

AMENDING OFFICIAL ZONING MAP

200 WEST CORNWALLIS DRIVE, GENERALLY DESCRIBED AS NORTH OF WEST CORNWALLIS DRIVE AND WEST OF NORTH ELM 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 **R-3** (Residential Single Family) to **CD-RM-8** (Conditional District Residential Multifamily).

The area is described as follows:

Beginning at an EIP in the northern right-of-way of Cornwallis Drive, said point being the southwest corner of Blakely at Irving Park as recorded in Plat Book 180 Page 27; thence with the northern right of way of Cornwallis Drive North 87 degrees 29 minutes 06 seconds West 100.10 feet to an EIP, said EIP being the southeast corner of Chiswick Park; thence with the eastern line of Chiswick Park North 02 degrees 35 minutes 56 seconds East 464.28 feet to an EIP in the southern line of William and Cynthia Mangum as recorded in Deed Book 7798 Page 2409, said EIP being the northeast corner of Chiswick Park; thence with the southern line of Mangum and McClement South 87 degrees 33 minutes 41 seconds East 99.98 feet to an EIP in the southern line of James and Jodie McClement as recorded in Deed book 5410 Page 898, said EIP being the northwest corner of Blakeney at Irving Park; thence with the western line of Blakeney at Irving Park South 02 degrees 35 minutes 00 seconds West 464.42 feet to the Point of Beginning.

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

1. Uses limited to a maximum of 6 residential dwelling units.
2. No building shall be constructed within 50 feet of West Cornwallis Drive and within 75 feet of the northern property line of the subject property

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 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 November 15, 2016.