

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 15-20 (Antique and Design Center)

From: Lee Burnette, Planning & Development
Director

Meeting Date: February 15, 2016

Public Hearing: Yes

Advertising Date: February 3 & 10, 2016

Advertised By: Planning & Development

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

PURPOSE:

A request by the Antique and Design Center to rezone approximately 1.07 acres from the General Office Moderate Intensity (GO-M) District to the General Business (GB) District. The site is lying along the south side of Gatewood Avenue, approximately 230 feet west of N. Elm Street (207 - 215 Gatewood Avenue).

BACKGROUND:

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

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. On January 26, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 15-20. The Planning & Zoning Commission recommended approval of this request by a vote of 8-0.
- B. Staff recommends *approval* of Zoning Map Amendment 15-20 as outlined in the attached staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

Antique and Design Center

Zoning Map Amendment 15-20

At its January 26, 2016 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 1.07 acres from the General Office Moderate Intensity (GO-M) District to the General Business (GB) District. All members of the Commission were present. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

The applicant's architect, Mr. Peter Freeman with Freeman Kennett Architecture, 1102 N. Main Street, High Point, spoke in favor of the request. Mr. Freeman gave an overview of the application and plans for the former High Point Enterprise building. He said the goal is to create a year-round design center for furniture shopping.

No one spoke in opposition of the request.

The Planning & Zoning Commission recommended approval of Zoning Map Amendment 15-20 by a vote of 8-0. Upon making its recommendation, the Commission stated that its recommendation of approval 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 not in conflict with goals, objectives and policies of the Land Use Plan and its relevant planning documents; 2) It is reasonable for the entire property to be zoned in one district and not be subject to two different sets of use and dimensional requirements; and 3) The site is located on the edge of the downtown area where retail uses along the Main Street corridor abut office/institutional use near the hospital. Development in this area primarily consists of non-residential uses; thus the requested rezoning will not change the established development pattern in this area.

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

**STAFF REPORT
ZONING MAP AMENDMENT 15-20
January 26, 2016**

Request	
Applicant: Antique and Design Center	Owner: High Point Enterprise, Inc.
Zoning Proposal: To rezone approximately 1.07 acres.	From: GO-M General Office Moderate Intensity District
	To: GB General Business District
Site Information	
Location:	The site is lying along the south side of Gatewood Avenue, approximately 230 feet west of N. Elm Street.
Tax Parcel Number:	Guilford County Tax Parcel 0186805, 0186806; 0186807 & 0186808
Site Acreage:	Approximately 1.07 acres
Current Land Use:	Vacant office building
Physical Characteristics:	The site is developed with a non-residential structure and parking lot. There are no noteworthy features on the site.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sanitary sewer line lies adjacent to the site along Gatewood Avenue.
General Drainage and Watershed:	The site drains in a southeasterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed.
Overlay District:	None

Adjacent Property Zoning and Current Land Use			
North:	GO-M	General Office Moderate Intensity District	Various medical office uses
South:	GB	General Business District	Vacant office building (<i>former High Point Enterprise facility</i>)
East:	GO-M	General Office Moderate Intensity District	Medical office
West:	GO-M	General Office Moderate Intensity District	Medical office

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	This request is neither in conflict with the Community Growth Vision Statement goals and objectives, nor does it support those goals and objectives.
Land Use Plan Map Classification:	The site has an Office land use designation. This classification includes professional, personal and business service uses.
Land Use Plan Goals, Objectives & Policies:	This request is neither in conflict with the Land Use Plan's goals, objectives, and policies, nor does it promote those goals, objectives and policies.

Relevant Area Plan:	<u>Core City Plan:</u> The site is located within the boundaries of the Core City, but this request is neither in conflict with the goals, objectives and policies found in the plan, nor does it support those goals, objectives and policies.
Zoning History:	There has been no recent zoning activity in this immediate area.

