

## AMENDING OFFICIAL ZONING MAP

**3061 YY PISGAH PLACE AND 10 R1 BENT OAK COURT, NORTH OF PISGAH PLACE AND EAST OF LELAND DRIVE.**

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:

BEGINNING at a point in the convergence of the two rear lots line being in the southeast corner of Lot 7 of Country Park Acres, Map 2 as shown in Plat Book 23, Page 89 thence continuing North 05 degrees 08 minutes 24 seconds East for 730.33 feet to a point in the eastern lot line of Lot 12 of Country Park Acres, Map 2 as shown in Plat Book 23, Page 89 thence continuing South 86 degrees 39 minutes 56 seconds East for 807.71 feet to the southeastern corner of Lot 10 of Pineburr Subdivision, Section 2 as shown in Plat Book 25, Page 14 thence continuing South 02 degrees 05 minutes 29 seconds West for 283.61 feet to a point at the southwest corner of Lot 16 of Natchez Trace, Section 2 as shown in Plat Book 65, Page 08 thence continuing South 08 degrees, 22 minutes, 26 seconds West for 478.68 feet to a point at the southwest corner of The Regency, Tract III as shown in Plat Book 139, Page 84 thence continuing South 85 degrees 53 minutes 43 seconds East for 630.71 feet to a point thence continuing South 05 degrees 30 minutes 14 seconds West for 307.20 feet to a point thence continuing South 10 degrees 52 minutes 57 seconds West for 308.01 feet to a point thence continuing North 86 degrees 11 minutes 16 seconds West for 754.13 feet to a point thence continuing North 86 degrees 09 minutes 24 seconds West for 212.13 feet to a point at the southeast corner of the property now or formerly known as the Blumenthal Jewish Nursing and Rehabilitation Center thence continuing North 03 degrees 32 minutes 46 seconds East for 442.60 feet to a point at the northeast corner of the Blumenthal Jewish Nursing and Rehabilitation Center property thence continuing along the northern property line of the Blumenthal Center North 86 degrees 26 minutes 11 seconds West for 648.89 feet to a point in said northern property line thence continuing North 03 degrees 33 minutes 49 seconds East for 197.23 feet to a point in the southern property line of Lot 6 of Country Park Acres, Map 2 as shown in Plat Book 23, Page 89 thence continuing South 86 degrees 48 minutes 29 seconds East for 242.29 feet to the point and place of beginning.

**Section 2.** That the zoning amendment from **R-3** (Residential Single Family) to **City CD-RM-12** (Conditional District Residential Multifamily) is hereby authorized subject to the following use limitations and conditions:

1. All buildings shall have a maximum height of three stories
2. Primary building materials shall consist of not less than fifty percent (50%) brick, stone, and/or cementitious materials (e.g. Hardie Plank).

**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 December 15, 2015.