

AMENDING OFFICIAL ZONING MAP

3410-3432 MCCONNELL ROAD, 1309, 1401, 1403, 1405 AND 1407 BRIDGEPOINT ROAD AND 3207 AND 3211 CEDAR PARK ROAD, GENERALLY DESCRIBED AS SOUTH OF MCCONNELL ROAD, EAST OF BRIDGEPOINT ROAD AND NORTH OF CEDAR PARK 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 **County RS-30 (Residential Single Family)**, **County AG (Agricultural)** and **City R-5 (Residential Single Family -5)** to **City PUD (Planned Unit Development)**

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limits (as of August 31, 2022), said point being the southwest corner of Lot 2 of Property of Olivia Moore, as recorded in Plat Book 68, Page 76; thence with the western line of said Lot 2 the following four courses and distances: 1) N 00° 22' 57" E 169.68 feet to an existing iron pipe, 2) N 88° 55' 16" W 101.23 feet to an existing iron pipe, 3) N 01° 13' 16" E 127.17 feet to an existing iron pipe, and 4) N 00° 02' 20" W 95.87 feet to an existing iron pipe at the southeast corner of Tract One of property of Redwolf Development Company, LLC, as recorded in Deed Book 7085, Page 17 (said Tract One also being shown as Tract VI on Boundary Survey Redwolf Development Company, LLC by Borum, Wade and Associates, P.A., dated January 14, 2010); thence with the southern line of said Tract VI N 88° 08' 20" W 279.08 feet to a point in the eastern right-of-way line of Bridgepoint Road (NCSR #3028); thence with said right-of-way line N 04° 24' 05" W 371.38 feet to an existing iron pipe at the northwest corner of Lot 1 in Block C of Grover L. Jones Property, as recorded in Plat Book 31, Page 64; thence with the northern line of said Lot 1 S 88° 10' 23" E 330.65 feet to an existing iron pipe at the northeast corner of said Lot 1, a point in the existing city limit line; thence with the eastern line of Lot 13 in said Block C N 00° 40' 20" E 118.52 feet to an existing iron pipe; thence with the eastern lines of Lots 13-10 and 6 in said Block C N 01° 25' 18" E 764.48 feet to an existing iron pipe and GPS point (N 841307.084, E 1786363.652) at the northwest corner of Tract I on said Survey; thence with the southern right-of-way line of McConnell Road (NCSR #3000) S 87° 54' 26" E 629.75 feet to an existing rebar at the northwest corner of Tract II on said Survey; thence continuing with said right-of-way line S 87° 36' 42" E 572.65 feet to the northeast corner of said Tract II; thence with the eastern line of said Tract II S 01° 11' 29" W 559.67 feet to an existing iron pipe at the northernmost corner of Tract III on said Survey; thence with the northeastern line of said Tract III S 61° 18' 29" E 547.50 feet to an existing iron pipe at the easternmost corner of said Tract III; thence with the eastern line of said Tract III S 40° 24' 37" W 428.73 to an existing iron pipe; thence with the eastern lines of said Tracts III and II S 14° 36' 17" E 120.88 feet to a rebar on the northern right-of-way line of Interstate 40; thence with said right-

of-way line S 75° 29' 14" W 1,213.97 feet to a right-of-way monument at the eastern terminus of Cedar Park Road (NCSR #3140); thence along said terminus N 01° 16' 14" E 16.48 feet to a point on the northern right-of-way line of said road; thence with said right-of-way line the following two courses and distances: 1) S 77° 30' 21" W 106.72 feet to an existing iron pipe, and 2) S 75° 48' 32" W 92.40 feet to the point and place of BEGINNING, and containing approximately 48.889 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. That the zoning amendment from County RS-30 (Residential Single Family), County AG (Agricultural) and City R-5 (Residential Single Family - 5) to City PUD (Planned Unit Development) is hereby authorized subject to the following use limitations and conditions:

1. Uses shall be limited to a maximum of 218 multi-family dwelling units.
2. Maximum building height shall be 35 feet.
3. Exterior building facades shall consist of no less than 20 percent wood, stone, glass, brick, and/or cementitious materials.
4. There shall be no access to Bridgepoint Road.

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 November 15, 2022.