Transportation Information			
Adjacent Streets:	Name		Classification
	Gatewood Avenue		Local Street
Vehicular Access:	Gatewood Avenue (public street)		
Traffic Counts: (Average Daily Trips)	Gatewood Avenue		2,200 ADT, (2014, COHP Count)
Estimated Trip Generation:	No information provided		
Traffic Impact Analysis:	Required		Comment
	<u>Yes</u>	<u>No</u> X	
Pedestrian Access:	Not applicable		

School District Comment
Not applicable to this zoning case.

Details of Proposal

This is a request to rezone a 1.07-acre portion of a larger 3-acre development lying mid-block between N. Elm Street and Pine Street, with frontage on Gatewood Avenue and Church Avenue. The applicant is proposing to purchase the former High Point Enterprise facility to establish a design center in the existing building consisting of interior design/decorating services, retail sales of furniture and some market showroom activities.

The southern half of this city block has a GB District zoning, which permits the various business and retail services proposed by the applicant. However, the northern portion of the block has a GO-M District zoning, which is primarily intended to accommodate moderate intensity office and institutional uses. The zoning boundary line divides the land area and bisects the existing building. In order for the entire site (land area and building) to be governed by the same development standards and uses, the applicant has requested to rezone the northern portion of the site to the GB District.

Staff Analysis

This subject site is part of a city block that abuts and is adjacent to various office and medical uses. The requested GB District will not impact these adjacent office uses as the GB District is already present in this area and this zoning request will not introduce new uses into this area.

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:

Although the Land Use Plan designation for the site is Office, the change in zoning district is appropriate, because the portion of the currently vacant building on the site can then be zoned the same as the rest of the building and allow it to be put into use. Otherwise, the request is neither in conflict, nor does it support the goals, objectives and policies of the relevant planning documents.

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 not in conflict with goals, objectives and policies of the Land Use Plan and its relevant planning documents;
- 2) It is reasonable for the entire property to be zoned in one district and not be subject to two different sets of use and dimensional requirements; and
- 3) The site is located on the edge of the downtown area where retail uses along the Main Street corridor abut office/institutional use near the hospital. Development in this area primarily consists of non-residential uses; thus the requested rezoning will not change the established development pattern in this area.

Recommendation

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone the northern portion (1.07-acre portion) of a larger 3-acre development to the General Business (GB) District). The requested GB District will be compatible with the surrounding area and will not be in conflict with adopted plans.

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.

