

AMENDING OFFICIAL ZONING MAP

NORTH OF E. MARKET STREET, EAST AND WEST OF MARSHALL 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 Multi-Family-18) to CD-RM-26 (Conditional District – Residential Multifamily-26) subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) The area is described as follows:

Beginning at a point in the eastern margin of US Highway 29 north, said point being the northwest corner of the Department of Transportation property as recorded in deed book 6458, page 208; thence from said beginning point along the eastern margin of us highway 29 north 07 degrees 35 minutes 50 seconds west 170.25 feet to a point; thence along a curve to the right with a radius of 70.00 feet and a chord bearing and distance of north 31 degrees 43 minutes 38 seconds east 85.01 feet to a point; thence along a curve to the right with a radius of 10.00' and a chord bearing and distance of south 59 degrees 16 minutes 00 seconds east 15.89 feet to a point in the western margin of Marshall street; thence along the western margin of Marshall street south 06 degrees 40 minutes 50 seconds east 218.29 feet to a point; thence south 75 degrees 25 minutes 30 seconds west 63.31 feet to the point and place of beginning containing 0.32 acres and beginning at a point being the southeast intersection of Marshall street and Huffman street; thence along the southern margin of Huffman street north 84 degrees 46 minutes 41 seconds east 50.72 feet to a point; thence containing along the southern margin of Huffman along a curve to the right with a radius of 261.48 feet and a chord bearing and distance of south 64 degrees 26 minutes 20 seconds east 253.46 feet to a point; thence south 75 degrees 58 minutes 50 seconds west 174.83 feet to a point; thence south 08 degrees 11 minutes 17 seconds east 54.50 feet to a point; thence south 75 degrees 26 minutes 45 seconds west 94.00 feet to a point in the eastern margin of Marshall street; thence along the eastern margin of Marshall street north 06 degrees 40 minutes 50 seconds west 226.20 feet to the point and place of beginning containing 0.84 acres.

Section 2. That the rezoning from RM-18 (Residential Multi-Family-18) to CD-RM-26 (Conditional District – Residential Multifamily-26) is hereby authorized subject to the following use limitations and conditions:

Permitted Uses: Limited to apartments and other accessory uses.

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 February 21, 2008.