CITY OF HIGH POINT
AGENDA ITEM

Title: **Zoning Initiation**

From: Lee Burnette, Planning & Development Director

Meeting Date: September 18, 2017

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments:
A: Map 1 - Mixed-Use-Downtown (MX-D) and Central Business (CB)
B: Map 2 - Mixed-Use - Downtown (MX-D)
C: Map 3 - Central Business (CB)

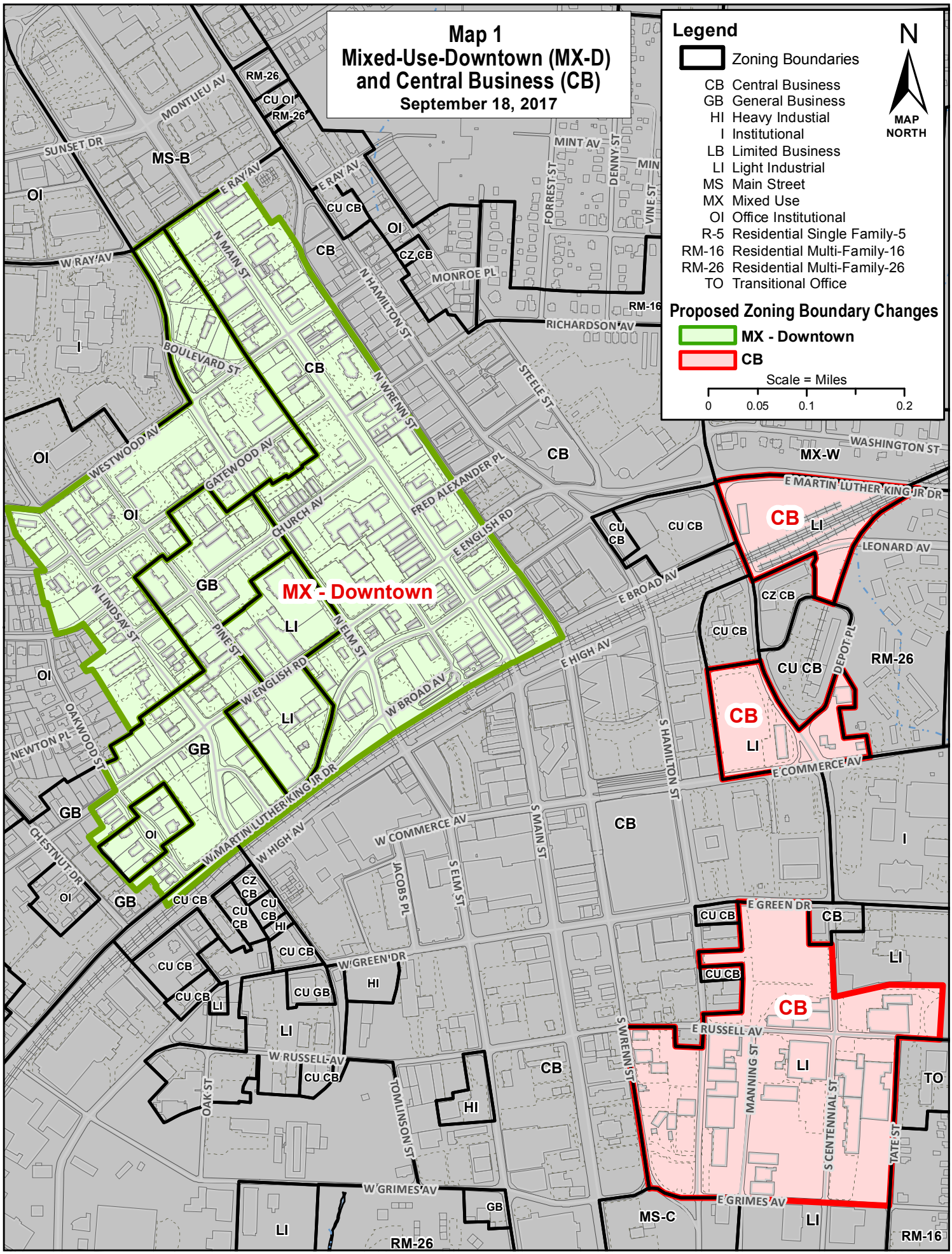
PURPOSE:
A request by the Planning and Development Department to initiatite zoning changes as recommended in the Dowtown Mixed-Use Area Plan.

