

Ordinance # 7550/19-67
Zoning Map Amendment 19-11

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 July 23, 2019 and before the City Council of the City of High Point on August 19, 2019 regarding Zoning Map Amendment Case 19-11 (ZA-19-11) 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 July 14, 2019, for the Planning and Zoning Commission public hearing and on August 7, 2019 and August 14, 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 August 19, 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 37 acres and bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue. The property is also known as Guilford County Tax Parcels 182382, 182383, 182384, 182385, 182386, 182388, 182389, 182390, 182391, 182392, 182393, 182394, 182395, 182397, 182398, 182399, 182400, 182401, 182402, 182403, 182404, 182405, 182406, 182407, 182408, 182409, 182410, 182411, 182412, 182413, 182414, 182415, 182416, 182417, 182418, 182419, 182420, 182421, 182422, 182423, 182424, 182425, 182426, 182427, 182428, 182429, 182430, 182431, 182432, 182433, 182434, 182435, 182436, 182437, 182438, 182439, 182440, 182441, 182442, 182443, 182444, 182445, 182446, 182447, 182448, 182449, 182450, 182451, 182452, 182453, 182454, 182455, 182456, 182457, 182458, 182460, 182461, 182462, 182463, 182464, 182465, 182466, 182467, 182468, 182469, 223669 and 223670.

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 rights-of-way.
 - 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.

B. Landscaping, Buffers, and Screening:

1. Fencing:

a. Perimeter decorative fencing

- i If fencing is installed along the N. Centennial Street or the E. Lexington Avenue 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. Said fencing is not required to be installed over streams and culverts.
- ii Along the N. Centennial Street frontage of the zoning site the perimeter fencing shall be setback a minimum of five (5) feet from the right-of-way line.

- b. 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.

C. Transportation

1. Vehicular Access:

1. N. Centennial Street

A maximum of two (2) points of vehicular access shall be permitted to N. Centennial Street. These access points shall generally align with the existing intersection of N. Centennial Street and E. Farriss Avenue (northern portion of ROW), and the intersection of N. Centennial Street and Guilford Avenue.

2. E. Lexington Avenue

A maximum of two (2) points of vehicular access shall be permitted to E. Lexington Avenue. These access points generally align with the existing intersection of E. Lexington Avenue and Fifth Street, and the E. Lexington Avenue and Panther Drive (private drive) intersection.

2. 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.

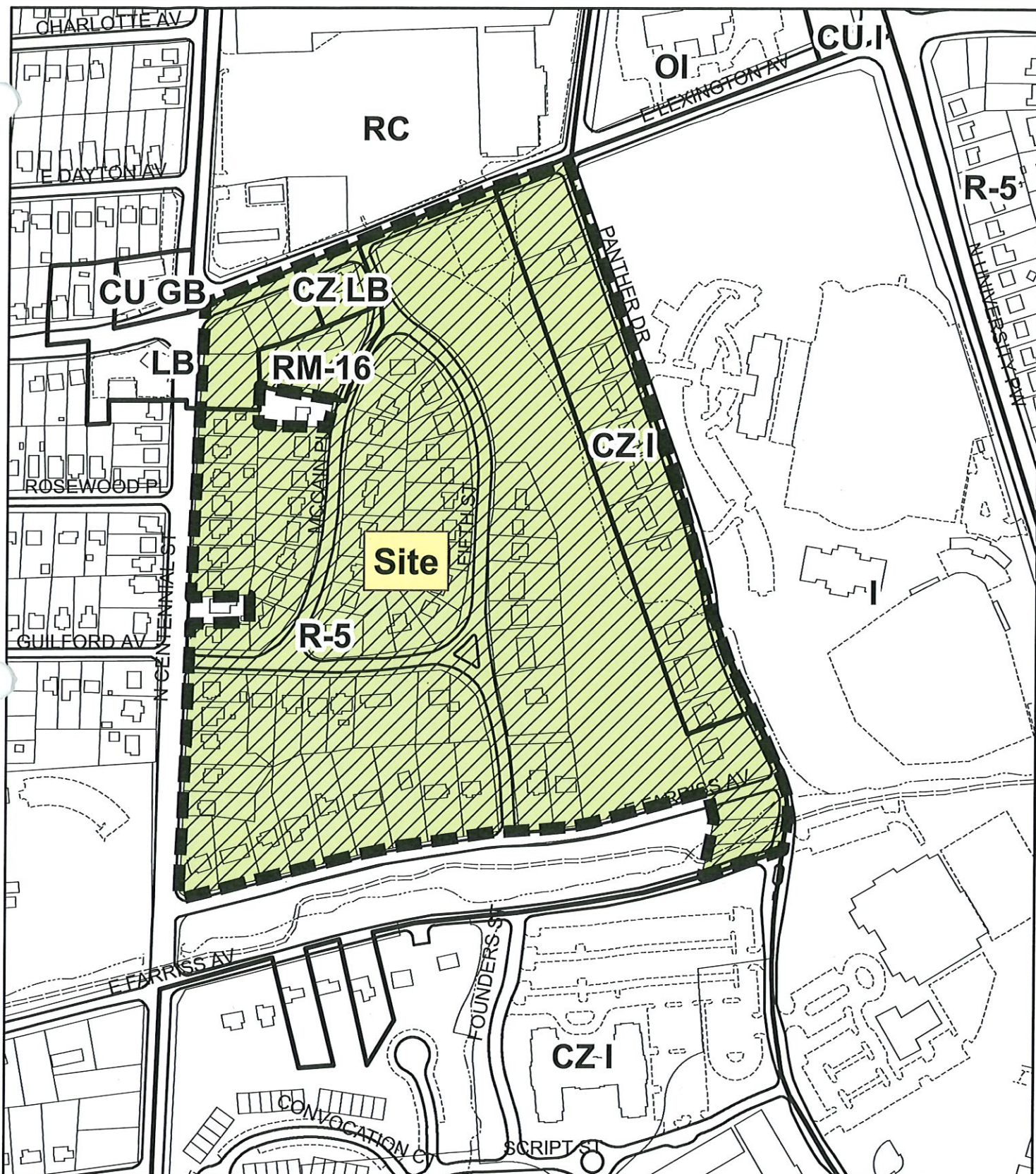
Adopted by the City Council
City of High Point, North Carolina
The 19th day of August, 2019

By: 
Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk





ZONING MAP AMENDMENT ZA-19-11

From: Limited Business, Conditional Zoning Limited Business,
Residential Single Family-5, Residential Multifamily-16 and
Conditional Zoning Institutional

To: Conditional Zoning Institutional

Existing Zoning Boundary

Subject Property Boundary



Planning & Development
Department

City of High Point



Scale: 1"=300'

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