

CITY OF HIGH POINT

AGENDA ITEM



Title: Zoning Map Amendment 18-10
(COHAB)

From: Lee Burnette, Planning & Development
Director

Meeting Date: September 17, 2018

Public Hearing: Yes

Advertising Date: September 5, 2018 and
September 12, 2018

Advertised By: Planning & Development

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

PURPOSE:

A request by COHAB to rezone approximately 1.8 acres from the Heavy Industrial (HI) District to the Planned Development – Core City (PD-CC) District. The site is lying at the northeast corner of W. English Road and S. West Point Avenue.

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 this request, as outlined in the attached staff report.
- B. On August 28, 2018, a public hearing was held before the Planning and Zoning Commission regarding Zoning Map Amendment 18-10. The Planning & Zoning Commission recommended *approval* of this request, as outlined in the staff report and recommended by staff, by a vote of 6-0.

PLANNING AND ZONING COMMISSION RECOMMENDATION

COHAB

Zoning Map Amendment 18-11

At its August 28, 2018 public hearing, the Planning and Zoning Commission reviewed a request to rezone approximately 1.8 acres to the Planned Development – Core City (PD-CC) District. All members of the Commission were present except for Ms. Angela McGill, Mr. John McKenzie and Mr. Andrew Putnam. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

Mr. John Muldoon, applicant, 1547 W. English Road, High Point and Mr. Charles Krekelberg, Samsel Architects, 60 Biltmore Avenue, Asheville, NC spoke. They provided an overview of the proposed mixed-use planned development, addressed the redevelopment of these historic structures and how the request meets the PD District standards.

The Commission questioned how parking would be provided. Mr. Krekelberg explained that the Development Ordinance exempts this project from parking requirements because they are rehabilitating a historic structure on the North Carolina National Register Advisory Committee's Study List. However, they will provide limited on-site parking and they have leased property on the opposite side of W. English Road for parking.

No one else spoke to this request.

Planning & Zoning Commission Action

Consistency Statement

The Commission stated that the proposed planned development will reuse the historic Melrose Mill structures and create a mixed-use center in the West End area of the Core City.

Reasonableness Statement

The Commission stated that the proposed PD-CC District meets the ordinance standards and allows market showroom uses to the extent that it assists in advancing city policy for redevelopment in this area.

The Planning & Zoning Commission adopted these statements by a vote of 6-0.

Zoning Map Amendment

The Commission recommended *approval* of Zoning Map Amendment 18-10, as recommended by staff, by a vote of 6-0.

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

**STAFF REPORT
ZONING MAP AMENDMENT 18-10
August 28, 2018**

Requests			
Applicant: John Muldoon, representing COHAB		Owner: Scott Parker, III	
Zoning Map Amendment Proposal: To rezone approximately 1.8 acres		From:	HI Heavy Industrial District
		To:	PD-CC Planned Development – Core City District

Site Information	
Location:	The site is lying at the northeast corner of W. English Road and S. West Point Avenue.
Tax Parcel Number:	Guilford County Tax Parcel 018710
Site Acreage:	Approximately 1.8 acres
Current Land Use:	The site is currently developed with two former textile buildings, a two-story 31,523-square foot brick structure and a two story 11,965-square foot brick structure.
Physical Characteristics:	The site has been previously developed and has no noteworthy physical features.
Water and Sewer Proximity:	A 6-inch City water line and an 8-inch City sewer line lie adjacent to the site along W. English Road and along S. West Point Avenue.
General Drainage and Watershed:	The site drains in a general westerly direction and is within the Yadkin Pee-Dee (non-water supply) watershed.
Overlay Districts:	None

Adjacent Property Zoning and Current Land Use			
North:	HI	Heavy Industrial District	Vacant former industrial building
South:	HI	Heavy Industrial District	Industrial use
East:	HI	Heavy Industrial District	Southern Railroad ROW
West:	GB	General Business District	Vacant commercial building and an undeveloped parcel

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	Obj. 1D: Preserve and revitalize key historic landmarks and unique areas in High Point.
	Goal 3: Create more mixed-use areas, while reinforcing existing ones, to minimize traffic, maximize the utilization of infrastructure, and so people can live, work and play in one location.
	Obj. 3A: Revitalize and expand existing mixed-use areas through building rehabilitations and new infill development.

	<p>Obj. 3B: Establish new or redeveloped mixed-use areas at key intersections where suitable land use and development patterns exist.</p> <p>Obj. 3C: Attract commercial tenants that will offer daily goods and services to nearby neighborhoods.</p> <p>Obj. 3E: Apply development standards to ensure that mixed-use areas are human scaled, pedestrian friendly, and physically integrated through mixed-use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses.</p> <p>Obj. 4F: 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>
Land Use Plan Map Classification:	The site has a Local/Convenience Commercial classification. This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
Land Use Plan Goals, Objectives & Policies:	<p>The following objectives of the Land Use Plan are relevant to this request:</p> <p>Obj. #8. Stimulate more efficient use of the City's land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</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.</p>
Relevant Area Plan:	<p><u>Core City Plan</u></p> <p>The site is located just outside the English & Kivett Mixed Use Center District. These districts were identified in the plan as areas that should be developed and/or revitalized. The intent is to create diverse mixed-use areas with high-density housing nearby, so that residents can easily access goods and services.</p> <p>The English & Kivett Mixed Use Center is described in the plan as having challenges, such as high levels of vacancy in the existing buildings, but also potential due to the concentration of historic commercial buildings with a high degree of architectural integrity that could be rehabilitated. Specific recommendations were to rehabilitate these historic buildings for mixed uses and to develop new mixed-use buildings according to design standards that ensure architectural compatibility.</p>
Zoning History:	There has been no recent zoning activity in this area.

Transportation Information			
Adjacent Streets:	Name	Classification	Approx. Frontage
	W. English Road	Major Thoroughfare	420 ft.
	S. West Point Avenue	Local Street	325 ft.
Vehicular Access:	Access is proposed from existing driveways along S. West Point Avenue.		
Traffic Counts: (Average Daily Trips)	W. English Road	8,600 (NCDOT 2015 traffic count)	
	S. West Point Avenue	Not Applicable	

Estimated Trip Generation:	Not Applicable		
Traffic Impact Analysis (TIA):	Required		TIA Comments
	<u>Yes</u>	<u>No</u> X	Not Applicable
Conditions:	<p><u>Access:</u> Close the existing curb cut/driveway on W. English Road at the corner of S. West Point Avenue and replace it with standard curb and gutter and sidewalk.</p> <p>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.</p>		

School District Comment

Not applicable to this zoning case.

