

Ordinance # 7556/19-73
Zoning Map Amendment 19-15

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 27, 2019 and before the City Council of the City of High Point on September 16, 2019 regarding **Zoning Map Amendment Case 19-15 (ZA-19-15)** 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 18, 2019, for the Planning and Zoning Commission public hearing and on September 4, 2019 and September 11, 2019, 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 16, 2019**.

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 10 acres and is lying north of E. Lexington Avenue, between N. University Parkway and Guyer Street. The property is also known as Guilford County Tax Parcels 18537, 182471, 182472, 182505, 182506 and 182480 (portion).

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. Lot Combination: As requested by the Technical Review Committee, parcels associated with the zoning site shall be combined prior to development or subdivision.

B. Landscaping, Buffers, and Screening:

1. Fencing: Fencing installed along the Guyer Street frontage of the zoning site shall be setback a minimum of five (5) feet from the right-of-way line.
2. Landscaping: Along the Guyer Street frontage of the site, the planting rate for the Street Yard Landscaping shall be increased to require installation of a C Yard Planting Rate. Fifty percent (50%) of trees and shrubs utilized shall consist of evergreen species of planting material.

C. Transportation

1. Vehicular Access:

- a. N. University Parkway: One (1) point of vehicular access shall be allowed to N. University Parkway.
- b. Guyer Street: One (1) point of access shall be allowed to Guyer Street. 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.
- c. E. Lexington Avenue: No vehicle access shall be permitted to E. Lexington Avenue.
- d. Old residential dwelling driveways: Existing driveways in place as of September 16, 2019, that served former single family detached dwellings, may remain until that structure is removed or converted to a nonresidential use classification.

2. The City of High Point Director of Transportation shall approve the exact location and design of all access points. 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

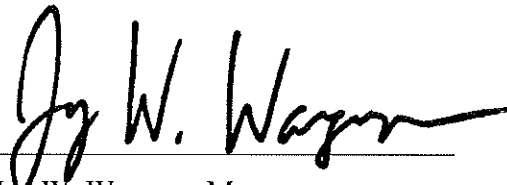
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

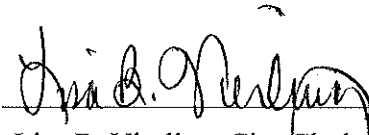
This ordinance shall become effective upon the date of adoption.

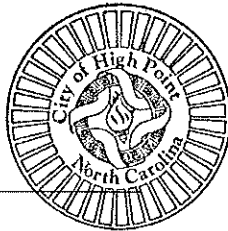
Adopted by the City Council
City of High Point, North Carolina
The 16th day of September, 2019

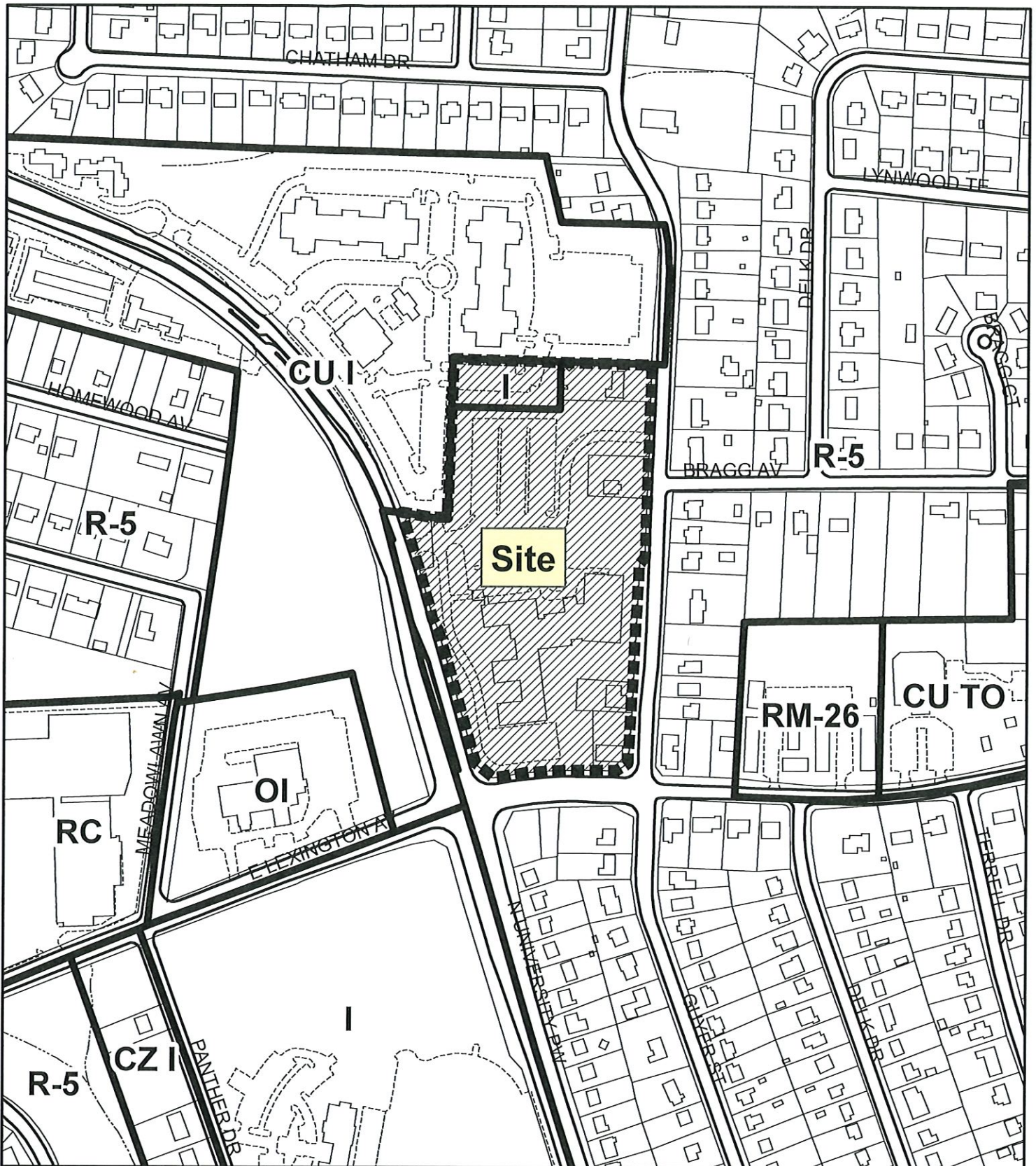
By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT ZA-19-15

**From: Residential Single Family-5, and Institutional
To: Conditional Zoning Institutional**

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
Department**

City of High Point



Scale: 1"=300'
G:/Planning/Secure/BAC/
ZA/2019/MXD/za19-15