

CITY OF HIGH POINT

AGENDA ITEM



Title: **Zoning Map Amendment 20-19**
 (City of High Point)

From: Lee Burnette, Planning & Development
 Director

Meeting Date: November 16, 2020

Public Hearing: Yes

Advertising Date: November 4, 2020, and
 November 11, 2020

Attachments: A. Staff Report
 B. Zoning Ordinance

Advertised By: Planning & Development

PURPOSE:

A request by the High Point City Council to rezone 817 properties, totaling approximately 155 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located within the Laurel Bluff Apartments (W. Wendover Avenue), Tarrant Trace Townhome development (Tarrant Road), Timberbrooke Condominiums (Tarrant Road), Fire Station #11 (3604 & 3610 Morris Farm Drive), Parkway Village Condominiums (Morris Farm Drive), Riverview Townhome/ Condominiums development (Morris Farm Drive/Tarrant Road), Piedmont Trace Townhome development (Morris Farm Drive/Tarrant Road) and the Granite Ridge Apartments (Tarrant Road/Piedmont Parkway).

BACKGROUND:

The Planning and Zoning Commission reviewed this request at their October 27, 2020 regular meeting and took final action when the meeting was reconvened on October 29, 2020. On the date of final action, all members of the Commission were present except for Mr. Mark Walsh and Mr. Mark Morgan. Mr. Herbert Shannon, Senior Planner, presented the case and recommended approval of the request as outlined in the staff report.

Speaking on the request:

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 7-0.

2. Consistency and Reasonableness Statements

The Planning and Zoning Commission voted 7-0 to approve the following statement:

That Zoning Map Amendment 20-19 is consistent with the City's adopted policy guidance because the proposed zoning map amendments are supported by the Medium Density Residential land use map designation 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 districts, which cannot be amended.

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

**STAFF REPORT
ZONING MAP AMENDMENT ZA-20-19
November 5, 2020
(Revised)**

Request

A request by the High Point City Council to rezone 817 properties, totaling approximately 155 acres, as part of the Comprehensive Zoning Map Amendment Project. This request focuses on evaluating various townhome and multifamily developments in the northeast portion of the city.

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.

From	To	Development/Use	Location
CU RM-16 (CU 94-29)	RM-16	<u>Laurel Bluff Apartments</u> (<i>W. Wendover Ave</i>) Multifamily dwellings	3601 W. Wendover Avenue Located along the north side of W. Wendover Avenue, approximately 450 feet west of Tarrant Road.
CU RM-16 (CU 00-01)	RM-16	<u>Tarrant Trace</u> (<i>Tarrant Rd</i>) Townhome dwellings	Located along the west side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue.
CU RM-16 (CU 02-05)	RM-16	<u>Timberbrooke Condominiums</u> (<i>Tarrant Rd</i>) Multifamily dwellings	Located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue.
CU RM-16 (CU 95-19) (CU 94-19)	RM-16	Fire Station #11 – City of High Point	3604 & 3610 Morris Farm Drive (northeast corner of W. Wendover Avenue and Morris Farm Drive)

CU RM-16 (CU 95-19) (CU 94-19)	RM-16	<u>Parkway Village Condominiums</u> (<i>Morris Farm Dr/Tarrant Rd</i>) Multifamily dwellings	Located along the east side of Morris Farm Drive, approximately 650 feet north of W. Wendover Avenue.
CU RM-16 (CU 98-08) (CU 95-19) (CU 94-19)	RM-16	<u>Riverview</u> (<i>Morris Farm Dr/Tarrant Rd</i>) Townhome dwellings and multifamily dwellings.	Located approximately 2,200 feet north of West Wendover Avenue, between Morris Farm Drive and Tarrant Road.
CU RM-16 (CU 98-24)	RM-16	<u>Piedmont Trace</u> (<i>Morris Farm Rd/Tarrant Rd</i>) Townhome dwellings	Located approximately 600 feet south of Piedmont Parkway, between Morris Farm Drive and Tarrant Road.
CU RM-16 (CU 98-24)	RM-16	<u>Granite Ridge</u> (<i>Piedmont Parkway/Tarrant Rd</i>) Multifamily dwellings	4480 Platinum Drive Located south of the intersection of Piedmont Parkway and Platinum Drive.

Analysis

The requested rezoning of these various townhome and multifamily developments is intended to remove outdated and obsolete zoning conditions. These developments were granted their current City of High Point zoning between 1994 to 2002 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. All of these developments have been completed and the requested rezoning is intended to remove 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 Medium Density Residential land use map designation 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 districts, which cannot be amended.

Recommendations

Staff recommends approval of the following zoning map amendments:

- 1) Rezone the Laurel Bluff Apartments development from a CU RM-16 District to the RM-16 District.
- 2) Rezone the Tarrant Trace development from a CU RM-16 District to the RM-16 District.
- 3) Rezone the Timberbrooke Condominiums development from a CU RM-16 District to the RM-16 District.

- 4) Rezone 3604 and 3610 Morris Farm Drive (Fire Station #11) from a CU RM-16 District to the RM-16 District.
- 5) Rezone the Riverview development from a CU RM-16 District to the RM-16 District.
- 6) Rezone the Piedmont Trace development from a CU RM-16 District to the RM-16 District.
- 7) Rezone the Granite Ridge Apartments development from a CU RM-16 District to the RM-16 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

