

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 March 22, 2016 and before the City Council of the City of High Point on May 2, 2016 regarding **Zoning Case 16-05** 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 February 14, 2016, for the Planning and Zoning Commission public hearing and on April 20, 2016 and April 27, 2016, 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 **May 2, 2016**.

**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: **Conditional Zoning Residential Multifamily-18 (CZ RM-18) District**. The property is approximately 7.85 acres lying north of W. Hartley Drive and west of Ingleside Drive, and also known as Guilford County Tax Parcel 0197215.

**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:** Any of the land uses allowed in the Residential Multifamily-18 (RM-18) District and their customary accessory uses shall be permitted, subject to the development and dimensional requirements of the RM-18 District and the specific conditions listed in this ordinance.

Part II. **CONDITIONS:**

A. **Development Density:** A maximum of 84 dwelling units shall be permitted on the site.

- B. Development and Dimensional Requirements:
  - 1. A minimum thirty (30) foot building setback shall be required, where the zoning site abuts single family detach dwellings.
  - 2. Building height shall not exceed 50 feet
- C. Landscaping, Buffers and Screening.
  - 1. Landscaping adjacent to abutting single family dwellings:
    - a) A minimum twenty-five (25) foot wide Type B planting yard shall be installed where the zone site abuts Guilford County Tax Parcels 0197234 and 0207045 (to the north off Westgate Drive) and 0197234 (to the east off Ingleside Drive). The planting materials in this Type B yard shall consist of a minimum 50% evergreen planting species.
    - b) The above noted higher standards shall only apply where these abutting parcels area developed with single family detached dwellings.
  - 2. Dumpsters shall be setback a minimum of one-hundred (100) feet from abutting single family zoned property.
- D. Transportation Conditions.
  - 1. Access: Only one point of access shall be permitted to W. Harley Drive. This shall be a right turn-in / right-turn out access.
  - 2. Other Transportation Conditions: The City of High Point Transportation Director shall approve the location, design and construction of all driveways and other transportation 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.

2<sup>nd</sup> day of May, 2016.

Lisa B. Vierling, City Clerk

