

## AMENDING OFFICIAL ZONING MAP

3911, 4007, 4007-ZZ, 4009, 4011 AND 4013 SOUTH ELM EUGENE STREET AND 4209, 4300, 4315, 4318 AND 4324 CAHILL DRIVE, GENERALLY DESCRIBED AS EAST OF SOUTH ELM EUGENE STREET AND SOUTH AND EAST OF LAMBERT 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 **County AG (Agricultural) and County RS-30 (Residential Single Family)** to **City PUD (Planned Unit Development)**

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of June 30, 2022), said point being in the centerline of South Elm Street (S. Elm-Eugene Street) as shown on Property of Mrs. Clara Brown, as recorded in Plat Book 39, Page 89, said point also being at the intersection of said centerline and the westward projection of the south line of Lot 30 of Oak Grove Park, as recorded in Plat Book 11, Page 73; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the centerline of S. Elm-Eugene Street N 09° 22' 10" E approximately 170 feet to a corner in the existing city limit line; thence S 89° 11' 36" E approximately 56 feet to a point in the eastern right-of-way line of said street; thence N 07° 04' 58" E approximately 280 feet to its intersection with the north line of Lot 22 of Oak Grove Park; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said north line S 83° 04' 08" E 247.00 feet to a point on the northern right-of-way line of "Park Drive" (renamed Cahill Drive) as shown on Oak Grove Park; thence S 06° 52' 12" W 18.58 feet to a point in the centerline of Cahill Drive; thence with said centerline S 83° 07' 48" E 200.44 feet to a point; thence continuing with said centerline N 06° 52' 12" E 202.24 feet to a ¾" existing iron pipe; thence N 83° 07' 48" W 15.00 feet to a point on the western right-of-way line of said street; thence N 75° 41' 17" W 179.93 feet to a point; thence N 14° 31' 48" E 94.04 feet to a 1" existing iron pipe on or near the southern right-of-way line of "King Street" (renamed Lambert Lane); thence N 06° 52' 12" E 19.91 feet to a point in the centerline of said street; thence with said centerline N 83° 10' 25" W 112.76 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the southern right-of-way line of the I-85 on ramp the following 8 courses and distances: 1) a curve to the left having a radius of 1,082.51 feet and a chord bearing and distance of N 78° 39' 00" E 70.52 feet to a point, 2) a curve to the left having a radius of 1,082.51 feet, an arc length of 156.98 feet, and a chord bearing and distance of N 74° 14' 43" E 156.84 feet to a computed point, 3) N 68° 15' 01" E 76.17 feet to a point, 4) N 65° 56' 50" E 34.97 feet to a point, 5) N 63° 44' 50" E 147.16 feet to a point, 6) N 63° 58' 31" E 206.19 feet to a point, 7) N 66° 37' 29" E 32.32 feet to a point, and 8) a curve to the right having a radius of 1,550.99 feet, an arc length of 317.42 feet, and a chord bearing and distance of N 73° 08' 01" E 316.87 feet to a computed point, THENCE DEPARTING FROM THE

EXISTING CITY LIMITS with the west line of JKE Properties, LLC, as recorded in Deed Book 7747, Page 1404, S 84° 25' 27" E 183.38 feet to an existing iron rod; thence with said west line S 02° 28' 49" W 1,312.76 feet to a 1" existing iron pipe at the northeast corner of Lot 2 of Resubdivision of Lots 85 & 127 for: Brooks J. Gardner, Jr. & Lynn P. Gardner, as recorded in Plat Book 104, Page 3; thence with the north lines of Lots 2 and 1 on said plat N 82° 24' 24" W 524.95 feet to a ½" existing iron pipe at the northwest corner of said Lot 1; thence with the north line of G & L Investments, LLC, as recorded in Deed Book 6229, Page 1499, N 81° 10' 55" W approximately 498 feet to a point in the centerline of Cahill Drive; thence with said centerline in a northerly direction approximately 51 feet to its intersection with the eastward projection of the south line of Lot 102 of Oak Grove Park; thence with said projection, with the south lines of Lots 102 and 30, and with the westward projection of the south line of Lot 30 N 80° 30' W approximately 400 feet to the point and place of beginning, containing approximately 30.9 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County AG (Agricultural) and County RS-30 (Residential Single Family) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

Tract 1

1. Uses limited to nonresidential uses allowed in the C-M and O zoning districts.
2. Maximum building area shall be limited to 15,000 square feet.
3. Building height not to exceed 3 stories or 45 feet.
4. Tract 1 shall not be developed until all required access is established per the final, approved Traffic Impact Analysis, as amended.

Tract 2

1. If developed as a separate tract, uses are limited to nonresidential uses allowed in the C-M and O zoning district with a maximum of 12,000 square feet and a maximum building height not to exceed 3 stories or 45 feet.
2. If combined with Tract 3, the area within Tract 2 will be used for accessory uses to the multi-family uses in Tract 3.
3. Tract 2 shall not be developed until required access to a public street is established per the final, approved Traffic Impact Analysis as amended.

Tract 3

1. Uses limited to a maximum of 360 residential dwelling units meeting the standards of the RM-26 zoning district.
2. Building height shall not exceed 5 stories or 75 feet.
3. Building façade materials shall consist of no less than 30% wood, stone, glass, brick and/or cementitious material.
4. Tract 3 shall not be developed until required access to a public street is established per the final, approved Traffic Impact Analysis as amended.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **PUD (Planned Unit Development)** 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 September 20, 2022.