

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Zoning Map Amendment 16-13  
(Angadare Land LP )

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** June 20, 2016

**Public Hearing:** Yes

**Advertising Date:** June 8 & 15, 2016

**Advertised By:** Planning & Development

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

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### PURPOSE:

A request by Angadare Land LP to rezone approximately 1.56 acres from the Heavy Industrial (HI) District to the Central Business (CB) District. The site is lying along the north side W. Russell Avenue and east of S. Lindsay Street (302, 304 & 306 W. Russell Avenue).

### BACKGROUND:

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

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended approval of this request, as outlined in the attached staff report.
- B. On May 24, 2016, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 16-13. The Planning & Zoning Commission recommended approval of this request by a vote of 7-0 as outlined in the staff report.

## **PLANNING AND ZONING COMMISSION RECOMMENDATION**

### **Angadare Land LP**

### **Zoning Map Amendment 16-13**

At its May 24, 2016 public hearing, the Planning and Zoning Commission reviewed this request to rezone approximate 1.56-acres. All members of the Commission were present except for Ms. Marie Stone. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

#### **Speaking in favor of the request:**

Speaking in favor of the request was the applicant's representative, Mr. Marc DeLille, Triad Commercial, 100 N. Main Street, Winston-Salem and the property owner Mr. Alan Cousins, 1406 Westchester Drive, High Point, Thomasville. These speakers provided an overview of the proposal to redevelop the site for a Market Showroom facility.

#### **Speaking in opposition of the request:**

No one spoke in opposition to this request.

### **Planning & Zoning Commission Action**

The Planning & Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 7-0.

Upon making its recommendation, the Planning & Zoning Commission stated that its approval of Zoning Map Amendment 16-13 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 the goals and objectives of the Community Vision Statement, Land Use Plan and Core City Plan;
- 2) The requested district is consistent with the development pattern established in this area as the zoning site abuts the CB District to the east; and
- 3) The requested district is consistent with previous zoning approvals granted in this area.

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

**STAFF REPORT  
ZONING MAP AMENDMENT 16-13  
May 24, 2016**

<b>Request</b>	
<b>Applicant:</b> Angadare Land LP	<b>Owner:</b> Alan Cousins
<b>Zoning Proposal:</b> To rezone approximately 1.56 acres	<b>From: HI</b> Heavy Industrial District
	<b>To: CB</b> Central Business District

<b>Site Information</b>	
<b>Location:</b>	Lying along the north side of W. Russell Avenue and east of S. Lindsay Street (302, 304 & 306 W. Russell Avenue).
<b>Tax Parcel Numbers:</b>	Guilford County Tax Parcels 0172494, 0172489 & 0218802 (portion)
<b>Site Acreage:</b>	Approximately 1.56 acres
<b>Current Land Use:</b>	Vacant warehouse building
<b>Physical Characteristics:</b>	The site is developed with an approximately 12,720 square-foot building that was constructed in the 1940's.
<b>Water and Sewer Proximity:</b>	There is a 6-inch City water line and an 8-inch City sewer line lying adjacent to the site along W. Russell Avenue and along S. Lindsay Street.
<b>General Drainage and Watershed:</b>	The site is relatively flat and drains in a westerly 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.
<b>Overlay District:</b>	Randleman Lake General Watershed Area (GWA)

<b>Adjacent Property Zoning and Current Land Use</b>			
<b>North:</b>	<b>HI</b>	Heavy Industrial District	Furniture market parking lot
<b>South:</b>	<b>HI</b>	Heavy Industrial District	Undeveloped parcel (lying across W. Russell Avenue)
<b>East:</b>	<b>CB</b>	Central Business District	Electrical substation
<b>West:</b>	<b>LI</b>	Light Industrial District	A narrow undeveloped parcel is lying between the site and the S. Lindsay Street ROW

<b>Relevant Land Use Policies and Related Zoning History</b>	
<b>Community Growth Vision Statement:</b>	Obj. 6B: Given the direct economic benefits derived from the High Point Market, as well as the invaluable international recognition it brings to the community, continue efforts to sustain, promote and support the High Point Market.