Planned Development (PD) Overview

A. Purpose and Intent of the Planned Development (PD) District

The Planned Development (PD) districts are established to allow development under unified control while utilizing more flexible standards and procedures than would otherwise result from a strict application of a general district and development. The PD districts are intended to encourage innovative land planning and site design concepts that will produce a high quality, unified project that will not negatively impact adjacent land. A few of the key concepts are:

- Promote quality design and reduce or diminish the inflexibility of design that sometimes results from the strict application of zoning and development standards designed primarily for individual lots.
- Allow greater freedom in providing a well-integrated mix of residential and non-residential uses in the same development including a mix of housing types, lot sizes, and densities.

All PD developments are subject to Section 3.7.3 of the Development Ordinance (Standards Applied to All Planned Development Districts) and the specific standards of the respective PD District. Furthermore, all PD Districts must comply with Chapter 5 (Development Standards), Chapter 6 (Environmental Standards) and Chapter 7 (Subdivision and Infrastructure Standards).

B. Planned Development-Core City (PD-CC) District

The PD-CC district is established to provide a flexible means of accommodating high density mixed-use development with an urban character in the Core City area. The district encourages a well-balanced mix of residential, commercial, employment, recreation, and entertainment uses configured in a manner that supports pedestrian orientation and human interaction.

Details of Proposal

The applicant is requesting to establish a PD-CC District on this site to promote a mixed-use development utilizing the historic Melrose Mill structures, which were added to the North Carolina National Register Advisory Committee's study list in 2014. The applicant intends to redevelop the site to create a diverse array of commercial and industrial uses, and for the site to serve as a year-round activity center for the community. COHAB Space (COHAB) is intended to be a destination for designers to design, create, work, sell, and possibly live. With the establishment of a PD-CC District

the applicant intends for this facility to be a one-stop shop for design professionals with some limited area (up to 40%) to be used for market showroom uses. The goal is for all amenities to be available to the public, and to provide a hub of activity in this portion of the Core City area.

Staff Analysis

This Planned Development (PD) District proposal includes market showrooms as a permitted use. In late 2017, the City Council amended the Development Ordinance so that new market showrooms were only allowed in the Central Business (CB) District. The intent was to concentrate new showroom growth in the core downtown area. However, a PD District may include any use contained in the Development Ordinance permitted use table, subject to City Council approval of a requested PD District. Given the policy to concentrate new showroom growth in the CB District, approval of market showrooms within this proposed PD District warrants consideration of that policy.

Staff believes for market showrooms to be permitted in a PD District, outside the CB District, requires that the development further or advance other important City policies. Specifically, such a proposal should advance redevelopment in the Core City and create year-round interest beyond Market. It should preserve and reutilize key historic properties. It should be a part of a larger mixed-use development and not be the predominate use of space. And, the overall development should be consistent with the Core City Plan.

This PD-CC District proposal allows for the reuse and redevelopment of the historic Melrose Mill. As proposed, a maximum of 40% of the total square footage of the buildings will be market showroom space, with the remainder of space proposed for a mix of other uses that will be open year-round. The development is proposed in an area identified by the Core City Plan as the English & Kivett Mixed Use Center and is consistent with the plan's recommendation for this area. And finally, this area has not seen significant private investment since the adoption of the Core City Plan and this development will assist in sparking redevelopment interest in this part of the Core City.

Scheduled in the Planning & Development Department's work program is the Southwest Downtown Area Plan. The focus of this area plan is to study the southwestern portion of the downtown, the West End area, and the industrial area in between to encourage redevelopment. The proposed planned development is within the scope of this area plan. The plan would provide more policy guidance for the area; however, it is not expected that new market showrooms would be allowed in this area, except as in similar defined mixed-use situation.

Planned Development Review Standards

The advisability of establishing a PD District classification is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. The Development Ordinance requires that City Council consider the following when deciding a planned development request:

- Standards Applied to all Planned Development Zoning Districts in Section 3.7.
- Standards for Type of Planned District requested (PD-CC District).
- Conditional Zoning Review Standards in Section 2.4.5.C.

Planned Development District Standards:

Before approving a Planned Development zoning district, the City Council shall determine that the application, as well as the master plan, the statement of intent and development standards, and the common signage plan, if included, comply with Planned Development District standards.

Staff has determined the PD master plan, statement of intent and development standards sufficiently address the requirements, including allowable uses, mandatory mix of uses and building design standards.

Periphery (PD-CC) Districts standards

Staff has determined the request meets the requirements of the PD-CC District

Review Factors:

Result in a development that is compatible with surrounding development character and land uses.

This zoning site is in an under-utilized portion of the City lying adjacent to industrial uses, vacant commercial structures and railroad tracks. The proposal to reuse the existing historic structures, in the Core City Area, for a mixed-use development is encouraged by the goals and objectives of the Community Growth Vision Statement and the Core City Plan. The establishment of a PD-CC District, as proposed by the applicant, will be compatible with surrounding development as noted under the following factors.

Minimize or effectively mitigate any identified adverse impact on adjacent and nearby land, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;

- ❖ The site fronts along a major thoroughfare, abuts railroad tracks to the east, heavy industrial use to the south, and vacant industrial and commercial buildings to the north and west. The establishment of a mixed-use development at this location will not adversely impact adjacent uses.
- ❖ The current access drive to the site from W. English Road does not meet corner lot locational standards of the City's Driveway Ordinance and poses a safety hazard. The applicant's PD Master plan eliminates this safety issue by removing this nonconforming access point.

Minimize or effectively mitigate any identified adverse environmental impact on water and air resources, minimize land disturbance, preserve trees, and protect habitat;

The site is most developed with a former industrial structure and there are no environmental sensitive features.

Minimize or effectively mitigate any identified adverse effect on the use, enjoyment, or value of adjacent lands;

- ❖ Commercial and industrial uses are the predominate use in this area.
- ❖ The applicant intends to redevelop the site to create a diverse array of commercial and industrial uses and for the site to serve as a year-round active center for the community. This private investment into this area is anticipated to create a positive reuse of vacant and underutilized property.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Planned Development that support the application.

There have been no significant changes in this area.

Development Patterns:

The proposed Planned Development results in development that promotes a logical, preferred and orderly development pattern.

