

AMENDING OFFICIAL ZONING MAP

4310 FOUR FARMS ROAD, EAST OF FOUR FARMS ROAD, NORTH OF DRAWBRIDGE PARKWAY AND WEST OF BATTLEGROUND AVENUE.

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) and **RM-8** (Residential Multi-Family) to **CD-RM-8** (Conditional District-Residential Multi-Family).

The area is described as follows:

BEGINNING at an existing iron pin in the northeastern margin of the right of way of Four Farms Road, in the line of property now or formerly owned by Malcolm R. Farrell, thence with the line of Ferrell North 89 degrees 03 minutes 49 seconds East (crossing an existing axle at 109.54 feet) a total distance of 894.76 feet to an existing iron pin in the western line of property now or formerly owned by 220 North Associates; thence with the 220 North Associates line South 00 feet 11 minutes West 754.95 feet to an existing stone; thence further with the line of 220 North Associates South 49 degrees 26 minutes 41 seconds East 100.69 feet to an existing iron pin; thence South 38 degrees 10 minutes 33 seconds West 423.18 feet to an existing iron pin; thence North 30 degrees 16 minutes 43 seconds West 400.99 feet to an existing iron pin; thence North 71 degrees 58 minutes 12 seconds West 210.12 feet to a point in the right of way of Four Farms Road; thence continuing in the right of way of Four Farms Road; thence continuing in distances: north 19 degrees 44 minutes 06 seconds West 97.68 feet to a point, North 29 degrees 32 minutes 40 seconds West 130.09 feet to a point, North 37 degrees 18 minutes 38 seconds West 79.83 feet to a point, North 35 degrees 30 minutes 53 seconds West 181.74 feet to a point; North 24 degrees 08 minutes 50 seconds West 157.80 feet to a new iron pin, North 16 degrees 57 minutes 48 seconds West 48.32 feet to a point, North 06 degrees 39 minutes 46 seconds West 123.52 feet to a point, thence North 89 degrees 03 minutes 49 seconds East 30.33 feet to the point of beginning, containing 15.757 acres, more or less.

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

1. The site shall be limited to a maximum of 75 single family of townhouse dwelling units.
2. Height shall be limited to a maximum of two stories.
3. 0% of exterior surfaces shall consist of brick or stone.
4. No internal illumination of signs.

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 Multi-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 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 15, 2014.