

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** **Zoning Map Amendment 20-17**  
(City of High Point)

**From:** Lee Burnette, Planning & Development  
Director

**Meeting Date:** October 5, 2020

**Public Hearing:** Yes

**Advertising Date:** September 23, 2020, and  
September 30, 2020

**Attachments:** A. Staff Report  
B. Zoning Ordinance

**Advertised By:** Planning & Development

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### PURPOSE:

A request by the High Point City Council to rezone 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Watermark Townhome subdivision (N. Centennial Street), 2603 Guyer Street, Ambassador Court Townhome subdivision (Ambassador Court), 2006 and 2011 E. Lexington Avenue (portion of the High Point Greenway), 2017 thru 2027 E. Lexington Avenue, Trails Crossing Townhome subdivision (E. Lexington Avenue), Broadstone Village Commercial tract and common area (northeast corner of E. Martin Luther King Jr. Drive and Dillon Road), Broadstone Village Apartment complex and common Area (Dillon Road) and a portion of 3216, 3220 and 3240 Bowers Avenue.

### BACKGROUND:

The Planning and Zoning Commission reviewed this request at their September 22, 2020 regular meeting and took final action when the meeting was reconvened on September 24, 2020. On the date of final action, all members of the Commission were present except for Ms. Joan Swift, Mr. Mark Walsh, Ms. Angela McGill and Mr. Ray Wheatley. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

There were no public comments received in regard to the request.

### BUDGET IMPACT:

There is no budget impact.

### RECOMMENDATION / ACTION REQUESTED:

A. Staff Recommendation

Staff recommended **approval** of this request as outlined in the attached staff report.

B. Planning and Zoning Commission Action

1. The Planning and Zoning Commission recommended **approval** of this request, as recommended by staff, by a vote of 5-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 5-0 to approve the following statement:

That Zoning Map Amendment 20-17 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan. Furthermore, the request is reasonable and in the public interest because the amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning designation, which cannot be amended.

**CITY OF HIGH POINT  
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT  
ZONING MAP AMENDMENT ZA-20-17  
September 22, 2020**

**Request**

A request by the High Point City Council to rezone 208 properties, totaling approximately 87 acres, as part of the Comprehensive Zoning Map Amendment Project.

**Background**

The purpose of the Comprehensive Zoning Map Amendment Project is to review and evaluate the zoning of land throughout the city, identify areas where the zoning is out of sync with the existing use of land or is inconsistent with current land use policy, and propose appropriate changes in zoning for those areas. A primary goal of the project is to remove improper or obsolete zoning districts that may be acting as a barrier to development.

The Comprehensive Zoning Map Amendment Project was initiated in 2017. The City Council initiated this round of zoning evaluations associated with the project on October 7, 2019. The areas under consideration in this zoning map amendment are part of a larger group of areas initiated by City Council to be evaluated.

**Details of Proposal**

The following is a summary of affected developments, along with an attached analysis of each area being considered under this Zoning Map Amendment.

Map	From	To	Development/Use	Location
1	CU RM-5	RM-5	<u>Watermark</u> Townhome development	Located along the east side of N. Centennial Street, approximately 370 feet north of Countryside Drive.
	CU RM-16	RM-16	<u>2603 Guyer Street</u> Multifamily development	Located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive.
	CU RM-16	RM-16	<u>Ambassador Place</u> Townhome development	Located at the eastern terminus of Ambassador Court.

Map	From	To	Development/Use	Location
2	CU RM-16	RM-16	<u>2011 E. Lexington Avenue</u> Portion of High Point Greenway AND	Located along the north side of E. Lexington Avenue, approximately 550 feet east of McGuinn Drive.
	CU RM-16	RM-16	<u>2019 thru 2027 E. Lexington Avenue</u> Multifamily development	
	CU RM-16	RM-16	<u>Trails Crossing</u> Townhome development	Located along the south side of E. Lexington Avenue, approximately 550 feet east of McGuinn Drive.
3	CU R-5	R-5	<u>Portion of 3216 and 3220 Bowers Avenue</u> Single family dwellings	Located along the south side of Bowers Avenue, approximately 570 feet west of Dillon Road.
3	CU RM-16	RM-16	<u>Portion of 3240 Bowers Avenue</u> Open space/common area	Located south of Bowers Avenue, approximately 210 feet west of Dillon Road.
3	CU RM-16	RM-16	<u>Broadstone Village Apartments</u> Multifamily development	Located east of the intersection of Dillon Road and Broadstone Village Drive.
			<u>2865 Dillon Road</u> Open space/common area of Broadstone Village Apartment	Located west of the intersection of Dillon Road and Broadstone Village Drive.
3	CU-GB	GB	<u>3303 E. Martin Luther King Jr Drive</u> Undeveloped parcel	Located north of E. Martin Luther King Jr. Drive and east of Dillon Road.
			<u>2775 Dillon Road</u> Undeveloped parcel (open space/common area associated with 3303 E. Martin Luther King Jr. Drive)	Located along the west side of Dillon Road, approximately 670 feet north of E. Martin Luther King Jr. Drive.

### Analysis

The requested rezoning of these various parcels/developments is intended to remove outdated and obsolete zoning conditions. These developments were granted their current City of High Point zoning between 1983 to 1999 under the former Development Ordinance, which was replaced by the current Development Ordinance in 2017. The various zoning conditions, adopted as a part of conditional use (CU) zoning, were established to address land use policies, road improvements and to ensure compatibility with adjacent property. Except for an undeveloped commercial tract, these projects have been completed and the various zoning conditions met. The requested rezoning of these various properties removes outdated and obsolete zoning conditions, while maintaining the development's base zoning district. See attached maps for further detail.

### **Consistency with Adopted Policy Guidance**

Whether and the extent to which the proposed conditional zoning district is appropriate for its proposed location, and is consistent with the City's adopted policy guidance.

**The proposed zoning map amendments are supported by the various land use designations for these areas as contained in the adopted Land Use Plan.**

### **Reasonableness/Public Interest:**

**Why a decision to approve, or to deny, the proposed conditional zoning would be reasonable and in the public interest.**

**The amendments are needed to remove unneeded restrictions on the properties and to remove the conditional use zoning designation, which cannot be amended.**

### **Recommendations**

Staff recommends approval of the following zoning map amendments:

Map #1) Rezone the Watermark Townhome development from a CU RM-5 District to the RM-5 District.

Rezone the multifamily development at 2603 Guyer Street (Guilford County Tax Parcel 196877) from a CU RM-16 District to the RM-16 District.

Rezone the Ambassador Place Townhome development from the CU RM-16 District to an RM-16 District.

Map #2) Rezone property addressed as 2006 and 2011 E. Lexington Avenue (portion of High Point Greenway - (Guilford County Tax Parcels 176785 & 182728) from a CU RM-16 District to the RM-16 District.

Rezone a multifamily development, addressed from 2019 thru 2027 E. Lexington Avenue (Guilford County Tax Parcel 182731), from a CU RM-16 District to the RM-16 District.

Rezone the Trails Crossing development from the CU RM-16 District to an RM-16 District.

Map #3) Rezone an undeveloped commercial tract and common area in the Broadstone Village development (Guilford County Tax Parcels 211879 & 211881), from a CU-GB District to the GB District.

Rezone the Broadstone Village Apartments and its common area (Guilford County Tax Parcels 211880, 212051 & 211882), from a CU RM-16 District to the RM-16 District.

Rezone the rear portion of two single family residential (R-5 District) lots, 3216 and 3260 Bowers Avenue, and the Broadstone Village common area (Guilford County Tax Parcels 211889[portion], 211888 [portion] & 211910 [portion]) from the CU R-5 District to an R-5 District.

### **Required Action**

#### **Planning and Zoning Commission:**

Upon making its recommendation, the Planning and Zoning Commission must place in the official record a statement of consistency with the City's Land Use Plan, and any other officially adopted plan that may be applicable. This may be done by adopting the statement(s) as written in this report or with any additions or changes as agreed upon by the Commission, or, if the Commission is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

#### **City Council:**

Upon rendering its decision in this case, the High Point City Council also must place in the official record a statement of consistency with the City's Land Use Plan and other plans as may be applicable. This may be done by adopting the statement(s) as written in this report, or with any additions or changes as agreed upon by the Council, or, if the Council is in disagreement with the consistency statement(s) in this report, by adoption of its own statement.