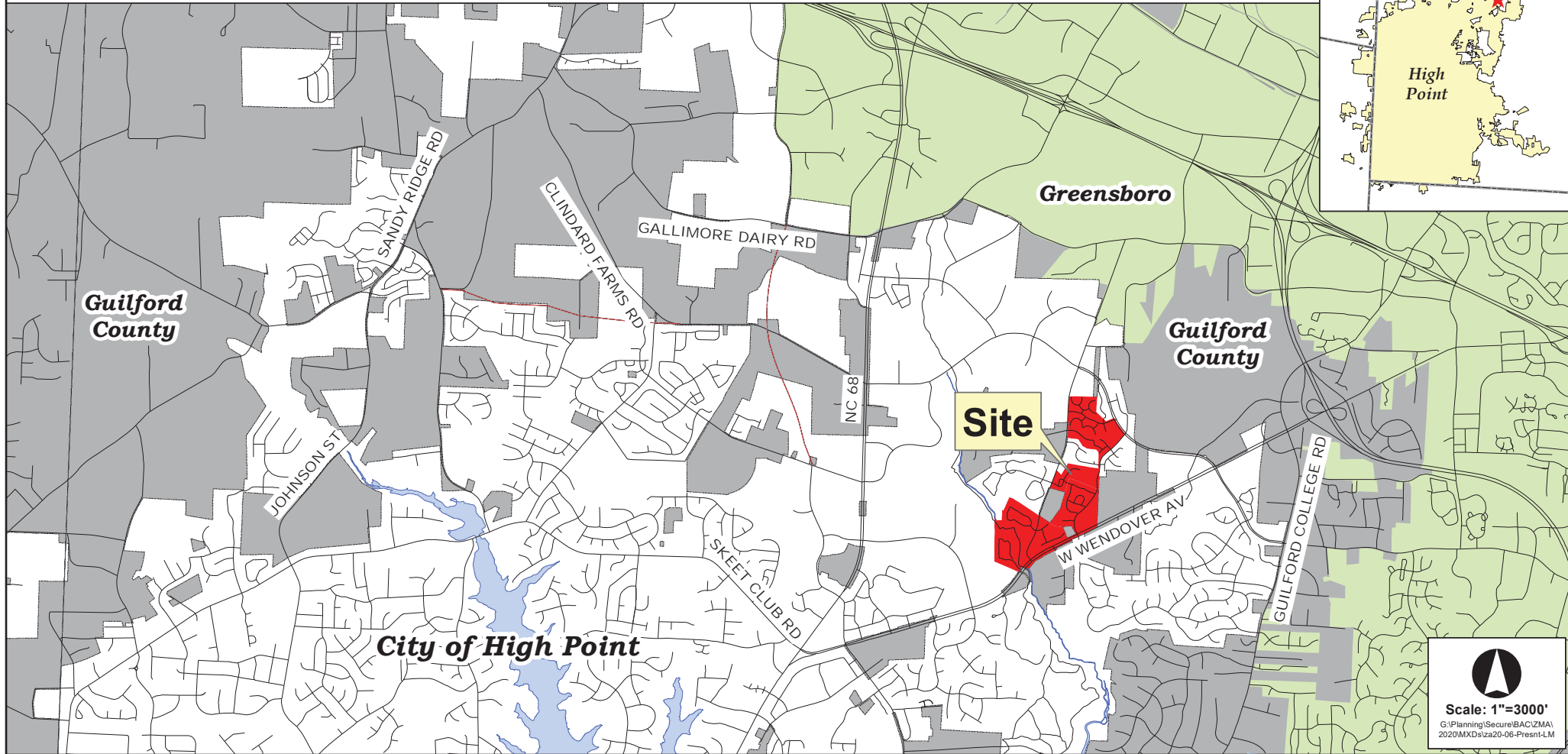
This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner and reviewed by Chris Andrews AICP, Development Administrator and Lee Burnette AICP, Director.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-19