This portion of the Core City contains a mixture of commercial and industrial structures, many of which are vacant and underutilized. The Core City Plan intends for the area to be redeveloped as a mixed-use center and the proposed PD-CC District contains a mixture of uses that are consistent with the plan's vision for the area.

Consistency with Adopted Policy Guidance:

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance;

The proposed planned development will reuse the historic Melrose Mill structures and create a mixed-use center in the West End area of the Core City.

Reasonableness/Public Interest:

An approval of the proposed Planned Development is considered reasonable and in the public interest.

The proposed PD-CC District meets the ordinance standards and allows market showroom uses to the extent that it assists in advancing city policy for redevelopment in this area.

Recommendation

Staff Recommends Approval

Based on the PD Statement of intent and conditions offered by the applicant, the request to establish a PD-CC District at this location addresses various goals and objective of the Community Vision Statement and Land Use Plan. The proposed PD-CC District will be compatible with the surrounding area and in conformance with adopted plans.

The Planning & Development Department recommends approval of the request to rezone this 1.8-acre parcel to the PD-CC 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 reviewed by Robert Robbins AICP, Development Services Administrator and G. Lee Burnette AICP, Director.

Some Historical Information About Melrose Hosiery Mill

(The following is reproduced from the High Point Historic Industrial Survey, prepared by Laura A.W. Phillips, Architectural Historian, for the City of High Point in August, 2014)

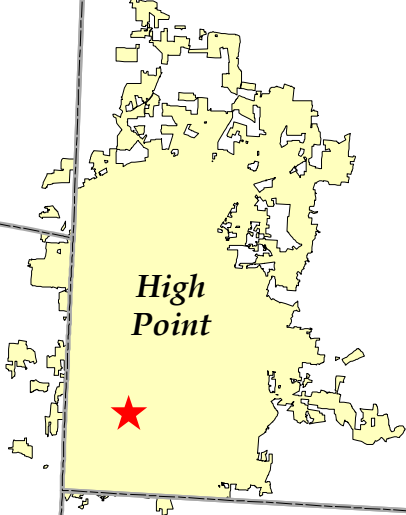
"When Charles L. Amos established the Melrose Hosiery Mill in 1922 in the 1500 block of West English Road, he began operations in an old furniture warehouse located in the middle of the block bounded by the Southern Railway tracks, West English Road, West Point Avenue, and Phillips Avenue. As the mill grew, it consumed nearly the entire block. Initially the mill made a cheap grade of half hose, but as it expanded, it produced at least six grades of hosiery ranging from a very cheap grade to the finest-grade pure silk stockings. In 1929, Melrose had between 325 and 350 employees, sixty-five percent of whom were women. This was a phenomenal increase from the twenty-five workers employed by the mill only seven years earlier when it opened. By 1929, the original mill had been remodeled and expanded, and additional buildings were constructed. Amos was not only an industrialist, but also an entrepreneur and developer who had invested in the area that became known as the West End. Thus, he built several two-story buildings with commercial facades along West English Road. At least some of the first floors were rented out for commercial purposes, and the two-story section that is 1541 West English Road was an office that was likely used as the mill office. The second floors of all the buildings were used for various functions of the mill, and the rears of the buildings have multiple large windows and both pedestrian and loading doors suitable for mill usage. Immediately after World War II, Melrose Hosiery Mill constructed a large mill building at the northeast end of the block facing Phillips Avenue. The mill remained in operation until 1971."

