

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 **September 17, 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.  
17<sup>th</sup> day of September, 2018.

Lisa B. Vierling, City Clerk

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

Applicant: John Muldoon

Adopted: September 17, 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 one (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:**

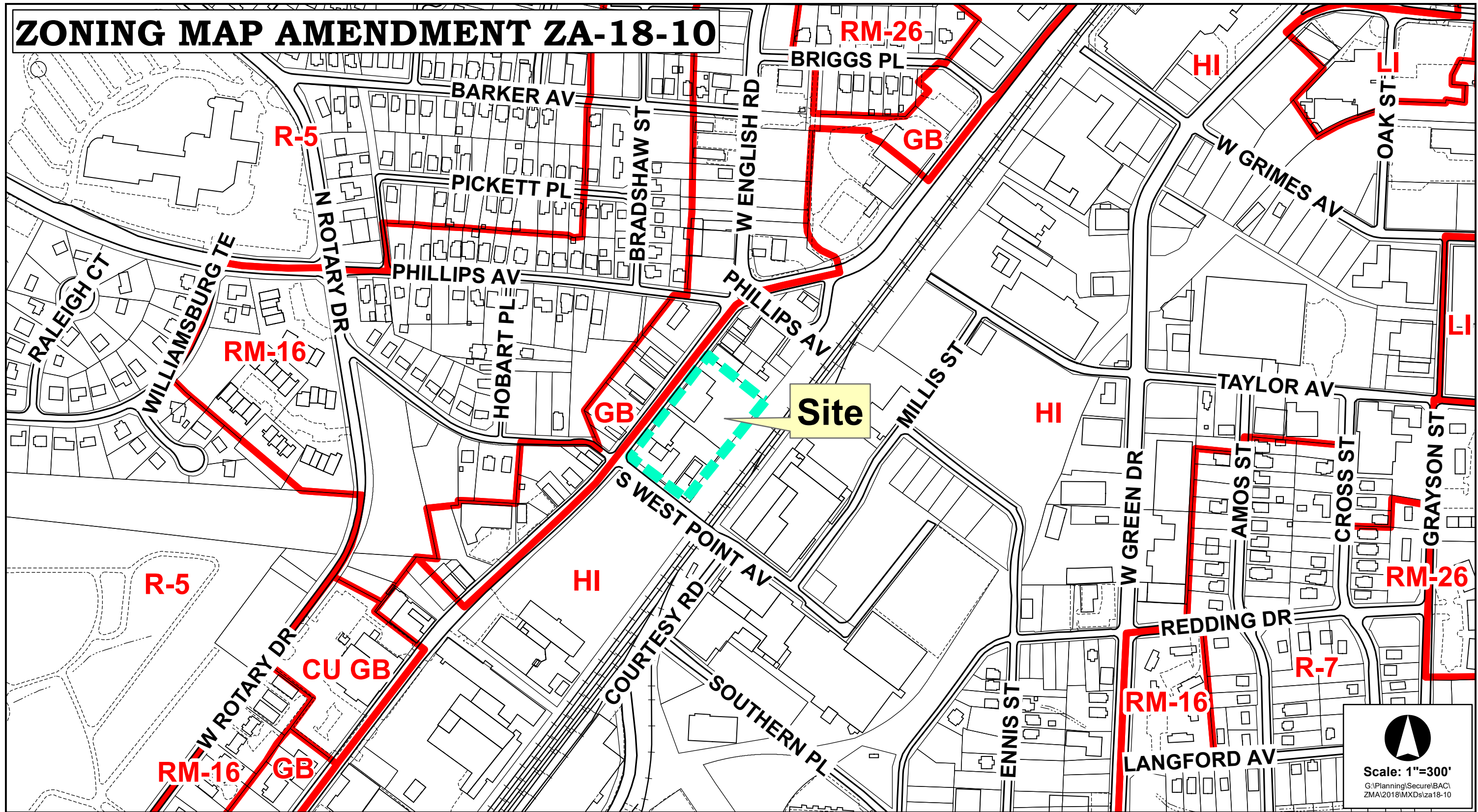
Vehicular Access and Improvements:

- 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.

# ZONING MAP AMENDMENT ZA-18-10





PROJECT NAME	COHAB
CONTACT PERSON	JOHN MULDOON 1-888-992-5822 1541 W. ENGLISH ROAD HIGH POINT, NC 27262
PROJECT LOCATION	1541 W. ENGLISH ROAD, HIGH POINT, NC 27262
DESIGN PROFESSIONAL	SAMSEL ARCHITECTS
ZONING DISTRICT	HIGH INDUSTRIAL (HI)

**SAMSEL  
ARCHITECTS**  
P.A.  
60 Billmore Avenue  
Asheville, NC 28801  
P: 828.253.1124  
F: 828.254.7216  
www.samselarchitects.com

**-PRELIMINARY-  
NOT FOR  
CONSTRUCTION**

PROJECT:

COHAB

1541 W ENGLISH RD  
HIGH POINT, NC  
27262

SHEET TITLE:

**PD-CC  
REZONING  
SITE PLAN**

DATE	DESCRIPTION
8/14/2018	PAZ MEETING

PROJECT #:

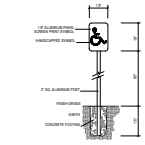
**17.28**

DRAWN BY: RO CHECKED BY: NB, CK  
SHEET #:

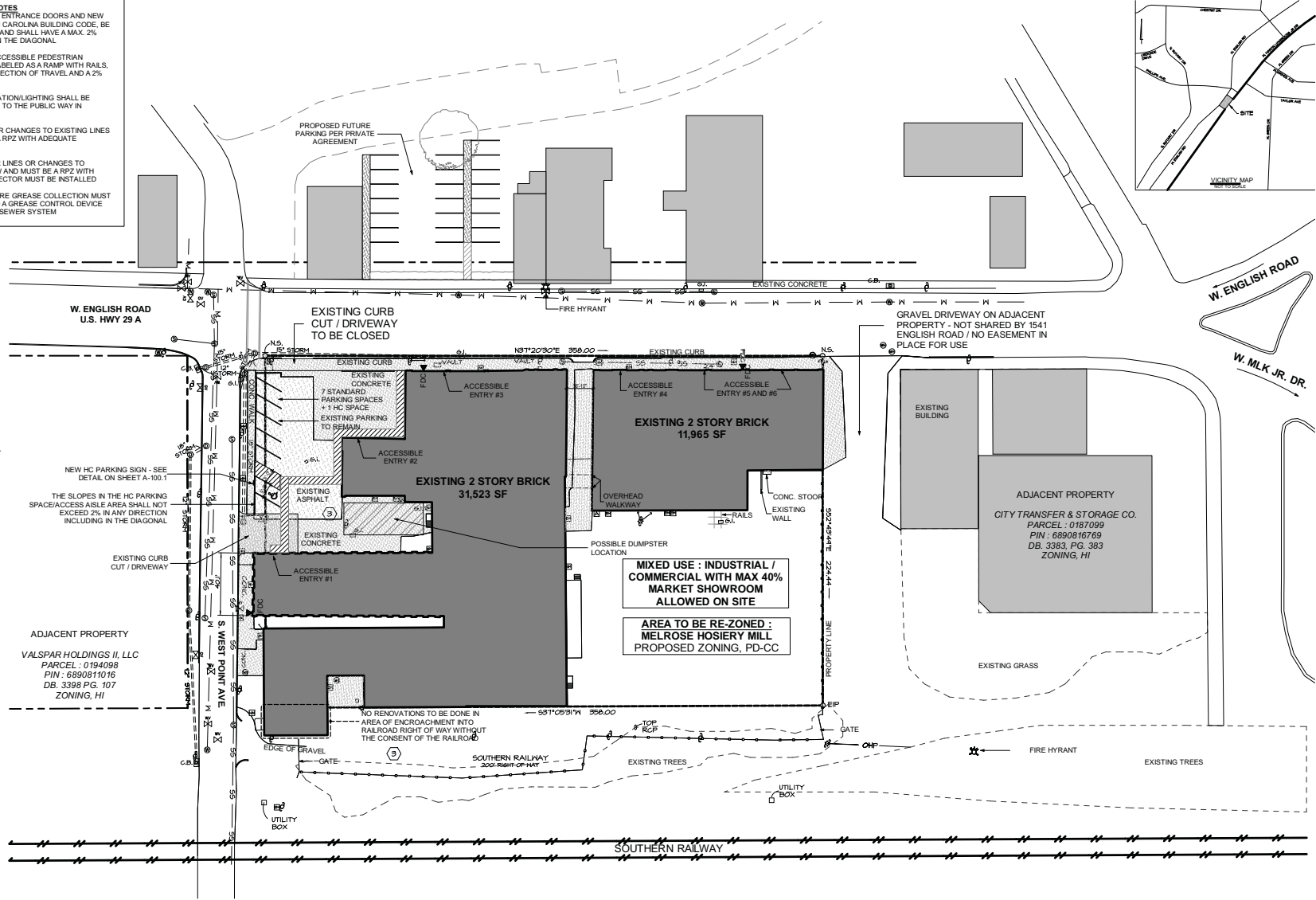
**A-100.1**

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- GENERAL NOTES**
1. LANDINGS OUTSIDE ALL ACCESSIBLE ENTRANCE DOORS AND NEW EXITS SHALL BE SIZED PER THE NORTH CAROLINA BUILDING CODE, BE AT THE SAME ELEVATION AS THE F.F.E. AND SHALL HAVE A MAX. 2% SLOPE IN ANY DIRECTION INCLUDING IN THE DIAGONAL.
  2. THERE SHALL BE NO DESIGNATED ACCESSIBLE PEDESTRIAN ROUTES/SIDEWALK, EXCEPT WHERE LABELED AS A RAMP WITH RAILS, WHICH EXCEED A 5% SLOPE IN THE DIRECTION OF TRAVEL AND A 2% CROSS SLOPE.
  3. EXTERIOR EXIT DISCHARGE ILLUMINATION/LIGHTING SHALL BE REQUIRED FROM ALL NEW EXIT DOORS TO THE PUBLIC WAY IN COMPLIANCE WITH NCBC 1006.
  4. ANY NEW DOMESTIC WATER LINES OR CHANGES TO EXISTING LINES MUST HAVE BACKFLOW AND MUST BE A RPZ WITH ADEQUATE DRAINAGE.
  5. ANY NEW FIRE SUPPRESSION WATER LINES OR CHANGES TO EXISTING LINES MUST HAVE BACKFLOW AND MUST BE A RPZ WITH ADEQUATE DRAINAGE AND A LEAK DETECTOR MUST BE INSTALLED.
  6. ANY NEW OCCUPANCIES THAT REQUIRE GREASE COLLECTION MUST INSTALL A SERVICE LINE THAT GOES TO A GREASE CONTROL DEVICE AND DISCHARGES INTO THE SANITARY SEWER SYSTEM.



**HC SIGN DETAIL**  
SCALE: 1/4" = 1'-0"



**1 PD-CC REZONING SITE PLAN**  
SCALE: 1" = 30'