Applicant: City of High Point

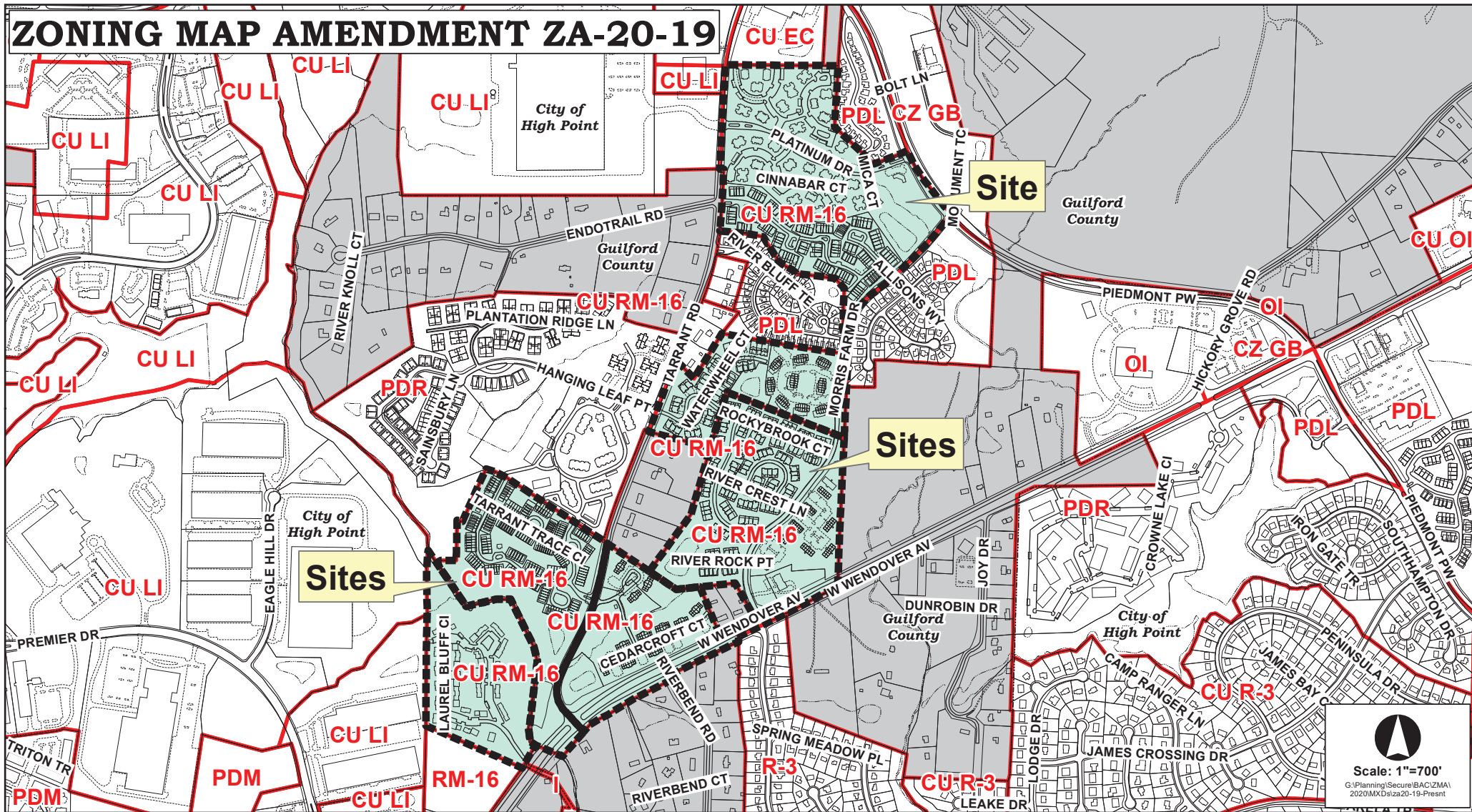
Vicinity Map



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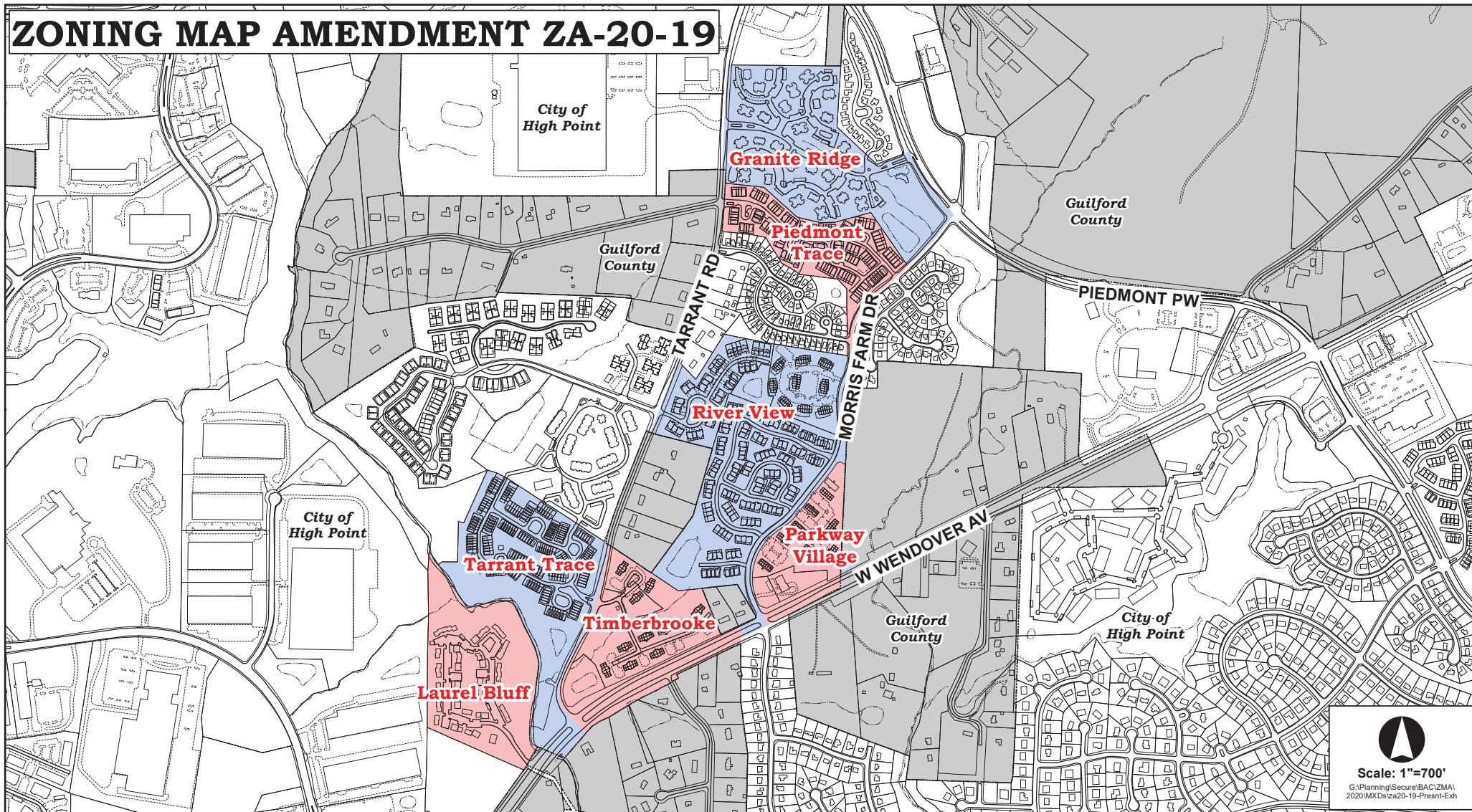
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ZONING MAP AMENDMENT ZA-20-19



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ZONING MAP AMENDMENT ZA-20-19



Laurel Bluff Apartments

Location: 3601 W. Wendover Avenue
 Located along the north side of W. Wendover Avenue, approximately 450 feet west of Tarrant Road.

Current Uses: Multifamily dwellings

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & 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 1994(CU 94-29)</u> <ul style="list-style-type: none"> • Annexation • Lot combination • Vehicular access and right-of-way dedication • Installation of turn lane at entrance • Landscaping • Stream buffers • Development density 	None

	Adjacent Zoning	Adjacent Land Use
North:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District	Townhome dwellings
South:	Residential Multifamily – 16 (RM-16) District	A multifamily development is under construction
East:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District	Greenway trail
West:	Conditional Use Light Industrial (CU-LI) District	Industrial and warehousing uses

Land Use Plan Classification

The area is designated as follows:

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 Laurel Bluff Apartments received its current zoning approval in 1994 and developed as a multifamily (apartment complex) development. Conditions pertaining to this development have been met, or are now governed by the Development Ordinance. The primary purpose of this rezoning is to remove the conditional use (CU) district as development conditions from the 1994 have been met.

Staff recommends rezoning the Laurel Bluff Apartments from the CU RM-16 District to a RM-16 District.

Tarrant Trace

Location: Located along the west side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue.

Current Uses: Townhome dwellings

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & 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 2000 (CU 00-01)</u> <ul style="list-style-type: none"> • Allowable uses • Vehicular access and right-of-way dedication • Installation of turn lane at entrance • Landscaping • Stream buffers • Greenway access 	None

	Adjacent Zoning	Adjacent Land Use
North:	Planned Development Residential (PDR) District	Multifamily and townhome dwellings
South:	Residential Multifamily – 16 (RM-16) District	Greenway trail
East:	Residential Multifamily – 16 (RM-16) District	Multifamily dwellings
West:	Planned Development Residential (PDR) District Residential Multifamily – 16 (RM-16) District	Greenway trail

Land Use Plan Classification

The area is designated as follows:

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 Tarrant Trace development was annexed and obtained its current zoning in 2001 and developed as a townhome development. Conditions pertaining to this development have been met, or are now governed by the Development Ordinance. The primary purpose of this rezoning is to remove the conditional use (CU) district as development conditions from the 2001 zoning approval have been met and the development has been completed.

Staff recommends rezoning the Tarrant Trace development from the CU RM-16 District to a RM-16 District.

Timberbrooke Condominiums

Location: Located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue.

Current Uses: Multifamily dwellings

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & 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 2002 (CU 02-05)</u> <ul style="list-style-type: none"> • Lot combination • Access restrictions, vehicular access and right-of-way dedication • Landscaping • Development & Density requirements • Development density 	None

	Adjacent Zoning	Adjacent Land Use
North:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District Residential Single Family – 40 (RS-40) District (Guilford County)	Townhome dwellings Single family dwelling
South:	Residential Single Family – 40 (RS-40) District (Guilford County)	Single family dwellings
East:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District Residential Single Family – 40 (RS-40) District (Guilford County)	Townhome dwellings Single family dwellings
West:	Residential Single Family – 40 (RS-40) District (Guilford County)	Townhome dwellings

Land Use Plan Classification

The area is designated as follows:

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

Lands associated with the Timberbrooke condominium development were annexed and obtained its current zoning in 2002. The property was developed with the current multifamily development and the adopted zoning conditions have been met, or are now governed by the Development Ordinance. The primary purpose of this rezoning is to remove the conditional use (CU) district as development conditions from the 2002 zoning approval. The adopted conditional use permit includes a condition that prohibits the establishment of an access point to the site from W. Wendover Avenue that the Transportation Department wishes to retain. Thus, they desire that this map of the zoning request be withdrawn, and the CU RM-16 District retained.

