

AMENDING OFFICIAL ZONING MAP

4493 OLD BATTLEGROUND ROAD, GENERALLY DESCRIBED AS SOUTH OF OLD BATTLEGROUND ROAD AND EAST OF RAGLAND 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 **CD-RM-18 (Conditional District Residential Multifamily)** and **R-3 (Residential Single-Family)** to **PUD (Planned Unit Development)**.

The area is described as follows:

"Beginning at a new iron pipe located at the northwest corner with the property of, now or formerly, Lula Hardin (Deed Book 828, Page 349) thence along the Western property line of, now or formerly, Lula R. Hardin (Deed Book 828, Page 349) South 08° 38' 25" East 508.44 feet to a point; thence South 08° 38' 25" East 150.81 feet to a point; thence South 08° 38' 25" East 77.55 feet to a point; thence South 08° 38' 25" East 77.99 feet to an axle control corner; thence South 88° 17' 17" West 192.78 feet to an existing iron pipe; thence South 01° 19' 59" East 11.01 feet to an existing iron pipe; thence South 89° 36' 35" West 157.61 feet to a point; thence South 89° 58' 02" West 62.32 feet to a point; thence South 89° 57' 56" West 114.48 feet to an existing iron pipe, the southeast corner of Lot 4, Property of Newcastle Investment Company Battleground Avenue per plat recorded in Plat Book 107, Page 7; thence North 02° 35' 51" East 498.14 feet to a point; thence South 45° 13' 02" East 129.55 feet to a point; thence North 45° 33' 24" East 60.20 feet to a point; thence a curve to the right having a chord bearing and distance of North 44° 53' 42" East 6.65 feet and an arc length of 6.65 feet and a radius of 288.00 feet to a point; thence South 45° 46' 00" East 45.53 feet to a point; thence North 52° 46' 54" East 17.08 feet to a point; thence North 07° 25' 56" West 20.66 feet to a point; thence North 51° 04' 21" West 33.24 feet to a point; thence a curve to the right having a chord bearing and distance of North 33° 32' 50" East 54.01 feet and an arc length of 54.09 feet and a radius of 288.00 feet to a point; thence along the eastern property line of Lot 2, Final Subdivision Plat, Landon Creek Condominium (Plat Book 190, Page 133) North 28° 10' 01" East 141.68 feet to a point; thence along a curve to the left having a chord bearing and distance of North 21° 17' 15" East 69.00 feet and an arc length of 69.16 feet and a radius of 288.00 feet to a point; thence continuing along the line of Lot 2, Final Subdivision Plat, Landon Creek Condominium (Plat Book 190, Page 133) North 00° 30' 08" East 154.47 feet to a point said point being the northeast corner of Lot 2, Final Subdivision Plat, Landon Creek Condominium (Plat Book 190, Page 133); thence South 69° 16' 57" East 108.43 feet to the point and place of Beginning, and being all of Lot 1, Final Subdivision Plat, Landon Creek Condominium, plat of which is recorded in the Register of Deeds of Guilford County, North Carolina in Plat Book 190, Page 133, to which reference is hereby made for a more particular description.

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Section 2. That the zoning amendment from **CD-RM-18 (Conditional District Residential Multifamily)** and **R-3 (Residential Single-Family)** to **PUD (Planned Unit Development)** is hereby authorized subject to the following use limitations and conditions:

1. Multifamily residential and accessory structures shall be the only permitted uses.
2. There shall be a maximum of seventy-two (72) dwelling units.
3. There shall be a minimum six (6) foot high opaque fence on the southern boundary, as permitted under applicable ordinances
4. The exterior of the principal buildings shall be primarily brick and/or stone
5. All buildings shall be limited to a maximum three (3) above ground stories
6. There shall be a fifty (50) foot wide buffer between the subject property and the residential properties on the southern boundary. This buffer shall consist of existing undisturbed vegetation (except for disturbances related to construction, operation and maintenance of stormwater treatment devices or where disturbances are otherwise required by ordinance or statute). This condition shall be interpreted to expressly permit the construction, operation and maintenance of stormwater treatment devices within the proposed fifty (50) foot buffer area.
7. Vehicular access from the subject property to Brookfield Drive shall be prohibited

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 17, 2017.