

AMENDING OFFICIAL ZONING MAP

3525 AND 3527 LEWISTON ROAD, NORTH OF LEWISTON ROAD AND EAST OF FLEMING 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 16.272 acres, more or less, located in Friendship Township, Guilford County N.C. and being all the land described in D.B. 1019 Pg 339 (William Smith) and D.B. 6497 Pg 2213, (James Dogget); bounded by the north by Sunset Ridge subdivision (P.B. 135 Pg 80); Bounded on the east by, Brenda Funderbunk, (D.B. 3609 Pg 870), Darrell Allred (D.B. 7152 Pg 278) and Raul Sanchez (D.B. 7083 Pg 2184); bounded on the south by Lewiston Road; bounded on the west by, Roberta I Morris Estate, Jessie Lindsey Estate, (1692 Page 48) and being more particularly described as follows:

Beginning at a P.K. nail in the center of Lewiston Road, thence leaving the center of the Road, N 61 deg. 13 min. 04 sec. W a distance of 859.16 feet to a existing flatbar; thence N 01 deg. 38 min. 31 sec. E a distance of 786.41 feet to a 1-1/4 inch iron pipe in the southern line of Sunset Ridge Subdivision (P.B. 135 Pg 80); thence along said subdivision, S 86 deg. 20 min. 45 sec. E a distance of 455.19 feet to a 2 inch iron pipe; thence leaving said line, S 26 deg. 00 min. 50 sec. E a distance of 500.76 feet to a ¾ inch iron pip; thence S 26 deg. 11 min. 38 sec. E a distance of 266.53 feet to a ¾ inch pipe; thence S 26 deg. 03 min. 07 sec. E a distance of 331.55 feet, crossing over and iron at 300.12 feet, to a PK nail in the center of Lewiston Road; thence along the center of Lewiston Road, S 48 deg. 13 min. 32 sec. W a distance of 176.93 feet to a PK nail; thence S 48 deg. 37 min. 37 sec. W a distance of 99.57 feet, which is the point of beginning, having an area of 708794.76 square feet, 16.272 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. Building materials shall consist of at least 50% brick, stone, and/or other masonry materials.
2. Density will be limited to a maximum of 130 dwelling units.
3. Building height shall be limited to a maximum of 2 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 April 7, 2015.