LOCATION MAP

ZONING MAP AMENDMENT ZA-18-10

Applicant: COHAB

Vicinity Map



High Point

City of High Point

Davidson County

Guilford County

Archdale

Thomasville

Site

ENGLISH RD

N CENTENNIAL ST

N MAIN ST

I-74

S MAIN ST

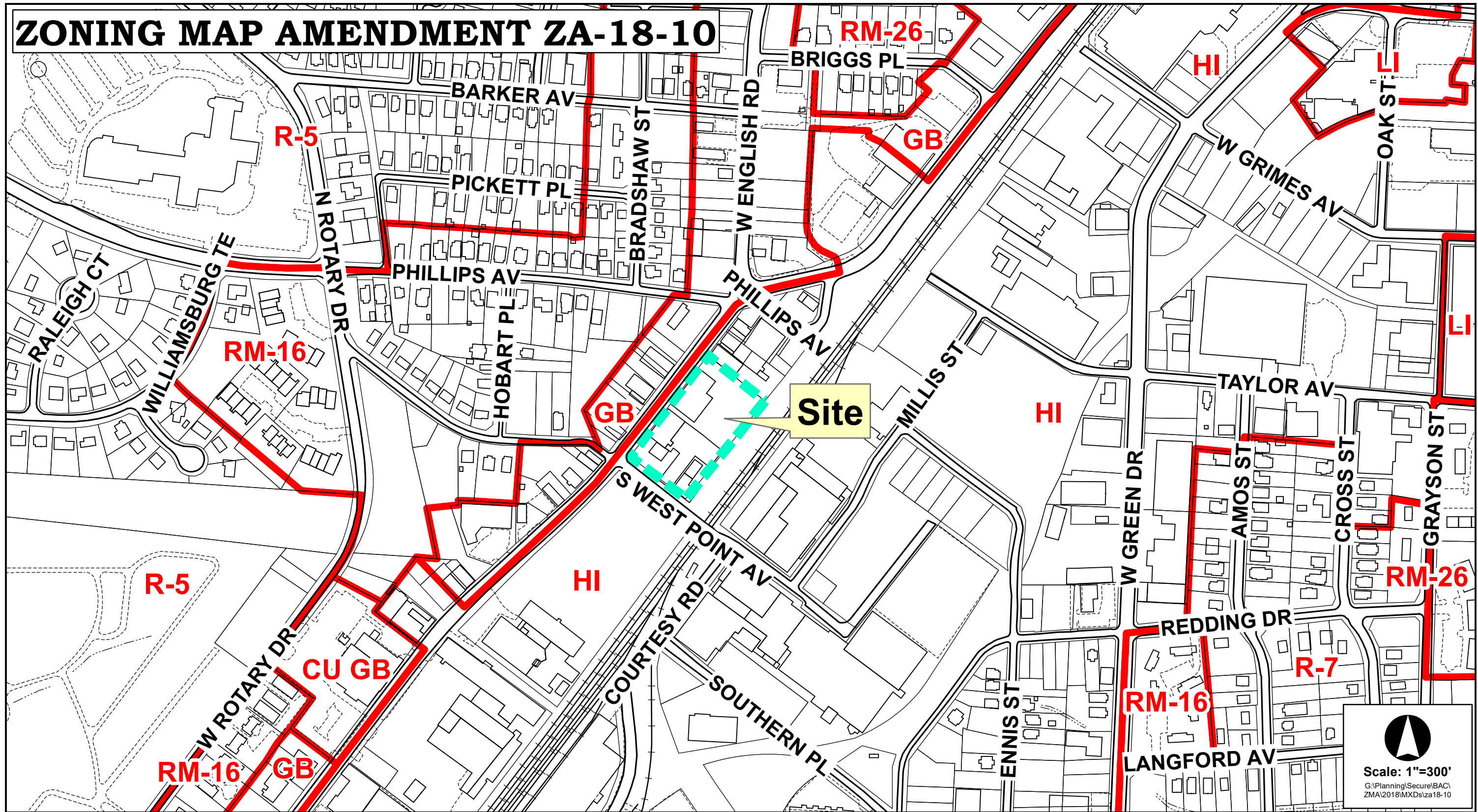
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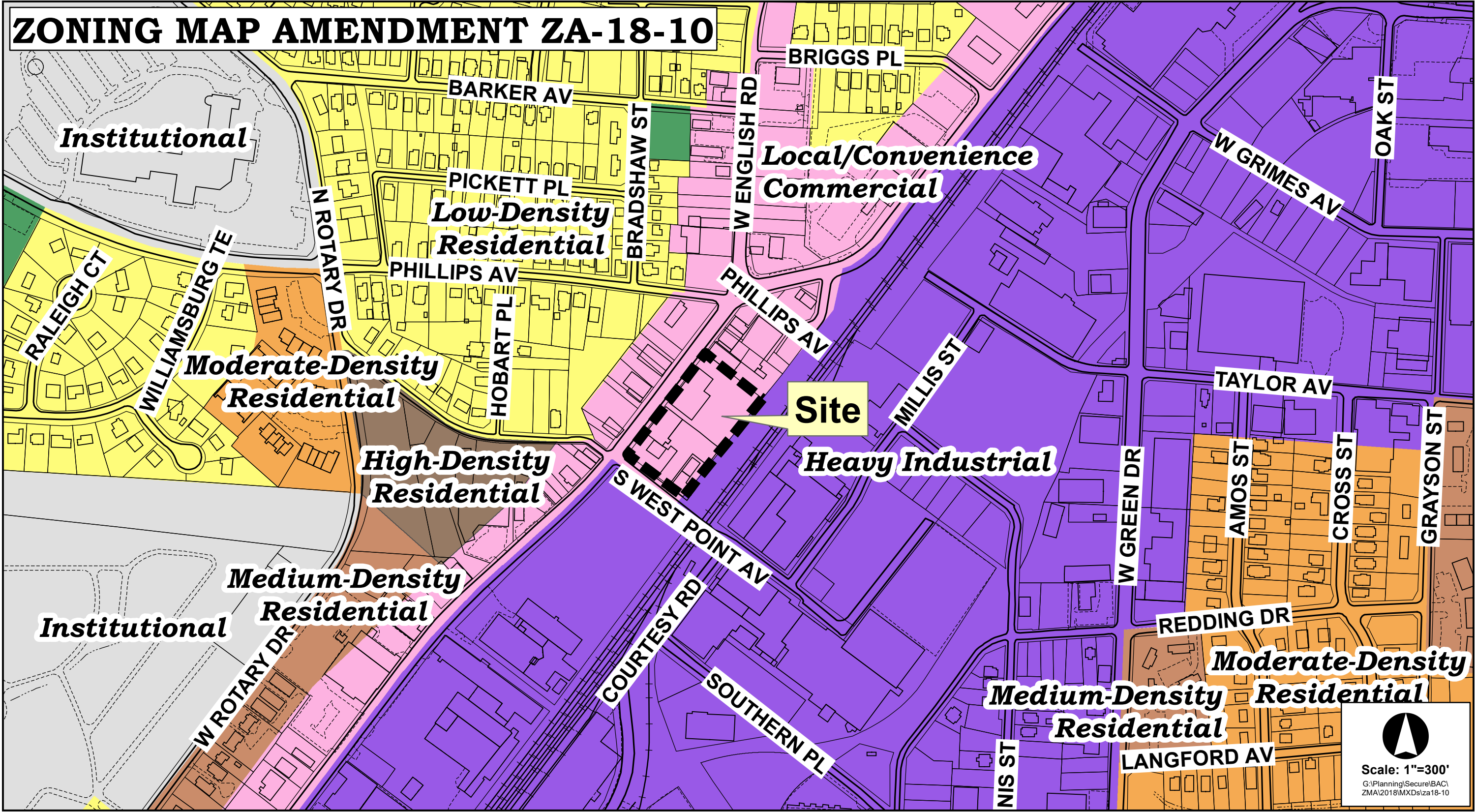
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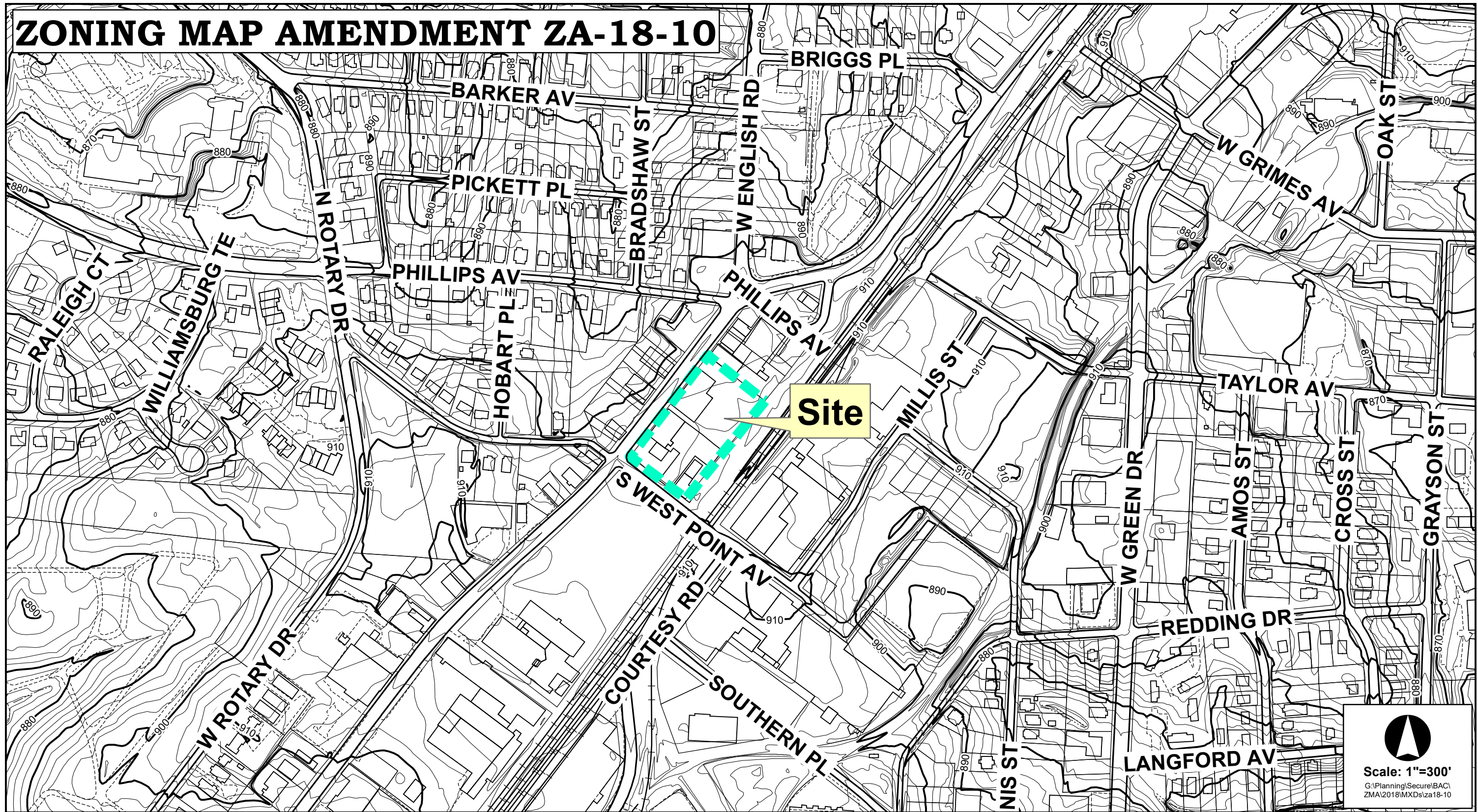
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ZONING MAP AMENDMENT ZA-18-10



