

AMENDING OFFICIAL ZONING MAP

2400 NORTH ELM STREET, GENERALLY DESCRIBED AS SOUTHEAST OF EAST CONE BOULEVARD AND NORTHEAST OF NORTH ELM STREET

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

Section 1. The Official Zoning Map is hereby amended by rezoning from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8)

The area is described as follows:

Beginning at an existing iron pipe located in the eastern margin of North Elm Street at the intersection of the northern margin of Rockford Road, said beginning point being N 30-38-21 E 50.77' of a PK nail in the center of the intersection of North Elm Street and Rockford Road, thence from said point of beginning with the eastern line of North Elm Street N 32-01-49 W 211.57' to an existing iron pipe in the southern margin of West Cone Boulevard, thence with the southern line of West Cone Boulevard N 58-06-27 E 138.47 to an existing iron pipe in the line of Sherwood Park, Inc. (DB 1962 Pg. 605), thence with Sherwood Park S 33-06-00 E 211.84' to an existing iron pipe located in the northern margin of Rockford Road, thence with Rockford Road 58-11-56 W 142.42' to the point of beginning and containing .68 acres and being Lot 1, Block 40-A, Section 19, of the Irving Park Subdivision as recorded in Plat Book 27 Page 24 of the Guilford County Register of Deeds.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-8 (Conditional District Residential Multifamily - 8) is hereby authorized subject to the following use limitations and conditions:

1. No driveway entrance on North Elm Street.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-8 (Conditional District Residential Multifamily - 8) 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 July 21, 2020.