

AMENDING OFFICIAL ZONING MAP

3510-3516 WEST FRIENDLY AVENUE AND 805 AND 807 HOBBS ROAD, NORTH OF WEST FRIENDLY AVENUE, EAST OF NORTH HOLDEN ROAD AND WEST OF HOBBS 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 **PUD** (Planned Unit Development).

The area is described as follows:

BEGINNING AT AN IRON PIN OLD 5/8 SOLID ROD AT OR ALONG THE RIGHT OF WAY OF HOBBS ROAD, SAID POINT BEING THE POINT OF BEGINNING (P.O.B); THENCE ALONG HOBBS ROAD SOUTH 01 DEGREES 33 MINUTES 09 SECONDS W FOR A DISTANCE OF 136.06 FEET TO AN IRON PIN OLD 1/2 OPEN TOP PIPE; THENCE SOUTH 01 DEGREES 36 MINUTES 35 SECONDS W FOR A DISTANCE OF 281.84 FEET TO AN IRON PIN OLD 3/4 OPEN TOP PIPE AT THE INTERSECTION OF WEST FRIENDLY AVENUE THENCE ALONG THE SITE FLARE OF WEST FRIENDLY AVENUE 43 DEGREES 03 MINUTES 26 SECONDS W FOR A DISTANCE OF 28.11 FEET TO AN IRON PIN OLD 3/4 OPEN TOP PIPE AT THE INTERSECTION OF WEST FRIENDLY AVENUE; THENCE ALONG THE SITE FLARE OF WEST FRIENDLY AVENUE S 43 DEGREES 03 MINUTES 26 SECONDS W FOR A DISTANCE OF 28.11 FEET TO AN IRON PIN OLD 3/4 OPEN TOP PIPE; THENCE ALONG WEST FRIENDLY AVENUE N 72 DEGREES 48 MINUTES 50 SECONDS W FOR A DISTANCE OF 101.24 FEET TO AN IRON PIN OLD 1/2 OPEN TOP PIPE; THENCE N 72 DEGREES 57 MINUTES 10 SECONDS W FOR A DISTANCE OF 100.06 FEET TO AN IRON PIN OLD 3/4 OPEN TOP PIPE; THENCE N 72 DEGREES 48 MINUTES 11 SECONDS W FOR A DISTANCE OF 210.13 FEET TO AN IRON PIN OLD 1/2 OPEN TOP PIPE; THENCE N 72 DEGREES 48 MINUTES 11 SECONDS W FOR A DISTANCE OF 206.59 FEET TO A POINT; THENCE LEAVING WEST FRIENDLY AVENUE N 04 DEGREES 29 MINUTES 04 SECONDS E FOR A DISTANCE OF 414.54 FEET TO AN IRON PIN OLD 3/4 OPEN TOP PIPE; THENCE S 83 DEGREES 23 MINUTES 58 SECONDS E FOR A DISTANCE OF 253.55 FEET TO AN IRON PIN OLD 3/4 OPEN TOP PIPE; THENCE ~~S 10 DEGREES 55 MINUTES 11 SECONDS W~~ S 83 DEGREES 23 MINUTES 38 SECONDS FOR A DISTANCE OF ~~82.08~~ 341.74 FEET TO AN IRON PIN OLD 4/2 REBAR 3/4 CRIMP TOP PIPE; THENCE BACK TO THE POINT OF BEGINNING (P.O.B) ~~S 82 DEGREES 17 MINUTES 31 SECONDS E~~ S 01 DEGREES 36 MINUTES 10 SECONDS E FOR A DISTANCE OF ~~355.75~~ 89.03 FEET; SAID PARCEL CONTAINS ~~5.90 ±~~ 6.4 ACRES OR ~~257,059~~ SQUARE FEET.

Section 2. That the zoning amendment from **R-3** (Residential Single Family) to **PUD** (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to those permitted in the PUD District, except that the following uses shall not be permitted: billboards, eating and drinking establishments with drive-through facilities, animal shelters, community scale cultural and community uses, day care centers, educational facilities, governmental buildings, group care facilities, clubs and lodges, brewpubs, indoor shooting ranges, hotels and motels, bed and breakfasts, bars, night clubs, funeral homes and crematoriums, veterinary services and pet

grooming, kennels, ABC stores, convenience stores with gas pumps, garden centers, pawn shops, sexually oriented businesses, self-storage, vehicle sales and service, and car washes and tattoo parlors.

2. There shall be no more than ~~45~~ 22 residential units and 48,500 square feet of non-residential development.

3. All uses except single family dwellings shall be limited to one point of access on Hobbs Road and no more than one point of access on W. Friendly Avenue.

4. There shall be clearly defined pedestrian connections between residential and commercial buildings that are protected from vehicular traffic.

5. Freestanding signs shall be limited to one monument sign on Hobbs Road and one monument sign on W. Friendly Ave. Each sign shall be limited to a maximum of 12 feet in height.

6. Wall signs and monument signs shall not be internally illuminated.

7. Exterior lights shall not exceed 22 feet in height.

8. Vehicular use areas located between any building and W. Friendly Avenue shall be set back at least 15 feet from the right-of-way and landscaped in general accordance with Type C buffer planting yard standards.

9. Building facades that are not separated from Hobbs or West Friendly Avenue by vehicular use areas shall provide the following:

(a) Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.

(b) Entrances should be oriented to pedestrians with clearly defined access.

(c) Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.

(d) Windows, bays, varying shades of brick, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.

10. Building exteriors in the non-residential area, at a minimum, shall consist of 85% brick or stone veneer. In the residential area, building exteriors shall be no less than 90% brick (excluding windows, doors and garages) and use architectural shingles for roof.

11. Residential buildings adjoining the northern property line shall not exceed ~~two~~ 1.5 (one and a half) stories in height and shall not have balconies on the northern side of the buildings.

12. Loading and service areas and dumpsters shall be screened by masonry walls 8 feet in height.

13. Developer shall prepare a tree survey when addressing LDO tree conservation requirements (Section 30-12-1.5).

14. To provide compatibility with surrounding properties, any building located within 50 feet of the northern lot line, and with a facade oriented towards Hobbs Rd, shall include a doorway visible from Hobbs with an ADA compliant pedestrian connection to the public sidewalk.

15. Dumpsters (not including roll-off compactors) shall be non-metal and shall not be emptied between 8:00 p.m. and 8:00 a.m.

16. Product deliveries may not be made between 9:00 p.m. and 7:00 a.m.

17. No retail business may be open prior to 6:00 a.m. Retail businesses other than grocery stores and restaurants shall close by 10:00 p.m. Grocery stores shall close by 11:30 p.m. and restaurants shall close by 12:00 a.m.

18. Building setbacks along the northern boundary shall not be less than 20 feet.

19. Non-residential buildings shall not exceed 35 feet in height.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD** (Planned Unit Development) 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 May 19, 2015.