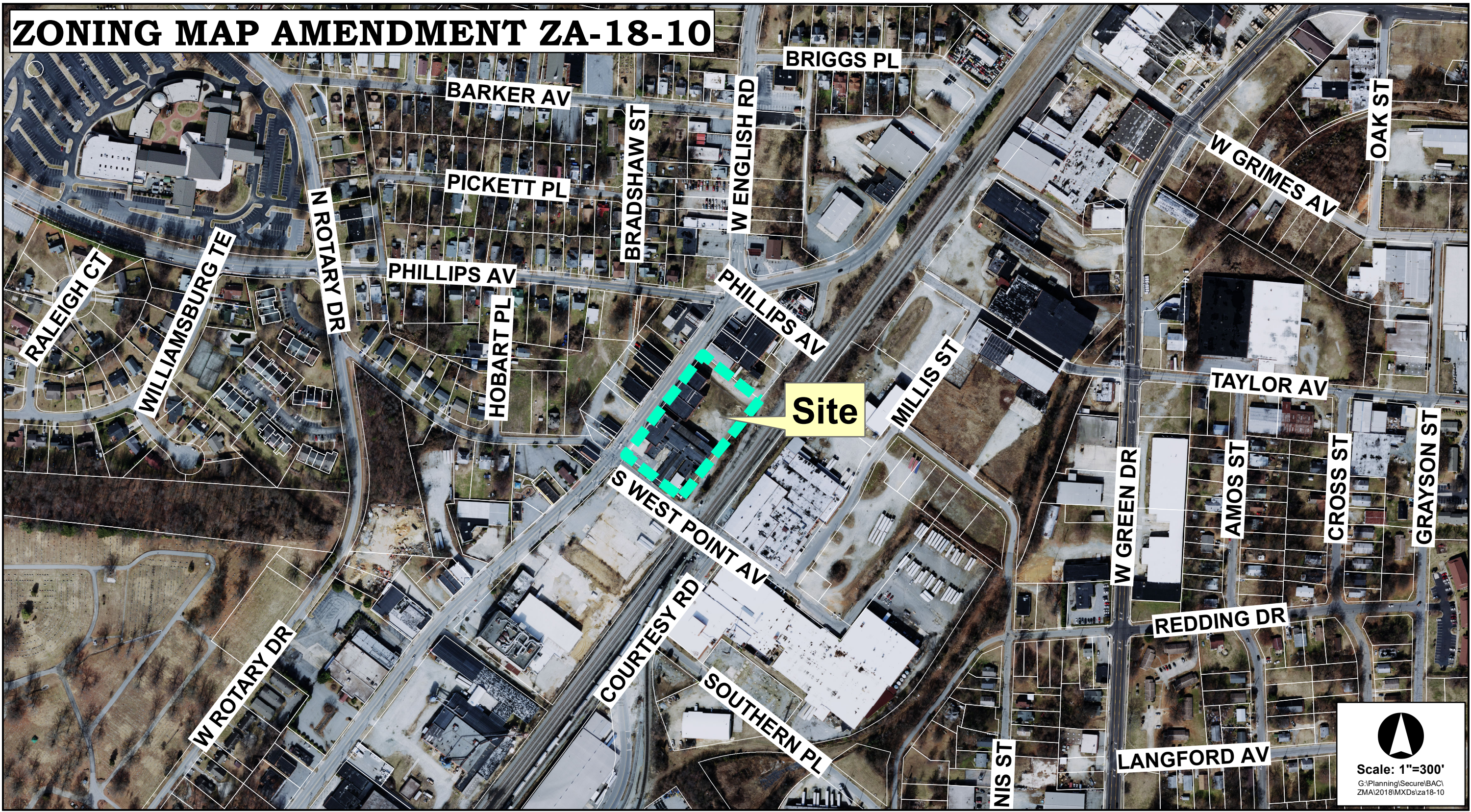
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ZONING MAP AMENDMENT ZA-18-10



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 August 28, 2018 and before the City Council of the City of High Point on September 17, 2018 regarding **Zoning Map Amendment Case 18-10 (ZA-18-10)** 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 August 19, 2018, for the Planning and Zoning Commission public hearing and on September 5, 2018 and September 12, 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 **xxxxxxxxxx xx, 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: **Planned Development – Core City (PD-CC) District.** The property is approximately 1.8 acres lying at the at the northeast corner of W. English Road and S. West Point Avenue. The property is also known as Guilford County Tax Parcel 018710.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and standards imposed in the Master Plan Map and Development Standards, unless subsequently changed or amended as provided for by the Development Ordinance.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with standards imposed in the PD-CC District, Master Plan Map and Development Standards, 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.
xxth day of xxxxxxxx, 2018.

