

Planned Unit Development - Statement of Intent

- a) The applicant intends to continue to use this former mall development, and adjacent lands to the south, to support a variety of Retail Center (RC) District uses, life care uses and minor manufacturing uses.
- b) Minor manufacturing uses shall be limit to 5,000 square feet per establishment. All activities associated with this use type shall occur within the structure it is located.
- c) Although uses within the various structures may change, subject to being allow by the sites PD-CC District Ordinance, development shall be generally consistent with the Master Plan previous approved for this site as recorded in Book 178 Page 111 of the Guilford County Register of Deeds Office.

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.9, PLANNED DEVELOPMENT, 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 May 25, 2021 and before the City Council of the City of High Point on June 21, 2021 regarding **Zoning Map Amendment Case 21-09 (ZA-21-09)** 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 May 16, 2021, for the Planning and Zoning Commission public hearing and on June 10, 2021 and June 16, 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 **June 21, 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: **Planned Development Core City (PD-CC) District**. The property is approximately 51 acres, located east of Westchester Drive, approximately 1,500 feet south of Phillips Avenue, and north Whittier Avenue. The site is also known as Guilford County Tax Parcels 194057, 194058, 194059, 194060, 194062, 194063, 194064, 194065, 194077, 194078 and 217606.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and standards imposed in the Master Plan Map, Statement of Intent and Development Standards, unless subsequently changed or amended as provided for by the Development Ordinance.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-CC District, Master Plan Map, Statement of Intent and Development Standards, 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.

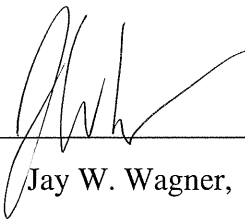
SECTION 5

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

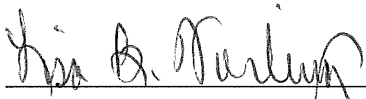
SECTION 6.

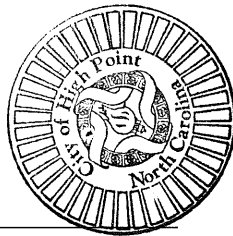
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 23rd day of June, 2021

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk



Development Standards

Part I. USES:

A. Tract 1:

1. Any of the land uses as allowed in the Retail Center (RC) District shall be permitted subject to the development and dimensional requirements of the RC District.

B. Tract 2:

1. Any of the land uses as allowed in the Retail Center (RC) District.
2. Minor Manufacturing uses with a maximum gross floor area of 5,000 square feet per establishment.
3. All use types under the Life Care Use Category of Table 4.1.9 (Principle Use Table) of the Development Ordinance.

Part II. CONDITIONS:

A. Development, Dimensional & Density Standards:

1. Tract 1:

- a) All uses and development within this tract shall be subject to the Dimensional Standards and District Standards of the RC District.
- b) The Additional Standard section of Table 4.1.9 (Principle Use Table) shall apply to applicable uses.

2. Tract 2:

- a) All uses and development within this tract shall be subject to the Dimensional Standards and District Standards of the RC District.
- b) Minor Manufacturing uses. In addition to meeting Dimensional Standards and District standards of the RC District, this use type shall also be subject to District Standards of the Light Industrial (LI) District (sec. 3.4.11.G).
- c) The Additional Standard section of Table 4.1.9 (Principle Use Table) shall apply to applicable uses.

B. Transportation

1. Vehicular Access:

- a. Vehicular Access: The zoning site shall have a maximum of three (3) points of vehicular access to Westchester Drive. One (1) of these points shall be the existing signalized intersection at Westchester Drive and Coventry Road. One (1) point of access shall be permitted to Whittier Avenue.

C. Signage: The location of signage on the rezoning site shall conform to the approved Common Signage Plan. An overall Common Signage Plan shall be submitted and approved.

- D. Relationship of Permit to Development Ordinance: The use and development of this site shall be subject to the uses and conditions within this Statement of Intent and Development Standards. The City of High Point Development Ordinance shall govern issues not addressed within this Statement of Intent and Development Standards.