

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 February 25, 2020 and before the City Council of the City of High Point on March 17, 2020 regarding **Zoning Map Amendment Case ZA-20-01 (ZA-20-01)** 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 February 16, 2020, for the Planning and Zoning Commission public hearing and on March 4, 2020 and March 11, 2020, 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 **March 16, 2020**.

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 7 acres, located north of E. Lexington Avenue between N. University Parkway and Meadowlawn/Homewood Avenue (1301 N. University Parkway, 1129 Meadowlawn Avenue and Homewood Avenue). The property is also known as Guilford County Tax Parcels 182482, 182502 and 18534.

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. Lot Combination: All parcels within the rezoning site shall be combined into one (1) lot prior to any new development.
- B. Landscaping, Buffers and Screening: Where the zoning site abuts residentially zoned parcel(s), a minimum five (5) foot high opaque fence shall be installed in the required planting yard.
- C. Transportation Conditions.
 - 1. Vehicular Access:
 - a. N. University Parkway: Vehicular access shall be restricted to the two (2) existing access points; 1) a northern access serving student housing (Norwood Avenue - private drive) and 2) a southern access point that aligns with a median opening (located approximately 575 feet north of the E. Lexington Avenue intersection).
 - b. Meadowlawn Avenue: One (1) point of vehicular access shall be allowed to Meadowlawn Avenue. A one-way loop circulation drive with an entrance-only and exit-only configuration is considered as one access point.
 - i. This access point shall be installed in a manner generally depicted in Exhibits "A & B". A one-way entrance loop designed to serve as a passenger pick-up and drop-off for new facilities within Guilford County Tax Parcel 182482.
 - ii. Except for allowing an exit-only access drive for Guilford County Tax Parcel 182536 (student housing tract), the driveway layout shall be designed to be separated from all land uses, vehicle circulation and parking areas serving the zoning site.
 - iii. This condition shall only apply while all parcels fronting along Meadowlawn Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
 - c. Homewood Avenue: No access permitted to Homewood Avenue. This condition shall only apply while all parcels fronting along Homewood Avenue have a residential zoning designation as listed in Section 3.3 of the Development Ordinance.
 - 2. Other Transportation Conditions: The City of High Point Transportation Director 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

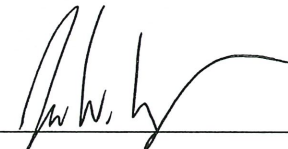
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

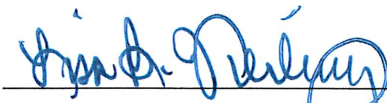
This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 16th day of March, 2020

By: _____


Jay W. Wagner, Mayor

ATTEST:


Lisa B. Vierling, City Clerk