Lisa B. Vierling, City Clerk

**COHAB
PLANNED UNIT DEVELOPMENT
STATEMENT OF INTENT & DEVELOPMENT STANDARDS**

Applicant: John Muldoon

Adopted: xxxxxxxxxx, xx 2018

Statement of Intent

The applicant intends to house a diverse array of uses to serve as an active center for the community, redeveloping the Historic Melrose Mill property on West English Road to create a year-round destination. COHAB will be a destination for designers to design, create, work, sell, and possibly live, offering a unique experience for community members as well as visitors to High Point. COHAB will provide opportunities for visitors to engage with up-and-coming talent through educational courses, workshops, public exhibitions and retail sales. For artists in residence and other on-site makers, there will be equipment available for creating prototypes and limited manufacturing.

COHAB intends to be a one-stop shop for creative minds to immerse themselves in the rich resources available in High Point. Possible opportunities for the COHAB community include permaculture gardens that feed on-site restaurant(s) and café(s), luxury hostel lodging, and health and wellness classes. All these amenities will be available to the public, providing a much-needed hub of activity and education for residents of and visitors to High Point to be enjoyed year-round.

During Furniture Market, many of the interior and exterior spaces at COHAB will be transformed into temporary showrooms. The same café and short-term lodging services will be available for those visiting the area, providing West End hospitality for guests outside of downtown.

The owners of COHAB want to continue to serve the community they've been a part of for the last twenty years by offering a productive, flexible space for new ventures. They have chosen this area of High Point in an effort to instill a renewed sense of energy to this historical industrial corridor.

Proposed phases of development will be:

- First, occupancy by one or more tenants in existing building(s). Simultaneously, repairs will be made to the current exterior envelope and structural systems to make spaces ready for current and additional tenant occupancies. This may require additional coordination of utilities to be brought to the building to support the intended uses.
- Second, additional individual tenant improvements will be made as more lease agreements are executed. A standard, linear, chronological "Phasing" Plan is not ideal for this development. The development will maintain mixed uses, including Commercial and Industrial occupancies, with a maximum of 40% as Market Showroom.

Development Standards:

Part 1. USES:

The following uses and their customary accessory uses shall be permitted, subject to the requirements of the Development Ordinance, and the specific conditions listed in this Ordinance.

A) Residential Use(s):

- a. Common Elements Recreation facilities
- b. Live / Work Dwellings
- c. Single Room Occupancies
- d. Rooming Houses
- e. Multi-Family Dwelling

B) Institutional Use(s):

- a. Assembly, major and minor
- b. Cultural Facilities, major and minor
- c. Public recreation facility
- d. Day Care Center
- e. Religious Institution
- f. Post-secondary Educational Facility

C) Commercial Use(s):

- a. Bar or Nightclub
- b. Restaurant, minor
- c. Office, major and minor
- d. Personal Services, major and minor
- e. Sports and Fitness center
- f. Retail Sales:
- g. Flea market / Antique Mall
- h. Retail sales, major and minor
- i. Bed & Breakfast
- j. Hotels or motels

D) Industrial Use(s):

- a. Minor manufacturing
- b. Microbrewery, micro-distillery and/or micro-winery
- c. Warehouse and Distribution
- d. Market Showroom
- e. Wholesale, major and minor

Part 2. CONDITIONS:

1) Development, Dimensional & Density Standards:

Primarily, there shall be a mixture of Commercial uses and Industrial uses, with a maximum of 40% allowed to be Market Showroom. Institutional and Residential uses are fully permitted in the development, but are excluded from the mandatory use mix requirements.

2) General Building Height, Setback and Development Requirements:

EXISTING BUILDING DIMENSIONAL STANDARDS		
STANDARD		ALL USES
Residential Density (units/acre)	Minimum	Per standards of the PD-CC District
	Maximum	Per standards of the PD-CC District
Minimum <u>Lot</u> Area (square feet)		N/A
Minimum <u>Lot</u> Width (feet)	Interior <u>lot</u>	100 ft.
	Corner <u>lot</u>	100 ft.
Minimum Street Setback (feet)		0 ft. setback is required (for existing buildings only)
Maximum Street Setback (feet)		N/A (due to existing building setbacks)
Minimum Perimeter Setback (feet)		0 ft. setback is required, but where provided, it is at least 5 ft.
Maximum <u>Building</u> Height (feet)		N/A

NEW DEVELOPMENT BUILDING DIMENSIONAL STANDARDS		
STANDARD		ALL USES
Residential Density (units/acre)	Minimum	Per standards of the PD-CC District
	Maximum	Per standards of the PD-CC District
Minimum <u>Lot</u> Area (square feet)		8,000 sf (Single Fam. & Multi-Fam.), N/A (All Other Uses)
Minimum <u>Lot</u> Width (feet)	Interior <u>lot</u>	60 ft.
	Corner <u>lot</u>	60 ft.
Minimum Street Setback (feet)		0 ft. setback is required, subject to structure being 10 ft. from back of curb
Maximum Street Setback (feet)		20 ft.
Minimum Perimeter Setback (feet)		0 ft. setback is required, but if provided, it shall be at least 5 ft.
Maximum <u>Building</u> Height (feet)		None, however, for each additional foot of height beyond 50 ft. up to 80 ft., the perimeter setback shall be increased by 1 ft.