Establishment of an access point to W. Wendover Avenue would be difficult and the cost borne by the residents of that condominium development. Based on the topography of the site being 10 to 15 feet below W. Wendover Avenue, such an access point would be limited to the eastern portion of the site. Also, based on the number of daily trips on this segment of W. Wendover Avenue, such an access point would most likely require the construction of a turn lane that accommodates a vehicle storage and vehicle deceleration area. Such a scenario would require additional land from the property abutting to the east outside the development, along with annexation and City zoning.

Because access to W. Wendover Avenue is unlikely given those constraints, the Planning & Development Department recommends rezoning the Timberbrooke condominium development from the CU RM-16 District to a RM-16 District.

Fire Station #11
&
Parkway Village Condominiums

Location: **Fire Station #11 – City of High Point**
3604 & 3610 Morris Farm Drive (northeast corner of W. Wendover Avenue and Morris Farm Drive)

Parkway Village Condominiums
Located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue.

Current Uses: **Fire Station #11 – City of High Point** - Minor public service facility
Parkway Village Condominiums - Multifamily dwellings

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & 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 1994 and 1995 (CU 94-19 and CU 95-19)</u> <ul style="list-style-type: none"> • Lot combination • Annexation • Access restrictions • Development & Density requirements 	None

	Adjacent Zoning	Adjacent Land Use
North:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District	Townhome dwellings
South:	Residential Single family – 3 (R-3) District Agricultural (AG) District (Guilford County)	Single family dwellings
East:	Agricultural (AG) District (Guilford County)	Single family dwellings
West:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District	Townhome dwellings

	Residential Single Family – 40 (RS-40) District (Guilford County)	Single family dwelling
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Land Use Plan Classification

The area is designated as follows:

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

Lands associated with Fire Station # 11 (3604 & 3610 Morris Farm Drive) and the Parkway Village Condominiums were part of a 1994 and 1995 zoning request that established the current CU RM-16 District zoning. The southern portion of this tract developed with the Fire Station #11 facility and the northern portion of the tract developed with Parkway Village Condominiums. Conditions pertaining to these developments have been met, or are now governed by the Development Ordinance. The primary purpose of this rezoning is to remove the conditional use (CU) district as development conditions from the 1995 have been met.

Staff recommends the following:

1. Rezone 3604 & 3610 Morris Farm Drive from a CU RM-16 District to the RM-16 District.
2. Rezone lands associated with the Parkway Village Condominiums from a CU RM-16 District to the RM-16 District.

Riverview

Location: Located approximately 2,200 feet north of West Wendover Avenue, between Morris Farm Drive and Tarrant Road.

Current Uses: Townhome dwellings and multifamily (condominiums) dwellings

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & 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 1994, 1995 and 1998 (CU 94-19, CU 95-19 and CU 98-08)</u> <ul style="list-style-type: none"> • Lot combination • Annexation • Access restrictions • Landscaping & Screening • Development & Density requirements • Right-of-way dedication • Vehicular access and installation of a turn lane 	None

	Adjacent Zoning	Adjacent Land Use
North:	Planned Development Residential (PDR) District	Single family dwellings
South:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District Residential Single Family – 40 (RS-40) District (Guilford County)	Single family dwellings and multifamily dwellings
East:	Conditional Zoning Residential Multifamily – 16 (CZ RM-16) District	Multifamily dwellings
West:	Planned Development Residential (PDR) District Residential Single Family – 40 (RS-40) District (Guilford County)	Single family dwellings and multifamily dwellings

Land Use Plan Classification

The area is designated as follows:

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 Riverview development received its current zoning approval as part of applications approved in 1994, 1995 and 1998. This project developed with a combination of townhome dwellings and multifamily (condominiums) dwellings. Conditions pertaining to this development have been met, or are now governed by the Development Ordinance. The primary purpose of this rezoning is to remove the conditional use (CU) district as development conditions have been met.

Staff recommends rezoning the Riverview development from the CU RM-16 District to a RM-16 District.

Piedmont Trace and Granite Ridge Apartments

Location: Located south of Piedmont Parkway, between Morris Farm Drive and Tarrant Road.

Current Uses: Townhome development and multifamily (apartment) development

Comparison of Current and Proposed Zoning

	Current Zoning	Proposed Zoning
	Conditional Use Residential Multifamily – 16 (CU RM-16) District	Residential Multifamily – 16 (RM-16) District
<i>Purpose & 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 1998 (CU 98-24)</u> <ul style="list-style-type: none"> • Lot combination • Landscaping • Right-of-way dedication, vehicular access, road improvements. • Development density 	None

	Adjacent Zoning	Adjacent Land Use
North:	Planned Development – Limited (PDL) District Conditional Use Employment (CU-EC) District Agricultural (AG) District (Guilford County) Conditional Zoning General Business (CZ-GB) District	Multifamily dwellings, warehouse and distribution facility and undeveloped parcels
South:	Planned Development – Limited (PDL) District	Single family dwellings
East:	Planned Development – Limited (PDL) District	Single family dwellings
West:	Conditional Use Light Industrial (CU-LI) District Residential Single Family – 40 (RS-40) District (Guilford County)	Industrial warehouse and distribution facility Single family dwellings

Land Use Plan Classification

The area is designated as follows:

<p>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.</p>

Analysis/Recommendation

Lands associated with the Piedmont Trace and Granite Ridge Apartments were annexed and obtained its current zoning in 1998. The southern portion of this tract was developed with a townhome development known as Piedmont Trace and the northern portion of the tract developed with the Granite Ridge apartment complex. The primary purpose of this rezoning is to remove the conditional use (CU) district as development conditions from the 1998 zoning approval have been met and the development has been completed.

Staff recommends the following:

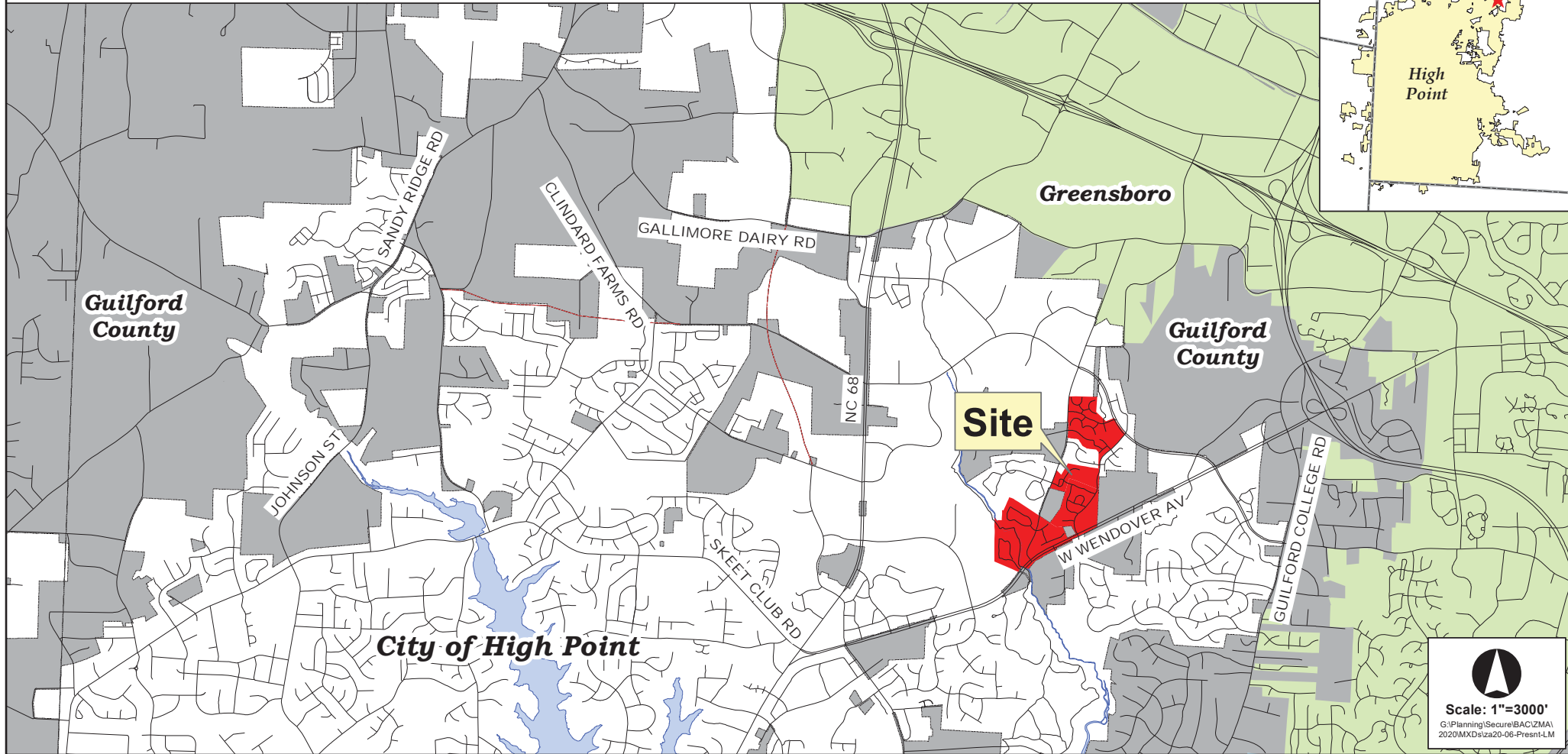
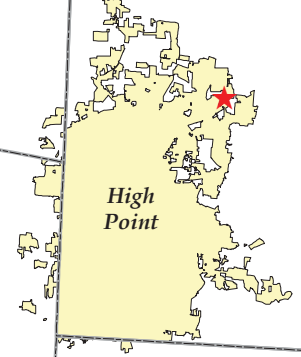
1. Rezone lands associated with the Piedmont Trace development from a CU RM-16 District to the RM-16 District.
2. Rezone lands associated with the Granite Ridge apartment complex from a CU RM-16 District to the RM-16 District.

LOCATION MAP

ZONING MAP AMENDMENT: ZA-20-19

Applicant: City of High Point

Vicinity Map



Scale: 1"=3000'

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ZONING MAP AMENDMENT ZA-20-19

The map displays various zoning districts across a region including the City of High Point and Guilford County. Key zoning districts shown include:

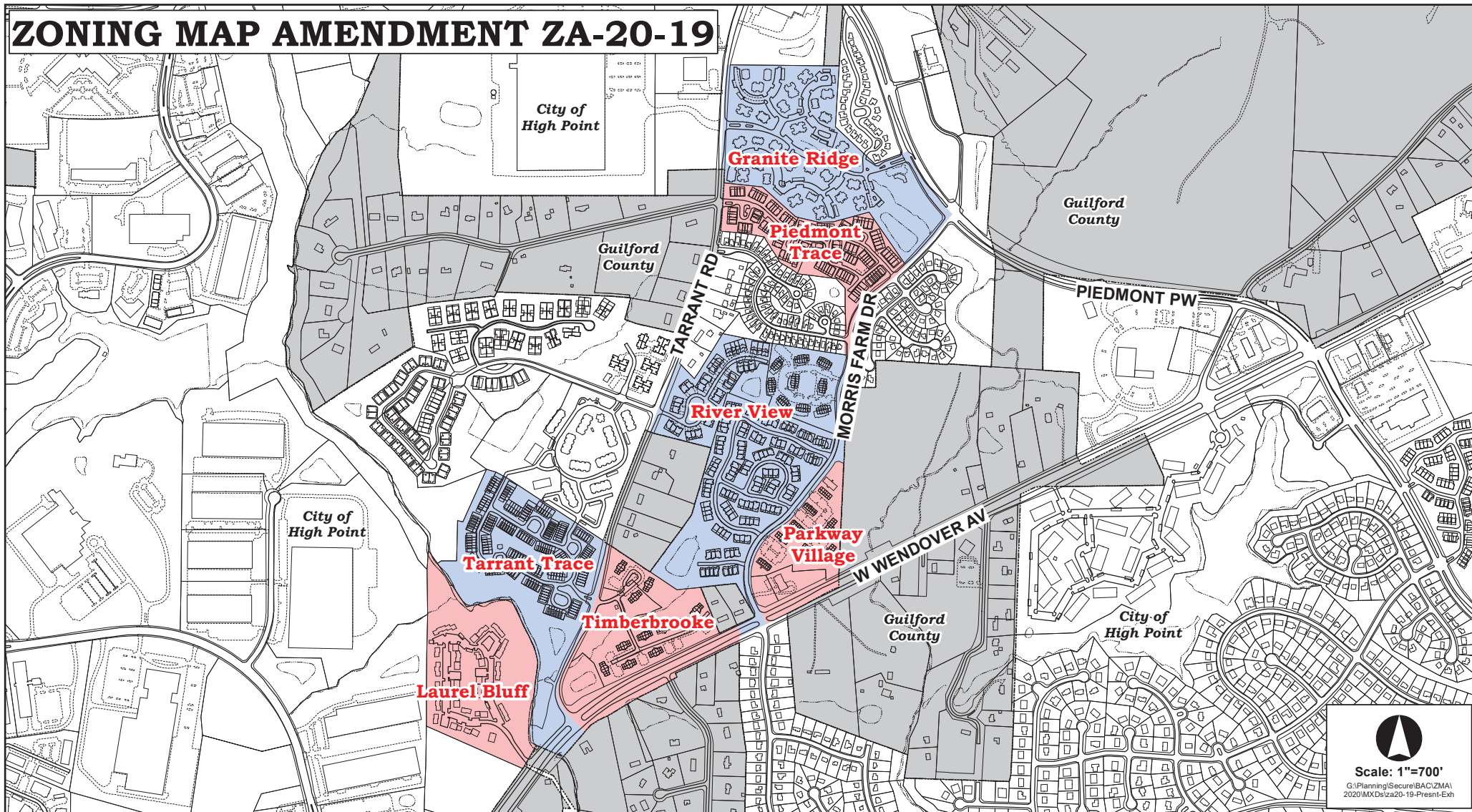
- CU LI** (Community Use - Light Industrial)
- CU RM-16** (Community Use - Medium Density Residential)
- PDR** (Professional District Residential)
- PDL** (Professional District Light)
- CZ GB** (Community Center - General Business)
- OI** (Office - Institutional)
- CU R-3** (Community Use - Single-Family Residential)
- R-3** (Single-Family Residential)
- PDM** (Professional District Medium Density)