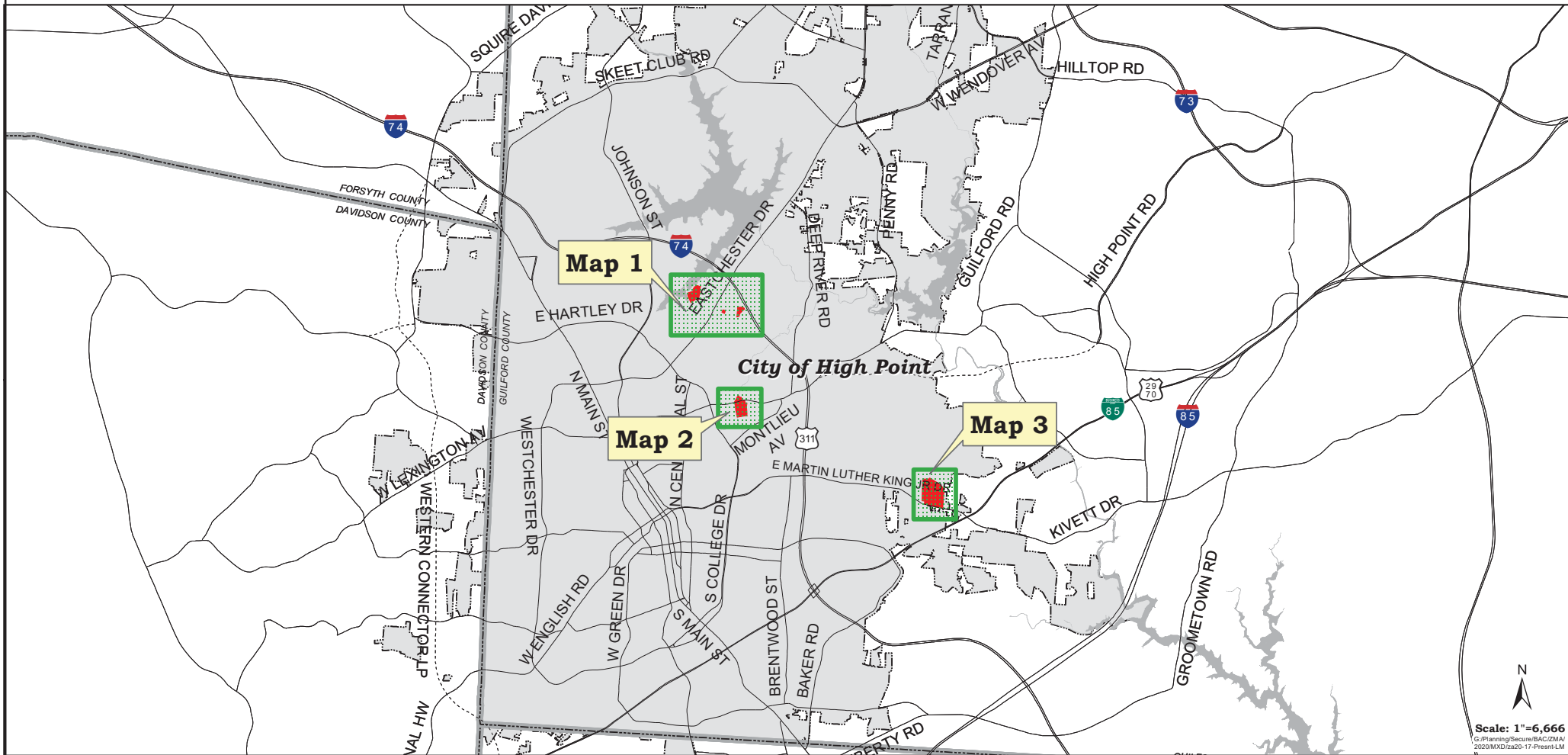
### **Report Preparation**

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

# LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-17

Applicant: City of High Point



## MAP #1

**Location:**      **Watermark**

(Located along the east side of N. Centennial Street, approximately 370 feet north of Countryside Drive)

**2603 Guyer Street**

(Located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive)

**Ambassador Court**

(Located at the eastern terminus of Ambassador Court)

**Current Uses:**    **Watermark** - Townhome development.

**2603 Guyer Street** - Multifamily development.

**Ambassador Court**- Townhome development.

### **Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Residential Multifamily – 5 (CU RM-5) District	Residential Multifamily – 5 (RM-5) District
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose &amp; Intent:</i>	<p><u>RM-5 District</u> The RM-5 district is established to accommodate a mix of residential development at densities of 5 units an acre, that are served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of residential development or that is detrimental to the residential nature of the district.</p> <p><u>RM-16 District</u> The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space,</p>	<p><u>RM-5 District:</u>    Same</p> <p><u>RM-16 District:</u>    Same</p>



	schools, utilities, religious institutions, and recreational facilities are also allowed.	
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Zoning Approval 1983 (CU 83-20)</u> <ul style="list-style-type: none"> <li>• Prohibited uses</li> <li>• Access restrictions</li> <li>• Development density</li> </ul> <u>Zoning Approval 1988 (CU 88-20)</u> <ul style="list-style-type: none"> <li>• Lot combination</li> <li>• Insulation of a fence</li> </ul> <u>Zoning Approval 1993 (CU 93-08)</u> <ul style="list-style-type: none"> <li>• Access restrictions</li> <li>• Road improvements</li> <li>• Drainage &amp; utility easement dedication</li> <li>• Exterior lighting</li> </ul>	None

	Adjacent Zoning	Adjacent Land Use
<b>North:</b>	Parks and Natural Resources (PNR) District Conditional Use Office/Institutional (CU OI) District Residential Multifamily – 16 (RM-16) District	Oak Hollow Lake Single family dwellings  Multifamily dwelling
<b>South:</b>	Residential Single Family – 3 (R-3) District Conditional Use Office/Institutional (CU OI) District	Single family dwellings and undeveloped parcels
<b>East:</b>	Residential Single Family – 3 (R-3) District	Single family dwellings
<b>West:</b>	Parks and Natural Resources (PNR) District Conditional Use Office/Institutional (CU OI) District Residential Multifamily – 16 (RM-16) District Residential Single Family – 3 (R-3) District	Oak Hollow Lake Office  Multifamily dwelling Single family dwellings

Land Use Plan Classification
<p>The area is designated as follows:</p> <ul style="list-style-type: none"> <li>• <b>Recreation/Open Space:</b> Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.</li> <li>• <b>Low-Density Residential:</b> These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.</li> <li>• <b>Office:</b> This classification includes professional, personal and business service uses.</li> <li>• <b>Medium-Density Residential:</b> This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.</li> </ul>

## **Analysis/Recommendation**

### **Watermark**

The Watermark development obtained its current multifamily zoning in 1983 and it included conditions pertaining to maximum density and prohibiting access from York Avenue. These conditions are no longer required as these issues are now addressed by the Development Ordinance.

This townhome development abuts Oak Hollow Lake and any redevelopment would be subject to the more restrictive use and density restrictions of the Oak Hollow Lake Watershed Critical Area, which went into effect in the early 1990s. As to access from York Avenue, with the adoption of the current Development Ordinance in 2017, access standards prohibit street access through a single family neighborhood to serve a multifamily-zoned area. In this case the only exception would be if the zoning of the York Avenue single family neighborhood permitted multifamily or townhome dwellings or if York Avenue was the sole means of access to the Watermark developments. Because the Watermark development has access to N. Centennial Street and the R-3 District zoning along York Avenue does not permit multifamily or townhome dwellings, no access is permitted to the Watermark townhome development from York Avenue.

Staff recommends rezoning lands associated with the Watermark development from a CU RM-5 District to the RM-5 District.

### **2603 Guyer Street**

The property obtained its current CU zoning in 1988 and the multifamily building was constructed in 1989. The CU required the two lots that form the zoning site to be combined into one parcel and installation of a 6-foot high opaque screening fence to ensure compatibility with the abutting single family dwelling to the south. The lot combination was completed as part of site plan approval. The abutting single family dwelling to the south has been razed and the parcel was rezoned to the Office/Institutional (OI) District and incorporated into the abutting office complex to the west fronting along Eastchester Drive.

As these conditions are no longer required, staff recommends rezoning this parcel from a CU RM-16 District to the RM-16 District.

