

AMENDING OFFICIAL ZONING MAP

4803 & 4807 HARDINDALE DRIVE AND 635 MUIRS CHAPEL ROAD, WEST OF MUIRS CHAPEL ROAD AND EAST OF ARROWHEAD ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by original zoning from **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily).

The area is described as follows:

Being all that tract of land containing 11.114 acres, more or less, located in the City of Greensboro, Morehead Township, North Carolina; and being all the land described in Deed Book 907 Page 571 (Dorothy Lewis), Deed Book 1884 Page 359 (William Lewis and Dorothy Lewis) and Deed Book 2861 Page 816 (Dorothy Lewis); bounded on the North by CEG Friendly Manor, LLC. (D.B.5772 PG. 2750), Stella Pleasents (D.B.5405 PG.955) and Peggie G. Powell (D.B. 1668 PG. 474); bounded on the East by Muirs Chapel Road; bounded the south by Hamilton Hills Addition, Section 4, Block A and Block G, P.B. 44 PG. 84 and Streamside Subdivision Section 2, P.B.158 PG. 65, bounded on the west by Madison Woods Subdivision, Block D , P.B. 40 PG.1 and being more particularly described as follows.

Beginning at a 1" iron pipe in the eastern Right of Way of Muirs Chapel Road thence S 74°02'02" W a distance of 794.69', to a 1" pinch top pipe; thence S 54°17'21" W a distance of 542.54', to a 1" iron rod; thence N 23°34'43" W a distance of 427.36', to a 5/8" iron pipe; thence N 76°10'40" E a distance of 119.83', to a 5/8" iron pipe; thence N 76°29'51" E a distance of 386.63', to a new iron pipe; thence N 01°18'41" W a distance of 312.98', to a 1" iron pipe; thence N 82°09'40" E a distance of 512.68', to a new iron pipe; thence S 49°50'34" E a distance of 60.81', to the northern Right of Way of Hardindale Drive , to a new iron pipe; thence S 48°28'57" E a distance of 104.94', to a new iron pipe; thence S 42°03'06" W a distance of 63.41', to a new iron pipe; thence with a curve turning to the right with an arc length of 190.93', with a radius of 343.65', with a chord bearing of S 58°02'17" W, with a chord length of 188.49', to a new iron pipe; thence S 16°02'54" E a distance of 60.00', to a new iron pipe; thence along the southern Right of Way Hardindale Drive, with a curve turning to the left with an arc length of 224.30', with a radius of 403.71', with a chord bearing of N 58°02'06" E, with a chord length of 221.43', to a new iron pipe; thence N 42°03'06" E a distance of 63.20', to a new iron pipe in the Southern Right of Way Muirs Chapel Road; thence along said Right of Way, S 47°12'14" E a distance of 86.17', to a new iron pipe; thence S 45°03'38" E a distance of 97.02', to a new iron pipe; thence S 44°43'59" E a distance of 115.29'; which is the point of beginning, having an area of 484109.89 square feet, 11.114 acres.

Section 2. That the zoning amendment from **R-3** (Residential Single Family) to **CD-RM-12** (Conditional District Residential Multifamily) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 100 residential dwelling units.

2. The existing native landscape, along the southern boundary, shall be preserved and enhanced to ensure continuous screening, as approved by the City Arborist.
3. An opaque fence, with a minimum height of six feet, shall enclose the dwelling units adjacent to the southern property without encroaching into the required buffer.
4. Exterior lighting shall be limited to a maximum height of 25 feet above finished grade.
5. No dwelling unit or parking is to be located within a 75 ft. radius centered on the intersection of the centerline of Beckwith Drive and the southern property line as shown on Exhibit A, dated January 13, 2016.
6. Facades and rooflines on dwelling units shall include features and material changes to ensure architectural variety.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-12** (Conditional District Residential Multifamily) zoning district 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 March 1, 2016.