Specific areas are highlighted with yellow callouts labeled "Site" and "Sites". The map also shows major roads such as River Knoll Ct, Endotrail Rd, Tarrant Rd, W Wendover Av, and W Wendover Dr. The boundaries of the City of High Point and Guilford County are indicated.

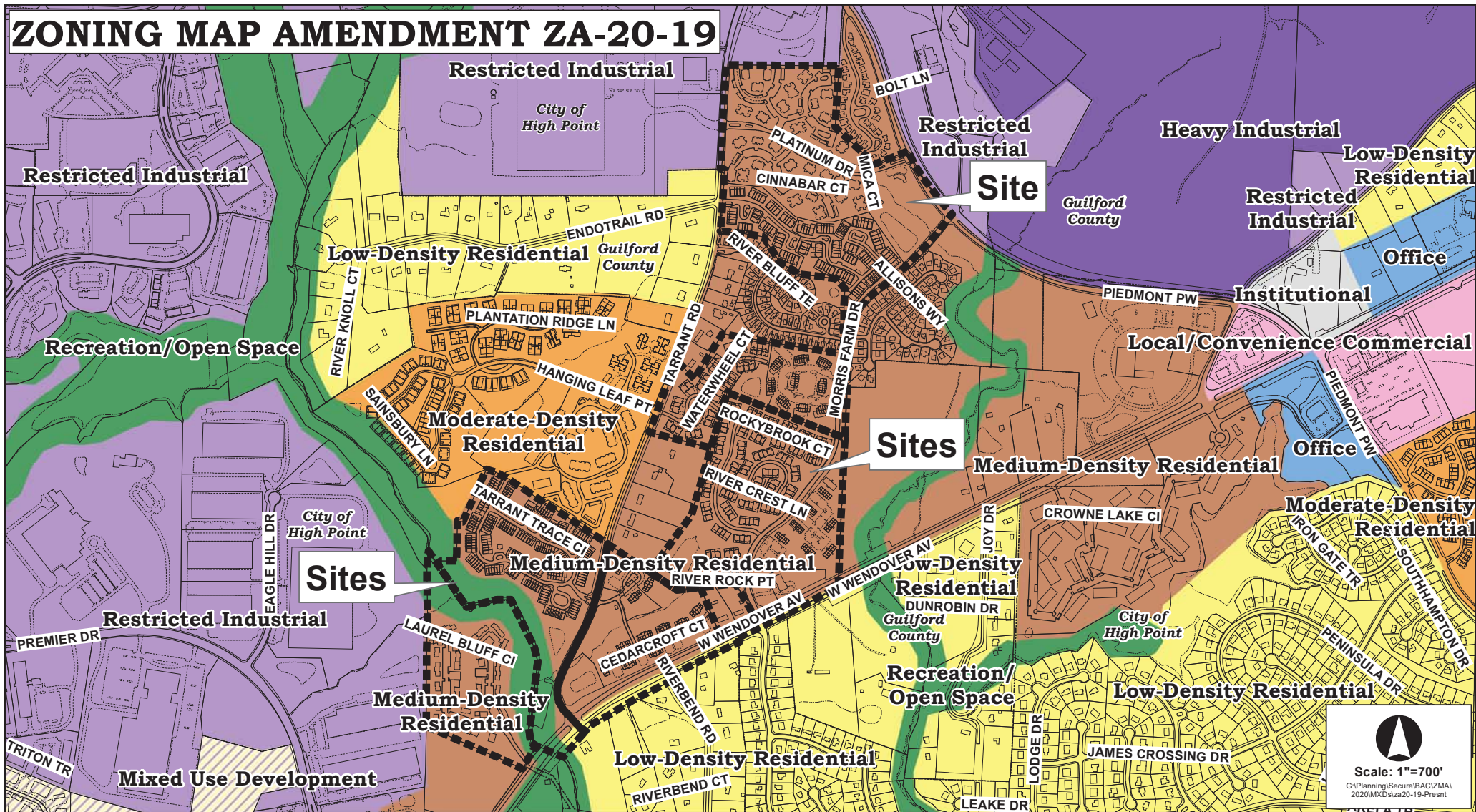
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ZONING MAP AMENDMENT ZA-20-19

