

AMENDING OFFICIAL ZONING MAP

905-1003 RIDGECREST DRIVE, GENERALLY DESCRIBED AS NORTHWEST OF RIDGECREST DRIVE AND SOUTH OF ARCADIA 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-RM-5 (Conditional District Residential Multifamily)**

The area is described as follows:

““Being all that certain tract or parcel of land lying and being in the City of Greensboro, Morehead Township, Guilford County, North Carolina, being more particularly described as follows:

BEGINNING at an iron pipe found at the northeasterly corner of Lot 32 of the Arcadia Subdivision, Section Two (Plat Book 23, Page 70, Guilford County Register of Deeds), said iron pipe having North Carolina State Plane Grid coordinates (NAD 83/2011) of N = 853,806.24' and E = 1,735,469.84'; running thence with the northerly line of Lot 32 North 61 deg 56' 29" West a distance of 239.28 feet to an iron pipe found, the southeasterly corner of Lot 37 of the Arcadia Subdivision, Section Two; thence with the easterly line of said Arcadia Subdivision, Section Two and the easterly line of the Arcadia Subdivision, Section One (Plat Book 22, Page 71, Guilford County Register of Deeds) North 26 deg 03' 47" East a distance of 178.18 feet (passing a pinched-top iron pipe found at a distance of 108.89 feet) to an iron pipe set at the southernmost corner of Lot 15 of the Arcadia Subdivision, Section One; thence with the easterly line of the Arcadia Subdivision, Section One, Lots 15-19 North 47 deg 49' 18" East a distance of 523.85 feet to a metal rebar found at the southernmost corner of Lot 20 of the Arcadia Subdivision, Section One; thence with the easterly line of Lot 20 North 38 deg 16' 24" East a distance of 71.79 feet to a pinched-top iron pipe found, the southwesterly corner of Lot 24 of the Arcadia Subdivision, Section Two; thence with the southerly line of Lot 24 South 52 deg 01' 07" East a distance of 199.27 feet to a metal rebar found in the westerly right-of-way line of Arcadia Drive; thence with the westerly right-of-way line of Arcadia Drive the following nine (9) courses and distances: 1) South 40 deg 56' 19" West a distance of 116.75 feet to an iron pipe set; 2) South 45 deg 47' 59" West a distance of 6.30 feet to an X mark set in an asphalt driveway; 3) South 46 deg 03' 59" West a distance of 97.70 feet to a 2" iron pipe found; 4) South 46 deg 03' 59" West a distance of 99.95 feet to a 2" iron pipe found; 5) South 46 deg 03' 59" West a distance of 24.50 feet to a point in a tree; 6) South 43 deg 40' 35" West a distance of 81.45 feet to an iron pipe found; 7) South 38 deg 27' 45" West a distance of 99.95 feet to a pinched-top iron pipe found; 8) South 32 deg 06' 25" West a distance of 100.17 feet to an iron pipe found; and 9) South 26 deg 19' 47" West a distance of 99.67 feet to the point and place of BEGINNING, containing 3.717 acres, more or less..”

Section 2. That the zoning amendment from **R-3** (Residential Single Family) to **CD-RM-5 (Conditional District Residential Multifamily)** is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum 14 residential dwelling units

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-5 (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 July 17, 2018.