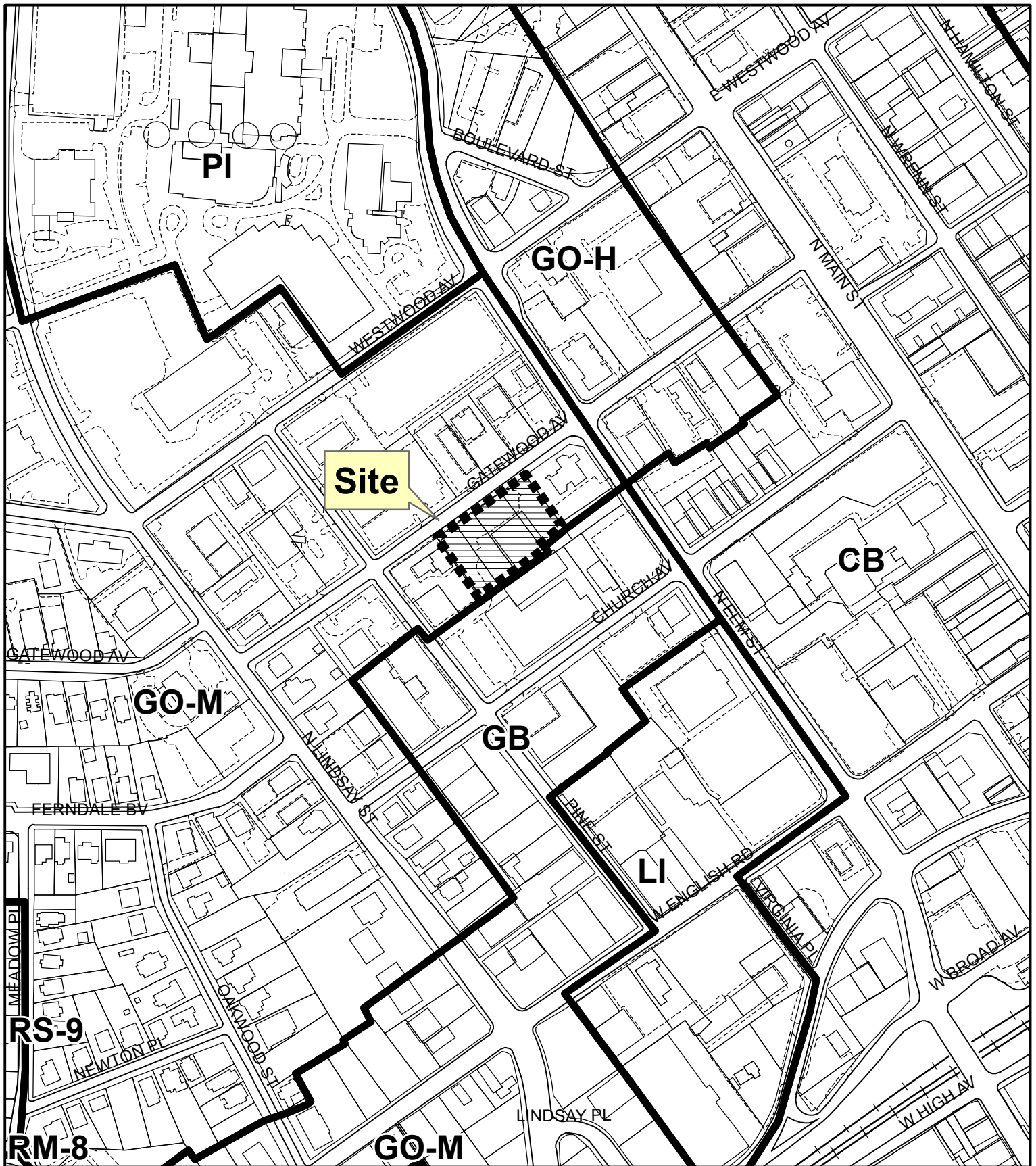
City Council:

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 MAP AMENDMENT ZA15-20

**From: General Office-Moderate
To: General Business**

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

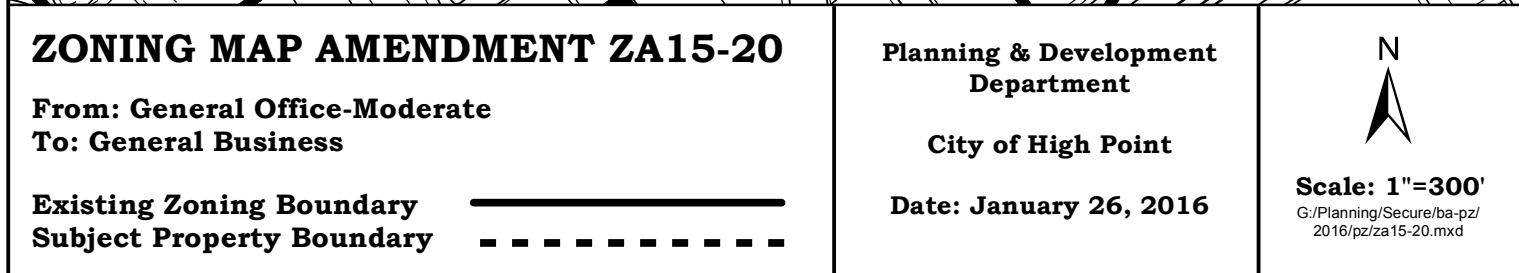
**Planning & Development
Department**

City of High Point

Date: January 26, 2016



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From: General Office-Moderate
To: General Business

