

CITY OF HIGH POINT

AGENDA ITEM



Title: Text Amendment 17-06,
Plan Amendment 17-05, and
Zoning Map Amendment 17-22

From: Lee Burnette, Planning & Development
Director

Meeting Date: November 20, 2017

Public Hearing: Yes

Advertising Date: November 8, 2017 and
November 15, 2017

Advertised By: Planning & Development

Attachments: A. Planning and Zoning Commission Recommendation
B. Staff Report
C. Text Amendment Ordinance
D. Plan Amendment Resolution
E. Zoning Ordinance

PURPOSE:

1. **City of High Point** **Text Amendment 17-06**
A request by the Planning & Development Department to amend the Development Ordinance to establish the Mixed-Use Downtown (MX-D) District, to make corresponding changes to the standards of the Mixed-Use (MX), Main Street (MS) and Central Business (CB) Districts, and to designate the Central Business (CB) District as the zoning district for new Market Showrooms.
2. **City of High Point** **Plan Amendment 17-05**
A request by the Planning & Development Department to change the Land Use Map classification for approximately 61 acres from the Office, Institutional, Local/Convenience Commercial, Moderate Density Residential and Light Industrial classifications to the Community Regional Commercial classification for a portion of the downtown area.
3. **City of High Point** **Zoning Map Amendment 17-22**
A request by the City Council to establish the Mixed-Use Downtown (MX-D) District and to expand the Central Business (CB) District in accordance with the Downtown Mixed-Use Area Plan.

BACKGROUND:

The staff report and the Planning & Zoning Commission's recommendation are enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

- A. Staff recommended approval of these requests, as outlined in the attached staff report.
- B. On October 24, 2017, a public hearing was held before the Planning and Zoning Commission regarding Plan Amendment 17-05 and Zoning Map Amendment 17-22. The Planning & Zoning Commission recommended approval of both requests, as outlined in the staff report and recommended by staff, by a vote of 8-1.

PLANNING AND ZONING COMMISSION RECOMMENDATION

City of High Point

Text Amendment 17-06, Plan Amendment 17-05, and Zoning Map Amendment 17-22

At its October 24, 2017 public hearing, the Planning and Zoning Commission reviewed these requests by the City Council to establish the Mixed-Use Downtown (MX-D) District and to expand the Central Business (CB) District in accordance with the Downtown Mixed-Use Area Plan. All members of the Commission were present. As they are related, Ms. Heidi Galanti, Planning Services Administrator, provided a combined presentation of Text Amendment 17-06, Plan Amendment 17-05 and Zoning Map Amendment 17-22. She recommended approval of these requests as outlined in the staff report.

Speaking in favor of the requests:

Speaking in favor of the requests was Judy Stalder, Regulatory Affairs Director for Triad Real Estate and Building Industry Coalition (TREBIC) and Mr. Joel Fingerhut, 308 Oakwood Street. Ms. Stalder stated the proposed changes have been reviewed with TREBIC's members and they do not have any opposition to the proposed text amendment.

In regard to Plan Amendment 17-06, Mr. Fingerhut asked for clarification on the area as they related to his property near the corner of N. Lindsay Street and Ferndale Boulevard. Ms. Galanti explained that the city did not change the referenced area from the office and the local/convenience commercial to send the message that the city wants the intensity of uses to step down as development progresses westward toward the neighborhood. She noted that it is also reflected in the Downtown Mixed-Use Area Plan.

In regard to Text Amendment 17-06, Mr. Peter Freeman of Freeman-Kennett Architects, asked the Commission to consider including a 60-day grace period delaying the exclusion of new market showrooms outside the Central Business District. Mr. Freeman has a client who purchased property, within the proposed MX-D District, with the intent of establishing a new market showroom.

Speaking in opposition of the request:

No one spoke in opposition to this request.

Planning & Zoning Commission Action

1. Text Amendment 17-06

a) Consistency Statement

The Planning & Zoning Commission stated that the Text Amendment is consistent with adopted policy guidelines because the Community Growth Vision statement supports making downtown a vibrant, diverse mix of uses, the Land Use Plan supports revitalization of the city's oldest neighborhoods and the Core City Plan calls for a Downtown Mixed-Use District. They also stated that the request is reasonable and in the public interest because the amendment protects existing and future investments, supports and shapes the desired development style, and they are user friendly and manageable. The Planning & Zoning Commission **adopted this statement** by a vote of 8-1, with Mr. Armstrong dissenting.

b) Text Amendment

The Planning & Zoning Commission recommended **approval** of Text Amendment 17-06, as recommended by staff, with the recommendation that there be a grace period of up to 60 days for market showrooms in the new district, by a vote of 8-1, with Mr. Armstrong dissenting.

2. Plan Amendment 17-05

The Planning & Zoning Commission recommended approval of Plan Amendment 17-05 as recommended by staff, by a vote of 8-1, with Mr. Armstrong dissenting.