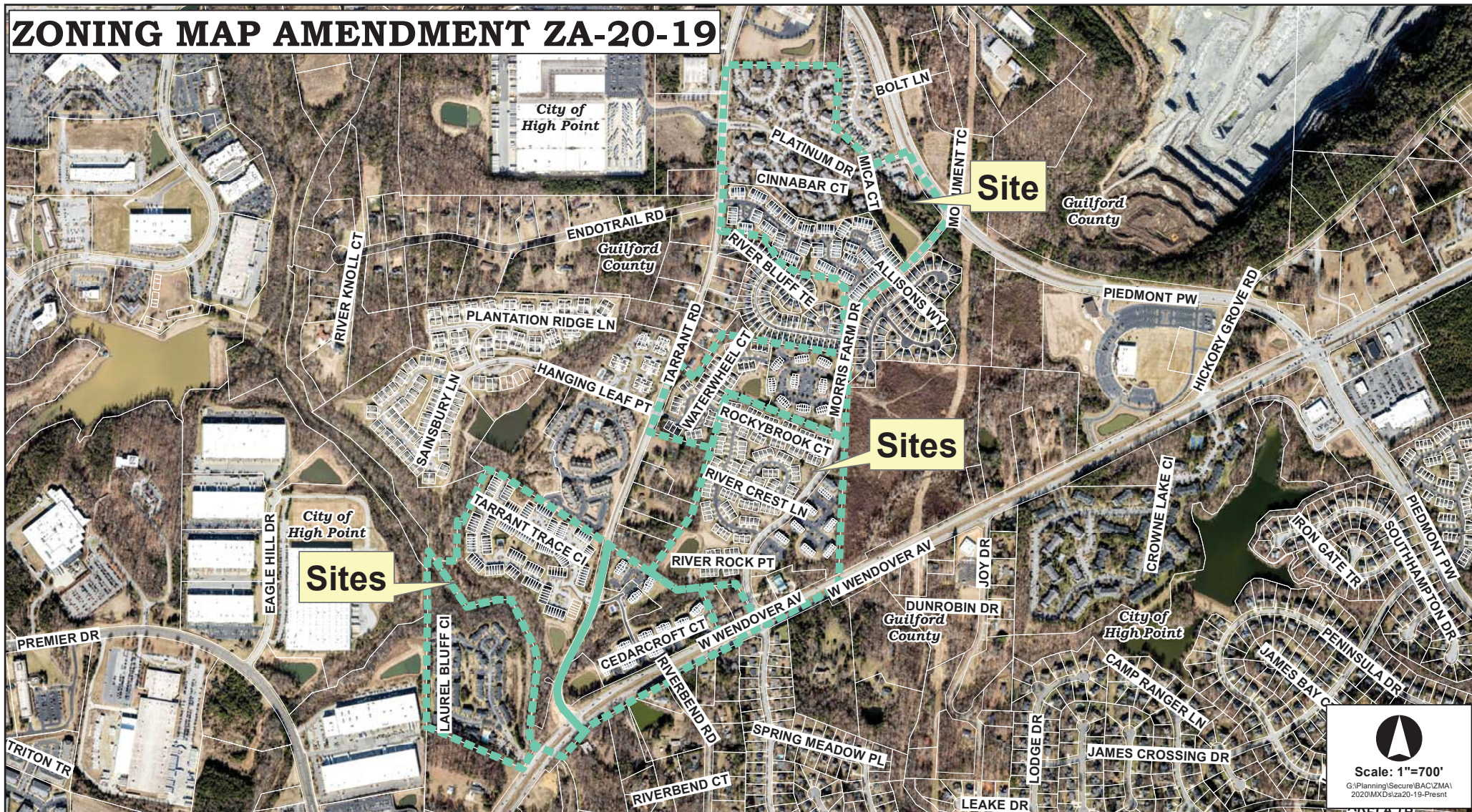


ZONING MAP AMENDMENT ZA-20-19



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ZONING MAP AMENDMENT ZA-20-19



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 2.4.20, 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 October 27, 2020 and before the City Council of the City of High Point on November 16, 2020 regarding **Zoning Map Amendment Case ZA-20-19 (ZA-20-19)** 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 October 18, 2020, for the Planning and Zoning Commission public hearing and on November 4, 2020 and November 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 **November 18, 2020**.

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

SECTION 1

Laurel Bluff Apartments and Townhomes

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily – 16 (RM-16) District**. The land area of the Laurel Bluff Apartments and Townhomes, approximately 20.16 acres, is located along the north side of W. Wendover Avenue approximately 450 feet west of Tarrant Road (3601 W. Wendover Avenue). A description of this development is recorded in PB 115 - PG 106 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcel 206201.

SECTION 2

Tarrant Trace

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: : **Residential Multifamily – 16 (RM-16) District**. The land area of the Tarrant Trace townhome development, approximately 23.14 acres, is located along the west side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue. A description of this development is recorded in PB 137 - PG 12 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 211684, 211685, 211686, 211687, 211688, 211689, 211690, 211691, 211692, 211693, 211694, 211695, 211696, 211697, 211698, 211699, 211700, 211701, 211702, 211703, 211704, 211705, 211706, 211707, 211708, 211709, 211710, 211711, 211712, 211713, 211714, 211715, 211716, 211717, 211718, 211719, 211720, 211721, 211722, 211723, 211724, 211725, 211726, 211727, 211728, 211729, 211730, 211731,

211732, 211733, 211734, 211735, 211736, 211737, 211738, 211739, 211740, 211741, 211742, 211743, 211744, 211745, 211746, 211747, 211748, 211749, 211750, 211751, 211752, 211753, 211754, 211755, 211756, 211757, 211758, 211759, 211760, 211761, 211762, 211763, 211764, 211765, 211766, 211767, 211768, 211769, 211770, 211771, 211772, 211773, 211774, 211775, 211776, 211777, 211778, 211779, 211780, 211781, 211782, 211783, 211784, 211785, 211786, 211787, 211788, 211789, 211790, 211791, 211792, 211793, 211794, 211795, 211796, 211797, 211798, 211799, 211800, 211801, 211802, 211803, 211804, 211805, 211806, 211808, 211809, 211810, 211811, 211812, 211813, 211814, 211815, 211816, 211817, 211818, 211819, 211820, 211821, 211822, 211823, 211824, 211825, 211826, 211827, 211828, 211829, 211830, 211831, 211832, 211833, 211834, 211835, 211836, 211837, 211838, 211839, 211840, 211841, 211842, 211843, 211844, 211845, 211846, 211847, 211848, 211849, 211850, 211851, 211852, 211853, 211855, 211856, 211857, 211864, 211865, 211866, 211867, 211868, 211869, 211870, 211871, 211872, 211873, 211874, 211875.

SECTION 3

Timberbrooke Condominiums

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily – 16 (RM-16)**. The land area of the Timberbrooke Condominium development, approximately 24.18 acres, is located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue. A description of this development is recorded in PB 146 - PG 57 and in Condominium PB 9 – PG 22 in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 213499, 213500, 213501, 213502, 213503, 213504, 213505, 213506, 213507, 213508, 213509, 213510, 213512, 213513, 213514, 213515, 213516, 213517, 213518, 213519, 213520, 213521, 213522, 213523, 213524, 213526, 213527, 213528, 213529, 213530, 213531, 213532, 213533, 213534, 213535, 213536, 213537, 213538, 213539, 213540, 213541, 213542, 213543, 213544, 213545, 213546, 213547, 213548, 213549, 213550, 213552, 213553, 213554, 213555, 213556, 213557, 213558, 213559, 213560, 213561, 213562, 213563, 213564, 213565, 213566, 213567, 213568, 213569, 213570, 213571, 213572, 213573, 213574, 213575, 213576, 213578, 213579, 213580, 213581, 213582, 213583, 213584, 213585, 213586, 213587, 213588, 213589, 213591, 213592, 213593, 213594, 213595, 213596, 213597, 213598, 213599, 213600, 213601, 213602, 213604, 213605, 213606, 213607, 213608, 213609, 213610, 213611, 213612, 213613, 213614, 213615, 213617, 213618, 213619, 213620, 213621, 213622, 213623, 213624, 213625, 213626, 213627, 213628, 213630, 213631, 213632, 213633, 213634, 213635, 213636, 213637, 213638, 213639, 213640, 213641.