<b>Land Use Plan Map Classification:</b>	The site has a Community/Regional Commercial land use designation. This classification is intended to accommodate a wide range of retail or service uses intended to serve the entire community and nearby regional customers.
<b>Land Use Plan Goals, Objectives &amp; Policies:</b>	The following objective of the Land Use Plan is relevant to this request: Obj.#10. Target appropriate established neighborhoods and areas adjoining the central business district and industrial locations for conservation and revitalization activities including public and private investment.
<b>Relevant Area Plan:</b>	<b>Core City Plan:</b> The Core City Plan recommended the creation of a “Showroom District” that would establish a defined area within the traditional downtown and adjacent areas for market showroom uses. The site in question was included in the southwestern portion of the Showroom District, which was intended for the growth of future showrooms on vacant and underutilized industrial properties.
<b>Zoning History:</b>	The City Council has previously approved zoning applications to expand the CB District in this area. From 1994 to 2005 there have been approximately seven zoning approvals granted allowing a CU-CB District for properties within the blocks lying between S. Lindsay Street and Oak Street and between the railroad tract and W. Russell Avenue.

Transportation Information				
Adjacent Streets:	Name		Classification	Approx. Frontage
	W. Russell Avenue		Major Thoroughfare	155 ft
Vehicular Access:	W. Russell Avenue (public street)			
Traffic Counts: (Average Daily Trips)	W. Russell Avenue		2,200 ADT (2013, NCDOT Count)	
Estimated Trip Generation:	No information			
Traffic Impact Analysis:	Required		Comment	
	<u>Yes</u>	<u>No</u> X	None	
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 subject site is zoned Heavy Industrial (HI) District and was previously used as a warehouse facility. The applicant has requested rezoning to the CB District in order to develop a market showroom use on the property.

### Staff Analysis

The subject site is located southwest of the traditional downtown, bordered on the east by the CB District. During the past 30 years, this area has transitioned from an industrial area to an area where the CB District was extended to accommodate the growth of market showrooms.

The requested CB District is consistent with the Community Regional Commercial land use classification established by the Land Use Plan Map for this area. Therefore, the request is compatible with the surrounding area and land use policy established by City Council for this portion of the City.

#### **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:**

The proposed zoning change would match the zoning of adjacent properties and allow for the potential revitalization of an underutilized industrial property in an area suitable for future market showroom growth. This is consistent with the goals and objectives of the Community Growth Vision Statement, Land Use Plan, and Core City Plan.

#### **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 the goals and objectives of the Community Vision Statement, Land Use Plan and Core City Plan;
- 2) The requested district is consistent with the development pattern established in this area as the zoning site abuts the CB District to the east; and
- 3) The requested district is consistent with previous zoning approvals granted in this area.

### Recommendation

#### **Staff Recommends Approval:**

The Planning & Development Department recommends approval of the request to rezone this 1.56-acre parcel to the CB District. The requested CB District will be compatible with the surrounding area and in conformance with adopted plans.

