

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

**STAFF REPORT  
PLAN AMENDMENT 21-05  
September 28, 2021**

| <b>Requests</b>   |  |
|---|--|
| <b>Applicant:</b><br>Leoterra Development, Inc.   | <b>Owner:</b><br>Jay Patrick Short and Dawn M. Short           |
| <b>Plan Amendment Proposal:</b><br>To change the future land use classification for approximately 70 acres to the Moderate-Density Residential land use classification. | <b>From:</b> Low-Density Residential and Restricted Industrial |
|   | <b>To:</b> Moderate-Density Residential                        |

| <b>Site Information</b>  |  |
|--------------------------|--|
| <b>Location:</b>         | The site is located south of Cox Avenue and west of Jackson Lake Road. |
| <b>Acreeage:</b>         | Approximately 70 acres   |
| <b>Current Land Use:</b> | Undeveloped  |

| <b>Adjacent Property Current Land Use</b> |  |
|---|--|
| <b>North:</b>                             | Single family dwellings, religious institution and undeveloped parcels |
| <b>South:</b>                             | Undeveloped ( <i>lying across I-74</i> )                               |
| <b>East:</b>                              | Single family dwellings  |
| <b>West:</b>                              | Single family dwellings  |

| <b>Adjacent Land Use Plan Designations</b> |   |
|--|---|
| <b>North:</b>                              | Low-Density Residential and Restricted Industrial |
| <b>South:</b>                              | Low-Density Residential                           |
| <b>East:</b>                               | Heavy Industrial                                  |
| <b>West:</b>                               | Low-Density Residential                           |

| <b>Purpose of Existing and Proposed Land Use Plan Designations</b> |   |
|--|---|
| <b>Existing Designation:</b>                                       | <p><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.</p> <p style="text-align: center;">AND</p> <p><b>Restricted Industrial:</b> This classification accommodates office, warehouse, research and development, distribution, and light manufacturing or assembly uses on larger sites in unified developments.</p> |
| <b>Proposed Designation:</b>                                       | <p><b>Moderate-Density Residential:</b> 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.</p>  |

| <b>Relevant Land Use Policies and Plan Amendment History</b> |   |
|--|---|
| <b>Community Growth Vision Statement</b>                     | This request is neither consistent or inconsistent with the goals and objectives of the Community Growth Vision Statement.  |
| <b>Land Use Plan Goals, Objectives &amp; Policies:</b>       | <p>The following goals and objectives of the Land Use Plan are relevant to this request:</p> <p>Goal #3: Provide a wide range of housing opportunities for families of all income levels.</p> <p>Goal #5: Promote an urban growth pattern that occurs in an orderly fashion and conserves the land resources of the city and its planning area.</p> <p>Obj. #8. Stimulate more efficient use of the City’s land resources by encouraging in-fill, mixed-use, cluster development and higher residential densities at appropriate locations.</p>                           |
| <b>Relevant Area Plan(s):</b>                                | There are not any area plans that cover this area.  |
| <b>LUPA History:</b>   | This area has had a combination of Industrial and Low-Density Residential land use plan classifications since the mid-1980’s. The most recent plan amendment was in 2003 when a large area of the southeastern portion of the City’s planning area was amended to make various changes in land use classifications based on changes to the Randleman Lake General Watershed regulations and the US 311 Bypass study. At that time, the area on the east side of Jackson Lake Road was amended from Low-Density Residential and Restricted Industrial to Heavy Industrial. |

**Details of Proposal**

Summary of Land Use Plan Amendment Request:

The applicant is proposing single family detached and attached dwelling units limited to 7 dwelling units per acre and is therefore requesting a Land Use Plan amendment from Low-Density Residential and Restricted Industrial to Moderate-Density Residential. The Low-Density Residential classification primarily supports single family detached dwellings on individual lots with densities not to exceed five dwelling units per gross acre. The Restricted Industrial classification does not support residential uses. The proposed Moderate-Density Residential classification supports a variety of detached or attached dwellings, generally including single family homes, cluster homes, duplexes and townhouses. Development densities can range from five to eight dwelling units per gross acre.

The proposed development site is approximately 70 acres located on the south side of Cox Avenue. Cox Avenue is a two-lane collector street that connects Baker Road and Jackson Lake Road.

**Staff Analysis**

Cox Avenue is bordered primarily by residential single-family detached dwellings and it serves as a collector street for multiple other residential single-family detached subdivisions. This proposal would add both single-family detached and attached dwellings at a slightly higher density than is

currently allowed in the Residential Single Family-5 (R-5) zoning district. There is need for a variety of housing types such as townhomes, condominiums, and similar housing styles. This area has been designated as a combination of Low-Density Residential and Restricted Industrial since the mid-1980s. The Conditional Use-Employment Center (CU-EC) zoning district was established in 1989 prior to the construction of I-74 and it has never been developed. This would be an orderly growth of the city with the extension of water and sewer, along with the development of urban density residential.