### **Ambassador Court**

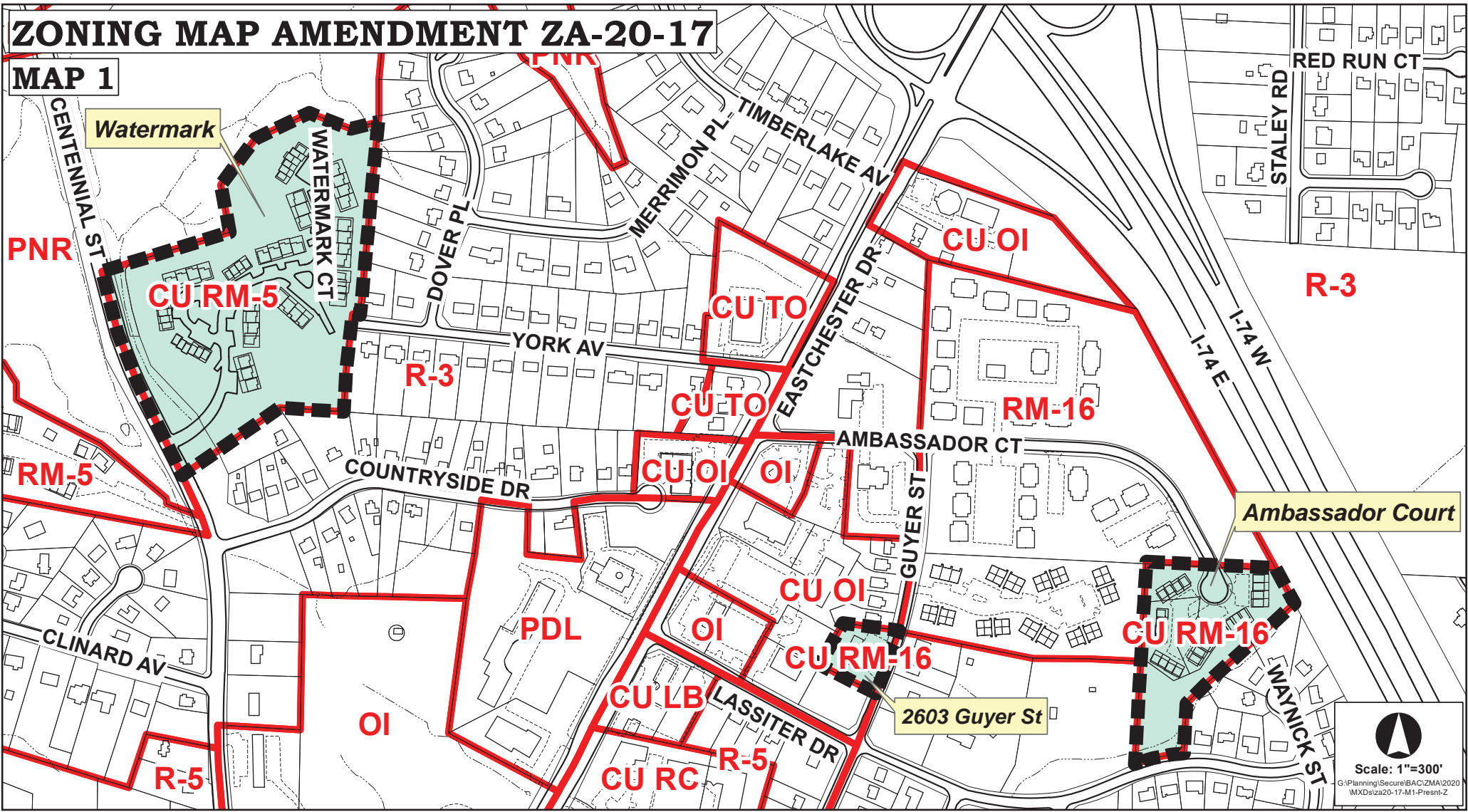
The Ambassador Court townhome development obtained its current multifamily zoning in 1993 and it included conditions pertaining to road improvements (cul-de-sac construction), stormwater easement, stream buffer protection, exterior lighting and prohibiting access to Lassiter Drive.

Road construction and stormwater easements were established with the approval of this development. Furthermore, the Development Ordinance now has standards for stream buffers and exterior lighting. As to access from Lassiter Drive, the southern portion of this development is encumbered by the stormwater control device in the subdivision, a perennial stream and 100-year flood zone area. These environmental constraints make any connection to Lassiter Drive unlikely.

Staff recommends rezoning lands associated with the Ambassador Court development from a CU RM-5 District to the RM-5 District.

