

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendment Application

From: G. Lee Burnette, AICP,
Planning & Development Director

Meeting Date: September 17, 2018

Public Hearing: No

Advertising Date: Not Applicable

Advertised By: Not Applicable

Attachments: Zoning Map

PURPOSE:

To initiate a zoning map amendment for approximate 5.16 acres lying along the east side of N. Hamilton Street, between E. Ray Avenue and Montlieu Avenue, including the corner parcel on the north side of Montlieu Avenue. The request would initiate the process to rezone this area from Transitional Office (TO), Residential Multifamily-26 (RM-26), Office Institutional (OI), and Conditional Use Office Institutional (CU-OI) Districts to Main Street (MS) Sub-District B.

BACKGROUND:

A children's museum is proposed at the northern portion of the site. The southern portion of the site currently contains the High Point Senior Center, where a new or improved facility is a future capital improvement project. To facilitate the redevelopment of these properties for these projects, expansion of the Main Street Sub-District B zoning district is warranted to promote an appropriate urban design in the Core City. The current zoning districts applied to these properties do not allow or fully accommodate these projects or the desired site designs.

The Main Street District is a special zoning district in the Development Ordinance that can be initiated only by the City Council. All of the affected properties are owned by three entities: City of High Point, Longleaf Pine Realty, LLC and Guilford County. If this request is initiated by the City Council, a citizen's information meeting will be held prior to the request being heard by the Planning & Zoning Commission.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff requests that City Council initiate this zoning map amendment.

