

## AMENDING OFFICIAL ZONING MAP

### 6707 AND 6709 WEST FRIENDLY AVENUE, GENERALLY DESCRIBED AS SOUTH OF WEST FRIENDLY AVENUE AND WEST OF POMPANO 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 **CD-R-3 (Conditional District Residential Single Family)** and **R-3 (Residential Single Family)** to **CD-RM-18 (Conditional District Residential Multifamily)**.

The area is described as follows:

““BEGINNING at an existing iron pipe, a Control Corner, in the southern margin of the right-of-way of West Friendly Avenue (S.R. 2147), said point also being the northwest corner of Greensboro Korean Baptist Church, Inc. (Deed Book 6993, Page 806, Guilford County Registry); THENCE with said southern margin of West Friendly Avenue South 81 degrees 20 minutes 42 seconds East 130.18 feet to a new iron rod, said point being the northwest corner of Linda Shaw, Deed Book 3987, Page 1938, (Guilford County Registry); THENCE with the Shaw's western line the following three (3) calls, 1) South 11 degrees 12 minutes 07 second West 177.85 feet to a point; THENCE 2) South 37 degrees 05 minutes 36 seconds West 153.75 feet to a point; THENCE 3) South 60 degrees 44 minutes 39 seconds East 130.84 feet to a point, said point being in the western line of Greensboro Korean Baptist Church, Inc.; THENCE with the eastern line of Greensboro Korean Baptist Church, Inc., the following three (3) calls, 1) South 36 degrees 21 minutes 27 seconds West 198.14 feet to a point; THENCE 2) South 00 degrees 36 minutes 33 seconds East 188.68 feet to a point; THENCE 3) South 08 degrees 19 minutes 30 seconds West 564.04 feet to an existing iron pipe. Said point also being in the northern line of Guilford County Board of Education (Deed Book 2341, Page 535, Guilford County Registry); THENCE with the northern line of Guilford County Board of Education South 80 degrees 30 minutes 13 seconds West 303.10 feet to an existing iron pipe, said point also being the southwest corner of Greensboro Korean Baptist Church, Inc.; THENCE with the western line of Greensboro Korean Baptist Church, Inc., the following four (4) calls; THENCE 1) North 16 degrees 12 minutes 35 seconds East 241.37 feet to an existing iron pipe; THENCE 2) North 17 degrees 23 minutes 08 seconds East 99.53 feet to an existing iron pipe; THENCE 3) North 15 degrees 29 minutes 38 seconds East 99.92 feet to an existing iron pipe; THENCE 4) North 15 degrees 39 minutes 05 seconds East 503.20 feet to an existing iron pipe, said point also being the southeast corner of Wesley and Carolyn Brogan (Deed Book 3395, Page 553, Guilford County Registry); THENCE with the southern line of Wesley and Carolyn Brogan North 80 degrees 32 minutes 06 seconds West 191.59 feet to existing iron rod; Thence with the western line of Wesley and Carolyn Brogan North 02 degrees 39 minutes 02 seconds West 497.98 feet to a point, said point being the center of West Friendly Avenue (S.R. 2147); THENCE with the Centerline of West Friendly Avenue South 80 degrees 30 minutes 53 seconds East 349.59 feet to a point; THENCE South 15 degrees 47 minutes 57 seconds West 43.60 feet to an existing iron pipe in the southern right-of-way of West Friendly Avenue, said

point being the POINT and PLACE of BEGINNING containing 8.926 acres more or less together with and subject to easements and restrictions of record.”

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

1. Maximum building height shall be no more than 4 stories. Building height shall be limited to 3 stories for any portion of building located within 50 feet of the western property line.
2. Maximum number of dwelling units shall be 155.
3. Where permitted, an opaque fence no shorter than 6 feet in height shall be installed along all property lines adjacent to single-family residential uses.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-18 (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.