu Avenue.

It was a very positive meeting with specific discussion focused on the following:

- Zoning conditions applicable to site lighting and increased planting buffers along public streets.
- Property owners questioned if Barbee Avenue was to be closed, and were assured that Barbee Avenue would remain open as a public street.
- Property owners questioned if the University would be purchasing properties on the south side of Barbee Avenue.

A copy of the Sign-in Sheet for this meeting is also attached.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra, M.B.A.
Director of Construction, Renovation and Campus Development

HIGH POINT UNIVERSITY
833 MONTLIEU AVENUE, HIGH POINT, NORTH CAROLINA 27262 (336) 841-9000
WWW.HIGHPOINT.EDU

Sign-In Sheet

Citizens Information Meeting
August 6, 2014
High Point University

This is for Zoning Case 14-09, which will combine previous Zoning Cases CU-PI 00-26, CZ-PI 11-03, CZ-PI 11-04, and CZ-PI 13-08.
Please note that no new areas are being rezoned.

Name	Address	Phone No.IE-Mail Address
CLAYTON MAYS	1001 PANTHER DR	336-882-2760
MARTHA WARD	" " "	"
BARBARA DOCKERY	1008 Barbee Ave	336-885-2786
DAVID DOCKERY	" " "	"
Danny Owens		687-4415
Troy Anthony		906 1313
Edgar Salgado	809 Willow PL	561 3063
Fredy Salgado	811 Willow PL	561 3856

July 29, 2014

Subject: **Citizen Information Meeting, Wednesday, August 6, 2014**

Ladies and Gentlemen,

A Citizen Information Meeting will be held on, Wednesday, August 6, 2014, at 6:00 p.m. in Norton Hall, Room 202, (corner of University Avenue and Panther Drive) for the purpose of allowing us to inform you about our zoning proposal.

High Point University has filed an application with the City of High Point for Zoning Case 14-09, which will combine previous Zoning Cases CU-PI 00-26, CZ-PI 11-03, CZ-PI 11-04, and CZ-PI 13-08. A map is enclosed which illustrates the areas included in the Rezoning Case. **Please note that no new areas are being rezoned.** The principle purpose of this Rezoning Case is to combine the previous Rezoning Cases listed above into a single Conditional Zoning Area. The only proposed change in zoning conditions, from those previously approved, is to revise development standards and setbacks to allow townhome style student housing to be constructed in the undeveloped areas east of N. Centennial Street and south of E. Farriss Avenue. All other zoning conditions will remain as previously approved.

We have enclosed for your review a Conditional Use District Zoning Citizen Information Meeting Statement made available by the City of High Point, which may help clarify the rezoning process and requirements.

The next meeting of the Planning and Zoning Commission with a public hearing on this proposal is scheduled to take place at City Hall on Tuesday, August 26, 2014, at 6:00 p.m.

Questions, comments, or concerns should be directed to Ron Guerra, Director of Construction and Renovation at 336-841-9363.

We look forward to answering your questions and receiving your input.

Sincerely yours,

HIGH POINT UNIVERSITY

Ron Guerra, MBA
Director of Construction and Renovation

HIGH POINT UNIVERSITY
833 MONTLIEU AVENUE, HIGH POINT, NORTH CAROLINA 27262 (336) 841-9000
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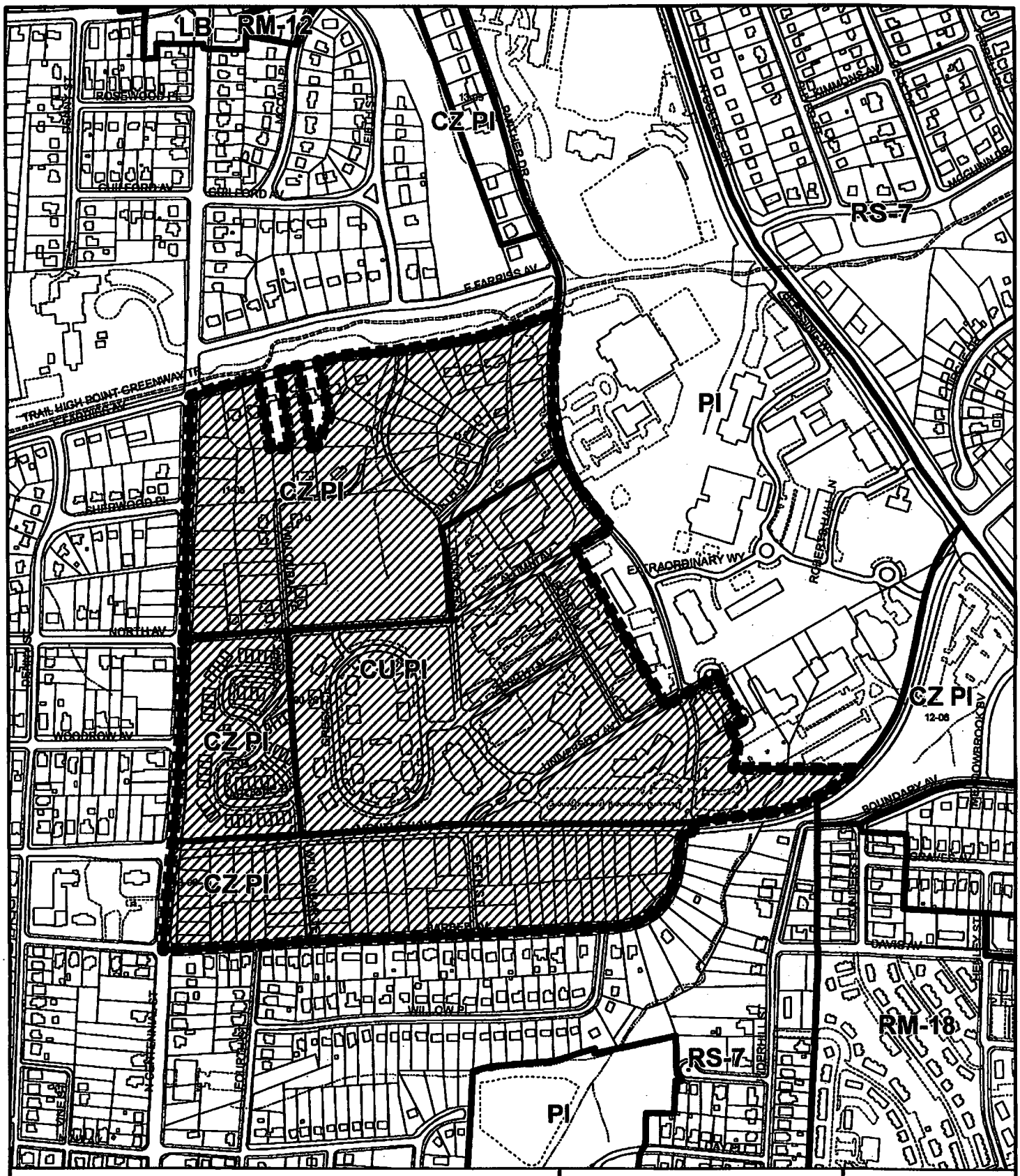

ZONING CASE 14-09

From: CU PI & CZ PI
To: CZ PI

Existing Zoning Boundary ———
Subject Property Boundary - - - - -

Planning & Development Department

City of High Point

Date:

N

Scale: 1"=500'

G:/Planning/Secure/ba-pz/2014/pz/z14-09.mxd