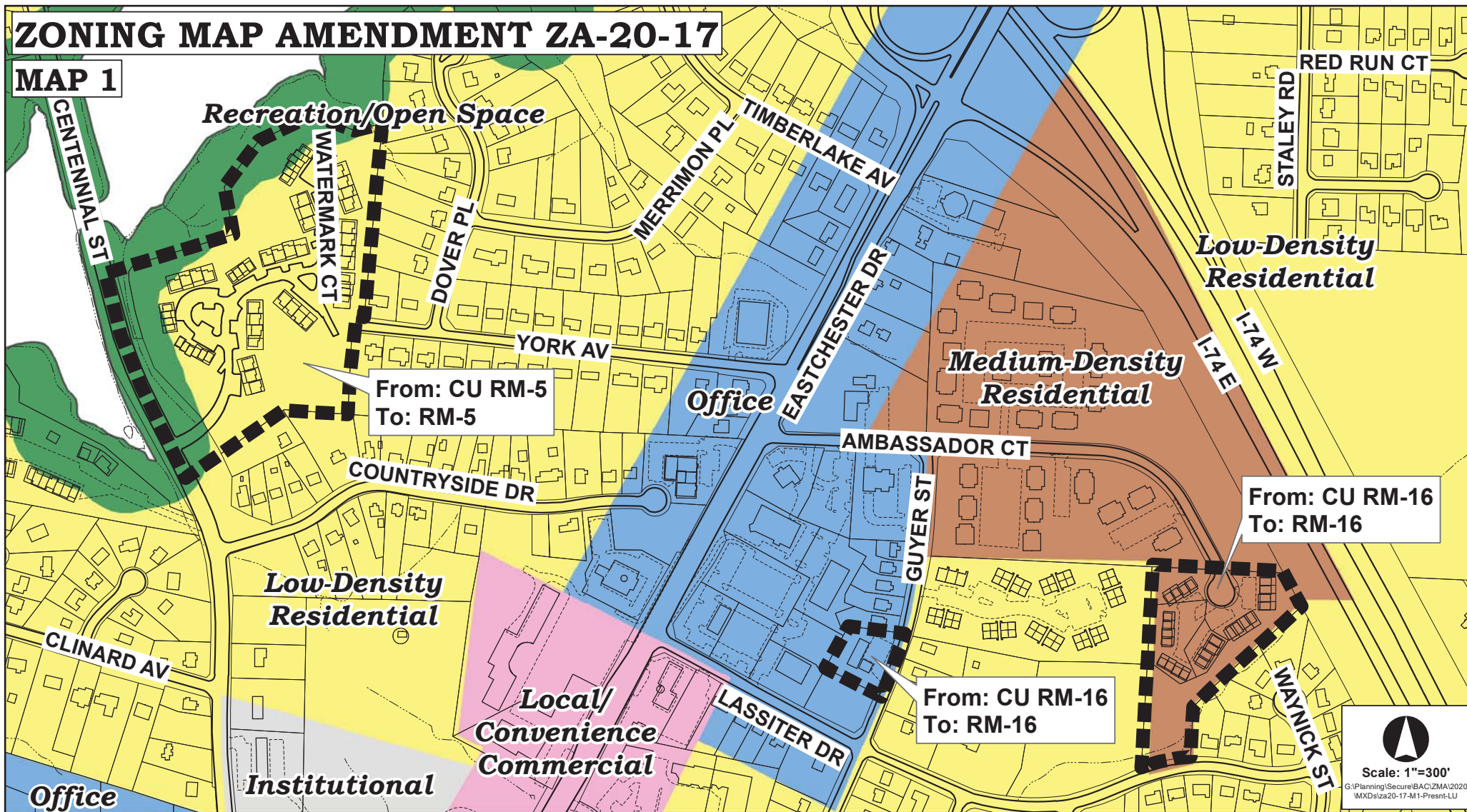
# ZONING MAP AMENDMENT ZA-20-17

## MAP 1



# ZONING MAP AMENDMENT ZA-20-17

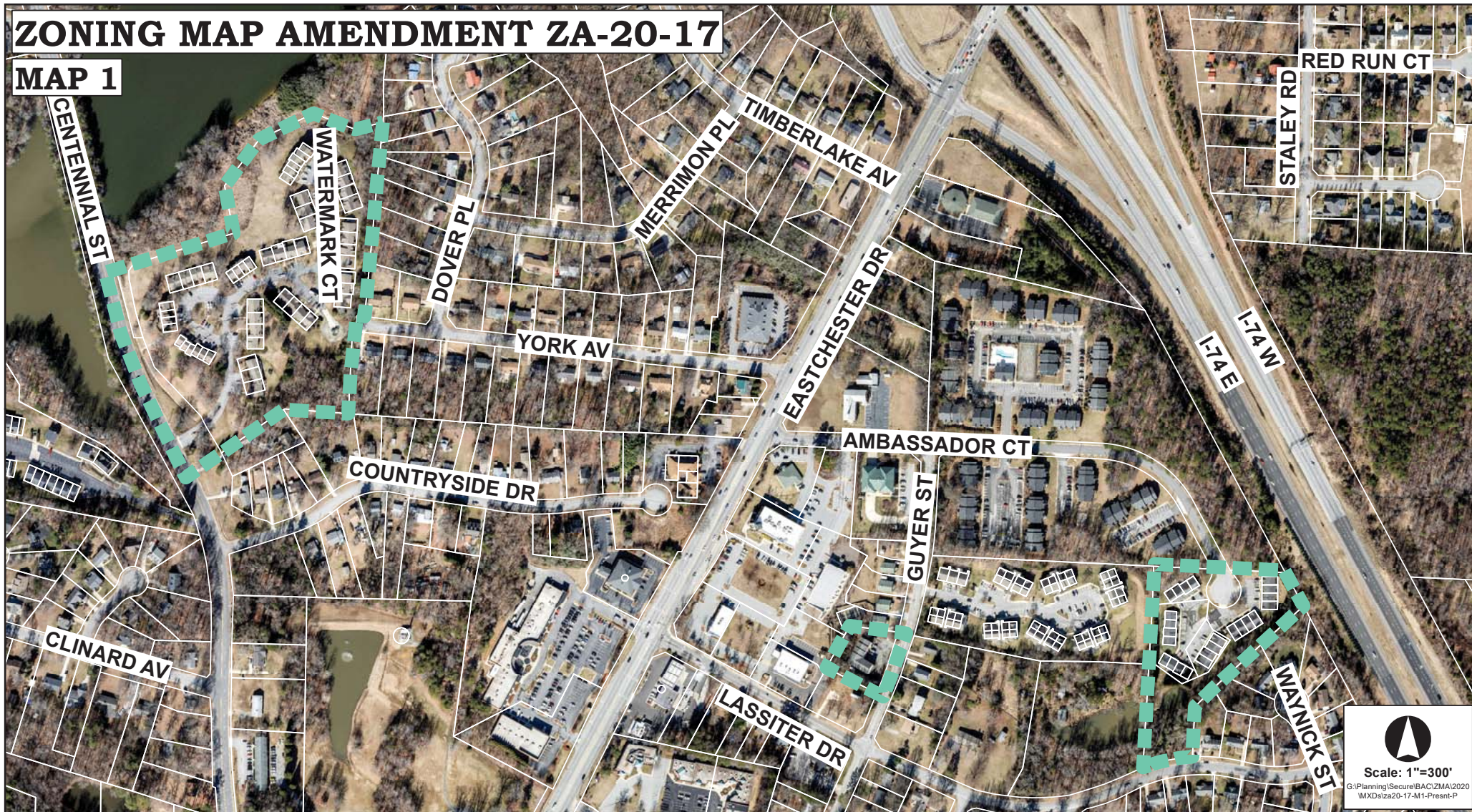
## MAP 1





# ZONING MAP AMENDMENT ZA-20-17

## MAP 1



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## **MAP #2**

**Location:**     **2011 and 2006 E. Lexington Avenue**

(Located along the north and south side of E. Lexington Avenue, approximately 350 feet east of Mcguinn Drive)

**2019 thru 2027 E. Lexington Avenue**

(Located along the north side of E. Lexington Avenue, approximately 560 feet east of Mcguinn Drive)

**Trails Crossing**

(Located along the south side of E. Lexington Avenue, approximately 560 feet east of Mcguinn Drive)

**Current Uses:**   **2019 thru 2027 E. Lexington Avenue** - Multifamily development

**2011 and 2006 E. Lexington Avenue** - High Point Greenway Trail

**Trails Crossing** - Townhome development

### **Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose &amp; Intent:</i>	<u>RM-16 District</u> The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.	<u>RM-16 District:</u> Same
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<u>Zoning Approval 1984 (CU 84-24)</u> <ul style="list-style-type: none"><li>• Development density</li><li>• Dedication of land for greenway</li></ul>	None

	<b>Adjacent Zoning</b>	<b>Adjacent Land Use</b>
<b>North:</b>	Institutional (I) District Residential Single Family – 5 (R-5) District	Minor school (Welbourne Middle School), High Point Greenway Trail and single family dwellings
<b>South:</b>	Residential Single Family – 5 (R-5) District	Minor school (Montlieu Elementary)
<b>East:</b>	Residential Single Family – 5 (R-5) District	Single family dwelling
<b>West:</b>	Residential Single Family – 5 (R-5) District	Single family dwellings

### Land Use Plan Classification

The area is designated as follows:

- **Low-Density Residential:** These areas include primarily single family detached dwellings on individual lots. Development densities in these areas shall not exceed five dwelling units per gross acre.
- **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
- **Recreation/Open Space:** Lands for recreation or open space are included in this classification, offering either active use or passive enjoyment and environmental protection.

### Analysis/Recommendation

The 20.45 acres associated with Map #2 was granted its current CU RM-16 District zoning in 1984 with conditions pertaining to density and dedicating lands for the High Point Greenway Trail.

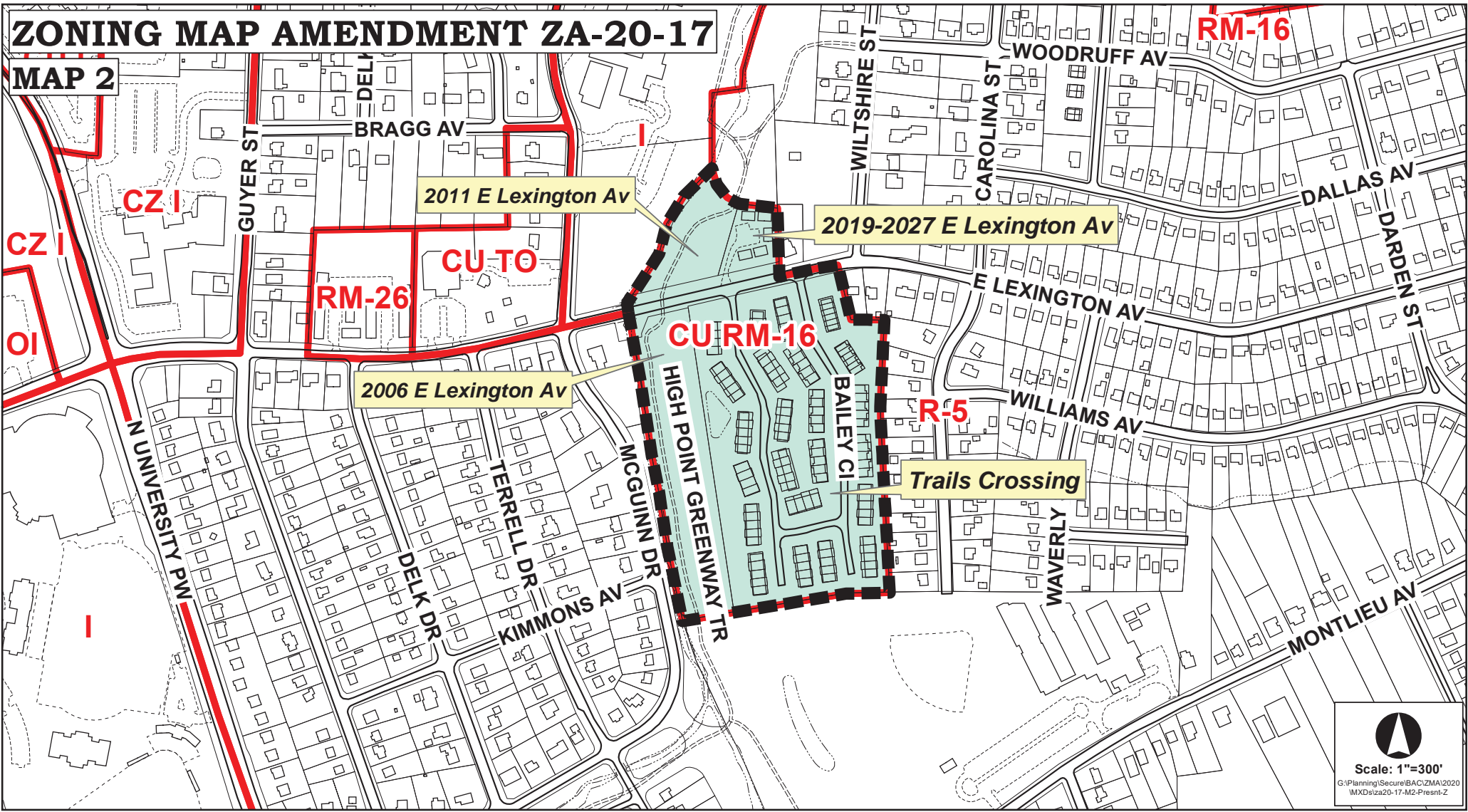
Approximately 7.2 acres along the western border of this area, addressed as 2011 and 2006 E. Lexington Avenue, were dedicated to the High Point Greenway Trail, and it has been constructed through these parcels. This portion of the High Point Greenway starts at Armstrong Park (west of N. Centennial Street) and runs through this zoning site to the Piedmont Environmental Center off Penny Road.

