

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Case 15-09 (Cornerstone Properties, LLC)

From: Lee Burnette, Planning & Development
Director

Meeting Date: June 15, 2015

Public Hearing: Yes

Advertising Date: June 3 & 10, 2015

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Zoning Ordinance

PURPOSE:

A request by Cornerstone Properties, LLC to rezone approximately 0.7 acres from the Light Industrial (LI) District to the Central Business (CB) District. The site is lying along the east side of S. Hamilton Street, approximately 80 feet south of E. Green Drive (305 & 307 S. Hamilton Street).

BACKGROUND:

Staff report and the Planning & Zoning Commission's recommendation is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. On May 26, 2015, a public hearing was held before the Planning and Zoning Commission regarding Zoning Case 15-09. The Planning & Zoning Commission recommended approval of Zoning Case 15-09 by a vote of 6-0.
- B. Staff recommends *approval* of Zoning Case 15-09 as outlined in the attached staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Cornerstone Properties, LLC

Zoning Case 15-09

At its May 26, 2015 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 0.7 acres from the Light Industrial (LI) District to the Central Business (CB) District. All members of the Commission were present except for Mr. John McKenzie and Mr. Mark Walsh. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

No one spoke in favor or in opposition of the request.

The Planning & Zoning Commission recommended approval of Zoning Case 15-09, as recommended by staff, by a vote of 6-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Case 15-09 would be consistent with the City's adopted plans. Additionally, the Commission concurred with the staff report and found its approval recommendation reasonable and in the public interest because: 1) The request is consistent with adopted plans; and 2) The request is consistent with previous zoning approvals, which have established the CB District, along this segment of S. Hamilton Street.

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

**STAFF REPORT
ZONING CASE 15-09
May 26, 2015**

Request	
Applicant: Cornerstone Properties, LLC	Owner: Cornerstone Properties, LLC
Zoning Proposal: To rezone a 0.7-acre parcel	From: LI Light Industrial District
	To: CB Central Business District

Site Information	
Location:	Lying along the east side of S. Hamilton Street, approximately 80 feet south of E. Green Drive (305 and 307 S. Hamilton Street).
Tax Parcel Numbers:	Guilford County Tax Parcels 0171525 and 0171526
Site Acreage:	Approximately 0.7 acres
Current Land Use:	Commercial building and parking lot
Physical Characteristics:	The site is fully developed and has no noteworthy features.
Water and Sewer Proximity:	Both a 10-inch City water line and an 8-inch City sewer line are lying adjacent to the site along S. Hamilton Street.
General Drainage and Watershed:	The site is relatively flat and drains in a general northwesterly direction, and development is subject to the Randleman Lake General Watershed Area (GWA) requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 6% or more of the site.
Overlay District:	Randleman Lake General Watershed Area (GWA)

Adjacent Property Zoning and Current Land Use			
North:	CB	Central Business District	Commercial building (Market Showroom)
South:	LI	Light Industrial District	Parking lot
East:	LI	Light Industrial District	Undeveloped (railroad right-of-way)
West:	CB	Central Business District	Commercial building (Market Showroom)

Relevant Land Use Policies and Related Zoning History	
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & 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> The site is identified in the Core City Plan as being within the Showroom District.
Community Growth Vision Statement	This request is not in conflict with the Community Growth Vision Statement's goals and objectives nor does it promote those goals and objectives.
Zoning History:	There has been no recent rezoning in this immediate area, the last being in 1999 when the abutting parcel to the north (300 S. Hamilton Street) and a parcel 85 feet to the south (311 S. Hamilton Street) were rezoned to a Conditional Use Central Business (CU-CB) District.

Transportation Information			
Adjacent Streets:	Name		Classification
	S. Hamilton Street		Major Thoroughfare
	Approx. Frontage		
	90 ft.		
Vehicular Access:	S. Hamilton Street (public road)		
Traffic Counts: (Average Daily Trips)	S. Hamilton Street		1,200 ADT (2013, NC DOT count)
Estimated Trip Generation:	No data		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	
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
The property owner desires to expand the existing building on this site and has requested rezoning to the CB District to allow the reduced setback standards permitted by the CB District so as to match the development pattern on the adjacent CB zoned properties to the north and along the opposite side of S. Hamilton Street.

Staff Analysis
The subject site is within that portion of the City generally known as the downtown area. The adopted Land Use Plan Map designates this area as Community Regional Commercial, which permits a wide range of retail or service uses intended to serve the entire community and nearby regional customers. The requested CB District has been firmly established in this area as the abutting parcel to the north and a parcel lying 85 feet south of the zoning site, along the east side of S. Hamilton Street, are currently zoned CU-CB. Also, along the west side of S. Hamilton Street, that entire block, from E. Green Street to E. Russell Street, is zoned CB.

