

AMENDING OFFICIAL ZONING MAP

4720, 4720A, 4724, 4726 and 4730 MITCHELL AVENUE, GENERALLY DESCRIBED AS NORTH OF MITCHELL AVENUE AND WEST OF MUIRS CHAPEL ROAD

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 - 3) to CD-RM-12 (Conditional District Residential Multifamily - 12)

The area is described as follows:

BEGINNING AT A STONE AS SHOWN IN THE EASTERN LINE OF BLOCK II LOT 1 AS RECORDED ON PLAT BOOK 27 PAGE 81 AND THE NORTHWEST CORNER OF LOT 57 AS SHOWN RECORDED ON PLAT BOOK 10 PAGE 86 AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED, THENCE WITH THE NORTHERN LINE OF SAID LOT 57 SOUTH 87 DEG. 00 MIN. 00 SEC. EAST DISTANCE BEING 305.52 FEET TO THE NORTHWEST CORNER OF LOT 58 AS SHOWN ON PLAT BOOK 10 PAGE 86, THENCE CONTINUING WITH THE NORTHERN LINE OF LOT 58 IN SAID PLAT BOOK 10 PAGE 86 FOR THE MITCHELL SUBDIVISION SOUTH 87 DEG. 00 MIN. 00 SEC. EAST DISTANCE BEING 638.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 58, THENCE WITH THE EASTERN LINE OF SAID LOT 58 SOUTH 13 DEG. 00 MIN. 00 SEC. EAST DISTANCE BEING 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 58, THENCE WITH THE NORTHERN LINES OF LOTS 20 THROUGH 27 OF SAID PLAT FOR THE AFORESAID MITCHELL SUBDIVISION NORTH 87 DEG. 05 MIN. 00 SEC. WEST DISTANCE BEING 200.40 FEET TO THE NORTHWEST CORNER OF LOT 27 OF THE SAID MITCHELL SUBDIVISION, THENCE WITH THE WESTERN LINE OF SAID LOT 27 SOUTH 02 DEG. 55 MIN. 00 SEC. WEST DISTANCE BEING 262.30 FEET TO THE SOUTHEAST CORNER OF LOT 28 OF SAID MITCHELL SUBDIVISION ALSO BEING THE NORTHERN 30 FOOT WIDE RIGHT OF WAY FOR MITCHELL AVENUE, THENCE WITH THE NORTHERN 30 FOOT WIDE RIGHT OF WAY FOR MITCHELL AVENUE NORTH 87 DEG. 05 MIN. 00 SEC. WEST DISTANCE BEING 400.00 FEET TO THE SOUTHEAST CORNER OF LOT 44 AS SHOWN ON THE MITCHELL SUBDIVISION, THENCE WITH THE EASTERN LINE OF SAID LOT 44 NORTH 02 DEG. 55 MIN. 00 SEC. EAST DISTANCE BEING 262.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 44, THENCE WITH THE NORTHERN LINE OF LOTS 44 THROUGH 46 OF THE MITCHELL SUBDIVISION NORTH 87 DEG. 05 MIN. 00 SEC. WEST DISTANCE BEING 85.00 FEET TO THE NORTHEAST TERMINUS OF BELLSRING STREET AS SHOWN RECORDED ON THE AFORESAID MITCHELL SUBDIVISION, THENCE WITH THE NORTHERN TERMINUS OF SAID BELLSRING STREET S 87 DEG. 46 MIN. 12 SEC. WEST DISTANCE BEING 20.08 FEET TO THE NORTHEAST CORNER OF LOT 56 OF THE MITCHELL

SUBDIVISION, THENCE WITH THE EASTERN LINE OF SAID LOT 56 AND THE WESTERN 20 FOOT WIDE RIGHT OF WAY FOR SAID BELLSRING STREET SOUTH 02 DEG. 55 MIN. 00 SEC. WEST DISTANCE BEING 38.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 56, THENCE WITH THE SOUTHERN LINE OF SAID LOT 56 NORTH 87 DEG. 05 MIN. 00 SEC. WEST DISTANCE BEING 62.00 FEET TO A POINT, THENCE NORTH 02 DEG. 55 MIN. 00 SEC. EAST DISTANCE BEING 38.40 FEET TO A POINT IN THE SOUTHERN LINE OF AFORESAID LOT 57, THENCE WITH THE SOUTHERN LINE OF LOT 57 NORTH 87 DEG. 05 MIN. 00 SEC. WEST DISTANCE BEING 206.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 57, THENCE WITH THE WESTERN LINE OF SAID LOT 57 NORTH 02 DEG. 50 MIN. 00 SEC. WEST DISTANCE BEING 167.50 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 6.09 ACRES MORE OR LESS.

Section 2. That the zoning amendment from R-3 (Residential Single Family - 3) to CD-RM-12 (Conditional District Residential Multifamily - 12) is hereby authorized subject to the following use limitations and conditions:

1. Uses limited to a maximum of 55 townhouse dwellings
2. The maximum height of all buildings shall not exceed 30 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the CD-RM-12 (Conditional District Residential Multifamily - 12) 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 21, 2020.