Along the north side of E. Lexington Avenue is a 0.73-acre parcel (2019 thru 2027 E. Lexington Avenue) developed as a five-unit multifamily development. Based on current watershed and paved parking standards, any redevelopment of this site would yield similar development intensity. As for the Trails Crossing townhome development along the south side of E. Lexington Avenue, this development is within the Core City Area and current land use policies support higher density developments for this area.

Since the greenway and the two multifamily developments were completed, this rezoning proposes to remove the conditional use (CU) designation. Staff recommends rezoning this 20.45 acre area from a CU RM-16 District to the RM-16 District.

# ZONING MAP AMENDMENT ZA-20-17

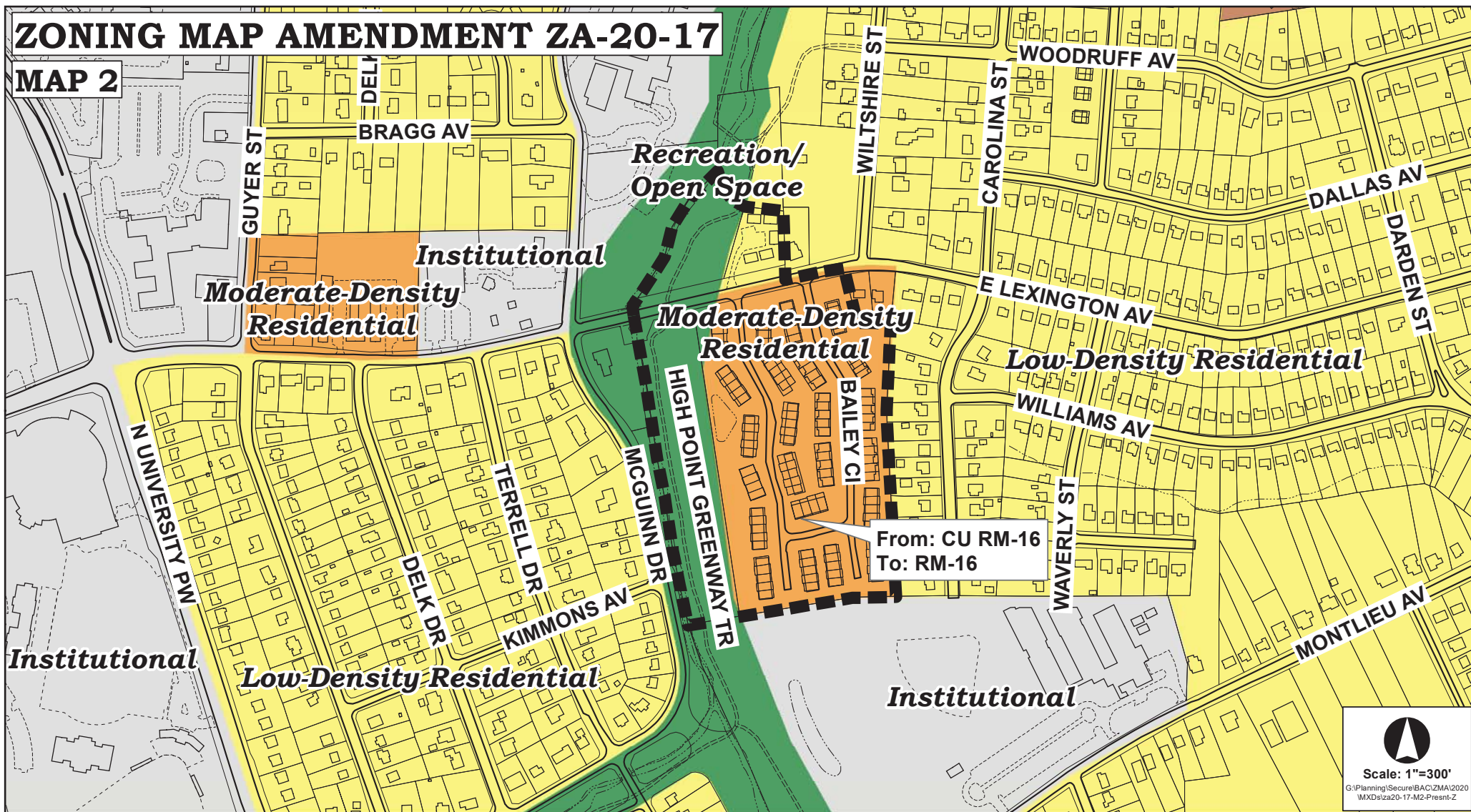
MAP 2





# ZONING MAP AMENDMENT ZA-20-17

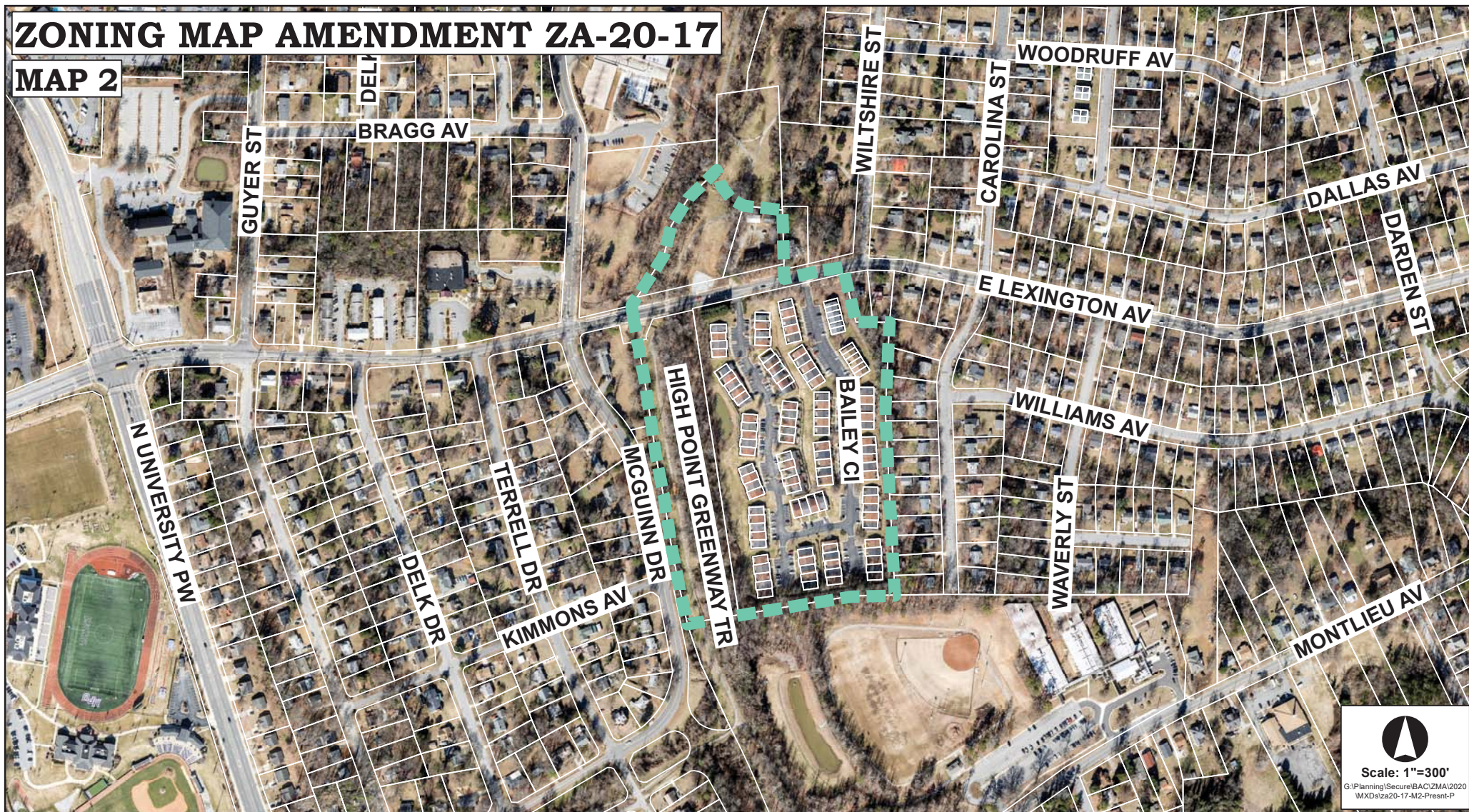
## MAP 2





# ZONING MAP AMENDMENT ZA-20-17

## MAP 2



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### MAP #3

**Location:**     **Broadstone Village commercial tract and common area**  
(Located north of E. Martin Luther King Jr Drive and along the east and west side of Dillon Road)

**Broadstone Village Apartment Complex and common area**  
(Located along the east and west side of Dillion Road, approximately 1350 feet north of E. Martin Luther King Jr Drive)

**Rear portion of two single family dwelling, 3216 and 3260 Bowers Avenue, and Broadstone Village Common Area**  
(Located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road.)

**Current Uses:**   **Broadstone Village commercial tract and common area** - Undeveloped parcel and open space/common area.

**Broadstone Village Apartment Complex and common area** - Multifamily and open space/common area.

**Rear portion of two single family dwelling, 3216 and 3260 Bowers Avenue, and Broadstone Village Common Area** - Single family dwellings and open space/common area.

#### **Comparison of Current and Proposed Zoning**

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
	Conditional Use General Business (CU-GB) District	General Business (CU-GB) District
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
	Conditional Use Residential Single Family – 5 (CU R-5) District	Residential Single Family – 5 (R-5) District
<i>Purpose &amp; Intent:</i>	<u>GB District</u> The GB district is established to accommodate a wide range of general retail, business, and service uses that serve groups of neighborhoods. GB districts are generally located at major street intersections and along major thoroughfares. Residential uses are encouraged as stand-alone uses and on the upper floors of retail and office buildings as a part of mixed-use development. Uses in the district are subject to standards intended to ensure development is compatible with adjacent residential neighborhoods, particularly within the Core City area.	<u>GB District:</u> Same

	<p><u>RM-16 District</u> The RM-16 district is established to accommodate a mix of residential development at around 16 units an acre, that is served by public water and sewer. District regulations encourage the development of functioning neighborhoods that include a mix of housing types and a variety of institutional uses. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed.</p> <p><u>R-5 District</u> The R-5 district is established to accommodate principally single-family detached dwellings developed at a density of 5 units an acre that is served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage uses that interfere with the development of residential development or that is detrimental to the residential nature of the district.</p>	<p><u>RM-16 District:</u> Same</p> <p><u>R-5 District:</u> Same</p>
