

CITY OF HIGH POINT

AGENDA ITEM



Title: Request to Initiate Zoning Map Amendment

From: Lee Burnette, Planning & Development
Director

Meeting Date: March 18, 2019

Public Hearing: No

Advertising Date: N/A

Advertised By: N/A

Attachments: A. Memorandum
B. Zoning Map Amendment area

PURPOSE:

To initiate a zoning map amendment to the Airport Overlay (ARO) District that changes approximately 227.67 acres from Zone 1 to Zone 3 and approximately 39.5 acres from Zone 1 to Zone 2. The area lies along the south side of Gallimore Dairy Road and north side of Clinard Farms Road.

BACKGROUND:

Memorandum explaining the request is enclosed.

BUDGET IMPACT:

There is no budget impact.

RECOMMENDATION / ACTION REQUESTED:

Staff requests that City Council initiate this zoning map amendment to the ARO District.



To: Honorable Mayor & City Council
From: G. Lee Burnette, AICP
Date: March 18, 2019
Subject: Request to Initiate Zoning Map Amendment

The department was approached by representatives from Oasis Investment Group, LLC, which owns approximately 80 acres of land south of Gallimore Dairy Road, regarding a change to the City's Airport Overlay (ARO) District. They requested that a portion of the district that covers their property be changed to allow some residential uses in their proposed development.

To consider their request, the staff reviewed the PTIA's PART 150 Airport Noise Study metrics, the ARO district boundaries, and area land features. Based on that review, the City Council can amend the boundaries to accommodate their request and remain consistent with the district's purpose.

Established in 2003 and amended in 2011, the ARO District is based upon aircraft noise metrics from the PTIA's PART 150 Airport Noise Study. Zones 1 and 2 of the ARO District prohibit any type of residential use. Zone 3 allows residential development subject to the development meeting a noise reduction design measure. Land development in any of the ARO District's four zones require that the current owner provide the City a waiver of claims and provide an airport noise disclosure statement to future owners of property.

Oasis Investment Group, LLC is interested in developing property south of Gallimore Dairy Road, which is currently in Zone 1 of the district. Their interest is to develop the property primarily with nonresidential uses and provide some limited residences within the overall development. They will be requesting annexation and initial City zoning for their project, if City Council initiates the process for this zoning map amendment.

The staff's review considered not only the Oasis Investment Group, LLC property but the surrounding area when planning this proposed boundary change. The changes illustrated on the attached maps would change (1) approximately 227.67 acres from Zone 1 to Zone 3 and (2) approximately 39.5 acres from Zone 1 to Zone 2. The proposed zone boundaries are based upon the noise impacts, as provided by the Part 150 metrics, and physical features where possible. In addition, the proposed boundary changes were reviewed with PTIA and they did not object to them; however, they did request an avigation easement be granted by the property owner to PTIA, which can be addressed with the zoning of property.

Staff recommends that City Council initiate this map amendment to the ARO District as proposed.