3. Zoning Map Amendment 17-22

a) Consistency Statement

The Commission stated that the request is consistent with adopted policy guidelines because the Community Growth Vision Statement supports making downtown a vibrant, diverse mix of uses; the Land Use Plan supports revitalization of the City's older neighborhoods; the Core City Plan calls for the Downtown Mixed-Use District and for the Showroom District as proposed; and the Downtown Mixed-Use Area Plan calls specifically for the proposed zoning changes. They also stated that the request is reasonable and in the public interest because it supports the creation of a downtown area that all citizens can enjoy, they support the revitalization of areas that are primarily underutilized, and they support the continued growth and viability of Market Showrooms. The Planning & Zoning Commission adopted this statement by a vote of 8-1, with Mr. Armstrong dissenting.

b) Zoning Map Amendment

The Planning & Zoning Commission recommended approval of Zoning Map Amendment 17-22, as recommended by staff, by a vote of 8-1, with Mr. Armstrong dissenting.

Mr. Armstrong stated that his votes in opposition were due to concerns that sufficient year-round parking is not being provided. He stated there should be plans to add a parking deck to accompany the proposed higher intensity development envisioned by the text amendment and zoning map amendment in the downtown area.

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

STAFF REPORT

PLAN AMENDMENT CASE PA-17-05 AND ZONING MAP AMENDMENT ZA-17-22

October 24, 2017

Requests		
Applicant: City of High Point	Owner: Multiple Owners (See Exhibit A)	
Plan Amendment Proposal: To change the future land use designation for approximately 60.5 acres to the Community/Regional Commercial land use classification.	From:	Office Institutional Local/Convenience Commercial, Moderate Density Residential, and Light Industrial
	To:	Community/Regional Commercial
Zoning Proposal: To rezone approximately 186 acres.	From:	LI Light Industrial District GB General Business District CB Central Business District OI Office Institutional District
	To:	MX-D Mixed Use Downtown District CB Central Business District

Site Information		
Location:	<p>MX-D Area - The area is generally bounded by Ray Avenue and Westwood Avenue to the north; Wrenn Street to the east; the railroad tracks to the south; and properties that front on Oakwood Street and Lindsay Street, and North Elm Street to the west.</p> <p>CB Expansion – There are three separate areas that are generally located along Centennial Street, South of MLK, Jr. Drive, west of Park Street, north of Grimes Ave., and east of Wrenn and Hamilton Streets.</p>	
Tax Parcel Numbers:	Plan Amendment	Zoning Request
	0171554, 0171557, 0171558, 0171559, 0171745, 0171746, 0171747, 0171815 through 0171837, 0186798 through 0186813, 0186815, 0186817, 0186818, 0186829 through 0186833, 0186840 through 0186843, 0188308 through 0188327, 0188333 through 0188336, 0188340 through 0188346, 0188350 through 0188354, 0188356, 0188357, 0188362, 0188364, 0188367, 0189700 through 0189709	0171412, 0171414, 0171513, 0171515, 0171518, 0171519, 0171524, 0171530, 0171531, 0171554, 0171555, 0171558, 0171559, 0171560, 0171563, 0171564, 0171745, 0171757, 0171758, 0171762 through 0171767, 0171769, 0171770, 0171771, 0171808, 0171809, 0171811 through 0171837, 0186798 thorough 0186815, 0186817 through 0186823, 0186825 through 0186843, 0186845 through 0186885, 0186887, 0186888, 0186890 through 0186935,

		0186938 through 0186940, 0186943 through 0186945, 0187804 through 0187806, 0187902 through 0187911, 0187921, 0187922, 0187927 through 0187933, 0187939 through 0187946, 0187949 through 0187956, 0188308 through 0188325, 0188327, 0188333 through 0188336, 0188340 through 0188346, 0188350 through 0188354, 0188356 through 0188362, 0188364 through 0188367, 0189700 through 0189707, 0189709 through 0189818, 0192374, 0192375, 0192376, 0215641 through 0215655
Site Acreage:	Plan Amendment	Zoning Request
	Approximately 60.5 acres	Approximately 186 acres
Current Land Use:	Plan Amendment	Zoning Request
	Mix of office, retail, industrial and residential	Same
Physical Characteristics:	The MX-D Area is relatively flat with a gentle slope downward to the northwest. The CB expansion area has a gentle slope downward to the to the south-southeast.	
Water and Sewer Proximity:	The areas are served with water and sewer with lines of varying sizes generally from 6 to 12 inches.	
General Drainage and Watershed:	<u>Yadkin Pee-Dee (non-water supply) watershed</u> That portion of the zoning request lying west of N. Main Street and north of the railroad tracks drains in a southwesterly direction and is within the Yadkin Pee-Dee (non-water supply) watershed. Dependent upon the total acreage and allowable development intensity, stormwater controls may be required.	
	<u>City Lake General Watershed Area (GWA)</u> That portion of the zoning request lying east of N. Main Street and north of the railroad tracks drains in a southeasterly direction and development is subject to the City Lake GWA requirements. Engineered storm water treatment measures are required for development with a total impervious surface area greater than 24% of the site, and for single family developments with a gross density of 2 units per acre or more.	
	<u>Randleman Lake General Watershed Area (GWA)</u> That portion of the zoning request lying east of N. Main Street and south of the railroad tracks drains in a southeasterly direction, and development is subject to the Randleman Lake GWA requirements. Engineered stormwater measures are required for non-residential development with an impervious surface area that exceeds 12% or more of the site.	
Overlay Districts:	Yadkin Pee-Dee (non-water supply) watershed; City Lake General Watershed Area; and Randleman Lake General Watershed Area	

