

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 January 23, 2018 and before the City Council of the City of High Point on February 19, 2017 regarding **Zoning Map Amendment Case 17-27 (ZA-17-27)** 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 January 14, 2018, for the Planning and Zoning Commission public hearing and on February 7, 2018 and February 14, 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 **February 19, 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 is approximately 108.02 acres lying between N. Centennial Street and N. University Parkway, and between E. Farriss Avenue and Barbee Avenue/Boundary Avenue. The property is also known as Guilford County Tax Parcel 0189893, 0190122, 0190126, 0189888, 0190161, 0190140, 0190162, 0190185, 0190186, 0190187, 0190191 (portion), 0190041, 0183270, 0190228, 0190239 and 0222031

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:** The College or University Use Type (Education Use Category) as listed in Principal Use Table 4.1.9 of the Development Ordinance, subject to the development and dimensional requirements of the Institutional (I) and the specific conditions listed in this ordinance

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

1. General Standards for the entire zoning site.

- a. Lot Combination: As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.
- b. Welcome Center (i.e. campus entrance gatehouses) Standards.
 - i. Welcome Centers shall not be permitted within public right-of-ways.
 - ii. Welcome Center(s) shall be oriented in such a manner that a minimum of seven (7) vehicular stacking spaces, per dimensional standards of Section 5.4.7.I of the Development Ordinance, shall be provided as measured perpendicular from the adjacent public street right-of-way (See Exhibit A).

2. N. Centennial Street Development Standards

The following development standards shall apply to townhome type dormitories or townhome type student housing developed within 100 feet of the N. Centennial Street right-of-way

- a. All buildings shall have a hip or gable pitched roof design.
- b. The size of each building(s) shall be limited to a maximum building footprint of 7,500 square feet.
- c. Except for where approved vehicular access points are located, parking, and vehicle circulation areas shall be located to the interior of the site so that buildings are located between the N. Centennial Street right-of-way and any parking or vehicle circulation areas. This shall not preclude placement of parking between buildings fronting along N. Centennial Street.
- d. The maximum building height shall be fifty (50) feet for any building within 100 feet of the N. Centennial Street right-of-way.
- e. Building Setback: Building setback shall meet standards of the Institutional District except as noted below:
 - i. Accessory Structure(s): A minimum twenty (20) foot setback shall be provided from the N. Centennial Street right-of-way for covered and uncovered porches, decks and patios whether attached or unattached to a principal building, and any other accessory structure.

3. Barbee Avenue Development Standards

- a. Development and dimensional requirements of the Institutional District shall apply, except as follows:
 - i. A minimum fifty (50) foot building setback shall be provided from the Barbee Avenue right-of-way.

B. Landscaping, Buffers, and Screening:

a. Fencing:

- i. N. Centennial Street: If fencing is installed along the N. Centennial Street frontage of the zoning site, the decorative perimeter fencing (brick & wrought iron/aluminum fencing) that generally outlines the boundary of the University shall be installed.
- ii. Boundary Avenue, Willow Place, Barbee Avenue and E. Farriss Avenue: If opaque fencing is installed along these street frontages of the zoning site, said fencing shall be located behind the street planting yard.
- iii. Where the zoning site abuts a residentially zoned parcel(s), an opaque fence shall be installed in the required planting yard adjacent to the residential parcel.

b. Landscaping:

- i. Centennial Street frontage (from International Avenue to E. Farriss Avenue): A minimum thirty (30) foot wide Street Yard, planted at Type C rate, shall be installed.
- ii. Alternative Land Scape Plan along N. Centennial Street (from International Avenue to E. Farriss Avenue):
 - a) In lieu of ordinance requirements for street planting yards, a landscaping plan shall be required to be submitted for review and approval by the Planning & Development Department prior to issuance of any building permit upon the site. The objective of this plan is to screen the rear of structures located along N. Centennial Street frontages of the zoning site with an assortment of planting species, and to enhance the visual appearance of the permanent edge areas as identified in the University Area Plan. This plan shall at a minimum address the following:
 - b) This plan is specifically for the initial 75 feet of the site's N. Centennial Street frontages and should be designed to enhance the visual appearance of this corridor.
 - c) Through the use of an assortment of understory trees, canopy trees, shrubs, berms and other topography treatments, the exterior activity area at the rear of buildings shall be screened. The planting rate shall be sufficient to provide the desired screening effect within three (3) years of planting.
 - d) Fifty percent (50%) of trees and shrubs utilized on the plan along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.
 - e) Along with the landscaping plan, a depiction of the building elevations and/or parking areas after landscaping, as viewed from N. Centennial Street may be requested from the property owners Landscape Architect to assist in assessing the effectiveness of the plan.

- iii. Boundary Avenue, Willow Place, Barbee Avenue and E. Farriss Avenue frontage:
- a) The Street Yard planting standards shall be increased from eight (8) foot width to a minimum width of fifteen (15) feet, and the planting rate for understory trees shall be increased from none to a minimum of 4 per 100 linear feet, and 33 evergreen shrubs per 100 linear feet. Additionally, these shrubs shall be a locally adapted species and are expected to reach a minimum height of thirty (30) inches within three years of planting.
 - b) Fifty percent (50%) of trees and shrubs utilized shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.
 - c) Where parking is located within fifty (50) feet of the Boundary Avenue, Willow Place, Barbee Avenue or E. Farriss Avenue right-of way, landscaping or site topography shall be arranged in such a manner to provide low-level screening from vehicle headlights that may face towards Barbee Avenue or E. Farriss Avenue.
The intent is to provide a low-level screening of the off-street parking area near adjacent residential uses. A combination of landscaping and topography alternating techniques may be incorporated to achieve the low-level screening of the parking lot.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

No new vehicular access shall be permitted from N. Centennial Street. Access shall be permitted to N. Centennial Street from the following existing streets, Montlieu Avenue (private street) and Alumni Avenue (private street).

2. Barbee Avenue

One (1) point of access shall be allowed to Barbee Avenue. This access point shall be gated and not intended for general vehicle access; and shall be installed as approved by the High Point Department of Transportation.

3. Boundary Avenue

Access to Boundary Avenue shall only be permitted at the former Meadowbrook Boulevard intersection. This portion of Meadowbrook Boulevard was abandoned by the City of High Point in September 2013 (Street Abandonment Case 13-11; City of High Point Resolution 1331 / 13-56 and Recorded in Book 7545 Page 2281 at the Guilford County Register of Deeds Office).

2. Right-of-way Dedication and Improvements:

a. The property owner shall dedicate an easement to cover the loop detectors for the signal operation on the closed (abandoned) portion of Montlieu Avenue where it intersects N. Centennial Street.

b. Intersection of N. Centennial Street and E. Farriss Avenue (southern portion of E. Farriss)

The property owner shall dedicate right-of-way along N. Centennial Street for the installation of a northbound right turn lane from N. Centennial Street into E. Farriss Avenue; and construct a north bound right-turn lane from N. Centennial Street into E. Farriss Avenue prior to the construction of a welcome center/guard house on E. Farriss Avenue.

3. The City of High Point Director of Transportation shall approve the exact location and design of all access points and turn lanes. In addition, the Director of Transportation and the North Carolina Department of Transportation (NCDOT), if applicable, shall approve all construction 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.