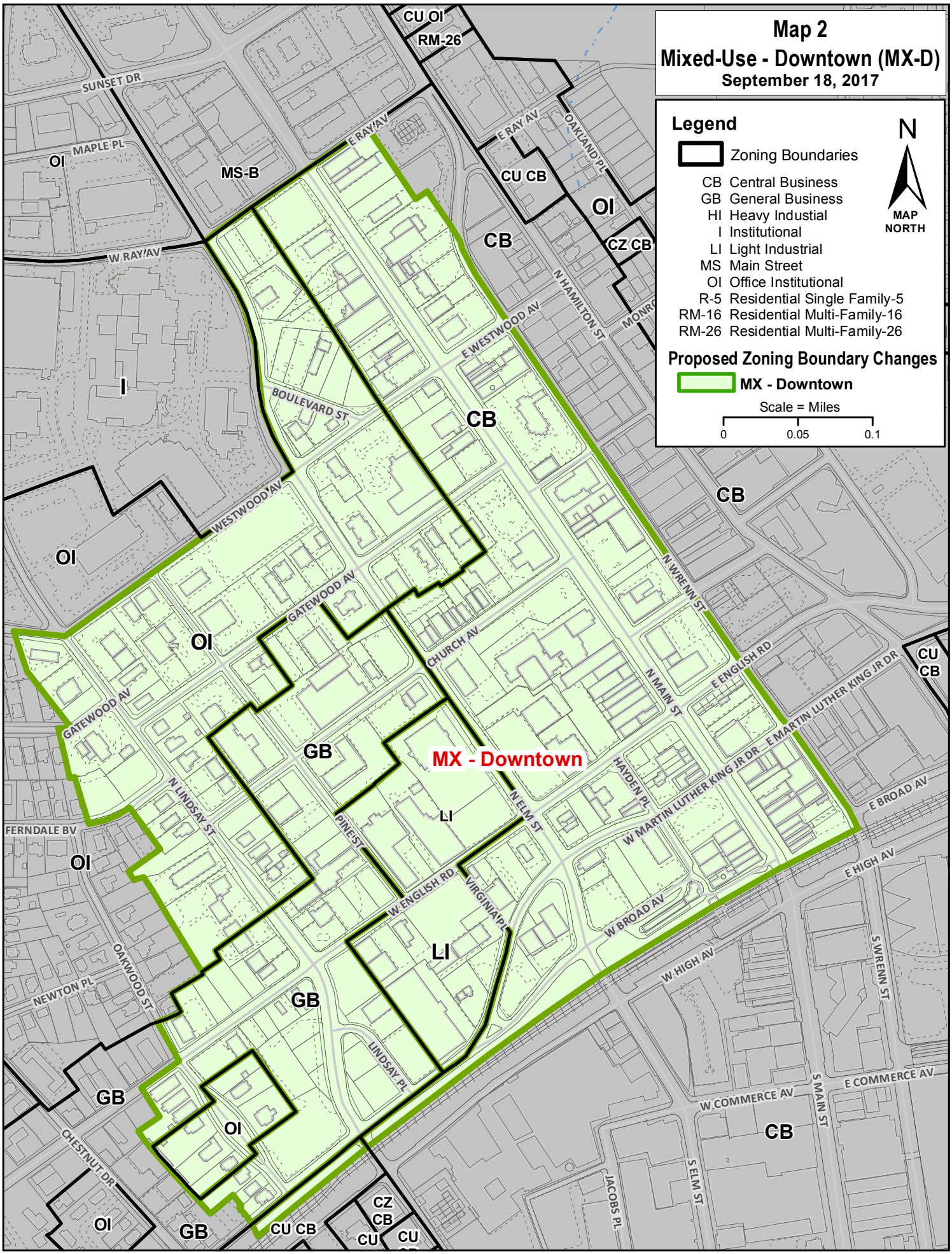
BACKGROUND:
The 131 acre study area for the Downtown Mixed-Use Area Plan currently has four different zoning districts with different dimensional standards and permitted uses. To create a cohesive downtown area that encourages the desired development style and mix of uses, the establishment of a Mixed-Use (MX) District is needed.

