

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF NORTH CHURCH STREET NORTH OF PISGAH CHURCH ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from Conditional District – RM-18 Residential Multifamily to Conditional District – RM-26 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point (B) in the right of way line of North Church Street; thence S 07°09'52" E a distance of 455.58'; thence S 85°00'46" W a distance of 236.92'; thence S 06°22'56" E a distance of 39.48'; thence S 64°47'59" W a distance of 63.55'; thence N 56°10'31" W a distance of 74.01'; thence N 44°29'14" W a distance of 109.14'; thence N 28°54'27" W a distance of 67.48'; thence N 22°07'27" W a distance of 106.80'; thence N 26°45'42" W a distance of 49.67'; thence N 09°36'54" W a distance of 77.17'; thence N 04°31'25" E a distance of 38.03'; thence with a curve turning to the left with an arc length of 59.43', with a radius of 69.23', with a chord bearing of N 31°53'51" E, with a chord length of 57.62'; thence N 83°00'25" E a distance of 448.27'; which is the point (B) of BEGINNING, having an area of 4.80 acres more or less.

Section 2. That the rezoning of Conditional District – RM-18 Residential Multifamily to Conditional District – RM-26 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Condominiums, townhomes or apartments and related uses (e.g., homeowner/resident amenities).
- 2) Buildings will be constructed at least 50% of brick, stucco, textured masonry, wood and/or stone.
- 3) Access limited to one curb cut on North Church Street.
- 4) Buildings shall be limited to three stories in height.
- 5) Wherever a Type C planting yard rate is required, applicant shall install a Type B planting yard rate.
- 6) Maximum of 72 units.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on November 27, 2007.