### **Recommendation**

#### **Staff Recommends Approval:**

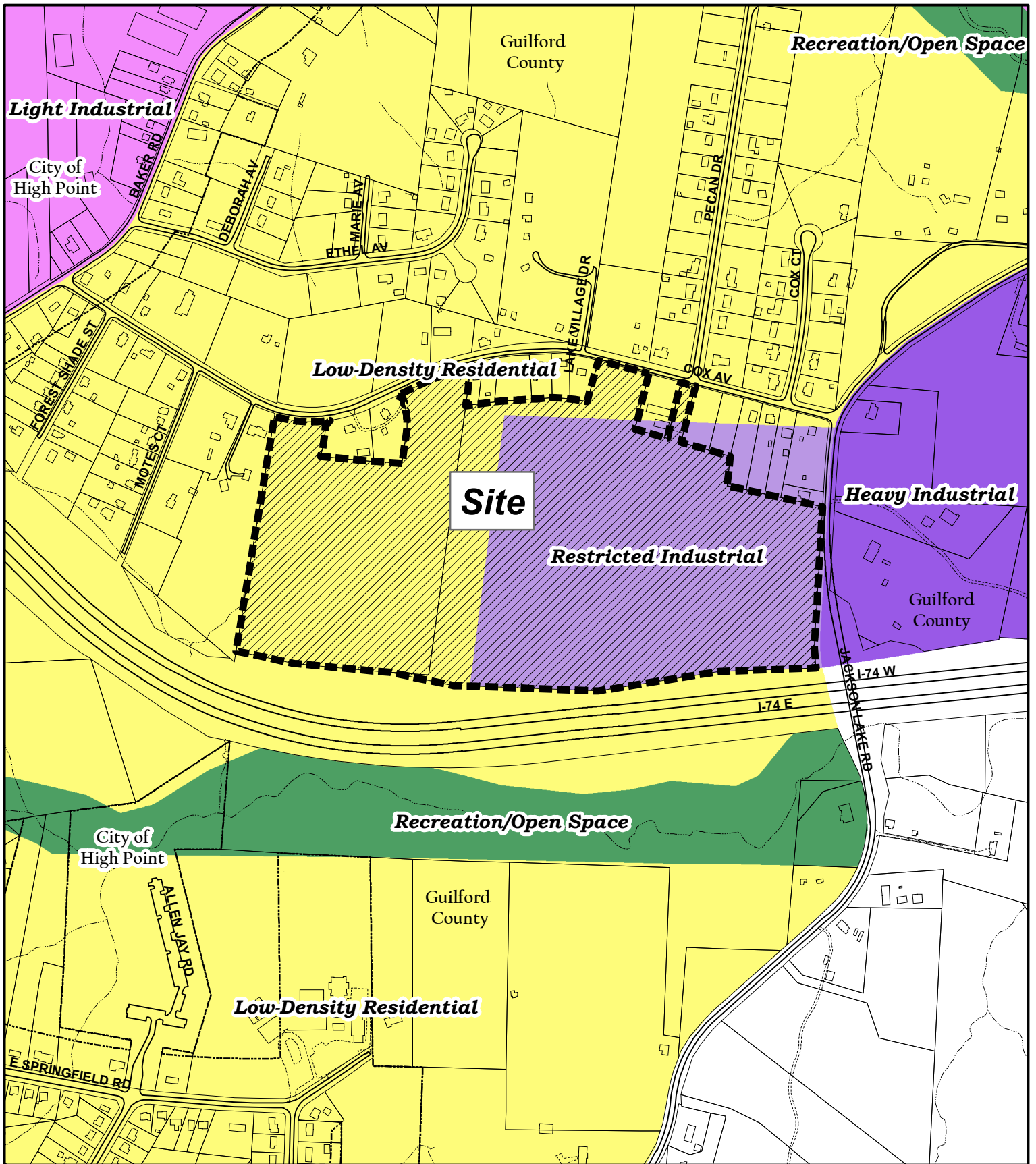
Staff recommends approval of the request to change the future land use designation for approximately 70 acres to the Moderate-Density Residential land use classification. The request meets the goals and objectives of the Land Use Plan and will be in harmony with the land use pattern of the surrounding area.

### **Report Preparation**

This report was prepared by Planning and Development Department staff member Heidi Galanti AICP, Planning Services Administrator, and reviewed by Chris Andrews AICP, Interim Director.

#### List of Attachments:

*Land Use Map*



**PLAN AMENDMENT: PA-21-05**

**From: Low Density Residential and  
Restricted Industrial**

**To: Moderate Density Residential**

**Subject Property Boundary** - - - - -

**Planning & Development  
Department**

**City of High Point**



**Scale: 1"=600'**

G:/Planning/Secure/BAC/  
PA/2021/MXD/pa21-05

**A RESOLUTION AMENDING THE LAND USE PLAN FOR THE HIGH POINT PLANNING AREA**

**WHEREAS**, the City Council of the City of High Point adopted the *Land Use Plan for the High Point Planning Area* on April 6, 2000, and

**WHEREAS**, changing circumstances may warrant that from time to time a particular land use designation be changed from one classification to another; and

**WHEREAS**, public hearings were held before the High Point Planning and Zoning Commission on September 28, 2021 and before the City Council of the City of High Point on November 1, 2021, regarding this proposed amendment (PA 21-05) to said *Land Use Plan for the High Point Planning Area*.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:**

**SECTION 1.** That the *Land Use Plan for the High Point Planning Area* be amended by reclassifying approximately 70 acres (as shown on the attached map) from Low Density Residential and Restricted Industrial to Moderate-Density Residential.

**SECTION 2.** Should any section or provision of this resolution be declared invalid, such decision shall not affect the validity of remaining portions of this resolution.

**SECTION 3.** This resolution shall become effective immediately upon adoption.

Adopted by City Council  
City of High Point, North Carolina  
The 1<sup>st</sup> day of November 2021

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

**Jay W. Wagner, Mayor**

**ATTEST:**

\_\_\_\_\_

**Lisa B. Vierling, City Clerk**