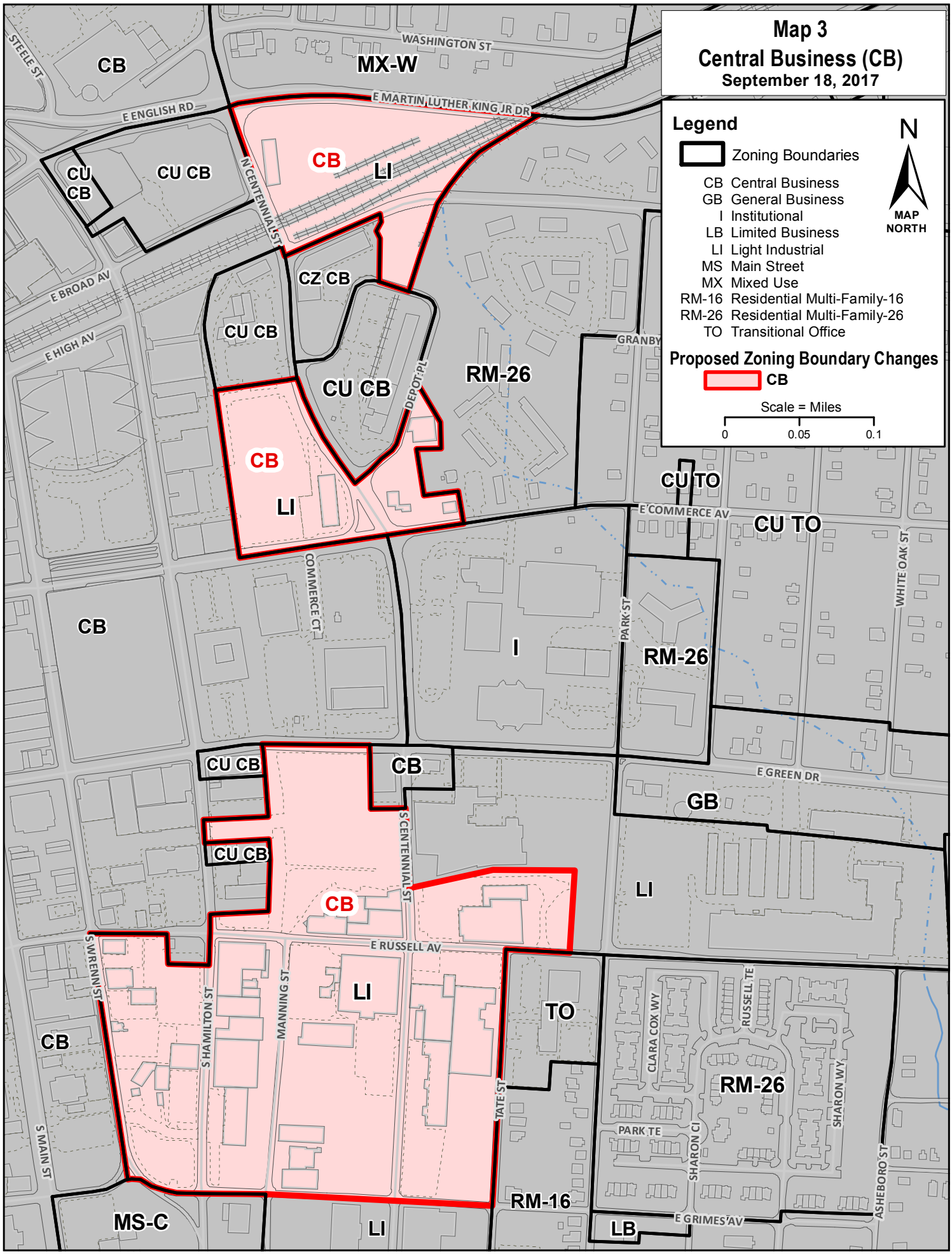
Additionally, because new Market Showrooms are not allowed in the Mixed-Use-Downtown (MX-D) District, it is recommended that the Central Business (CB) District be expanded. There are some areas south of MLK Drive and adjacent to the eastern boundary of the Central Business District down to Grimes Avenue that are currently zoned Light Industrial (LI). Rezoning this area to CB would allow for a better utilization of the land area because the CB district has zero lot line setbacks and it is exempt from off-street parking requirements.

BUDGET IMPACT:
There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:
Staff requests that City Council initiate a zoning map amendment to zone 129 acres to the Mixed-Use-Downtown (MX-D) District as shown on Map 2 and to expand the Central Business (CB) District by adding 57 acres as shown on Map 3.