Surrounding uses consist primarily of property used in conjunction with the semi-annual Market event as showroom facilities, parking lots and staging area for delivery vehicles for the Market. The zoning site is currently used as a Market Showroom; which is permitted in the current LI District since the property is located with 1,500 feet of the CB District. The property owner desires to expand the existing building; however, the LI District requires a minimum 35-foot street setback be provided. Whereas, the CB District has no minimum street setback, only that structures be at least 10 feet from the back of the street curb. The current building is nonconforming in regards to building setback; the requested rezoning will allow the building expansion and eliminate the nonconforming setback.

Consistency with Adopted Plans:

The proposed 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:

This request will change the zoning of the site to the same district as adjacent properties to the north, south and west. It is consistent with the Land Use Plan designation for the area and does not conflict with any land use policies.

Reasonableness/Public Interest:

An approval of the proposed Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of this request is reasonable and in the public interest because: 1) The request is consistent with adopted plans; and 2) The request is consistent with previous zoning approvals, which have established the CB District, along this segment of S. Hamilton Street.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone this 0.7-acre area to the CB 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.

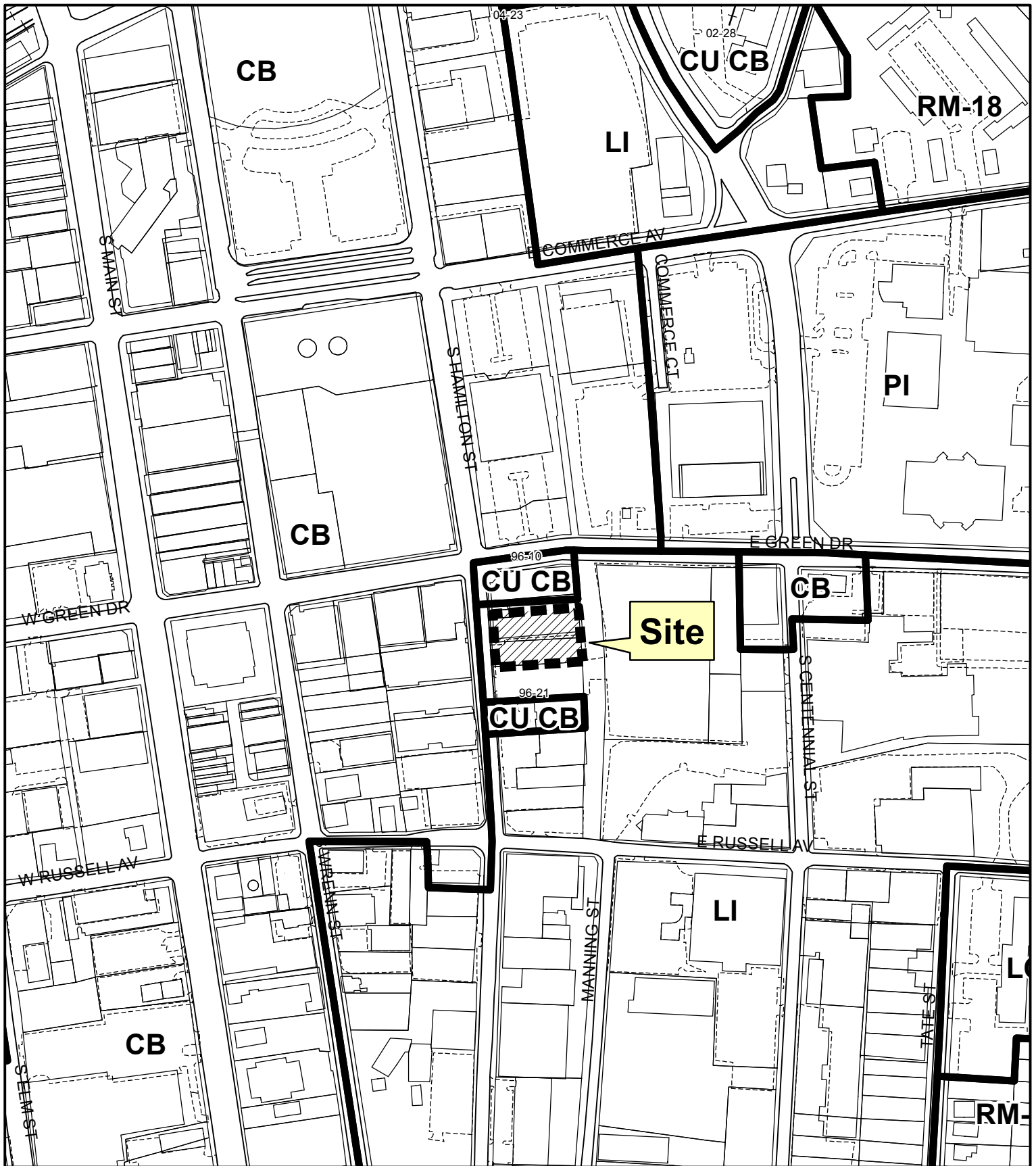
City Council:

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 15-09

From: Light Industrial
To: Central Business

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

**Planning & Development
 Department**

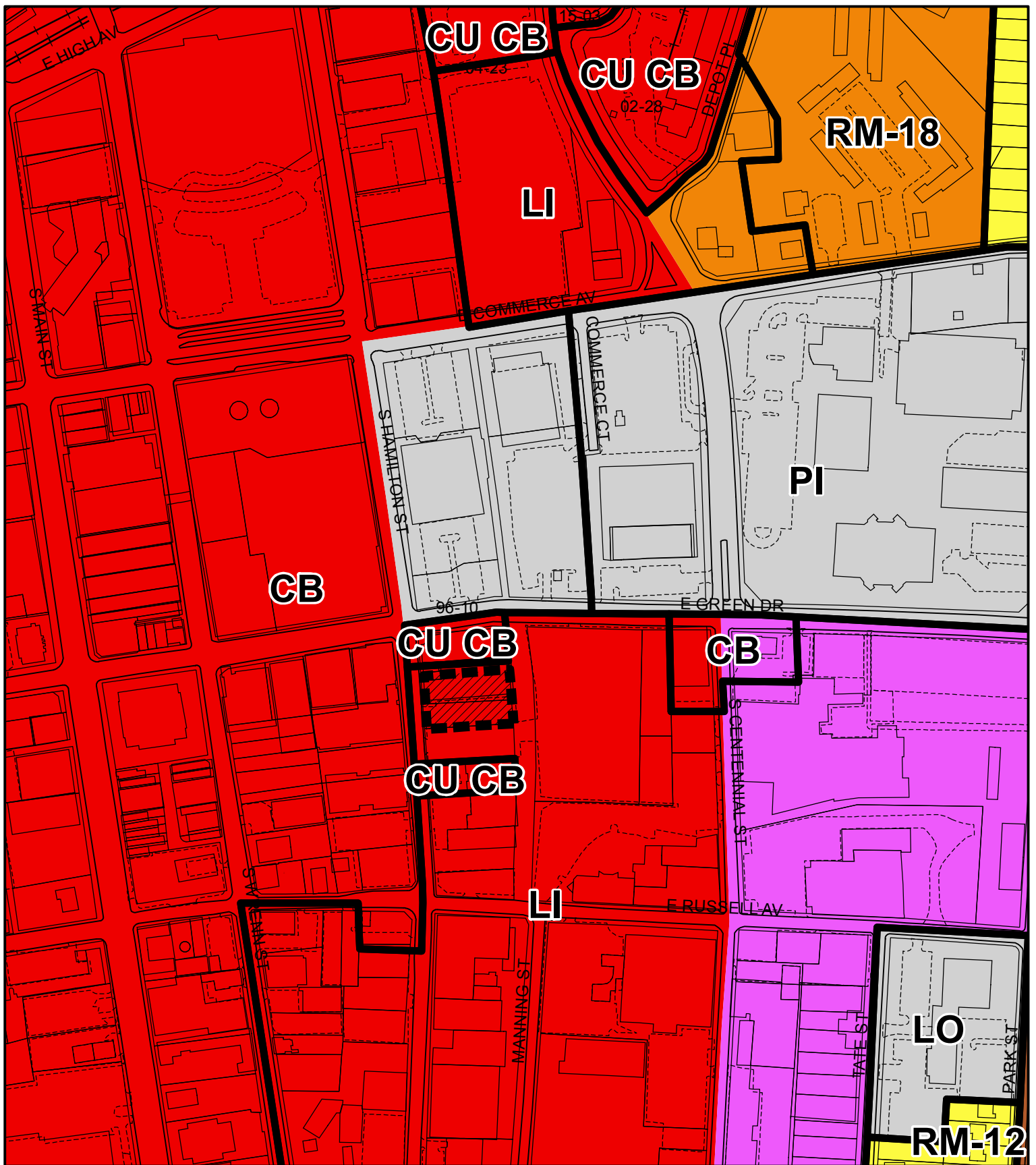
City of High Point

Date: May 26, 2015










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ZONING CASE 15-09

Land Use Plan

 Low-Density Residential	 Community/Regional Commercial
 Moderate-Density Residential	 Institutional
 Medium-Density Residential	 Light Industrial
 High-Density Residential	

Planning & Development
Department

City of High Point

Date: May 26, 2015



Scale: 1"=300'

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ZONING CASE 15-09

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: May 26, 2015



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ZONING CASE 15-09



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 May 26, 2015 and before the City Council of the City of High Point on June 15, 2015 regarding **Zoning Case 15-09** 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 17, 2015, for the Planning and Zoning Commission public hearing and on June 3, 2015 and June 10, 2015, 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 15, 2015**.

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: **Central Business (CB) District**. The property is approximately 0.7 acres lying along the east side of S. Hamilton Street, approximately 80 feet south of E. Green Drive (305 and 307 S. Hamilton Street). The property is also known as Guilford County Tax Parcel 0171525 and 0171526.

SECTION 2

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 3

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

SECTION 4.

This ordinance shall become effective upon the date of adoption.

15th day of June, 2015.

Lisa B. Vierling, City Clerk