

AMENDING OFFICIAL ZONING MAP

2201 SPRING GARDEN STREET, SOUTH OF SPRING GARDEN STREET AND WEST OF BITTING STREET

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 **CD-O** (Conditional District Office) to **PUD** (Planned Unit Development).

The area is described as follows:

BEING all of Lots 1 & 2 as shown on the Final Plat of the School At Spring Garden dated September 6, 1997 and recorded in Plat Book 126 at Page 137 in the Office of the Register of Deeds of Guilford County< North Carolina; TOGETHER WITH AND SUBJECT TO (1) that parking easement that is 25 feet in width for the benefit of Lot 2 over Lot 1, all shown on the Final Plat of the School at Spring Garden recorded in Plat Book 126 at Page 137 in Guilford County Registry.

Section 2. That the zoning amendment from **CD-O** (Conditional District Office) to **PUD** (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses are limited to a maximum of 80 residential multifamily dwelling units and accessory uses.
2. Maintain the existing principal structures without expansion.

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 October 18, 2016.