MX-D Adjacent Property Zoning and Current Land Use			
North:	OI I MS-B	Office Institutional Institutional Main Street Sub-District B	Medical and general offices, hospital, retail uses
South:	CB	Central Business	Market Showrooms, train depot, parking deck
East:	CB	Central Business	Market Showrooms, bank
West:	OI GB	Office Institutional General Business	Residential, office, religious institution, auto repair

CB Expansion Adjacent Property Zoning and Current Land Use			
North:	MX-W	Mixed-Use Washington Street	Residential and office
South:	LI	Light industrial	Warehouse
East:	RM-16 RM-26 LI TO	Residential Multi-family 16 Residential Multi-family 26 Light Industrial Transitional Office	Apartments, manufacturing, recreation center, single-family residential
West:	CB	Central Business	Market Showrooms, motel, office

MX-D Adjacent Land Use Plan Designations	
North:	Institutional, Office, Local/Convenience Commercial
South:	Community/Regional Commercial
East:	Community/Regional Commercial, High Density Residential
West:	Office, Local/Convenience Commercial, Medium Density Residential
CB Expansion Adjacent Land Use Plan Designations	
North:	Community/Regional Commercial
South:	Community/Regional Commercial, Light Industrial
East:	Institutional, Low Density Residential, Moderate Density Residential
West:	Community/Regional Commercial

Purpose of Existing and Proposed Land Use Plan Designations	
Existing Designation:	<ul style="list-style-type: none"> • Moderate-Density Residential: This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre. • Office: This classification includes professional, personal and business service uses. • Local/Convenience Commercial: This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods. • Institutional: Public, quasi-public and institutional uses on large tracts are included in this classification. • Light Industrial: Light industrial uses include general manufacturing, wholesaling, warehousing, and research and development uses

Proposed Designation:	Community/Regional Commercial: This classification includes a wider range of retail or service uses intended to serve the entire community and nearby regional customers.
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Relevant Land Use Policies and Related Zoning & LUPA History	
Community Growth Vision Statement	<p>The following goals and objectives of the Community Growth Vision Statement are relevant to this request</p> <p>Goal 4: Make Downtown High Point and its environs a vibrant, diverse and mixed-use environment.</p> <p><u>Objective 4A:</u> Expand the role of Downtown High Point and its environs as the community's cultural and institutional hub through a variety of public facilities.</p> <p><u>Objective 4B:</u> As a supplement or alternative to the existing Downtown core, develop North Main between approximately the main library and Eastchester as "Up- town" to function as a traditional downtown.</p> <p><u>Objective 4D:</u> Establish more retail shops, services, restaurants, and entertainment through zoning and/or incentives.</p> <p><u>Objective 4E:</u> Create more rental and for-purchase housing, both as new development and within existing older buildings.</p> <p><u>Objective 4F:</u> Introduce new uses and creative industries, including artist studios and living space, small business incubators, and live/work units, and support them through zoning.</p> <p><u>Objective 4G:</u> Improve Downtown High Point's streetscapes by providing buildings with human-scaled facades and groundfloor transparency, and streetscape furnishings that are attractive, functional, well-located and human-scaled.</p> <p><u>Objective 4H:</u> Create public spaces with a variety of scales, designs and functions, and couple them with uses that will help to activate them, such as civic uses, retail and housing.</p> <p><u>Objective 4I:</u> Improve public safety through urban design techniques, security-based programs, and increases in residential, employment and visitor populations.</p>
Land Use Plan Goals, Objectives & Policies:	<p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #2: Encourage development that enhances and preserves established neighborhoods;</p> <p>Obj.#4. Protect the City's older, established neighborhoods, and promote their revitalization through needed infrastructure improvements and new residential investment;</p> <p>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; and</p>
Relevant Area Plan(s):	<p><u>Core City Plan</u></p> <p>MX-D Area – The Core City Plan shows the area proposed for rezoning as Institutional and Downtown Mixed Mixed-Use. The intent of the</p>