SECTION 4

Riverview Townhome and Condominium Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. The land area of the Riverview Townhome and Condominium development, approximately 37.88 acres, is located approximately 2,200 feet north of West Wendover Avenue, between Morris Farm Drive and Tarrant Road. A description of this development is recorded in PB 118 - PG 84; PB 119 - PG 38, PB 120 - PG 102, PB 121 - PG 102, PB 121 PG 47, PB 122- PG 68, PB 122 PG 140, PB 123 PG 60, PB

125 PG 44, PB 127 PG 139, PB 127 PG 79, PB 128 PG 66, PB 128 PG146, PB129 PG 71, PB 130 PG 52, PB 132 PG 3, PB 132 PG 92, PB 134 PG 77 and in Condominium PB6 PG1118. The development is also known as Guilford County Tax Parcels 209403, 209418, 209419, 209420, 209421, 209422, 209423, 209424, 209425, 209426, 209427, 209428, 209429, 209430, 209431, 209432, 209433, 209434, 209449, 209450, 209451, 209452, 209453, 209454, 209455, 209456, 209457, 209458, 209459, 209460, 209461, 209462, 209463, 209464, 209465, 209466, 209467, 209468, 209469, 209470, 209471, 209472, 209473, 209474, 209475, 209476, 209477, 209478, 209479, 209530, 209531, 209532, 209533, 209534, 209535, 209536, 209537, 209538, 209551, 209552, 209553, 209554, 209555, 209556, 209557, 209558, 209559, 209560, 209561, 209562, 209563, 209565, 209566, 209567, 209568, 209569, 209570, 209571, 209572, 209573, 209574, 209575, 209576, 209577, 209578, 209579, 209580, 209581, 209582, 209583, 209584, 209585, 209586, 209587, 209588, 209589, 209590, 209591, 209592, 209593, 209594, 209595, 209596, 209597, 209598, 209599, 209600, 209601, 209602, 209603, 209604, 209605, 209606, 209607, 209608, 209609, 209610, 209611, 209612, 209613, 209614, 209615, 209616, 209617, 209618, 209619, 210651, 210652, 210653, 210654, 210655, 210656, 210657, 210658, 210659, 210660, 210661, 210662, 210663, 210664, 210665, 210666, 210667, 210668, 210669, 210670, 210671, 210672, 210673, 210674, 210675, 210676, 210677, 210678, 210679, 210680, 210681, 210682, 210683, 210684, 210685, 210686, 210687, 210688, 210689, 210690, 210691, 210692, 210693, 210694, 210695, 210696, 210697, 210698, 210699, 210700, 210701, 210702, 210703, 210704, 210705, 210706, 210707, 210708, 210709, 210710, 210711, 210712, 210713, 210714, 210715, 210716, 210717, 210718, 210719, 210720, 210721, 210722, 210723, 210724, 210725, 210726, 210727, 210728, 210729, 210730, 210731, 210732, 210733, 210734, 210735, 210736, 210737, 210738, 210739, 210740, 210741, 210742, 210743, 210744, 210745, 210746, 210747, 210748, 210749, 210750, 210751, 210752, 210753, 210754, 210755, 210756, 210757, 210758, 210759, 210760, 210761, 210762, 210763, 210764, 210765, 210766, 210767, 210768, 210769, 210770, 210771, 210772, 210773, 210774, 210775, 210776, 210777, 210778, 210779, 210780, 210781, 210782, 210783, 210784, 210785, 210786, 210787, 210788, 210789, 210790, 210791, 210792, 210793, 210794, 210795, 210796.

SECTION 5

3604 & 3610 Morris Farm Drive

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District.** The land areas associated with 3604 & 3610 Morris Farm Drive, approximately 1.51 acres, is located at the northeast corner of W. Wendover Avenue and Morris Farm Drive. The development is also known as Guilford County Tax Parcels 209389 and 209388.

SECTION 6

Parkway Village Condominiums

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District.** The land area of the Parkway Village Condominiums development, approximately 7.8 acres, is located along the east side of Tarrant Road, approximately 950 feet north of W. Wendover Avenue. A description of this development is recorded in Condominium PB 5 - PG 109 in the Guilford County Register of

Deeds Office. The development is also known as Guilford County Tax Parcels 209390, 209391, 209392, 209393, 209394, 209395, 209396, 209397, 209398, 209399, 209400, 209401, 209404, 209405, 209406, 209407, 209408, 209409, 209410, 209411, 209412, 209413, 209414, 209415, 209435, 209436, 209437, 209438, 209439, 209440, 209441, 209442, 209443, 209444, 209445, 209446, 209480, 209481, 209482, 209483, 209484, 209485, 209486, 209487, 209488, 209489, 209490, 209491, 209492, 209493, 209494, 209495, 209496, 209497, 209498, 209499, 209500, 209501, 209502, 209503, 209504, 209505, 209506, 209507, 209508, 209509, 209510, 209511, 209512, 209513, 209514, 209515, 209517, 209518, 209519, 209520, 209521, 209522, 209523, 209524, 209525, 209526, 209527, 209528, 209529, 209539, 209540, 209541, 209542, 209543, 209544, 209545, 209546, 209547, 209548, 209549, 209550

SECTION 7

Piedmont Trace Townhome Development

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. The land area of the Piedmont Trace Townhome development, approximately 13.04 acres, is located south of Piedmont Parkway, between Morris Farm Drive and Tarrant Road. A description of this development is recorded in PB132 PG 49 (Lot 2) in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 210375, 212897, 212898, 212899, 212900, 212901, 212902, 212903, 212904, 212905, 212906, 212907, 212908, 212909, 212910, 212911, 212912, 212913, 212914, 212915, 212916, 212917, 212918, 212919, 212920, 212921, 212922, 212923, 212924, 212925, 212926, 212927, 212928, 212929, 212930, 212931, 212932, 212933, 212934, 212935, 212936, 212937, 212938, 212939, 212940, 212941, 212942, 212943, 212944, 212945, 212946, 212947, 212948, 212949, 212950, 212951, 212952, 212953, 212954, 212955, 212956, 212957, 212958, 212959, 212960, 212961, 212962, 212963, 212964, 212965, 212966, 212967, 212968, 212969, 212970, 212971, 212972, 212973, 212974, 212975, 212976, 212977, 212978, 212979, 212980, 212981, 212982, 212983, 212984, 212985, 212986, 212987, 212988, 212989, 212990, 212991, 212992, 212993, 212994, 212995, 212996, 212997, 212998, 212999, 213000, 213001, 213002, 213003, 213004, 213005, 213006, 213007, 213008, 213009, 213010, 213011, 213012, 213013, 213014, 213015, 213016, 213017, 213018

SECTION 8

Granite Ridge Apartment Complex

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Residential Multifamily 16 (RM-16) District**. The land associated with the Granite Ridge Apartment Complex, approximately 27.69 acres, is located south of Piedmont Parkway, between Morris Farm Drive and Tarrant Road. A description of this development is recorded in PB 132 PG 49 (Lot 1) in the Guilford County Register of Deeds Office. The development is also known as Guilford County Tax Parcels 210377.

SECTION 9

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 10

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

SECTION 11.

This ordinance shall become effective upon the date of adoption.

Adopted by the City Council
City of High Point, North Carolina
The 18th day of November, 2020

By: _____

Jay W. Wagner, Mayor

ATTEST:

Lisa B. Vierling, City Clerk