

AMENDING OFFICIAL ZONING MAP

5812, 5908 & 5910 LAKE BRANDT ROAD, 2000, 2018 & 2020 TROSPER ROAD and PORTION of TROSPER ROAD RIGHT-OF-WAY

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 **County AG (Agricultural)**, **County LB (Limited Business)** and **County RS-40** to **City PUD (Conditional District Commercial-Medium)**.

The area is described as follows:

"BEGINNING at the northwest corner of Lot 2 of Michael J. Andrews, as recorded at Plat Book 83, Page 64; thence with the north line of said Lot 2 N 71° 08' 49" E 557.14 feet to the northeast corner of said Lot 2, also being the southeast corner of Lot 30 of Brandt Park, as recorded at Plat Book 9, Page 39; thence with the west line of Richard and Beverly Roberts, as recorded at Deed Book 3896, Page 1533, also being the east lines of Lots 30-32 of Brandt Park, N 07° 48' 10" W approximately 270 feet to the northernmost corner of Roberts, also being a point in the west line of the Common Elements of Griffin Village, Sheet 2, as recorded at Plat Book 188, Page 64, said point being in the existing Greensboro city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with said west line S 41° 44' 52" E 627.23 feet to its intersection with the northeastward projection of the northwest line of Lot 6 in Block C of Section 3 of Great Oaks, as recorded at Plat Book 46, Page 75; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along said projection S 41° 42' 02" W 60.85 feet to the northernmost corner of said Lot 6; thence with the northwest lines of Lots 6, 5, and 4 of said Section 3 S 41° 42' 02" W 343.34 feet to a stake in a west line of said Lot 4; thence with said line S 07° 48' 10" E 60.00 feet to a corner of said Lot 4; thence with the north lines of Lots 4 and 3 of said Section 3 S 74° 04' 17" W 218.37 feet to the northeast corner of Lot 2 of Section 2 of Great Oaks, as recorded at Plat Book 45, Page 22; thence S 10° 58' 30" E 232.00 feet to the southeast corner of said Lot 2; thence crossing Trospers Road in a southerly direction approximately 60 feet to the northwest corner of Lot 18 of said Section 3; thence with the west line of Lots 18-20 of said Section 3 S 06° 37' 57" W 437.05 feet to the northeast corner of Lot 9 of Section 1 of Great Oaks, as recorded at Plat Book 30, Page 88; thence with the north line of said Lot 9 S 82° 22' 00" W approximately 273.38 feet to a point in the east right-of-way line of Lake Brandt Road; thence in a northerly direction with said right-of-way line approximately 1,200 feet to the point and place of BEGINNING, and containing approximately 15.93 acres. The plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County."

Section 2. That the zoning amendment from **County AG (Agricultural), County LB (Limited Business) and County RS-40** to **City PUD (Planned Unit Development)** is hereby authorized subject to the following use limitations and conditions:

1. Uses for Lot 1, containing 11.31 (+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to a maximum of 50 residential dwelling units.
2. Uses for Lot 2, containing 1.08(+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to all uses allowed in the C-M zoning district **except** animal shelters, bus terminals, shooting range, vehicle sales and service, bars and nightclubs, ABC stores and sexually oriented businesses, and the total square footage shall be limited to a maximum of 7,000 square feet.
3. Uses for Lot 3, containing 2.91 (+/-) acres, as shown on the approved PUD Concept Plan dated March 30, 2017, shall be limited to the uses allowed in the O zoning district **except** Funeral Home, Crematorium, Cemetery, Group Living Uses, Social Service Facilities, and Hotel/Motel and the total square footage shall be limited to a maximum of 20,000 square feet.
4. The maximum building height above ground on Lots 1, 2 and 3 shall not exceed 35 feet.

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 July 18, 2017.