

## AMENDING OFFICIAL ZONING MAP

### 449-451 GUILFORD COLLEGE ROAD, GENERALLY DESCRIBED AS EAST OF GUILFORD COLLEGE ROAD AND NORTH OF BRIDFORD PARKWAY

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-RM-18 (Conditional District Residential Multifamily - 18)** to **CD-RM-18 (Conditional District Residential Multifamily - 18)**.

The area is described as follows:

Beginning at an existing iron pipe, said pipe is the northeastern property, as shown on a map entitled "Howard Frank Auman, Jr." and recorded in Plat book 120, Page 125 in the Office of the Register of Deeds of Guilford County, N.C., said pipe also being the recorded northeastern property corner of Grantor (now or formerly) Charles F. Wallington as described and recorded in Deed Book 3784, Page 1789 in said Guilford County Registry, said pipe also being located on one of the recorded southwestern boundary corners of (now or formerly) LWH Ashley Oaks Apartments, LP as described and recorded in Deed Book 7754, Page 1171 in said Guilford County Registry; thence, from said point of beginning, along Grantor's recorded eastern property line, said recorded eastern western of LWH Ashley Oaks Apartments, LP South 22°41'00" West 477.90 feet to a computed point located on the recorded northern margin of Bridford Parkway; thence along said recorded northern margin of Bridford Parkway, Grantor's new southern property line North 54°15'18" West 267.65 feet to a computed point located on the recorded eastern margin of Guilford College Road; thence along said recorded eastern margin of Guilford College Road and the Grantor's new western property line the following six bearing and distances: 1) North 38°28'00" East 123.63 feet to a computed point; 2) North 47°07'00" West 58.62 feet to a computed point; 3) North 34°56'00" East 69.21 feet to a computed point; 4) North 26°48'12" East 141.42 feet to a computed point; 5) North 55°04'00" West 40.00 feet to a computed point; 6) North 34°56'00" East 78.36 feet to a computed point located on the said Grantor's northern property line and the said southern line of LWH Ashley Oaks Apartments, LP; thence along the said Grantor's northern property line and one of the southern property lines of LWH Ashley Oaks Apartments, LP South 64°08'00" East 280.16 feet to the point of beginning, containing an area of 2.75 acres, more or less..

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

1. Uses limited to a maximum 60 multifamily dwelling units.
2. Buildings shall not exceed 60 feet in height.
3. A Type C landscape buffer shall be provided along the northern and eastern property lines with any new development.

**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 - 18)** 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 April 16, 2019.