

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 18-09 (ZA-18-09) 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 a: **Conditional Zoning Residential Multifamily -16 (CZ RM-16) District.** The property is approximately 39 acres and lying west of the intersection of Penny Road and Florence School Drive. The property is also known as Guilford County Tax Parcel Parcels 0196595 & 0196580.

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:

Any uses allowed in the Residential Multifamily - 16 (RM-16) District subject to the standards of the Development Ordinance and the specific conditions listed in this ordinance.

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

A 100-foot wide Perimeter Compatibility Area shall be established along the northwestern and southwestern boundary of the zoning site (See Exhibit #1 for Perimeter Compatibility Areas A and B). The following development standards shall apply for any non-single family detached dwelling use type developed within these areas.

1. Compatibility Area A (100-foot wide area at northwestern boundary of site)

- a. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.
- b. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.

2. Compatibility Area B (100 foot wide area at southwestern boundary of site)

- a. Prohibited Uses within 100-foot wide compatibility area:
 - i. Multifamily structures (principal and accessory structures) and parking associated with a multifamily use.
 - ii. Outdoor courts and Swimming pools associated with a Common Element Recreation Uses.
 - b. Landscaping: An average 15-foot wide Perimeter Landscape Yard, planted at a Type B rate, shall be installed in this area.
 - c. Building Setback: A minimum 25-foot building setback shall be required for structures in this area.
 - d. Building Heights: Structures located within Compatibility Area B shall be restricted to a maximum building height of 50 feet.
3. Revocation: The above noted standards shall not apply in the event the use on the parcel(s) abutting the compatibility area are changed to a non-single family detached dwelling use type.

B. Transportation Conditions.

- 1. Access: A maximum of two (2) access points shall be permitted to Penny Road.
- 2. Improvements: The Improvements listed below shall be installed concurrent with all site driveway construction.
 - a) Penny Road at Florence School Drive (Site Access 2)
 - i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
 - ii. Provide separate left and right egress lanes.

- b) Penny Road at Site Access 1
 - i. Restripe to provide a northbound left turn lane of 100 feet storage and appropriate taper.
 - ii. Provide southbound right turn lane of 100 feet of storage and appropriate taper.
 - iii. Provide separate left and right egress lanes.
- 3. Other Transportation Conditions: 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.

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.

