

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF SPRING GARDEN STREET BETWEEN SCOTT AVENUE AND SOUTH ELAM AVENUE

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

Section 1. The Official Zoning Map is hereby amended by rezoning from 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 in the northern right-of-way line of Spring Garden Street, said point being the southwest corner of Carolyn E. Young as described in Deed Book 4678, Page 0121 in the Office of the Guilford County Register of Deeds; thence along Young's western line N02°00'14"E 178.62 feet to a point; thence N86°31'01"W 81.94 feet to a point; thence N01°44'45"E 63.37 feet to a point; thence N88°26'21"W 86.51 feet to a point; thence N86°14'19"W 85.00 feet to a point; thence S02°10'41"W 238.99 feet to a point in the northern right-of-way line of Spring Garden Street; thence along said northern right-of-way line the following two courses and distances: 1) S86°14'19"E 85.00 feet to a point; and 2) S86°29'40"E 169.50 feet to the point and place of BEGINNING.

Section 2. That the rezoning of 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 designed for sale.
- 2) There shall be a maximum of 28 units.
- 3) The height of any building shall be limited to two (2) above ground stories.

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 June 22, 2007.