### Required Action

#### **Planning and Zoning Commission:**

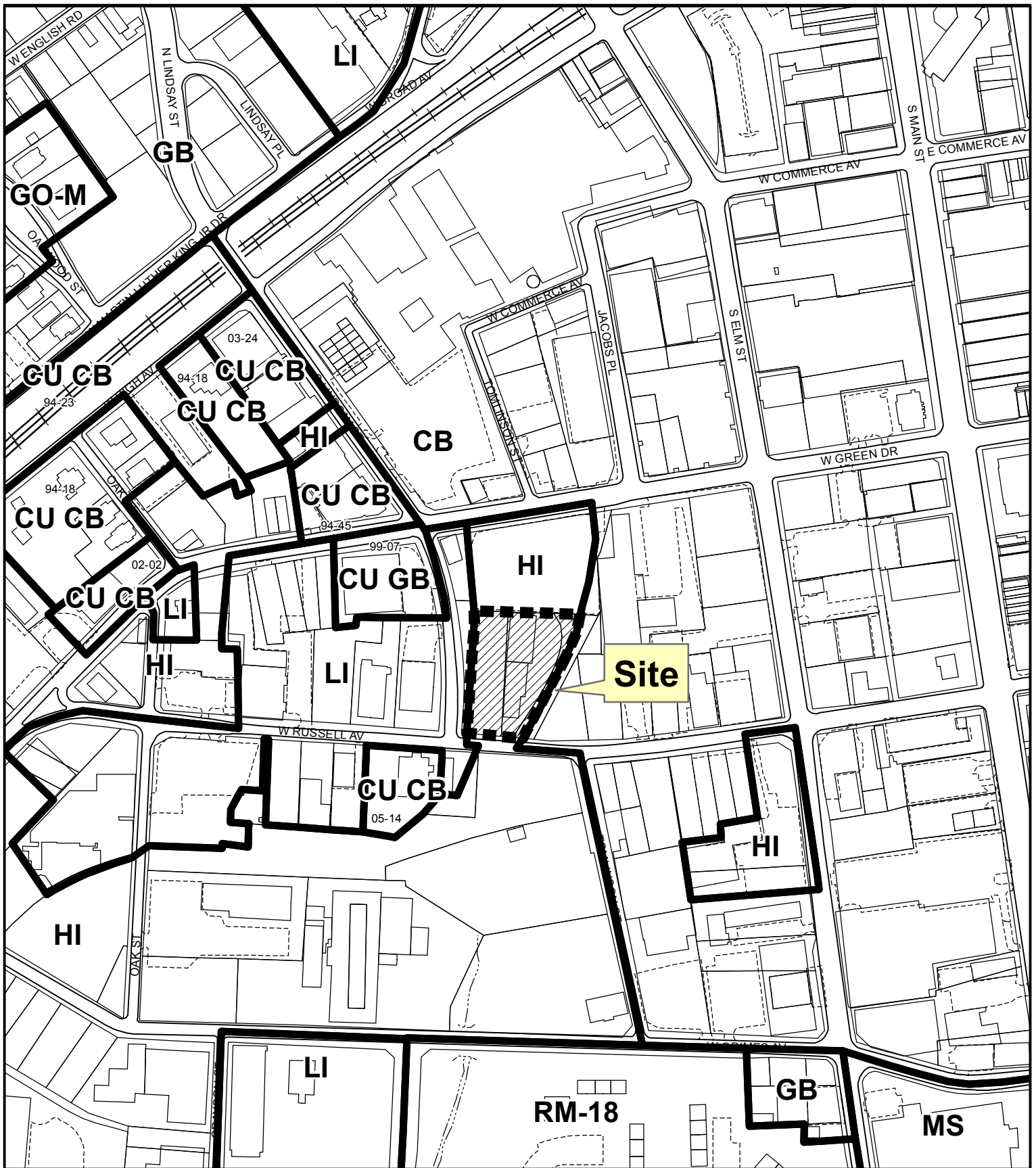
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting 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 ZA16-13

