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 June 26, 2018 and before the City Council of the City of High Point on July 16, 2018 regarding **Zoning Map Amendment Case 18-07 (ZA-18-07)** 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 June 17, 2018, for the Planning and Zoning Commission public hearing and on July 4, 2018 and July 11, 2018, 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 **July 16, 2018.**

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 a: **Conditional Zoning Institutional (CZ-I) District.** The property lies approximately 900 feet north of the intersection of Eastchester Drive and N. Centennial Street, between Eastchester Drive and N. Centennial Street. The property is also known as Guilford County Tax Parcels0199548 and 0199576.

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 uses allowed in the Institutional (I) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II.   CONDITIONS:

A.   Lot Combination: All parcels associated with this zoning map amendment shall be combined into one parcel. This lot combination shall be completed within 180 days of the adoption of this ordinance.

B. Transportation Conditions.

1. Right-of-way Dedication: The property owner shall dedicate up to fifty-seven (57) feet of right-of-way as measured from the existing centerline of Eastchester Drive. This dedication shall take place within 180 days of the adoption of this ordinance.

2. Access:
   a) Eastchester Drive: The property shall be limited to one (1) point of direct vehicular access to Eastchester Drive.

   b) N. Centennial Street: The zoning site shall be limited to two (2) points of direct vehicular access to N. Centennial Street. Existing driveways in place as of July 16, 2018, that serve former single family detached dwellings, may remain until that structure is removed or converted to a multifamily dwelling use type or a nonresidential use classification.

3. Other Transportation Conditions: The City of High Point Transportation Director and the North Carolina Department of Transportation (NCDOT) shall approve the exact location and design of all access points and 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 that are 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.
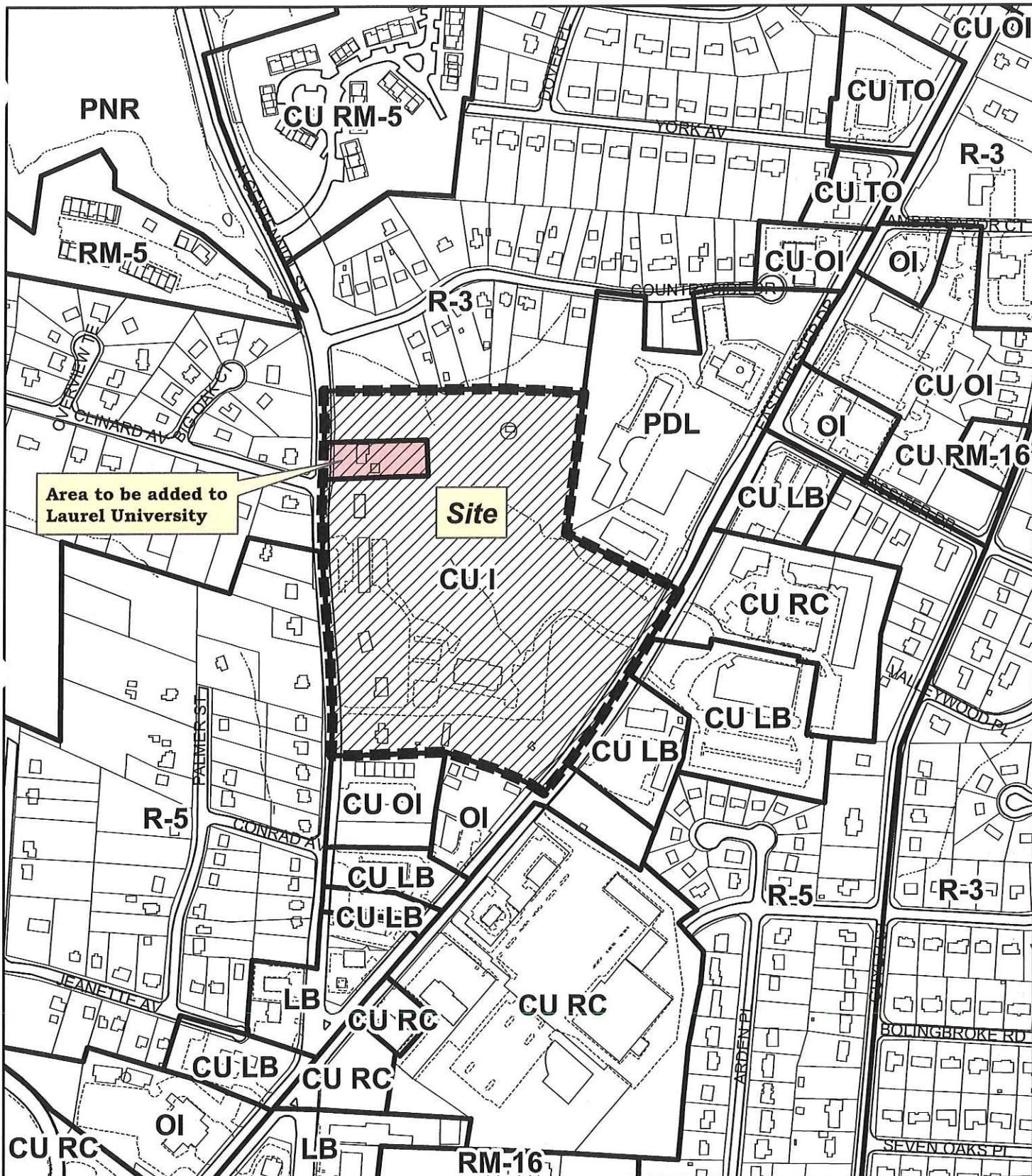
SECTION 5
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.
This ordinance shall become effective upon the date of adoption.
16th day of July, 2018.

Lisa B. Vierling, City Clerk

PNR

CU RM-5

YORK AV

CU TO

CU OI

R-3

RM-5

CU TO

R-3

COUNTRYSIDE

CU OI

OI

CLINARD AV

CU OI

Area to be added to
Laurel University

OI

CU RM-16

Site

PDL

CU LB

CU I

CU RC

PALMER ST

CU LB

CU LB

R-5

CONRAD A

CU-OI

OI

CU LB

R-5

R-3

CU LB

CU LB

JEANETTE AV

LB

CU RC

CU RC

BOLINGBROKE RD

CU LB

CU RC

OI

LB

ARDEN PL

CU RC

SEVEN OAKS PL

RM-16

ZONING MAP AMENDMENT ZA-18-07

**From: Residential Single Family-3 (R-3) and
Conditional Use Institutional (CU I)**

To: Conditional Zoning Institutional (CZ I)

Existing Zoning Boundary ———————

Subject Property Boundary - - - - - - - -

**Planning & Development
Department**

City of High Point

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Scale: 1"=400'

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