

AMENDING OFFICIAL ZONING MAP

URBAN LOOP RIGHT OF WAY, NORTH OF BURLINGTON ROAD AND EAST OF WILLOWLAKE 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 **County AG** (Agricultural), **County CU-SC** (Conditional Use Shopping Center) and **County RS-30** (Residential Single Family) to **City R-3** (Residential Single Family).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of December 31, 2014), said point being the intersection of the west line of North Carolina Department of Transportation Project 6.498006T (now Interstate 840) and the north right-of-way line of Burlington Road (US Highway 70); THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a westerly direction along said north right-of-way line approximately 30 feet to the southeast corner of property of Kotis Company, LLC, as recorded in Deed Book 6299, Page 1551; thence with the east line of said property N 04° 57' 30" E 1,002.42 feet to the northwest corner of the NCDOT property recorded in Deed Book 4424, Page 1380; thence with the north line of said NCDOT property S 82° 11' 00" E 158.80 feet to the southwest corner of NCDOT Parcel No. 946, as recorded in Deed Book 5501, Page 352; thence with the west line of NCDOT Project U-2525B (Interstate 840) N 17° 54' 40" E 371.72 feet to a spike; thence continuing with said line N 17° 49' 58" E 313.31 feet to a spike; thence continuing with said line N 16° 41' 0.7" E 97.072 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 05° 30' 44.4" W 185.907 feet to the northeast corner of NCDOT Parcel No. 946; thence S 05° 26' 20" W 674.66 feet to the southeast corner of said parcel; thence in a westerly direction with the north line of NCDOT Project 6.498006T as shown on Sheet 10 approximately 140 feet to the northwest corner of said project; thence in a southerly direction with the west line of said project approximately 1,000 feet to the point and place of BEGINNING, and containing approximately 3.7 acres.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-3** (Residential Single Family) 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 3. 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 4. This ordinance shall be effective on March 3, 2015.