	<p>Institutional District is to recognize that large institutional uses such as the hospital have more of a campus-like setting with an inward orientation and less of a focus on the street. The Downtown Mixed-Use District is intended to function more like a conventional downtown including shopping, dining, entertainment, offices, institutional uses, cultural facilities, and housing where mixed-use buildings are encouraged. The plan also recommends that no new showrooms should be allowed in this district and that it should strive to maintain an urban form with buildings that front the street with parking behind the buildings.</p> <p>CB Expansion Area – The Core City Plan shows the area proposed for rezoning as the Showroom District. The intent of the Showroom District is to protect the economic viability of the furniture showrooms. There are no restrictions to control the degree to which showrooms exist in this area.</p> <p><u><i>Downtown Mixed-Use Area Plan</i></u></p> <p>MX-D Area – The Downtown Mixed-Use Area Plan calls for the area to be rezoned to MX-D to create a cohesive downtown area that encourages the desired development style and mix of uses that are typical in traditional downtown areas. By consolidating this area under one zoning district, the City will establish one set of allowed uses and dimensional standards that promote an environment with an increased density and intensity of mixed uses. Because this area is intended for around-the-clock vitality, new Market Showrooms will not be allowed in this district. It is also recommended that this district be exempt from the minimum off-street parking space requirements, which will allow the developer to determine the number and location of the parking that they need to support the use that is being built.</p> <p>CB Expansion Area Because new Market Showrooms will not be 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). This area was originally developed with manufacturing uses, but now it contains several Market Showrooms, in addition to vacant buildings and undeveloped parcels. 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 parking space requirements. These LI areas consist of approximately 57 acres and they are within a few blocks of the Mendenhall Transportation Center, which is considered the epicenter of the High Point Market. Therefore, it is recommended that the areas currently zoned LI in this area, should be rezoned to CB to encourage the continued growth of Market Showrooms in this area.</p>
Zoning History:	<p>MX-D Area – There have been a few zoning cases in the area over the past 10-15 years and they have all been to zone to a more intense zoning district. Two went from Office to General Business and one went from General Business to Central Business.</p>

	CB Expansion Area – There have been several zoning cases adjacent to the proposed CB expansion areas and the majority of them have been from a lesser intense district to the CB District.
LUPA History:	MX-D Area – none CB Expansion Area – In 2002, approximately 20 acres covering the area in the southeast corner of MLK, Jr. Drive and Centennial Street down to Commerce Avenue was amended from Light Industrial to Community/Regional Commercial.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	N Wrenn St	Major Thoroughfare	2,500 feet
	N Main St	Major Thoroughfare	3,000 feet
	Elm St	Major Thoroughfare	3,000 feet
	Lindsay St	Minor Thoroughfare	2,200 feet
	Westwood Ave	Local	2,100 feet
	Gatewood Ave	Local	1,600 feet
	W English Road	Major Thoroughfare	2,500 feet
	W MLK Jr Dr	Major Thoroughfare	2,700 feet
Traffic Counts: (Average Daily Trips)	N Wrenn St	2,000 (2015 NCDOT AADT)	
	N Main St	16,000 (2015 NCDOT AADT)	
	Elm St	4,100 (2015 NCDOT AADT)	
	Lindsay St	N/A	
	Westwood Ave	2,700 (2015 NCDOT AADT)	
	Gatewood Ave	1,200 (2014 HPDOT 12 Hour Count)	
	W English Road	5,900 (2015 NCDOT AADT)	
	W. MLK Jr Dr.	5,400 (2013 NCDOT AADT)	

School District Comment
Not applicable.

Details of Proposal

1. General Overview:

On September 18, 2017, City Council adopted the *High Point Downtown Mixed-Use Area Plan* that recommended the establishment of the Mixed-Use Downtown (MX-D) District to support the growth and redevelopment of the area in and around the proposed multi-use stadium.

The Plan also recommended the designation of the Central Business (CB) District as the zoning district for new Market Showrooms. Because new Market Showrooms are not allowed in the Mixed-Use-Downtown (MX-D) District, the Plan recommended that the Central Business (CB) District be expanded on the eastern side.

2. Summary of Land Use Plan Amendment Request:

MX-D Area - Areas that are associated with the zoning amendment to MX-D are being amended to the Community/Regional Commercial land use classification to support the mix of uses that are desired for this area. Areas on the west side of Lindsay Street are not being amended so that the intensity of uses is reduced where they are adjacent to the single-family neighborhood to the west.

CB Expansion Area - The CB expansion area is also being amended to the Community/Regional Commercial land use classification to support a higher intensity of uses in this area.

3. Summary of Zoning Request:

MX-D Area - The MX-D rezoning request includes 129 acres that is currently a combination of Office Institutional (OI), General Business (GB), Central business (CB), and Light Industrial (LI).

CB Expansion Area – The expansion of the CB district includes approximately 57 acres that are currently zoned Light Industrial (LI). The areas are located south of MLK Drive and adjacent to the eastern boundary of the Central Business District down to Grimes Avenue.

