

AMENDING OFFICIAL ZONING MAP

3522 AND 3524 LAWNDAL DRIVE, GENERALLY DESCRIBED AS NORTH OF LAWNDAL DRIVE AND EAST OF HATHAWAY DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from **R-3 (Residential Single Family)** to **CD-O (Conditional District Office)**.

The area is described as follows:

“BEGINNING at a new iron pipe in the southern margin of the right of way of Lawndale Drive (80' right of way) at the southeast corner of Brown Quarters Association (Deed Book 3408, page 1025, Plat Book 74, page 134, Guilford County Registry); thence with the eastern and southern boundary of Brown Quarters Association, the following two (2) courses and distances: (i) North 38 degrees 28 minutes 46 seconds East 314.14 feet to an existing iron pipe; and (ii) South 63 degrees 53 minutes 00 seconds East 112.83 feet (passing through an existing iron pipe at 102.41 feet) to an existing iron pipe in the western boundary of St. Francis Episcopal Church (Deed Book 4265, page 668, Plat Book 153, page 121, Guilford County Registry); thence with the western boundary of St. Francis Episcopal Church South 04 degrees 39 minutes 40 seconds West 125.45 feet to an existing iron pipe, the northern corner of Leandro Gomez, now or formerly (Deed Book 6136, page 257, Plat Book 19, page 49, Guilford County Registry); thence with the western boundary of Gomez, South 38 degrees 29 minutes 21 seconds West 234.31 feet to an existing bent rebar in the northern margin of the right of way of Lawndale Drive (80' right of way); thence with the northern margin of the right of way of Lawndale Drive North 51 degrees 26 minutes 40 seconds West 180.00 feet to the POINT and PLACE of BEGINNING containing 1.285 acres, more or less. “

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

1. Permitted uses shall include all uses allowed in the Office (O) zoning district except the following:
 - a. All uses in the Group Living use category;
 - b. Wireless Telecommunications Facilities; and
 - c. Funeral Homes and Crematoriums
2. The only multifamily residential uses that shall be allowed are townhouses.
3. Maximum building height shall not exceed two (2) stories.
4. Maximum building square footage shall not exceed 25,000 square feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 January 16, 2018.