**From: Heavy Industrial**  
**To: Central Business**

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

**Planning & Development  
 Department**

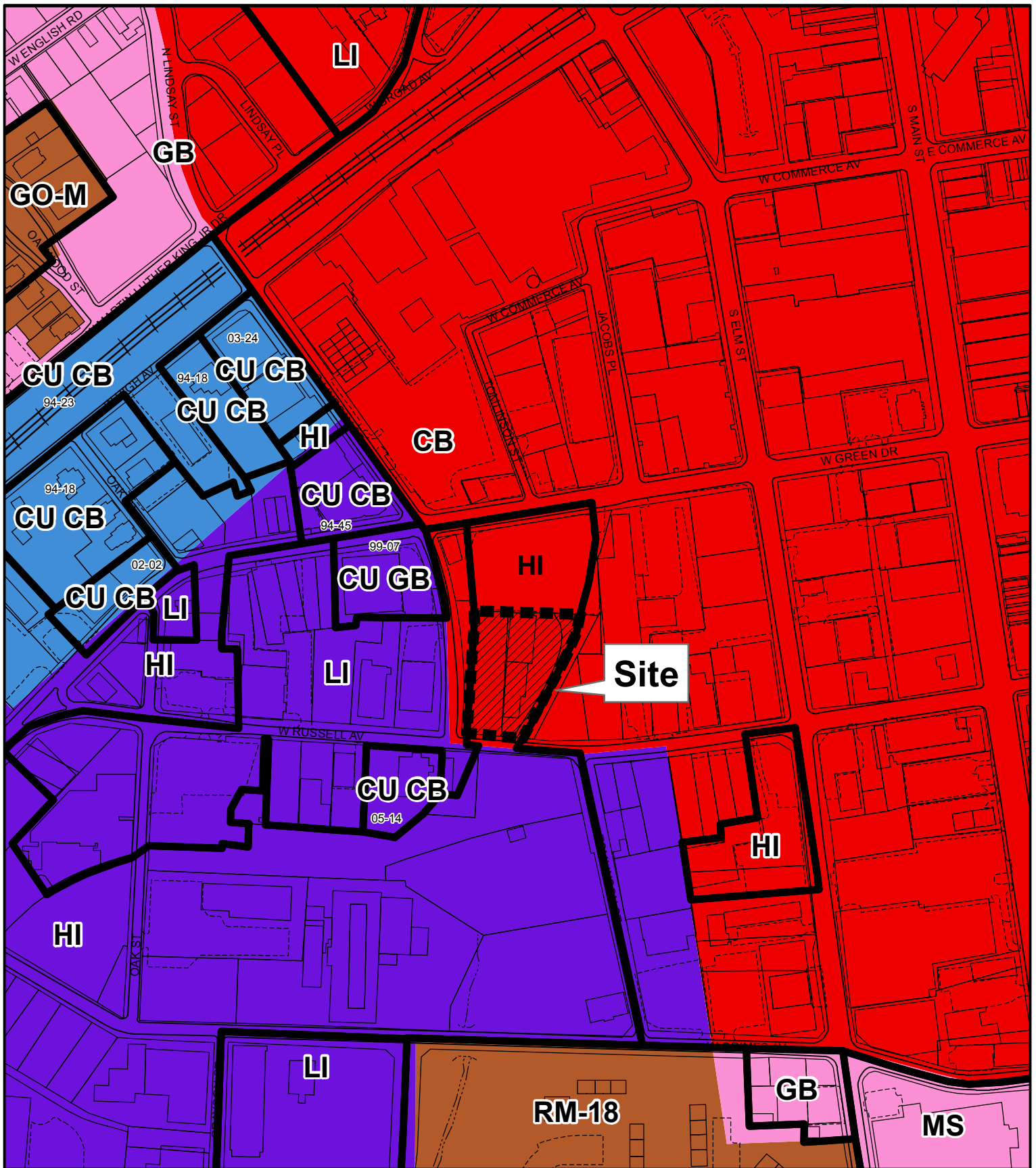
**City of High Point**

**Date: May 24, 2016**




**Scale: 1"=300'**

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## ZONING MAP AMENDMENT ZA16-13

### Land Use Plan

 Office	 Medium-Density Residential
 Local/Convenience Commercial	 Heavy Industrial
 Community/Regional Commercial	

Planning & Development  
Department

City of High Point

Date: May 24, 2016



Scale: 1"=300'

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# ZONING MAP AMENDMENT ZA16-13

## Topography

**Subject Property Boundary**    - - - - -

**Planning & Development  
Department**

**City of High Point**

**Date: May 24, 2016**



**Scale: 1"=300'**

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# ZONING MAP AMENDMENT ZA16-13





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 24, 2016 and before the City Council of the City of High Point on June 20, 2016 regarding **Zoning Case 16-13** 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 15, 2016, for the Planning and Zoning Commission public hearing and on June 8, 2016 and June 15, 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 **June 20, 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: **Central Business (CB) District**. The property is approximately 1.56 acres lying along the north side of W. Russell Avenue and east of S. Lindsay Street (*302, 304 & 306 W. Russell Avenue*). The property is also known as Guilford County Tax Parcel 0172494, 0172489 & 0218802.

**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.

**20<sup>th</sup> day of June, 2016.**

Lisa B. Vierling, City Clerk