<i>Current Uses:</i>	Permitted	Permitted
<i>Conditions</i>	<p><u>Zoning Approval 1999 (CU 99-44)</u></p> <ul style="list-style-type: none"> <li>• Prohibited commercial uses</li> <li>• ROW dedication</li> <li>• Vehicular and pedestrian access</li> <li>• Turn lanes</li> <li>• Exterior lighting</li> </ul>	None

	Adjacent Zoning	Adjacent Land Use
<b>North:</b>	Planned Development – Residential (PDR) District Residential Single Family – 5 (R-5) District	Single family dwellings
<b>South:</b>	Heavy Industrial (HI) District Conditional Use Limited Business (CU-LB) District	Major vehicular establishment (automotive repair establishment), Major Industrial Service, Single family dwellings and undeveloped parcel
<b>East:</b>	Residential Single Family – 5 (R-5) District	Mobile home park, undeveloped parcel and single family dwelling
<b>West:</b>	General Business (GB) District Residential Single Family – 5 (R-5) District	Assembly use, undeveloped parcels and single family dwellings

### Land Use Plan Classification

The area is designated as follows:

- **Local/Convenience Commercial:** This classification includes moderate-intensity convenience retail or service uses, generally serving small, local neighborhoods.
- **Moderate-Density Residential:** This classification includes a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities shall range from five to eight dwelling units per gross acre.
- **Medium-Density Residential:** This classification includes a variety of attached dwellings, generally including higher density townhouses and less land-intensive multi-family housing such as garden apartments. Development densities shall range from eight to sixteen dwellings units per gross acre.

### Analysis/Recommendation

The 40.5 acres associated with Map #3 are part of the larger 180-acre Broadstone Village development that extends from the intersection of E. Martin Luther King Jr Drive/Dillon Road eastward to Harvey Road. Conditional Use (CU) zoning was only established for this portion of the development and a separate Planned Development zoning area in the middle of this subdivision. This 40.5 acres includes a commercial tract, an apartment complex, common area and portions of two single family lots. The CU conditions primarily pertain right-of-way dedication, road improvements (extension of Dillon Road), vehicular access, developing a transportation network that connects to existing stub streets and allowable uses in the commercial tract.

#### Broadstone Village commercial tract and common area

At the time the current zoning was established, lands along the north side of E. Martin Luther King Jr Drive, adjacent to the commercial tract, were undeveloped. Use conditions were adopted to ensure compatibility. This undeveloped commercial tract now abuts an apartment complex to the north and east. Commercial land to the west has begun to develop, and to the south, former single family dwellings have been razed and the land has been incorporated into an adjacent industrial development. Based on standards of the Development Ordinance and surrounding development pattern, staff recommends rezoning this undeveloped commercial tract and its associated common area from CU-GB to the GB District.

#### Broadstone Village Apartment Complex and common area

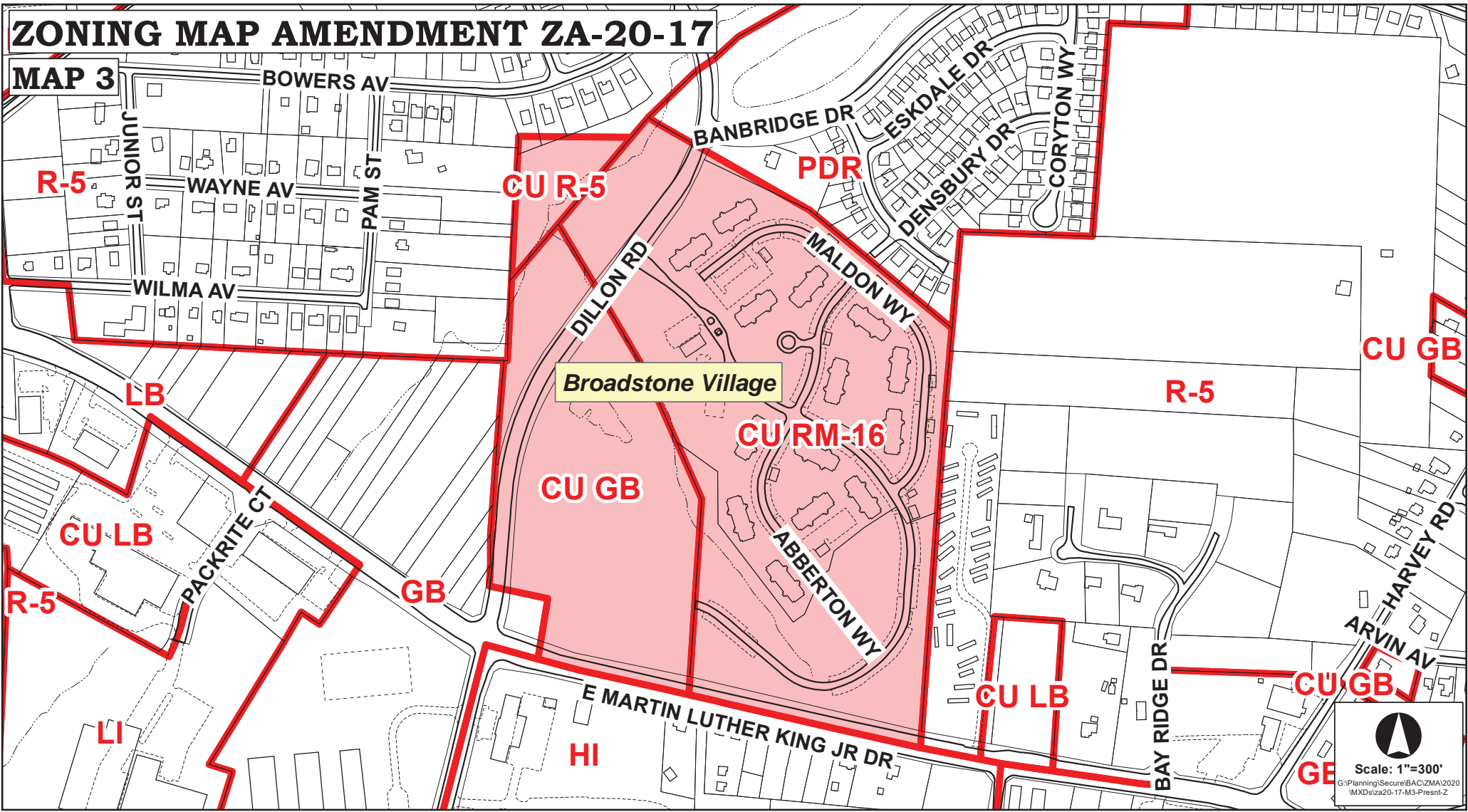
Except for road improvement conditions, which have been completed, there were no development conditions associated with the apartment complex tract. Staff recommends rezoning the lands associated with the apartment complex and its common area from CU RM-16 to the RM-16 District.

