

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.6, CONDITIONAL 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 November 14, 2023 and before the City Council of the City of High Point on December 18, 2023 regarding **Zoning Map Amendment Case 23-28 (ZA-23-28)** 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 November 4, 2022, for the Planning and Zoning Commission public hearing and on December 6, 2023 and December 13, 2023, for the City Council public hearing pursuant to Chapter 160D-602 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 **December 18, 2023**.

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 22.2 acres, located along the north side of E. Lexington Avenue, between N. Centennial Street and N. University Parkway (1315 N. University Parkway, 1129 Meadowlawn Avenue, 1526 Homewood Avenue, 1302 E. Lexington Avenue and **1127 through 1197 E. Lexington Avenue**). The property is also known as Guilford County Tax Parcels 182476 (portion), 182482 and 182475.

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:** The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance

Part II. CONDITIONS:

A. Landscaping, Buffers and Screening:

1. Where the zoning site abuts residentially uses ~~zoned parcel(s)~~, a minimum five (5) foot high opaque fence shall be installed in the required planting yard.

~~2. Street Planting Yards (E. Lexington Avenue and Meadowlawn Ave)~~

2. 1301 E. Lexington Avenue (former funeral home) – Guilford County Tax Parcel 182475).

- a) A street planting yard shall be installed along the entire length of the E. Lexington Avenue ~~and Meadowlawn Avenue~~ frontage of this parcel.
~~the zoning site.~~
- b) Land development approval shall be acquired for this street planting yard landscaping by June 30, ~~2024~~ 2023. The street planting yard shall be installed by December 31, ~~2024~~ 2023. Failure to meet either of these dates shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- c) Where applicable, existing vegetation can be used to off-set required planting requirements for the street yard standards.

3. ~~Landscaping for~~ 1315 N. University Parkway (parking lot) - Guilford County Tax Parcel 182482

- a) By June 30, 2024, ~~December 31, 2023~~, landscaping for 1315 N. University Parkway (parking lot) shall be installed in accordance with the approved plan or a new landscaping plan shall be submitted and approved by the Planning and Development Department. Failure to meet this deadline shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- b) The Planning Director may approval an alternate landscape plan, including a waiver to this condition, where installation of plant materials is not feasibility.

3. 1125 – 1197 E. Lexington Avenue (former College Village Shopping Plaza) – Guilford County Tax Parcel 182476.

- a) Street Yard Landscaping: A street planting yard shall be installed along the entire length of the E. Lexington Avenue frontage of this parcel. An alternate landscape plan may be submitted for approval by the Planning Director and portions of this planting yard may be waived by the Planner Director if installation of landscaping materials is determined by the Director to not be feasible. Land

- designed to be separated from all land uses, vehicle circulation and parking areas serving the zoning site.
- iii. This condition shall only apply while all parcels fronting along Meadowlawn Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
 - c. Homewood Avenue: No access permitted to Homewood Avenue. This condition shall only apply while all parcels fronting along Homewood Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
2. Pedestrian Access: The following pedestrian circulation corridors shall be established and installed (see item 2.a and 2.b below). Land development approval shall be acquired by December 31, 2024 ~~June 30, 2023~~ and installation shall be completed by June 30, 2025 ~~December 31, 2023~~. Failure to meet either of these dates, shall cause the zoning to become void and administrative initiation of a Zoning Map Amendment application by the City of High Point Planning and Development Department to establish a R-5 District zoning of the site.
- a. Pedestrian Circulation Corridor #1: A minimum 6 foot wide sidewalk shall be installed along the entire length of the E. Lexington Avenue frontage of the zoning site.
 - b. Pedestrian Circulation Corridor #2: A minimum 8 foot wide concrete or asphalt pedestrian connection shall be installed from the parking lot lying north of the site (Tax Parcel 182482), through the southern portion of the site (Tax Parcel 182475), to the E. Lexington Avenue right-of-way line.
 - c. Pedestrian Circulation Corridor #3: At the intersection of E. Lexington Avenue and N. Centennial Street the applicant shall install a crosswalk from the southeastern corner, across E. Lexington Avenue, to the northeast corner of this intersection. This crosswalk shall be installed to standards determined by the City of High Point Transportation Department or funds-in-lieu-of installation as determined by the Transportation Department, shall be provided.
3. Other Transportation Conditions: The City of High Point Transportation Director shall approve the exact location and design of all access points 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

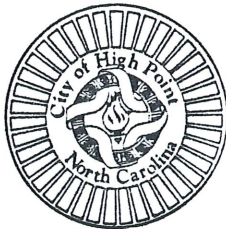
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

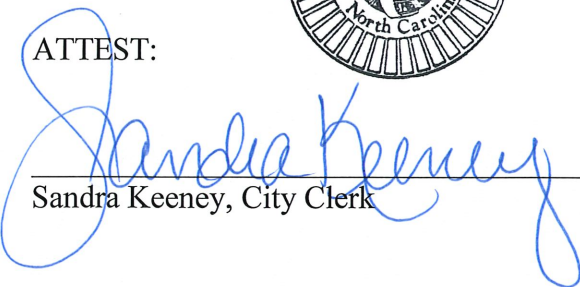
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of December 2023

By: 
Cyril Jefferson, Mayor



ATTEST:


Sandra Keeney, City Clerk