

AMENDING OFFICIAL ZONING MAP

PORTIONS OF 4402, 4408 AND 4410 AND ALL OF 4412 NORTH CHURCH STREET,
GENERALLY DESCRIBED AS EAST OF NORTH CHURCH STREET AND NORTH OF THE
GREENSBORO URBAN LOOP

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-5 (Residential Single Family - 5)** to **CD-RM-18 (Conditional District Residential Multifamily -18)**.

The area is described as follows:

BEGINNING at an existing iron rod at or near the eastern margin of the right-of-way of N. Church Street, a common corner with now or formerly Henson Park Homeowners Association (D.B. 8337, Pg. 1341); thence South $89^{\circ} 45' 44''$ East 951.39 feet to an existing iron pipe; thence along a curve to the right having a radius of 7,350.00 feet, arc length of 237.58 feet and chord bearing and distance of South $61^{\circ} 08' 50''$ West 237.57 feet to a right-of-way disk; thence along a curve to the right having a radius of 7,350.00 feet, arc length of 30.56 feet and chord bearing and distance of South $62^{\circ} 11' 33''$ West 30.56 feet to a right-of-way disk; thence along a curve to the right having a radius of 7,350 feet, arc length of 24.59 feet and a chord bearing and distance of South $62^{\circ} 24' 26''$ West 24.59 feet to a point; thence along a curve to the right having a radius of 7,350.00 feet, arc length of 357.59 feet and chord bearing and distance of South $63^{\circ} 53' 49''$ West 357.56 feet to a point; thence along a curve to the right having a radius of 7,350.00 feet, arc length of 385.83 feet and chord bearing and distance of South $66^{\circ} 47' 40''$ West 385.78 feet to a point; thence North $03^{\circ} 59' 20''$ East 149.32 feet to a point; thence along a curve to the left having a radius of 930.00 feet, arc length of 4.45 feet and chord bearing and distance of North $03^{\circ} 51' 07''$ East 4.45 feet to a point; thence along a curve to the left having a radius of 930.00 feet, arc length of 200.61 feet and chord bearing and distance of North $02^{\circ} 27' 53''$ West 200.22 feet to a point; thence along a curve to the left having a radius of 930.00 feet, arc length of 40.64 feet and chord bearing and distance of North $09^{\circ} 53' 46''$ West 40.63 feet to a point; thence along a curve to the left having a radius of 930.00 feet, arc length of 60.23 feet and chord bearing and distance of North $13^{\circ} 00' 12''$ West 60.22 feet to a point; thence South $14^{\circ} 51' 32''$ East 1.43 feet to an existing iron rod, the Point and Place of BEGINNING.

Section 2. That the zoning amendment from R-5 (Residential Single Family-5) to CD-RM-18 (Conditional District Residential Multifamily -18) is hereby authorized subject to the following use limitations and conditions:

1. Exterior building facades shall consist of no less than 40 percent wood, stone, glass, brick, and/or cementitious materials.

2. Permitted uses shall be limited to residential uses only.

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 November 15, 2022.