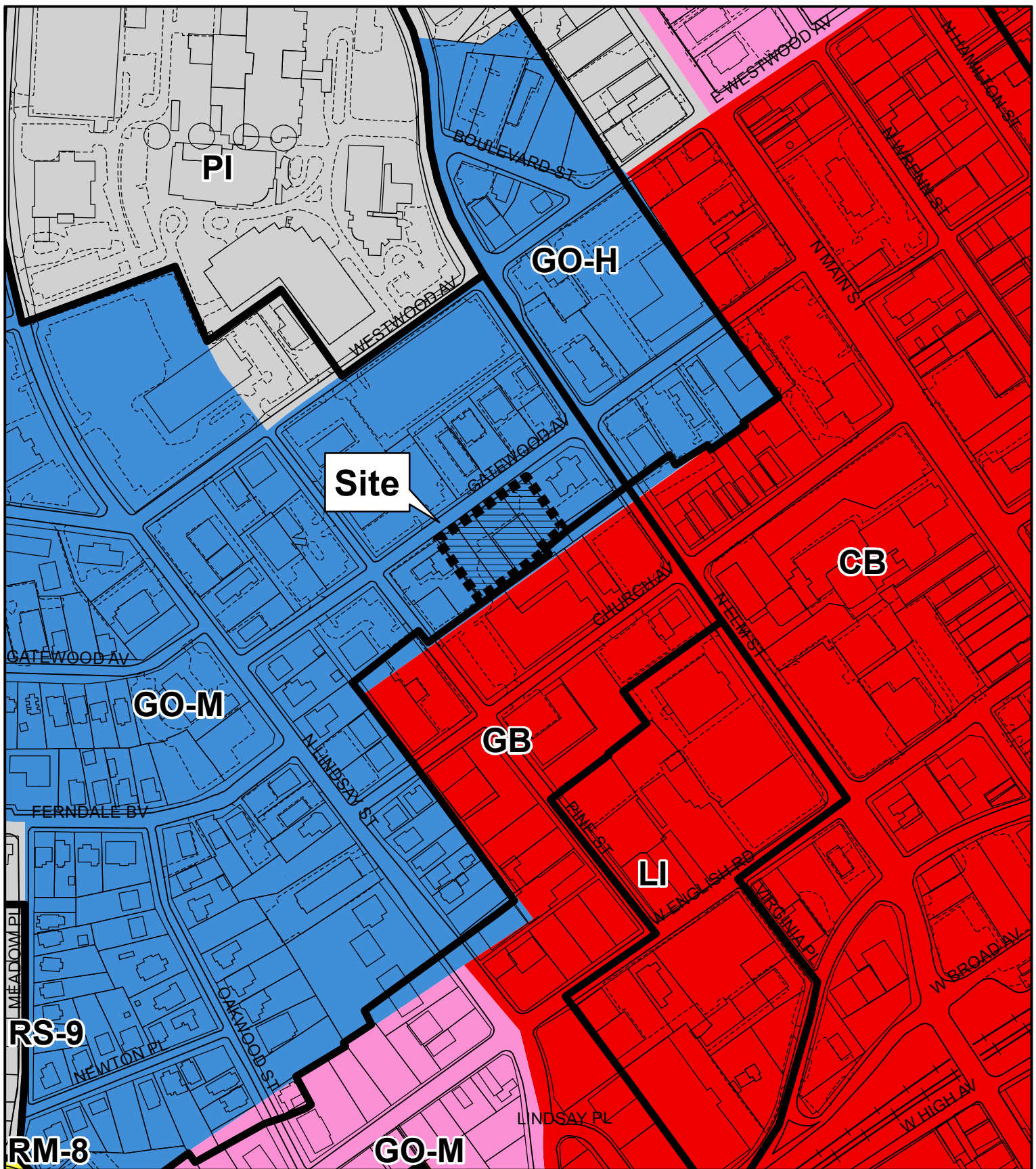
Existing Zoning Boundary
Subject Property Boundary

City of High Point

Date: January 26, 2016



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ZONING MAP AMENDMENT ZA15-20

Land Use Plan

	Office		Local/Convenience Commercial
	Institutional		Community/Regional Commercial