Part 3. DISTRICT STANDARDS:

1) **Building Compliance due to Expansion or Exterior Alteration**

- a) In cases where an existing building is expanded or enlarged by 25 percent or less of its gross floor area as it existed upon the effective date of the district upon the land, the expansion of the building shall either maintain the current appearance of the existing building or comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- b) In cases where an existing building is expanded or enlarged by more than 25 percent of its gross floor area as it existed upon the effective date of the district upon the land, the portion of the front and side building facades associated with the expansion or enlargement shall comply with the standards of this ordinance and comply with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
- c) In cases where the exterior of an existing building is altered, the alterations shall conform to the standards of this section and The Secretary of the Interior's Standards for the Treatment of Historic Properties, to the maximum extent practicable.

2) **Site Standards**

- a) **Building Orientation:** Any new buildings constructed on site shall be oriented with their primary facades facing the street.
- b) **Off-Street Parking:** Off-Street parking is not required, but when provided, development in this PD-CC District shall comply with the following standards in addition to the applicable standards in Section 5.4, Off-Street Parking and Loading:
 - (1) New off-street parking areas shall not be located between the front building line and the street it faces
 - (2) New off-street parking areas on corner lots shall not contiguously front more than 1 street.
- c) **Accessory Buildings**
 - (1) Accessory buildings shall be located behind the rear building line of the principal building they serve.
 - (2) For group developments, accessory buildings can be located internally to the development. In no instance, shall an accessory building be located between a front building line that is established by a principal building and the street the principal building faces.

3) **Building Standards:** The following standards are applied to all new multi-family residential and nonresidential buildings and/or additions, except for locally or nationally designated individual historic structures, and contributing structures within a locally or nationally designated historic district, as applicable. These standards shall not apply to new development located at the rear of the site behind buildings fronting a public street.

a) **Facade Articulation**

- (1) Front and side building facades shall include at least 2 or more of the following features, etc.:

- (i) Recessed entryways;
 - (ii) Display windows;
 - (iii) Pedestrian Entrances
- b) Changes in wall plane (such as projections or recesses)Facade Materials
 - (1) Primary facade materials should not change at outside corners, and should continue around the corner to a logical point of conclusion such as a change in facade plane.
 - (2) Exterior building materials shall be continued to the finished grade on any elevation.
 - (3) The use of vinyl siding as the primary facade material is prohibited.
- c) Facade Transparency
 - (1) The front building facades facing a street shall maintain non-reflective, transparent windows on at least 50 percent of the façade area between 2 and 8 feet above average grade.
- d) Roof-Mounted Equipment
 - (1) For sloped roofs, equipment and other roof penetrations should be located and screened to have a minimal visual impact as seen from the public right-of-way at a height of 6 feet.
 - (2) In cases where complete screening is not practical, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance
 - (3) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are exempt from the screening requirements described in this subsection.

Part 4. LANDSCAPING, SETBACKS AND BUFFERS:

See Sections 5.5.3 E & H of the Development Ordinance for exceptions utilized.

Part 5. TRANSPORTATION:

Vehicular Access and Improvements:

- a) Access shall be from the driveway on S. West Point Avenue
- b) Access may be gated in the future with proper approval and review from HPDOT and Emergency Services
- c) The City of High Point Transportation Director and the NCDOT shall approve the exact location and design of access point improvements.

Part 6. RELATIONSHIP OF PERMIT TO DEVELOPMENT ORDINANCE:

The use and development of the subject site shall be subject to the uses and conditions within this Development Standards document and the Statement of Intent. The City of High Point Development Ordinance shall govern issues not addressed within these documents.

Citizens Information Meeting Report Zoning Map Amendment 18-10

Submitted by: Laura Newton, on behalf of COHAB

Report

Citizens Information Meeting

Held July 31st, 2018 at 11:00am

The meeting was held at 1547 West English Road (COHAB). There were representatives of the property owners in attendance as follows:

1. John Muldoon – Rezoning applicant, Representative of Property Owner with limited Power of Attorney, Tenant, and Owner of COHAB
2. Sandy Howell – Business Manager of COHAB

The handwritten sign in sheet is attached as Attachment 1.

Also, in attendance were John Muldoon, the owner; Sandy Howell the business manager; as well as Laura Newton, Karin Delassie, Bill Herndon, Del Ray Wilson, Christy Joyce, Jim and Kathleen Koch, Henessy Wayser and Zak Agresto. Two of the attendee's present were from the city, Del Ray Wilson and Bill Herndon. The remaining in attendance were support staff to the owners and Mr. Wilson and Mr. Herndon.

A notification letter dated and mailed July 18th, 2018 was sent to 27 parties as supplied by the High Point Planning Department. The list of parties/addressed to which it was mailed is attached as Attachment 2. The notification letter is attached as Attachment 3, and included the required statement provided by the High Point Planning and Development Department.

A handout was provided to each attendee which included the Planned Unit Development Statement of Intent and Development, the proposed phases of development, a list of primary uses of the interior and exterior of the building, along with a map of the property and photos of the proposed architectural design.

Questions asked, and comments given during meeting were as follows:

1. Del Ray Wilson arrived and had no specific questions regarding the project, however wanted to attend to show and give his full support for the project. Mr. Wilson owns the building directly across the street from Cohab and mentioned that his building is available for purchase if a buyer is interested.
2. Bill Herndon also arrived and had no questions regarding the project and also wanted to give his full support and state that he had no reservations at all. Mr Herndon lives in the Darr Building across the street and expressed his willingness to sell or lease the vacant lot to us for parking.

