

AMENDING OFFICIAL ZONING MAP

NORTH SIDE OF PERKINS STREET AND SOUTH SIDE OF CUNNINGHAM STREET BETWEEN SOUTH BENBOW ROAD AND SOUTH BOOKER STREET

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 intersection of the northern right-of-way line of Perkins Street and the proposed western right-of-way line of South Booker Street; thence along the northern right-of-way line of Perkins Street the following three bearings and distances: 1) N86°10'15"W 40.31 feet; 2) N85°47'30"W 50.05 feet; and 3) N86°03'44"W 49.78 feet to a point; thence leaving said right-of-way line N05°30'38"E 135.07 feet to a point; thence N86°21'11"W 99.82 feet to a point; thence S05°20'03"W 135.06 feet to a point in the northern right-of-way line of Perkins Street; thence along said northern right-of-way line the following seven bearings and distances: 1) N86°20'13"W 49.23 feet; 2) N85°21'57"W 50.42 feet; 3) N84°20'12"W 51.75 feet; 4) N85°36'40"W 48.65 feet; 5) N85°47'48"W 50.73 feet; 6) N86°30'37"W 49.65 feet; and 7) N85°28'03"W 196.87 feet to a point; thence leaving said right-of-way line N02°00'33"E 59.63 feet to a point; thence N05°45'02"E 75.03 feet to a point; thence S86°41'59"E 100.29 feet to a point; thence S83°27'59"E 49.89 feet to a point; thence N05°55'02"E 133.94 feet to a point in the southern right-of-way line of Cunningham Street; thence along said southern right-of-way line the following ten bearings and distances: 1) S85°17'19"E 49.85 feet; 2) S85°56'36"E 50.36 feet; 3) S85°45'17"E 49.79 feet; 4) S85°43'58"E 50.09 feet; 5) S84°33'05"E 48.97 feet; 6) S85°58'26"E 150.44 feet; 7) S86°19'51"E 49.98 feet; 8) S86°17'32"E 49.96 feet; and 9) S86°18'24"E 50.00 feet; 10) S86°16'32"E 20.91 feet to a point; thence along a curve to the right a chord bearing and distance S40°11'47"E 28.81 feet (R=20.00 feet) to a point in the proposed western right-of-way line of South Booker Street; thence along said proposed western right-of-way line S05°51'27"W 248.50 feet to the point and place of BEGINNING, as shown on "Proposed Rezoning Statesman Court III" prepared by Fleming Engineering, Inc. and dated 06-19-2007.

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) Limited to 72 multifamily dwelling units and accessory uses.
- 2) Brick and masonry construction.

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 August 24, 2007.