Staff Analysis

MX-D Area - The Downtown Mixed-Use District identified in the Core City Plan, fits the intent of the Mixed-Use (MX) zoning district. The goal of establishing this district for this area is to create a traditional downtown area that the whole community can enjoy. Rezoning the area to Mixed-Use Downtown (MX-D) will allow for the creation of a cohesive district with one set of permitted uses and dimensional standards that support an increased density and intensity and the mixed-use development style that is called for in the Downtown Mixed-use Area Plan.

CB Expansion Area – Because new Market Showrooms will not be allowed in the Mixed-Use-Downtown (MX-D) District, expanding the CB District to the east and south supports the future growth and expansion of Market Showrooms. This area was originally developed with manufacturing uses, but now it contains several Market Showrooms, in addition to vacant buildings and undeveloped parcels and it is within a few blocks of the Mendenhall Transportation Center, which is considered the epicenter of the High Point Market. Changing the zoning from Light Industrial (LI) 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.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed plan amendment and zoning map amendment is appropriate for its proposed location, and is consistent with purpose, goals, objectives, and policies of the City's adopted policy guidance.

The Community Growth Vision Statement supports making downtown a vibrant, diverse mix of uses; the Land Use Plan supports revitalization of the City's older neighborhoods; the Core City Plan calls for the Downtown Mixed-Use District and for the Showroom District as proposed; and the Downtown Mixed-Use Area Plan calls specifically for the proposed zoning changes.

Reasonableness/Public Interest:

Whether an approval of the proposed zoning map amendment reasonable and in the public interest.

The proposed zoning districts support the creation of a downtown area that all citizens can enjoy, they support the revitalization of areas that are primarily underutilized, and they support the continued growth and viability of Market Showrooms.

Recommendation

1. Plan Amendment 17-05:

Staff Recommends Approval:

Staff recommends approval of the request to change the future land use designation for approximately 60.5 acres to the Community/Regional Commercial land use classification.

2. Zoning Map Amendment 17-22:

Staff Recommends Approval:

The Planning & Development Department recommends approval of the request to rezone 129 acres to MX-D District and 57 acres to 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

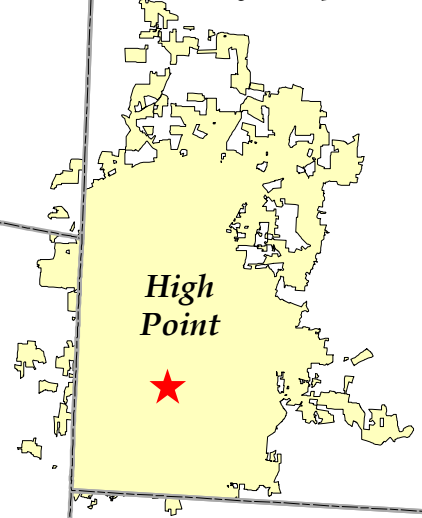
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and Heidi H. Galanti, AICP, Planning Services Administrator and reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