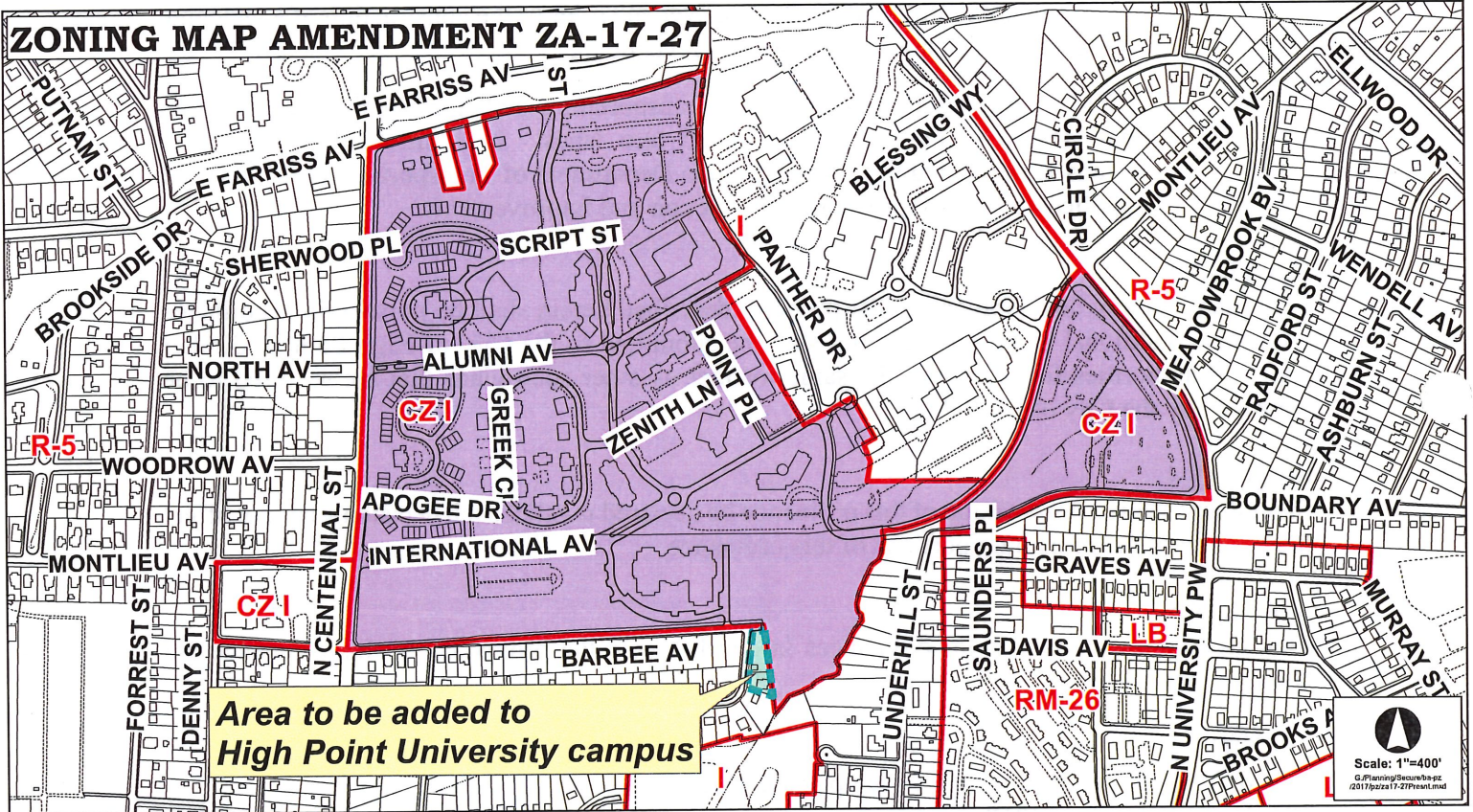
This ordinance shall become effective upon the date of adoption.

19th day of February, 2018.

