

AMENDING OFFICIAL ZONING MAP

3307, 3309 AND 3401-YY YANCEYVILLE STREET, GENERALLY DESCRIBED AS WEST OF YANCEYVILLE STREET AND WEST OF SPRY STREET

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-26 (Conditional District Residential Multifamily - 26)**.

The area is described as follows:

BEGINNING AT A ½" EXISTING IRON PIPE, SAID PIPE HAVING A NC GRID COORDINATE OF N:863,306.66 & E:1,770,055.03, SAID PIPE ALSO BEING IN THE EASTERN PROPERTY LINE OF SOUTHERN RAILWAY CO; THENCE WITH THE RAILROAD LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2878.45 FEET AND A CHORD BEARING OF N 06° 29' 21" E FOR A DISTANCE OF 101.00 FEET TO A ½" EXISTING IRON REBAR; THENCE CONTINUING ALONG A CURVE TO THE RIGHT HAVING THE SAME RADIUS AND A CHORD BEARING OF N 08° 29' 59" E FOR A DISTANCE OF 101.00 FEET TO A ¾" EXISTING IRON PIPE; THENCE CONTINUING ALONG THE SAME CURVE WITH THE SAME RADIUS AND A CHORD BEARING OF N 10° 30' 38" E FOR A DISTANCE OF 101.06 FEET TO A ½" EXISTING IRON PIPE; THENCE CONTINUING ALONG THE SAME CURVE AND RADIUS FOR A CHORD BEARING OF N 12° 31' 37" E FOR A DISTANCE OF 101.53 FEET TO A POINT, SAID POINT BEING A COMMON CORNER WITH THE CRYSTAL L. HODGE PROPERTY; THENCE WITH THE HODGE PROPERTY S 88° 11' 20" E FOR A DISTANCE OF 4.95 FEET TO A ½" EXISTING IRON REBAR; THENCE CONTINUING S 88° 11' 20" E FOR A DISTANCE OF 790.64 FEET TO A ½" EXISTING IRON REBAR, SAID REBAR BEING A COMMON CORNER WITH THE JERRY W. STONE PROPERTY; THENCE WITH THE STONE PROPERTY S 07° 59' 06" W FOR A DISTANCE OF 102.36 FEET TO A ¼" EXISTING IRON PIPE; THENCE S 88° 14' 49" E FOR A DISTANCE OF 340.35 FEET TO A ½" EXISTING IRON REBAR, SAID REBAR BEING A COMMON CORNER WITH THE JOSE J. DE LA ROSA BARCENAS & LILIANA V. GUERRERO PROPERTY; THENCE WITH THE AFORMENTIONED PROPERTY S 00° 22' 16" E FOR A DISTANCE OF 101.63 FEET TO A ½" EXISTING IRON REBAR; THENCE S 88° 02' 22" E FOR A DISTANCE OF 222.50 FEET TO A ½" EXISTING IRON REBAR, SAID REBAR BEING IN WESTERN RIGHT OF WAY OF YANCYVILLE STREET; THENCE WITH THE WESTERN RIGHT OF WAY OF YANCYVILLE STREET S 24° 46' 29" W FOR A DISTANCE OF 108.68 FEET TO A ½" EXISTING IRON REBAR; THENCE CONTINUING S 26° 17' 52" W FOR A DISTANCE OF 109.59 FEET TO A ½" EXISTING IRON REBAR, SAID REBAR BEING A COMMON CORNER WITH THE CHARLES C. OVERBY, III PROPERTY; THENCE WITH THE OVERBY PROPERTY N 88°

04' 12" W FOR A DISTANCE OF 1317.64 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 10.737 ACRES MORE OR LESS.

Section 2. That the zoning amendment from R-5 (Residential Single Family - 5) to CD-RM-26 (Conditional District Residential Multifamily - 26) is hereby authorized subject to the following use limitations and conditions:

1. Permitted uses shall be limited to a maximum of 216 dwelling units
2. Building height shall be limited to a maximum of 51 feet.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-RM-26 (Conditional District Residential Multifamily - 26)** 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 17, 2023.