LOCATION MAP

PLAN AMENDMENT PA-17-05

Applicant: City of High Point

Vicinity Map



City of High Point

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

I-74

Site

Site

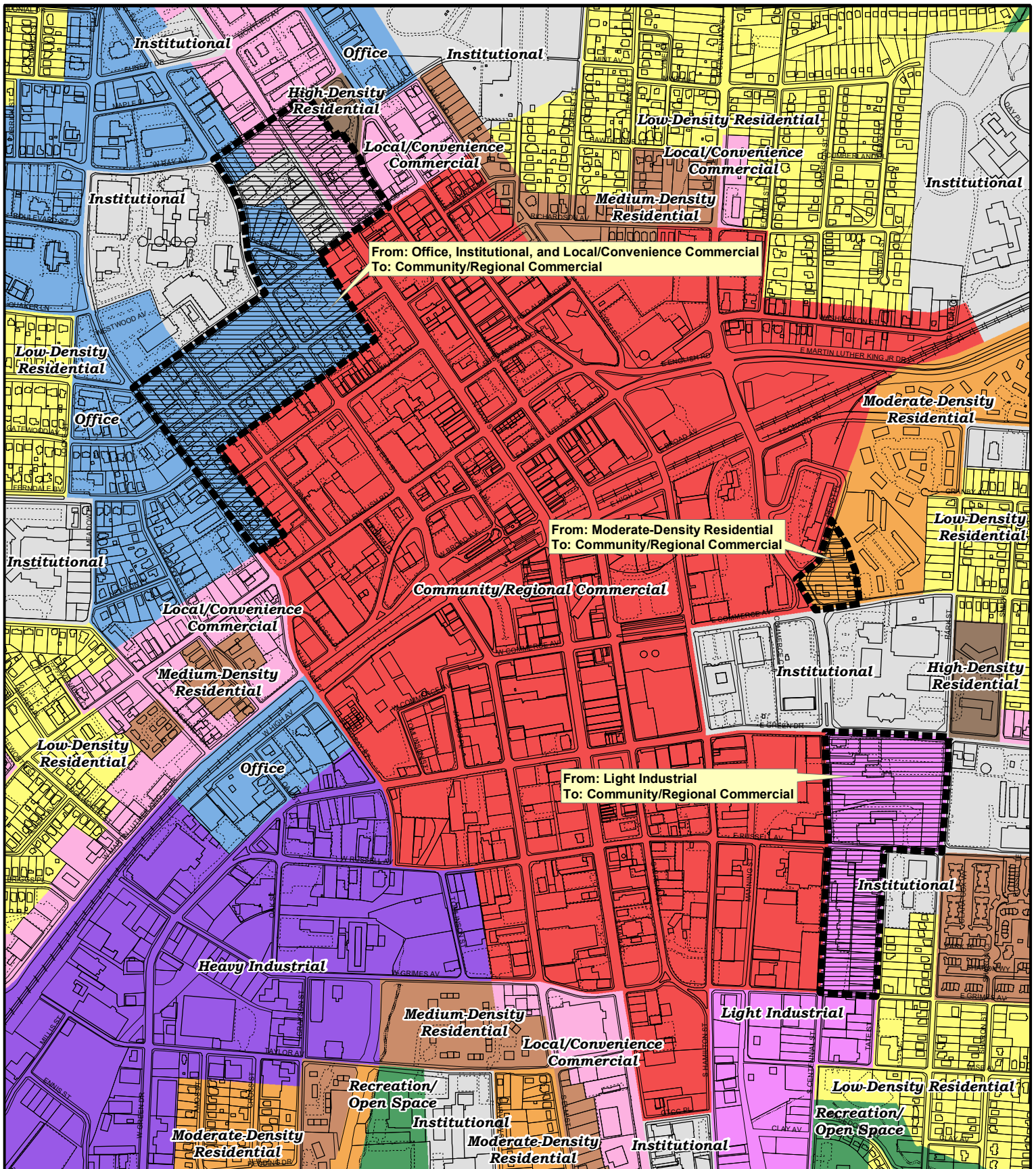
Site

ENGLISH RD

S MAIN ST

BUSINESS I-85





PLAN AMENDMENT PA-17-05

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



**Planning & Development
 Department**

City of High Point

Date: October 24, 2017



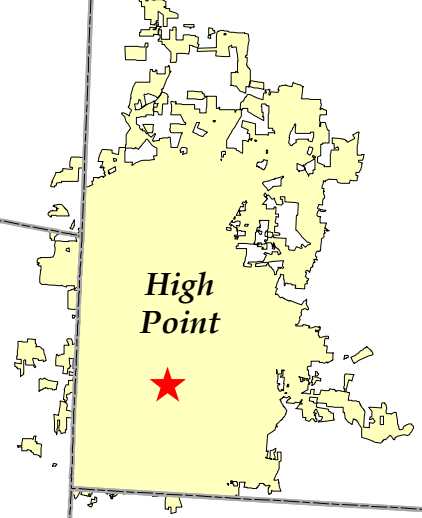
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LOCATION MAP

