

AMENDING OFFICIAL ZONING MAP

2737 AND 2745-2767 HORSE PEN CREEK ROAD, GENERALLY DESCRIBED AS SOUTH AND WEST OF HORSE PEN CREEK ROAD AND WEST OF TERRAULT DRIVE

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)**, **CD-RM-12 (Conditional District Residential Multifamily)** and **CD-O (Conditional District Office)** to **CD-RM-18 (Conditional District Residential Multifamily)**.

The area is described as follows:

“BEGINNING AT POINT IN THE SOUTHERN RIGHT OF WAY LINE OF HORSE PEN CREEK ROAD (A VARIABLE WIDTH PUBLIC RIGHT OF WAY), SAID POINT BEING THE NORTHEAST CORNER OF THUY HONG-THI & VI-THUY THI NGUYEN (DB. 6601, PG. 1110, GUILFORD COUNTY REGISTRY);

THENCE, WITH THE SOUTHERN RIGHT-OF-WAY OF HORSE PEN CREEK ROAD, THE FOLLOWING TEN (10) CALLS; 1) SOUTH 73°46'31" EAST 134.93 FEET TO A POINT; 2) THENCE, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 96.46 FEET AND A RADIUS OF 1,047.00 FEET, SOUTH 76°24'52" EAST A CHORD DISTANCE OF 96.43 FEET TO A POINT; 3) THENCE, SOUTH 79°15'24" EAST 7.42 FEET TO A POINT; 4) THENCE, SOUTH 75°03'09" EAST 220.45 FEET TO A POINT; 5) THENCE, NORTH 14°22'33" EAST 36.09 FEET TO A POINT; 6) THENCE, SOUTH 75°03'09" EAST 149.49 FEET TO A POINT; 7) THENCE, NORTH 14°40'33" EAST 18.14 FEET TO A POINT; 8) THENCE, SOUTH 75°45'29" EAST 241.14 FEET TO A POINT; 9) THENCE, SOUTH 73°11'42" EAST 444.63 FEET TO A POINT; 10) THENCE, WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 230.07 FEET AND A RADIUS OF 600.00 FEET, SOUTH 62°12'35" EAST A CHORD DISTANCE OF 228.67 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE CITY OF GREENSBORO PARCEL (PARCEL #0081288)(DB. 7720, PG. 1791, GUILFORD COUNTY REGISTRY); THENCE WITH THE CITY OF GREENSBORO PARCEL'S WESTERLY LINE SOUTH 04°23'48" WEST 265.98 FEET TO A POINT; THENCE WITH THE SOUTHERLY LINE OF THE CITY OF GREENSBORO PARCEL, NORTH 87°19'47" EAST 206.08 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF HORSE PEN CREEK ROAD; THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF HORSE PEN CREEK ROAD, THE FOLLOWING SEVEN (7) CALLS, 1) THENCE, WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 51.17 AND A RADIUS OF 600.00 FEET, SOUTH 18°15'56" WEST A CHORD DISTANCE OF 51.16; 2) THENCE SOUTH 32°57'16" WEST 26.95 FEET TO A POINT; 3) THENCE, SOUTH 11°24'08" EAST 53.93 FEET TO A POINT; 4) THENCE, SOUTH 48°14'29" EAST 17.83 FEET TO A POINT; 5) THENCE, SOUTH 06°08'24" EAST 26.12 FEET TO A POINT; 6) THENCE, SOUTH 15°55'21" EAST 38.23 FEET TO A POINT; 7) THENCE, SOUTH 00°35'16" EAST 33.68 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF SULLIVAN LAKE ASSOCIATION (PARCEL # 0081967) (DB. 3537, PG. 1682, GUILFORD COUNTY REGISTRY); THENCE,

NORTH 83°29'03" WEST 243.84 FEET TO A POINT; THENCE, NORTH 86°48'47" WEST 776.40 FEET TO A POINT; THENCE, NORTH 61°52'03" WEST 970.81 FEET TO A POINT IN THE CENTERLINE OF HORSE PEN CREEK; THENCE, WITH HORSE PEN CREEK, NORTH 27°24'49" EAST 403.84 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 21.478 ACRES, MORE OR LESS."

Section 2. That the zoning amendment from **R-5 (Residential Single Family)**, **CD-RM-12 (Conditional District Residential Multifamily)** and **CD-O (Conditional District Office)** to **CD-RM-12 (Conditional District Residential Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. The landscaped buffer adjacent to Sullivan's Lake Association parcels REID: 0081972 (4222 CE Sullivan's lake Drive) and 0081973 (4206 Open Sullivan's Lake Drive) shall be of a Type C buffer width with a Type B buffer planting rate.
2. A minimum 6 foot tall fence composed of brick columns and aluminum type materials with wrought iron appearance shall be constructed near the southern property boundary adjacent to the Sullivan's Lake Association parcels REID 0081972 and 0081973 as shown in Exhibit A. Where the fence intersects with any required stream buffers it shall be placed along the eastern edge of those buffers for a distance of approximately 60 feet as also shown in Exhibit A. The fence will be placed in a manner so as not to interfere with any new or conserved plants.
3. The maximum height of any buildings shall not exceed four stories.

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 January 15, 2019.