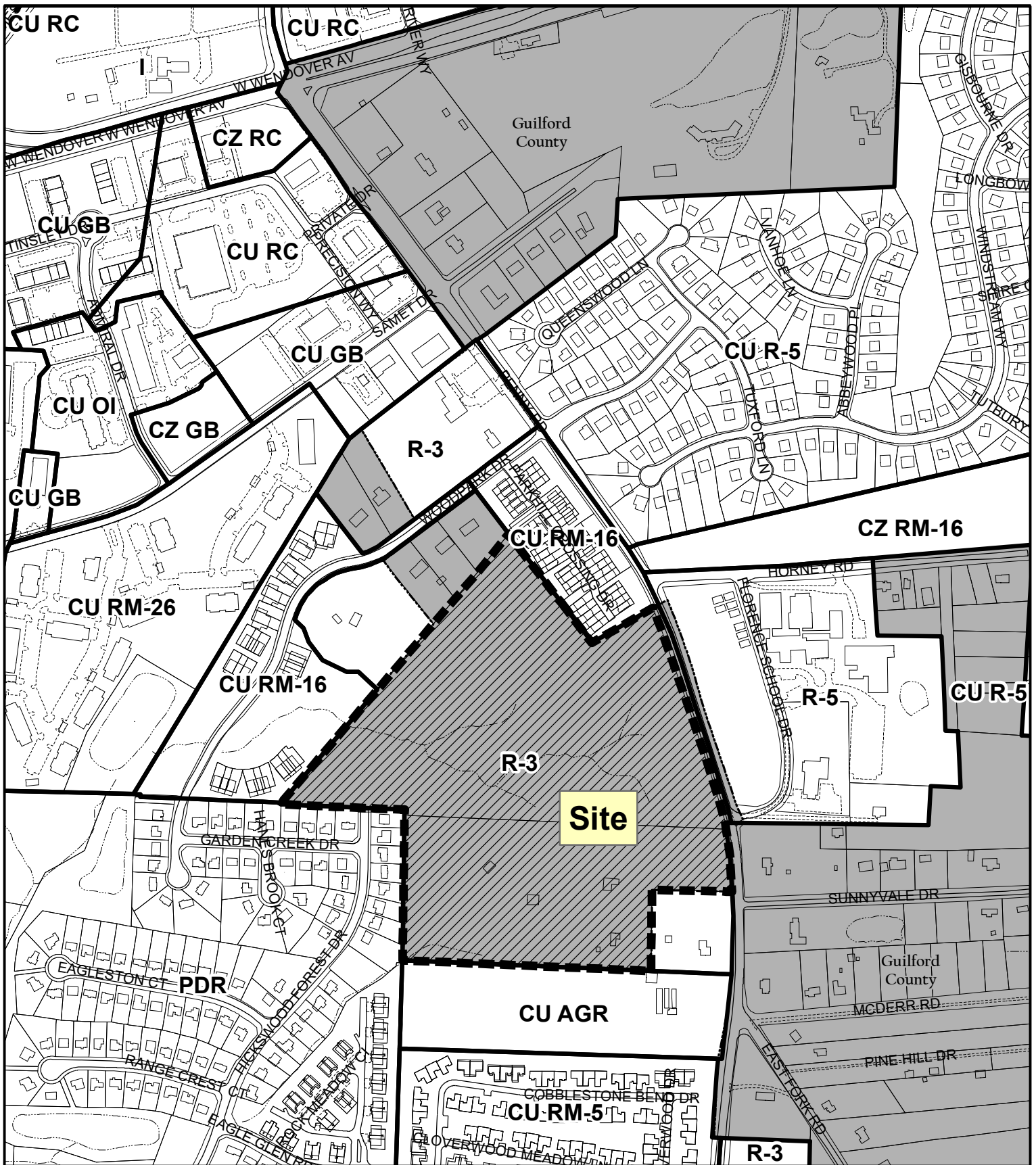
SECTION 5

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.
17th day of September, 2018.

Lisa B. Vierling, City Clerk



ZONING MAP AMENDMENT ZA-18-09

From: Residential Single Family-3 (R-3)
To: Conditional Zoning Residential Multifamily-16 (CZ RM-16)

Existing Zoning Boundary
Subject Property Boundary



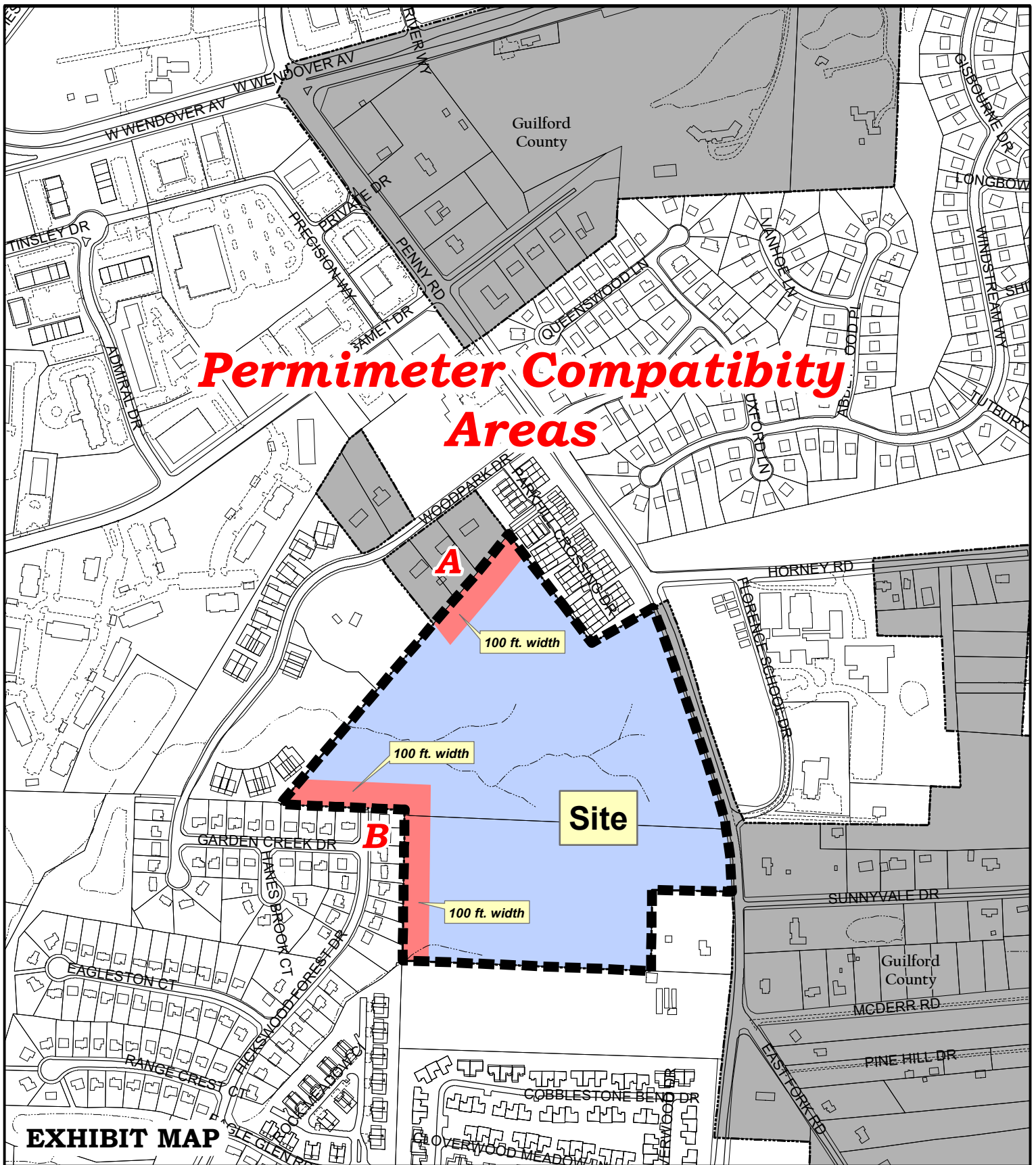
Planning & Development
Department

City of High Point



Scale: 1" = 500'

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