ZONING MAP AMENDMENT ZA-17-22

Applicant: City of High Point

Vicinity Map



City of High Point

EASTCHESTER DR

N MAIN ST

N CENTENNIAL ST

I-74

Site

Site

Site

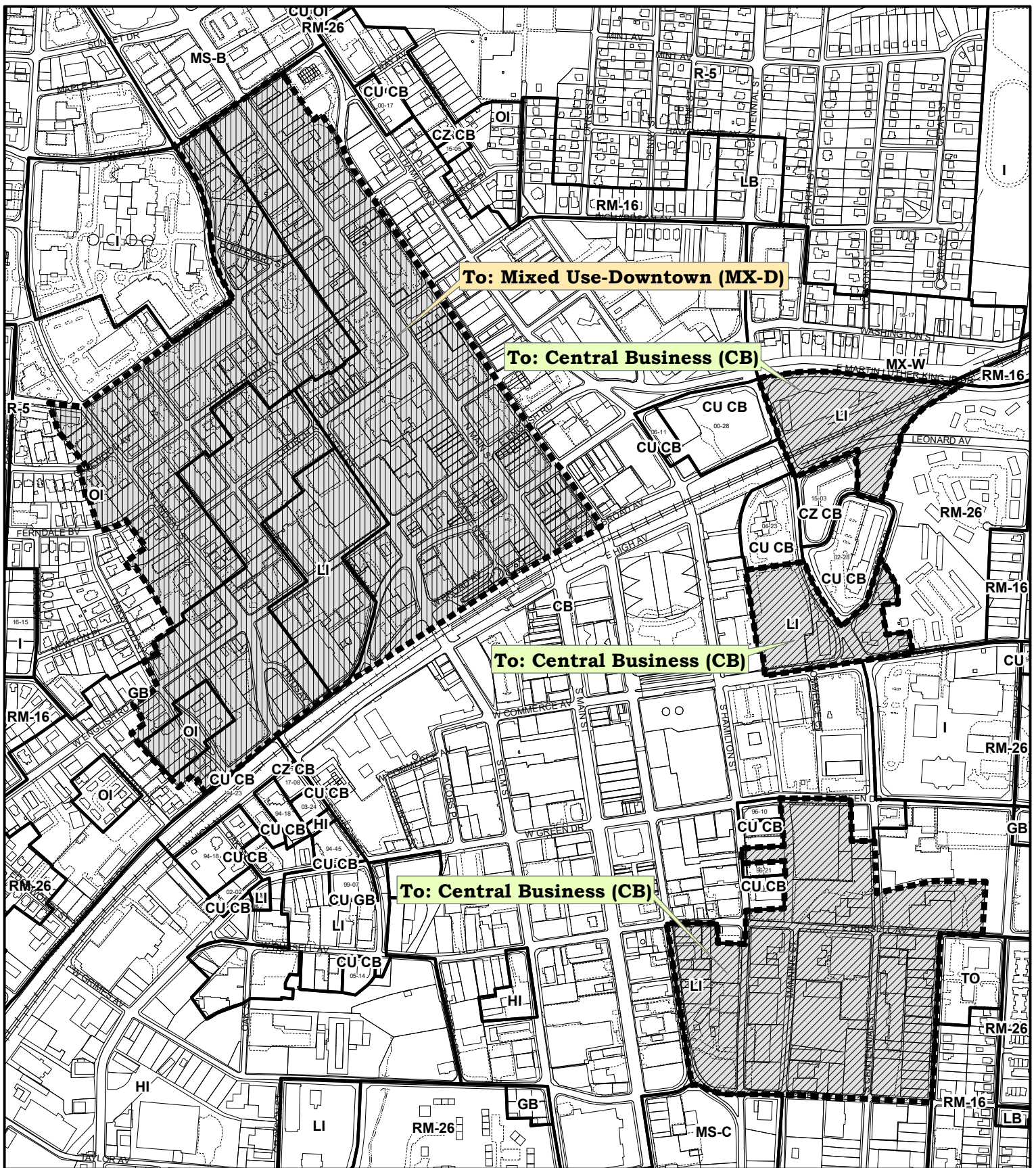
Site

ENGLISH RD

S MAIN ST

BUSINESS I-85





ZONING MAP AMENDMENT ZA-17-22

From: Central Business (CB), General Business (GB),
Light Industrial (LI), and Office Institutional (OI)
To: Mixed Use - Downtown (MX-D), and Central Business (CB)

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

**Planning & Development
Department**

City of High Point

Date: October 24, 2017



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ZONING MAP AMENDMENT ZA-17-22

A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

WHEREAS, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

WHEREAS, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

WHEREAS, public hearings were held before the High Point Planning and Zoning Commission on October 24, 2017 and before the City Council of the City of High Point on November 20, 2017, regarding this proposed amendment (PA 17-05) to said *Land Use Plan for the High Point Planning Area*.

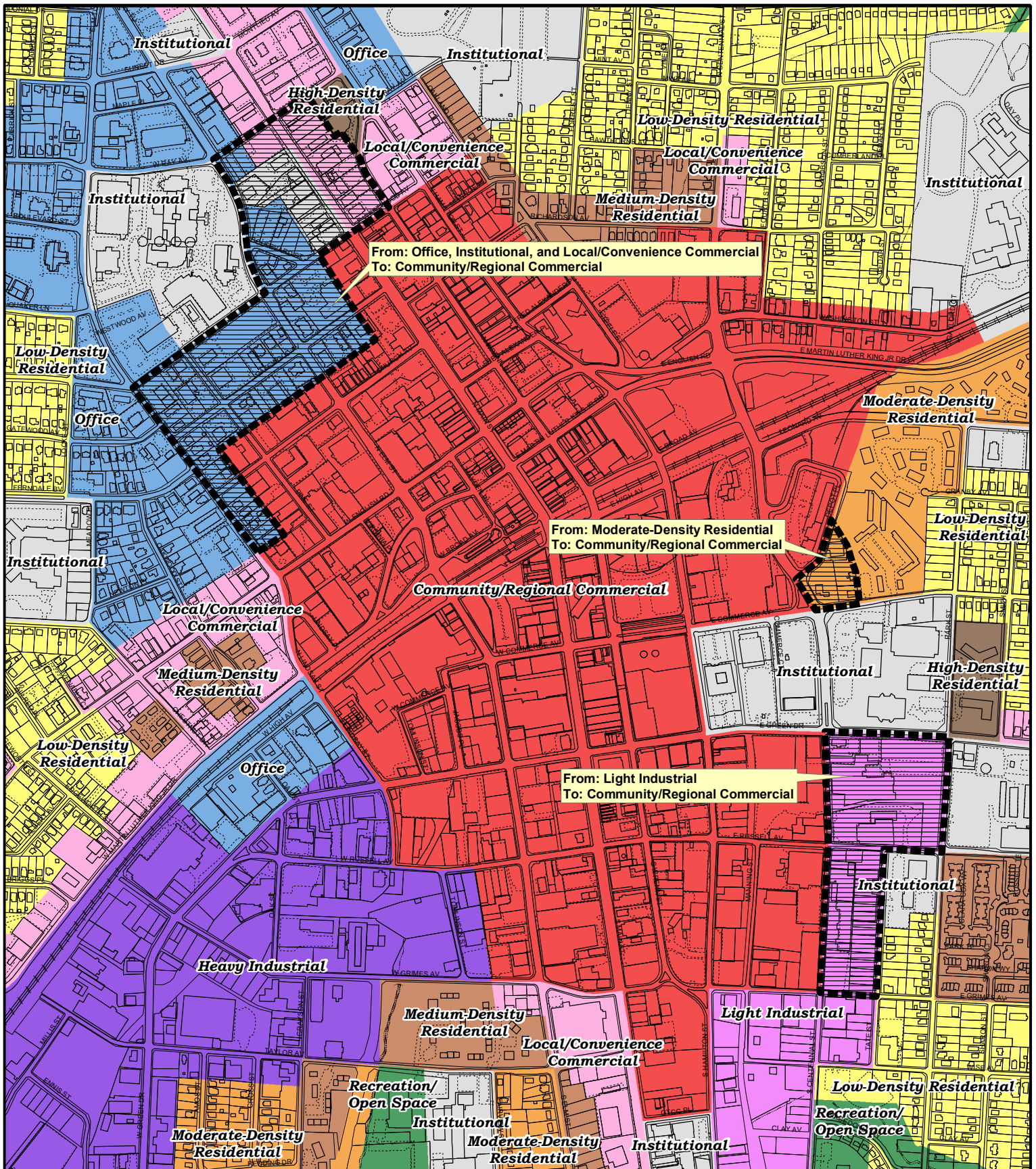
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1. That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 61 acres (as shown on the attached map) from Office, Institutional, Local/Convenience Commercial, Moderate Density Residential, and Light Industrial to Community/Regional Commercial.

