

AMENDING OFFICIAL ZONING MAP

303 MUIRS CHAPEL ROAD AND 4803 AND 4809 KENVIEW STREET, GENERALLY DESCRIBED AS WEST OF MUIRS CHAPEL ROAD AND SOUTHWEST OF KENVIEW STREET

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-RM-26 (Conditional District Office)**.

The area is described as follows:

“Beginning at a existing iron pipe in the recorded western margin of Kenview Street, as shown on a map entitled “Muirs Chapel Heights” and recorded in Plat Book 17, Page 68 in the Office of the Register of Deeds of Guilford County, N.C., said iron pipe being the recorded northeastern property corner of (now or formerly) Ralph Richard Speas as described and recorded in Deed Book 4374, Page 1082 and being the recorded northeastern lot corner of Lot 102 as shown on said map recorded in said Plat Book 17, Page 68 in said Guilford County Registry, said pipe also being the recorded southeastern boundary of (now or formerly) Ruth Ellen Bradley as described and recorded in Deed Book 1293, Page 66 in said Guilford County Registry and also being the recorded southeastern corner of Lot 101 as shown on said map recorded in said Plat Book 17, Page 68 in said Guilford County Registry; thence, from said point of beginning, along said recorded western margin of Kenview Street South 00°57'49" East 75.00 feet to a computed point; thence along crossing Kenview Street and running with the recorded eastern boundary line of said Speas the following two bearing and distances: 1) South 51°22'49" East 54.64 feet to a computed point; 2) South 05°37'38" East 49.98 feet an existing iron pipe on the recorded southern margin of Kenview Street, said existing iron pipe being the recorded northwestern boundary corner of (now or formerly) Darrell D. Levan & Tammy W. Levan as described and recorded in Deed Book 5514, Page 1667 in said Guilford County Registry; thence along the recorded southern margin of Kenview Street and said Levan’s recorded northern boundary line North 89°59'15" East 289.95 feet to an existing iron pipe located at the recorded southwestern quadrant of the intersection of Kenview Street and Muirs Chapel Road; thence along the recorded western margin of Muirs Chapel Road South 17°44'06" East 210.36 feet to an existing bent iron pipe & nail, said existing bent iron pipe & nail is also the recorded northeastern property corner of (now or formerly) Cranford A. Jones and Allen J. Jaynsen as described and recorded in Deed Book 3657, Page 1243 and also being the northeastern lot corner of Lot 3 as shown on a map entitled “Jones Construction, Inc.” and recorded in Plat Book 70, Page 46 in said Guilford County Registry, and said existing bent iron pipe & nail also being the recorded southeastern corner of (now or formerly) Odeh Properties, LLC as described and recorded in Deed Book 7862, Page 2871 in said Guilford County Registry; thence along the recorded southern boundary line of said Odeh Properties, recorded northern boundary of said Jones & Jaynsen, recorded northern boundary of said map “Jones Construction, Inc.” and also the recorded northern boundary as shown on a map entitled “The Mitchell Subdivision” and

recorded in Plat Book 10, Page 63 & rerecorded in Plat Book 10, Page 68 in said Guilford County Registry the total bearing and distance of North 87°44'38" West 628.90 feet to an existing iron pipe, said iron pipe being the recorded southwestern corner of said Odeh Properties, LLC, said recorded northeastern lot corner of Lot 19 of said Plat Book 10, Page 63 & Plat Book 10, Page 68 and also being one of the recorded northeastern property corners of (now or formerly) Charles H. Ott, IV as described and recorded in Deed Book 6003, Page 495 in said Guilford County Registry; thence along the recorded western boundary of said Odeh Properties, LLC, recorded western boundary line of said Speas, recorded eastern boundary of said Ott and the recorded eastern boundary of Lot 58 as shown on a map entitled "The Mitchell Subdivision" and recorded in Plat Book 10, Page 63 & rerecorded in Plat Book 10, Page 68 and also (now or formerly) BTBD, LLC as described and recorded in Deed Book 7422, Page 2086 in said Guilford County Registry the total bearing and distance of North 14°58'42" West 292.14 feet to an existing 2" tall bent iron pipe, said pipe being the recorded southeastern lot corner of Lot 89 as shown on said "The Mitchell Subdivision" maps, said pipe also being the recorded southeastern corner of said Bradley; thence along the recorded western line of said Speas and the recorded eastern line of said Bradley North 00°20'03" West 53.58 feet to an existing iron pipe at the edge of the pond, said corner of pond is also the recorded southwestern corner of Lot 90 as shown on said "The Mitchell Subdivision" maps; thence along the recorded northern boundary line of said Speas and the recorded southern boundary line of said Ellen South 89°43'49" East 301.35 feet to the point of beginning, containing an area of 3.798 acres, more or less."

Section 2. That the zoning amendment from **R-3** (Residential Single Family) to **CD-RM-26 (Conditional District Residential Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 72 residential dwelling units.
2. Except for the road frontages along Kenview Street and Muirs Chapel Road, a minimum six feet tall opaque fence shall be installed along all exterior property lines where permitted.
3. A minimum of five bicycle racks shall be installed within the development.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-26 (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 March 20, 2018.