

AMENDING OFFICIAL ZONING MAP

5100 HILLTOP ROAD, WEST OF LAKESHORE DRIVE AND NORTH OF HILLTOP 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 **CD-RM-12** (Conditional District Residential Multifamily).

The area is described as follows:

Beginning at an existing iron pipe at the northeast corner of Lot 1 in Block C of Section No. 2 of Sedgefield Trails Subdivision, as recorded in Plat Book 40, Page 38, in the Guilford County Register of Deeds Office, said pipe being in the western right-of-way line of Lakeshore Drive; thence with said right-of-way line along a curve to the right having a radius of 1607.02 feet and a chord bearing and distance of S 9° 1' 20" W 138.04 feet to a point; thence continuing with said right-of-way line S 11° 23' 13" W 26.82 feet to its intersection with the new northern right-of-way line of Hilltop Road; thence with the new right-of-way line of Hilltop Road S 61° 34' 24" W 30.86 feet to a point; thence with said new right-of-way line along a curve to the left having a radius of 933.00 feet along the following three chord courses and distances: 1) N 69° 11' 45" W 30.4 feet to a point, 2) N 71° 46' 53" W 53.8 feet to a point, and 3) N 73° 36' 57" W 5.94 feet to a point, said point being on the western line of Lot 1; thence with the western line of said Lot 1 N 6° 22' 29" E 180.96 feet to the northwest corner of said Lot 1; thence with the northern line of said Lot 1 S 81° 56' 30" E 122.06 feet to the point and place of BEGINNING, being all of said Lot 1 save and except right-of-way transferred to City of Greensboro in Deed Book 5576, Page 797 and containing approximately 0.48 acres.

The above described lot is shown on the City of Greensboro Engineering Division map G-767D Sheet 4 of 8.

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

1. Uses are limited to residential uses only.

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 October 18, 2016.