#### Portions of 3216 and 3260 Bowers Avenue and Broadstone Village Common Area

The current zoning boundaries followed previous tax parcel lines. When the parcels were combined and then re-subdivided, new property lines did not always follow the zoning boundaries. This did not matter as long as the proposed use was permitted in both zoning districts. That is what occurred on lands to the west of this development. Parcels along Bowers Avenue are zoned R-5 District; however, the rear of two of these parcels are zoned CU-R-5. Also, a common area tract, lying west of Dillon Road, is zoned CU R-5 and R-5 District. Except for road improvements and connection of stub streets, which have been completed, there are no additional zoning conditions governing the CU-R-5 zoned areas. Staff recommend rezoning the CU R-5 zoned area along the western portion of the Broadstone Village Development to the R-5 District.

# ZONING MAP AMENDMENT ZA-20-17

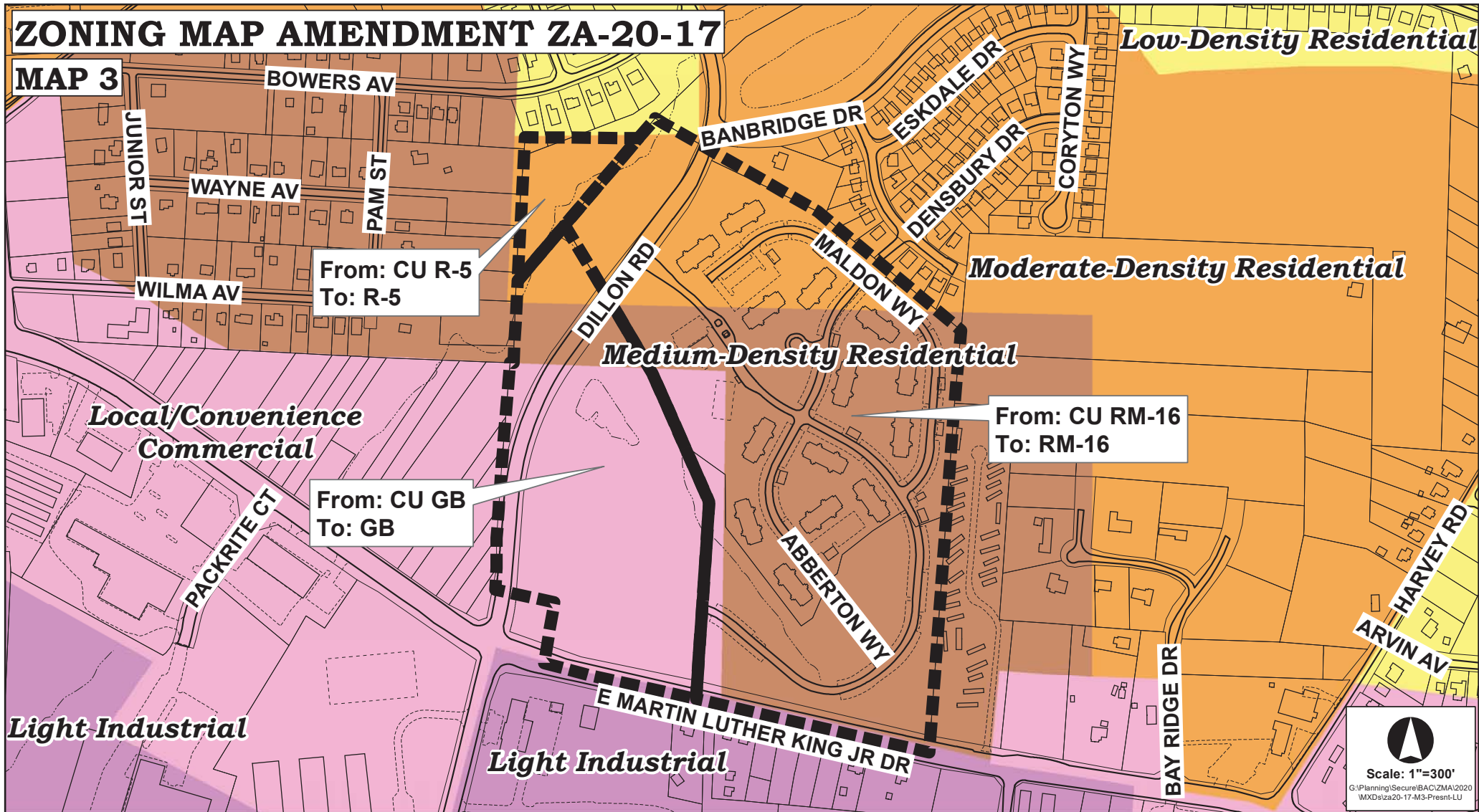
## MAP 3



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# ZONING MAP AMENDMENT ZA-20-17