Map 1

Airport Zone 1

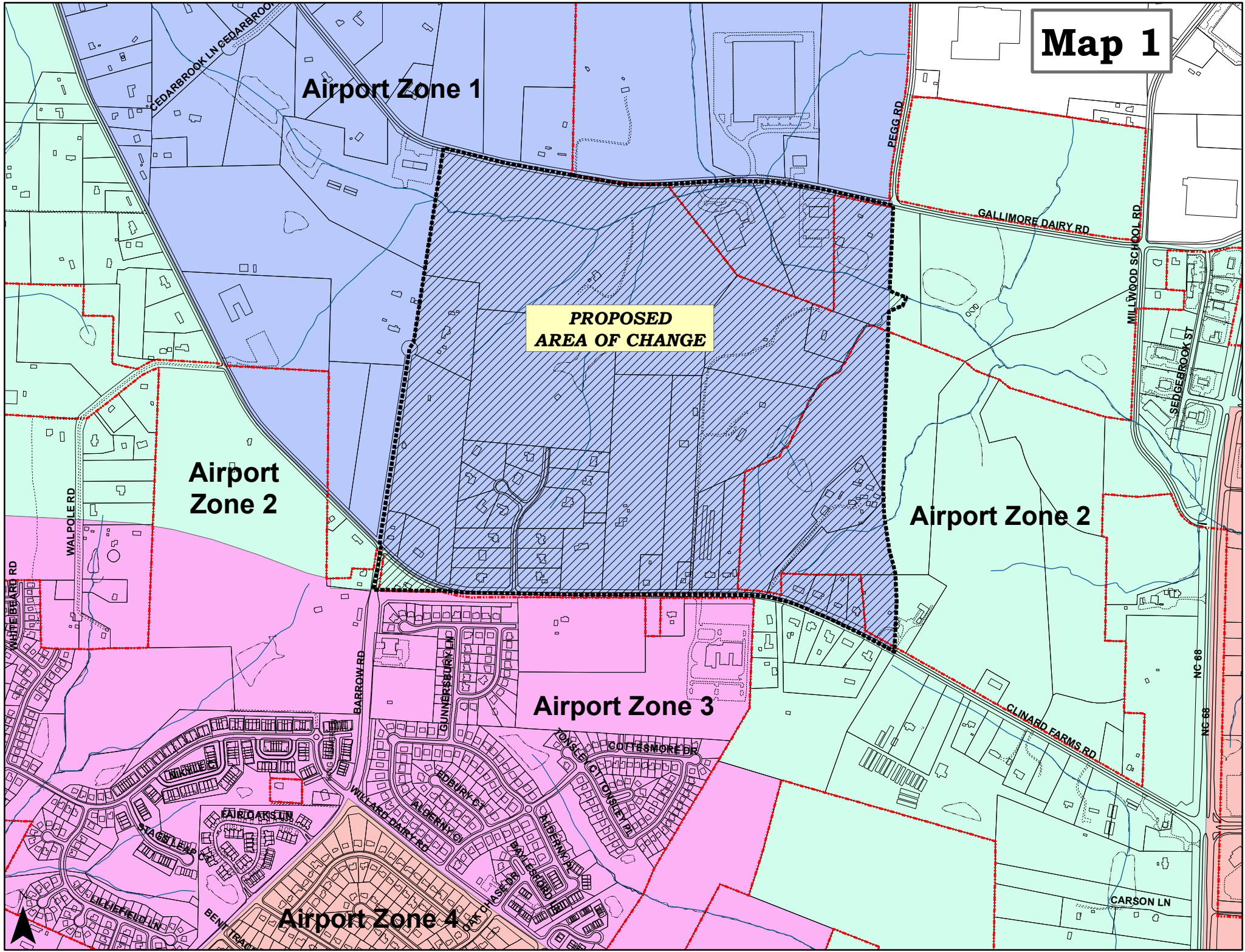
**PROPOSED
AREA OF CHANGE**

Airport
Zone 2

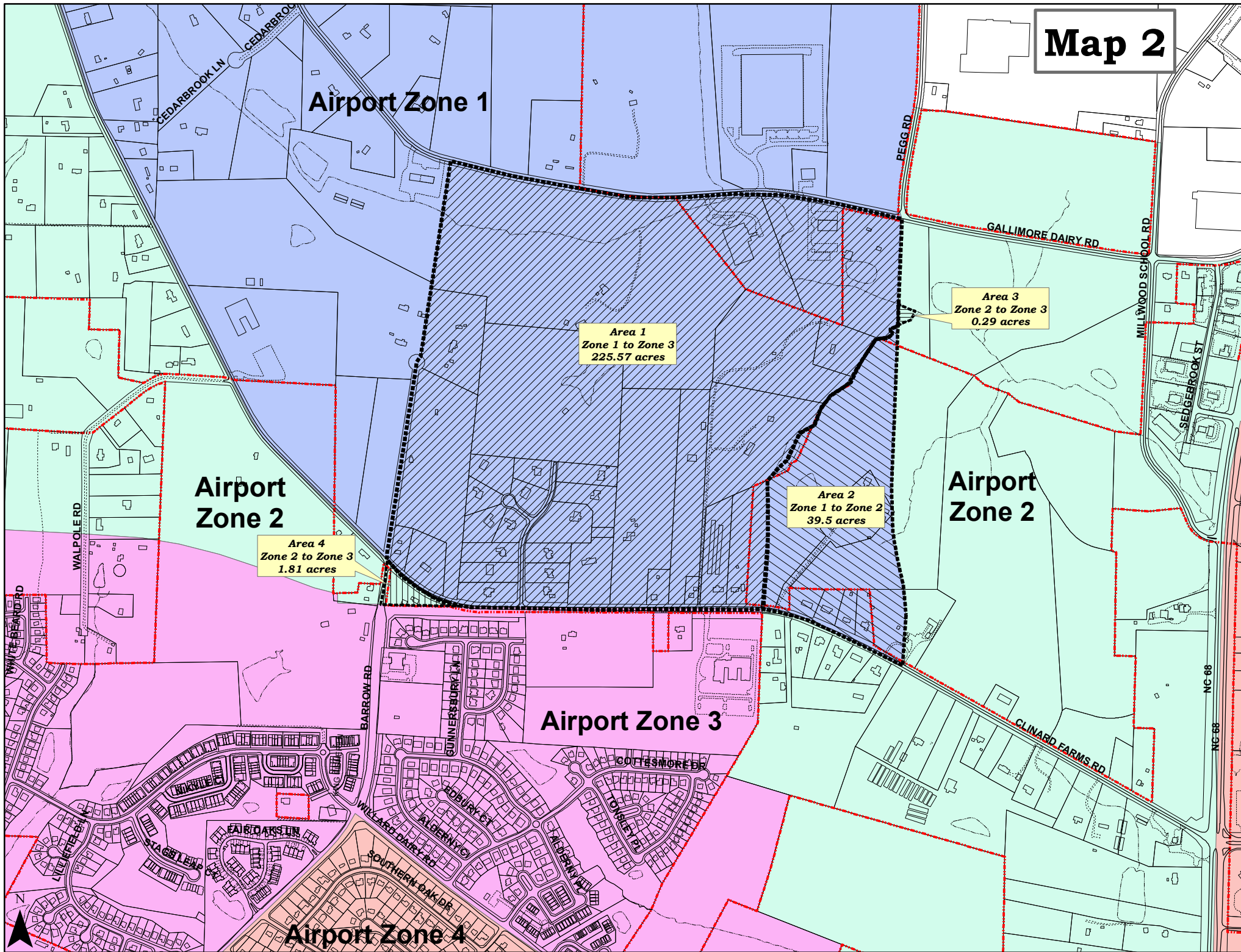
Airport Zone 2

Airport Zone 3

Airport Zone 4



Map 2



Map 3

Airport Zone 1

Airport Zone 3

Airport Zone 2

Airport Zone 2

Airport Zone 4