Planning & Development
Department

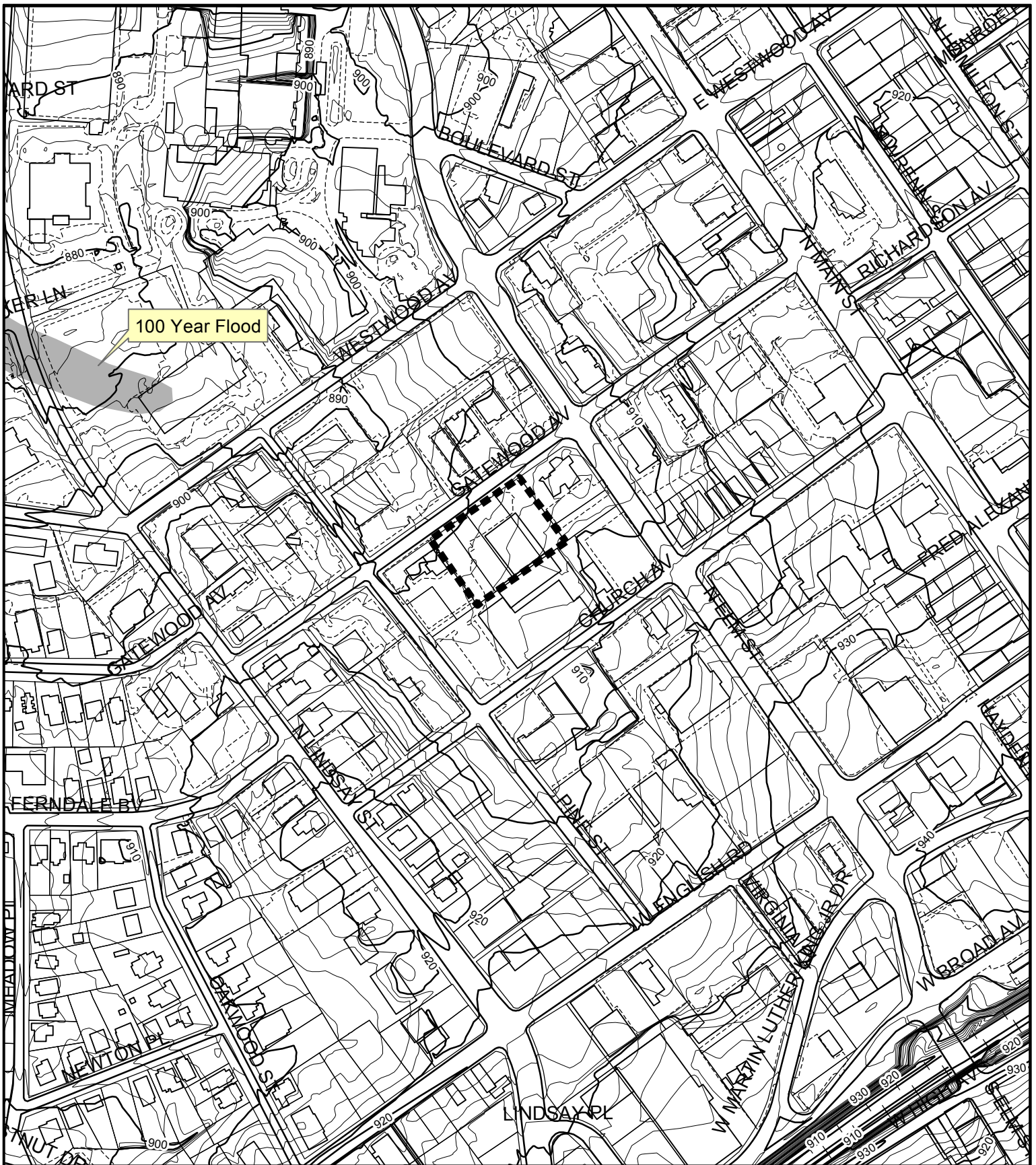
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ZONING MAP AMENDMENT ZA15-20

Topography

Subject Property Boundary - - - - -

Planning & Development
Department

City of High Point

Date: January 26, 2016



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ZONING MAP AMENDMENT ZA15-20