Map 1
Mixed-Use-Downtown (MX-D)
and Central Business (CB)
September 18, 2017
Legend
Zoning Boundaries
CB Central Business
GB General Business
HI Heavy Industrial
I Institutional
LB Limited Business
LI Light Industrial
MS Main Street
MX Mixed Use
OI Office Institutional
R-5 Residential Single Family-5
RM-16 Residential Multi-Family-16
RM-26 Residential Multi-Family-26
TO Transitional Office
Proposed Zoning Boundary Changes
MX - Downtown
CB
Scale = Miles
0
0.05
0.1
0.2
N
MAP NORTH
MX - Downtown
CB
CB
CB
MS-B
MS-C
MX-W
RM-26
RM-16
MONTLIEU AV
SUNSET DR
E RAY AV
W RAY AV
N MAIN ST
BOULEVARD ST
WESTWOOD AV
GATEWOOD AV
CHURCH AV
N LINDSAY ST
PINE ST
W ENGLISH RD
N ELM ST
N HAMILTON ST
N WRENN ST
FRED ALEXANDER PL
E ENGLISH RD
W BROAD AV
E BROAD AV
E HIGH AV
W HIGH AV
W MARTIN LUTHER KING JR DR
E MARTIN LUTHER KING JR DR
NEWTON PL
OAKWOOD ST
CHESTNUT DR
MONROE PL
RICHARDSON AV
MINT AV
FORREST ST
DENNY ST
VINE ST
STEELE ST
WASHINGTON ST
LEONARD AV
DEPOT PL
E COMMERCE AV
W COMMERCE AV
S HAMILTON ST
S MAIN ST
S ELM ST
JACOBS PL
E GREEN DR
W GREEN DR
E RUSSELL AV
W RUSSELL AV
S WRENN ST
MANNING ST
S CENTENNIAL ST
TATE ST
OAK ST
TOMLINSON ST
W GRIMES AV
E GRIMES AV


Map 2
Mixed-Use - Downtown (MX-D)
September 18, 2017
Legend
Zoning Boundaries
CB Central Business
GB General Business
HI Heavy Industial
I Institutional
LI Light Industrial
MS Main Street
OI Office Institutional
R-5 Residential Single Family-5
RM-16 Residential Multi-Family-16
RM-26 Residential Multi-Family-26
Proposed Zoning Boundary Changes
MX - Downtown
Scale = Miles
0
0.05
0.1
N
MAP NORTH
MX - Downtown
CU OI
RM-26
SUNSET DR
MAPLE PL
OI
MS-B
E RAY AV
W RAY AV
CU CB
OAKLAND PL
OI
CB
CZ CB
N HAMILTON ST
E WESTWOOD AV
BOULEVARD ST
I
CB
CB
WESTWOOD AV
OI
GATEWOOD AV
OI
CHURCH AV
N W RENNI ST
E ENGLISH RD
N MAIN ST
E MARTIN LUTHER KING JR DR
CU
CB
GATEWOOD AV
GB
HAYDEN PL
W MARTIN LUTHER KING JR DR
E BROAD AV
N LINDSAY ST
LI
N ELM ST
FERNDALE BV
OI
PINE ST
W ENGLISH RD
VIRGINIA PL
E HIGH AV
W BROAD AV
LI
OAKWOOD ST
NEWTON PL
GB
W HIGH AV
S W RENNI ST
LINDSAY PL
GB
OI
E COMMERCE AV
W COMMERCE AV
S MAIN ST
CB
CHESTNUT DR
S ELM ST
JACOBS PL
OI
GB
CU CB
CZ
CB
CU
CU


Map 3
Central Business (CB)
September 18, 2017
Legend
Zoning Boundaries
CB Central Business
GB General Business
I Institutional
LB Limited Business
LI Light Industrial
MS Main Street
MX Mixed Use
RM-16 Residential Multi-Family-16
RM-26 Residential Multi-Family-26
TO Transitional Office
Proposed Zoning Boundary Changes
CB
Scale = Miles
0
0.05
0.1
N
MAP NORTH
WASHINGTON ST
STEELE ST
E ENGLISH RD
E MARTIN LUTHER KING JR DR
N CENTENNIAL ST
E BROAD AV
E HIGH AV
DEPOT PL
GRANBY
E COMMERCE AV
COMMERCE CT
PARK ST
WHITE OAK ST
E GREEN DR
S CENTENNIAL ST
E RUSSELL AV
S WRENN ST
S HAMILTON ST
MANNING ST
TATE ST
CLARA COX WY
RUSSELL TE
SHARON WY
PARK TE
SHARON CI
ASHEBORO ST
E GRIMES AV
S MAIN ST
CB
MX-W
CU CB
CZ CB
LI
RM-26
CU TO
I
GB
TO
RM-16
LB
MS-C