SECTION 2. Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted by City Council
City of High Point, North Carolina
The 20th day of November, 2017
Lisa B. Vierling, City Clerk



PLAN AMENDMENT PA-17-05

Land Use Plan

Existing Land Use Plan
Subject Property Boundary



**Planning & Development
 Department**

City of High Point

Date: October 24, 2017



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AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.19, ZONING MAP AMENDMENT, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of the City of High Point adopted “The City of High Point Development Ordinance” on May 16, 2016 with an effective date of January 1, 2017, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on October 24, 2017, 2017 and before the City Council of the City of High Point on November 20, 2017 regarding **Zoning Map Amendment Case 17-22 (ZA-17-22)** 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 October 15, 2017, for the Planning and Zoning Commission public hearing and on November 8, 2017 and November 15, 2017, 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 **November 20, 2017.**

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 as shown on the attached maps to establish the following described areas as:

Mixed Use Downtown (MX-D) District. The area is generally bounded by Ray Avenue and Westwood Avenue to the north; Wrenn Street to the east; the railroad tracks to the south; and properties that front on Oakwood Street and Lindsay Street, and North Elm Street to the west.

The zoning map amendment MX-D area is also known as Guilford County Tax Parcels 0186798 through 0186815, 0186817 through 0186823, 0186825 through 0186843, 0186845 through 0186885, 0186887, 0186888, 0186890 through 0186935, 0186938 through 0186940, 0186943 through 0186945, 0187804 through 0187806, 0187902 through 0187911, 0187921, 0187922, 0187927 through 0187933, 0187939 through 0187946, 0187949 through 0187956, 0188308 through 0188325, 0188327, 0188333 through 0188336, 0188340 through 0188346, 0188350 through 0188354, 0188356 through 0188362, 0188364 through 0188367, 0189700 through 0189707, 0189709 through 0189818, 0192374, 0192375, 0192376, 0215641 through 0215655.

Central Business (CB) District: There are three separate areas that are generally located along Centennial Street, South of MLK, Jr. Drive, west of Park Street, north of Grimes Ave., and east of Wrenn and Hamilton Streets.

The zoning map amendment CB area is also known as Guilford County Tax Parcel 0171412, 0171414, 0171513, 0171515, 0171518, 0171519, 0171524, 0171530, 0171531, 0171554, 0171555, 0171558, 0171559, 0171560, 0171563, 0171564, 0171745, 0171757, 0171758, 0171762 through 0171767, 0171769, 0171770, 0171771, 0171808, 0171809, 0171811 through 0171837.

SECTION 2

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 that are required to be approved by the City of High Point.

SECTION 3

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 4

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.

This the 20th day of November 2017.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-17-22

From: Central Business (CB), General Business (GB),
Light Industrial (LI), and Office Institutional (OI)
To: Mixed Use - Downtown (MX-D), and Central Business (CB)

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

**Planning & Development
Department**

City of High Point

Date: October 24, 2017



Scale: 1"=700'

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