Submitted by: _____



Printed Name and Date: Laura Newton 8.2.2018

July 1, 2018
Corab. Space

Date : July 31st at 10:00am

Christy - Joyce

ATTACHMENT #2

AJW OF NC LLC
1500 W ENGLISH RD
HIGH POINT NC 27262

ALTCO PROPERTIES
1604 ENGLISH RD
HIGH POINT NC 27262

ATLANTIC INSURANCE & REALTY CO
PO BOX 5252
HIGH POINT NC 27262

AXALTA COATING SYSTEMS USA LLC
2001 MARKET ST STE 3600
PHILADELPHIA PA 19103

BATUL, SAFINA ; HALIM, MOHAMMED ILYAS ;
ILYAS, HUSSNAIN BIN
205 MOFFITT DR
HIGH POINT NC 27265

BROWN, BRIEN T ; BROWN, ANGELA
1162 SULLIVAN RD
THOMASVILLE NC 27360

CITY TRANSFER & STORAGE CO
PO BOX 2122
HIGH POINT NC 27261

CROMER, RANDALL C
1414 ENGLISH RD
HIGH POINT NC 27260

DAVIS, TAMMY C ; DAVIS, ALLEN L
1616 W ENGLISH RD
HIGH POINT NC 27262

DEADMON, LORRAINE S
1405 BRADSHAW ST
HIGH POINT NC 27262

FIBER DYNAMICS INC
200 S WEST POINT AVE
HIGH POINT NC 27261

FRANK, FRED DEXTER
4678 FRED FRANK TRAIL
SOPHIA NC 27350

GARDNER, OUIDA C KENT
PO BOX 5808
HIGH POINT NC 27262

GUILFORD INVESTMENT PROPERTIES LLC
2527 WHITE OAK RD
RALEIGH NC 27609

GUZMAN-ECHEVERRIA, JOSE DIMAS
306 PHILLIPS AVE
HIGH POINT NC 27262

✓ HERNDON, BILL
1526 ENGLISH RD
HIGH POINT NC 27262

✓ HERNDON, J WILLIAM JR
1526 ENGLISH RD
HIGH POINT NC 27262

HUMPHRIES PROPERTY MANAGEMENT LLC
1711 BURKE RD
SHELBY NC 28152

JARRELL INVESTMENT PROPERTIES LLC
2527 WHITE OAK RD
RALEIGH NC 27609

KHAN, HAIDER ALI
805 OVERBROOK DR
THOMASVILLE NC 27360

N C STATE HIGHWAY COMMISSION R/W DEPT
PO BOX 14996
GREENSBORO NC 27415

PARKER, A SCOTT III - # 607
6287 BAHIA DEL MAR CIR
ST PETERSBURG FL 33715

SALTZER, CRAIG DAVIS
622 ROCKSPRING RD
HIGH POINT NC 27262

TERRY SEITZ INC ; BOLIYA USA LLC
PO BOX 1010
BOCA GRANDE FL 33921

WHITEWOOD HOLDINGS LLC
100 LIBERTY DR
THOMASVILLE NC 27360

✓ WILSON, DEL RAY
1538 W ENGLISH RD
HIGH POINT NC 27262

✓ WILSON, DEL RAY ; WILSON, REBECCA ANN
1746 LEE LAYNE RD
RAMSEUR NC 27316



Citizens Information Meeting

Submitted by John Muldoon on behalf of COHAB

To: Owners of Property near the Melrose Hosiery Mill Property Date: July 18th, 2018

Re: The Rezoning of the Melrose Hosiery Mill Property

Notice: Citizen Information Meeting - 10 am to 11 am July 31st 2018,
location 1547 W. English Rd. High Point, NC 27262 contact number 1-888-475-3030

Cohab, Inc. is filing an application with the City of High Point for the rezoning of the Melrose Hosiery Mill Property from High Industrial to Planned Development - Core City.

The City of High Point finds that quality development is better achieved through an informed and cooperative process. The purpose of the citizen information meeting is to allow the person filing an application, otherwise known as the applicant, the opportunity to inform citizens about their development proposal and to provide citizens the opportunity to ask questions and find out more about the proposal prior to any official public hearings.

We intend to seek and want to hear from the current residents and business that may be impacted by our project.

We sincerely seek to hear from our neighbours,

John Muldoon,

A handwritten signature in black ink, appearing to read "John Muldoon", with a stylized, looping flourish at the end.

Owner Cohab, Inc.

Please find below details of our Planned Development.

COHAB

PLANNED UNIT DEVELOPMENT STATEMENT OF INTENT & DEVELOPMENT STANDARDS

Applicant: John Muldoon (COHAB)

Statement of Intent

The applicant intends to house a diverse array of uses to serve as an active center for the community, redeveloping the Historic Melrose Mill property on West English Road to create a year-round destination. COHAB will be a destination for designers to design, create, work, sell, and possibly live, offering a unique experience for community members as well as visitors to High Point. COHAB will provide opportunities for visitors to engage with up-and-coming talent through educational courses, workshops, public exhibitions and retail sales. For artists in residence and other on-site makers, there will be equipment available for creating prototypes and limited manufacturing.

COHAB intends to be a one-stop shop for creative minds to immerse themselves in the rich resources available in High Point. Possible opportunities for the COHAB community include permaculture gardens that feed on-site restaurant(s) and café(s), luxury hostel lodging, and health and wellness classes. All these amenities will be available to the public, providing a much-needed hub of activity and education for residents of and visitors to High Point to be enjoyed year-round.

During Furniture Market, many of the interior and exterior spaces at COHAB will be transformed into temporary showrooms. The same café and short-term lodging services will be available for those visiting the area, providing West End hospitality for guests outside of downtown.

The owners of COHAB want to continue to serve the community they've been a part of for the last twenty years by offering a productive, flexible space for new ventures. They have chosen this area of High Point in an effort to instill a renewed sense of energy to this historical industrial corridor.

The proposed phases of development will be:

1. First, occupancy by one or more tenants in existing building(s). Simultaneously, repairs will be made to the current exterior envelope and structural systems to make spaces ready for current and additional tenant occupancies. This may require additional coordination of utilities to be brought to the building to support the intended uses.
2. Second, additional individual tenant improvements will be made as more lease agreements are

executed. A standard, linear, chronological “Phasing” Plan is not ideal for this development. The development will maintain mixed uses, including Commercial and Industrial occupancies, with a maximum of 40% as Wholesale Home Furnishings Showroom.

The intent of the proposed re-zoning is to facilitate growth along High Point’s West End Corridor and to allow for flexible development that promotes interest and activity. To achieve this, a variety of uses shall be allowed within the new zoning district.

The following primary uses and associated accessory uses shall be permitted within the various interior and exterior spaces:

- Wholesale Trade
- Retail sales
- Minor manufacturing
- Warehouse and Distribution
- Restaurant/café
- Office space
- Live / Work Dwellings
- Single Room Occupancies
- Rooming Houses
- Personal Services – to include, but not limited to, photography studios, salons, spas, and small item repair centers
- Post-secondary Educational Facility - To include cooking, gardening or furniture/craft-making classes utilizing equipment, resources, and employees on site.
- Multi-Family Dwelling
- Sports and Fitness center
- Assembly spaces
- Cultural Facilities
- Public recreation facilities
- Day Care Center
- Religious Institution
- Bar, Nightclub, Microbrewery, microdistillery and/or microwinery
- Flea market / Antique Mall
- Market Showroom
- Visitor Accommodations including Bed & Breakfasts and/or Hotels