Lisa B. Vierling, City Clerk

Conditional Zoning Case Supplemental Information	
Initial Zoning Application	Adopted September 15, 2014 (Ordinance # 1798 / 14-77)
Amendment (ZA-14-09)	Adopted October 20, 2014 (Ordinance # 1800 / 14-79)

ZONING MAP AMENDMENT ZA-17-27



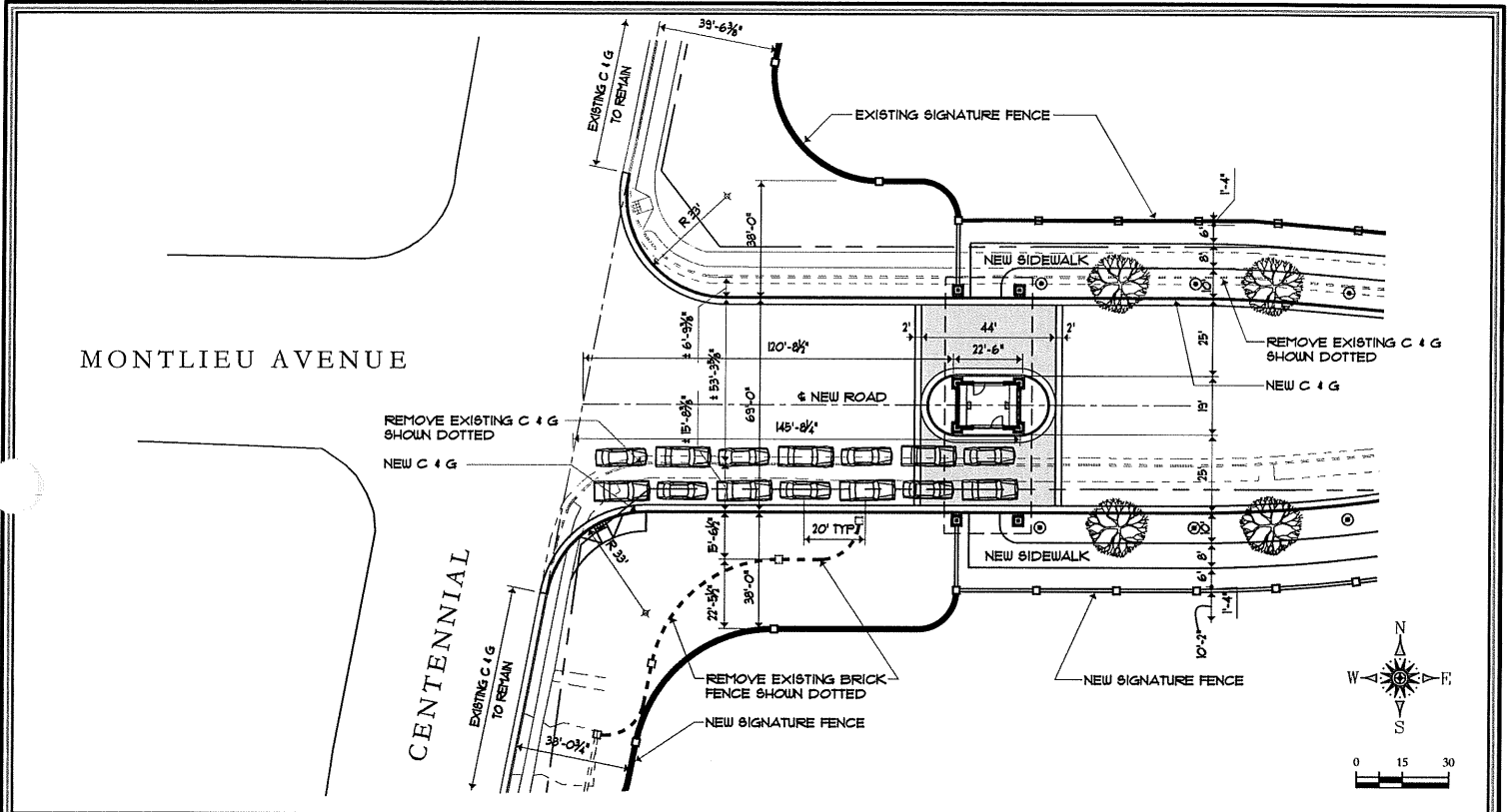


Exhibit "A" **CENTENNIAL ENTRY PLAN**
 HIGH POINT UNIVERSITY

4-4-2014

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