MAP 3

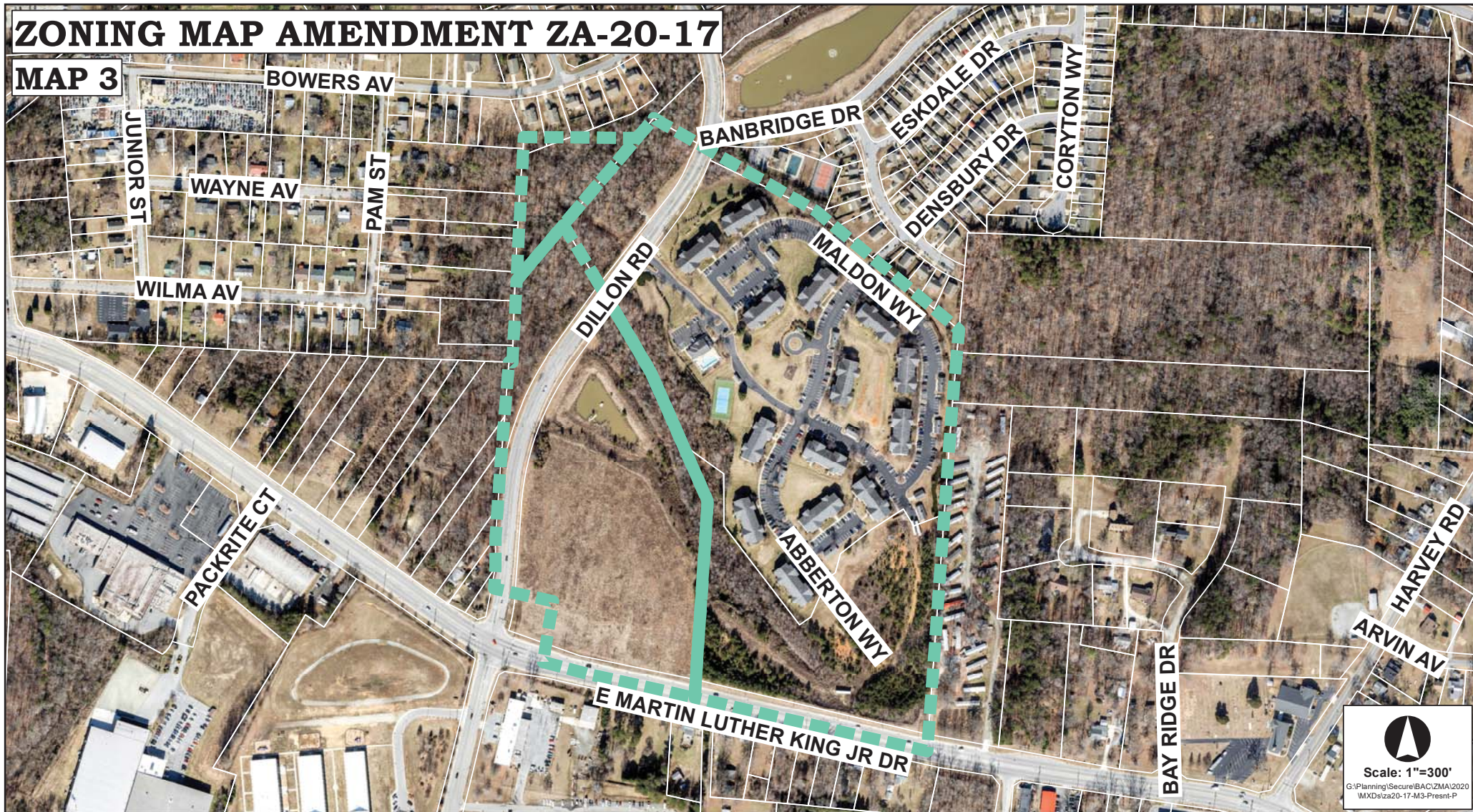


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# ZONING MAP AMENDMENT ZA-20-17

MAP 3



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MXD\za20-17-M3-Presnt-P



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 September 22, 2020 and before the City Council of the City of High Point on October 5, 2020 regarding **Zoning Map Amendment Case ZA-20-17 (ZA-20-17)** 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 September 14, 2020, for the Planning and Zoning Commission public hearing and on September 23, 2020 and September 30, 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 **October 7, 2020**.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

#### **SECTION 1**

##### **Watermark Development**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 5 (RM-5) District**. The land area of the Watermark Townhome development, approximately 13 acres, located along the east side of N. Centennial Street approximately 370 feet north of Countryside Drive. A description of this development is recorded in PB 76 - PG 141, PB 78 – PG 111, PB 80 – PG 35, PB 88 - PG7, PB 87 - PG1 and PB 90 – PG 61 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 200173, 205567, 205568, 205569, 205570, 205571, 205572, 205573, 205574, 205575, 205576, 205577, 205578, 205579, 205580, 205581, 205582, 205583, 205584, 205585, 205586, 205587, 205588, 205589, 205590, 205591, 205592, 205593, 205594, 205595, 205596, 205597, 205598, 205599, 205600, 205601, 205602, 205603, 205604, 205605, 205606, 205607, 205608, 205609, 205610, 205611, 205612, 205613, 205614, 205615, 205616, 205617, 205618, 205619, 205620.

#### **SECTION 2**

##### **2603 Guyer Street**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as : **Residential Multifamily – 5 (RM-5) District**. This parcel located at 2603 Guyer Street, approximately 0.62 acres, located along the west side of Guyer Street, approximately 250 feet north of Lassiter Drive. The parcel is also known as Guilford County Tax Parcels 196877.

### SECTION 3

#### **Ambassador Place Townhome Development**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 1 as: **Residential Multifamily – 16 (RM-16)**. The land area of the Ambassador Place Townhome development, approximately 4.17 acres, located at the eastern terminus of Ambassador Court. A description of this development is recorded in PB 121 - PG 25, PB 131 – PG 129 and PB 141 – PG 75 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 208228, 208229, 208230, 208231, 208232, 208233, 208234, 208235, 208236, 208237, 208238, 208239, 208240, 208241, 208242, 208243, 208244, 208245, 208246, 208247, 208248, 208249, 208250, 208251, 208252, 208253, 208254, 208255.

### SECTION 4

#### **2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway)**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcels located at 2011 and 2006 E. Lexington Avenue (portion of the High Point Greenway), approximately 5.5 acres, located along the north and south side of E. Lexington Avenue, approximately 350 feet east of McGuinn Drive. The parcels are known as Guilford County Tax Parcels 176785 and 182728 (southern portion of parcel).

### SECTION 5

#### **2019 thru 2027 E. Lexington Avenue**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The parcel containing 2019 thru 2027 E. Lexington Avenue, approximately 0.73 acres, is located along the north side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. The parcel is known as Guilford County Tax Parcel 182731.

### SECTION 6

#### **Trails Crossing Townhome Development**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 2 as: **Residential Multifamily 16 (RM-16) District**. The land area of the Trails Crossing townhome development, approximately 13 acres, is located along the south side of E. Lexington Avenue, approximately 560 feet east of McGuinn Drive. A description of this development is recorded in PB 78 - PG 138, PB 89 – PG 151, PB 90 – PG 116, PB 91 – PG 115, PB 91 - PG134, PB 96 – PG 101, PB 110 – PG 54, PB 113 – PG131, PB 113 – PG 132, PB 119 – PG 141 and PB 122 – PG 113 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 176785, 182728, 182731, 205452, 205453, 205454, 205455, 205456, 205457, 205458, 205459, 205460, 205461, 205462, 205463, 205464, 205465, 205466, 205467, 205468, 205469, 205470, 205471, 205472, 205473, 205474, 205475, 205476, 205477, 205478, 205479, 205480, 205481, 205482, 205483, 205484, 205485, 205486, 205487, 205488, 205489, 205490, 205491, 205492, 205493, 205494, 205495, 205496,

205497, 205498, 205499, 205500, 205501, 205502, 205503, 205504, 205505, 205506, 205507, 205508, 205509, 205510, 205511, 205512, 205513, 205514, 205515, 205516, 205517, 205518, 205519, 205520, 205521, 205522, 205523, 205524, 205525, 205526, 205527, 205528, 205529, 205530, 205531, 205532, 205533, 205534, 205535, 205536, 205537, 205538, 205539, 205540, 205541, 205542, 205543, 205544, 205545, 205546, 205547, 205548, 205549, 205550, 205551, 205552, 205553, 205554, 205555, 205556, 205557, 205558, 205559, 205560, 205561, 205562, 205563, 205564, 205565.

#### SECTION 7

##### **Broadstone Village commercial tract and common area**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **General Business (GB)**. The land area of the Broadstone Village commercial tract and common area, approximately 14.07 acres, located north of E. Martin Luther King Jr Drive and along the east and west side of Dillon Road. A description of this development is recorded in PB 147 PG 3 – Lot 1, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 211879 and 211881.

#### SECTION 8

##### **Broadstone Village Apartment Complex and common area**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Broadstone Village Apartment Complex and common area, approximately 32.45 acres, located along the east and west side of Dillon Road, approximately 1350 feet north of E. Martin Luther King Jr Drive. A description of this development is recorded in PB 147 PG 3 – Lot 2, which is recorded in the Guilford County Register of Deeds Office. The tract of land is also known as Guilford County Tax Parcels 212051, 211880 and 211882.

#### SECTION 9

##### **3216 Bowers Avenue (rear portion of parcel), 3220 Bowers Avenue (rear portion of parcel), and portion of Broadstone Village Common Area**

That the Official Zoning Map of the City of High Point be amended to establish the following described area shown on Map 3 as: **Residential Single Family - 5 (RS-5) District**. The lands associated with the rear lot area of 3216 and 3220 Bowers Avenue and a portion of the Broadstone Village common area, totaling approximately 2 acres, located along the south side of Bowers Avenue, approximately 550 feet west of Dillon Road. This land area is depicted in PB 146 – PG 67, which is recorded in the Guilford County Register of Deeds Office, as follows:

- a) Rear portion of 3216 Bowers Avenue (rear of lot 6, also known as Guilford County Tax Parcel 211889);
- b) Rear portion of 3226 Bowers Avenue (rear of lot 5, also known as Guilford County Tax Parcel 211888);
- c) Southern portion of a 2.82 common area lying south of Bowers Avenue and approximately 550 feet west of Dillon Road. (southern portion of Guilford County Tax Parcel 211910).

SECTION 10

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 11

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

SECTION 12.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council  
City of High Point, North Carolina  
The 7<sup>th</sup> day of **October, 2020**

By: \_\_\_\_\_

Jay W. Wagner, Mayor

ATTEST:

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Lisa B. Vierling, City Clerk