

## AMENDING OFFICIAL ZONING MAP

PORTION OF 5909 WEST GATE CITY BOULEVARD, GENERALLY DESCRIBED AS WEST OF MARION ELSIE DRIVE AND NORTH OF SCOTLAND ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

**Section 1.** The Official Zoning Map is hereby amended by original zoning from **County RS-40** (Residential Single Family) to **City CD-O** (Conditional District Office)

The area is described as follows:

BEGINNING at a point on the existing City of Greensboro limits (as of May 31, 2024), said point being at an iron rebar found in the southern right-of-way line of Queen Alice Drive at the westernmost point of the hatched street closure area shown on Exempt Plat: Right-of-way Closure Exhibit & Recombination Marion Elsie Drive, recorded at Plat Book 215, Page 51 in the Office of the Register of Deeds of Guilford County; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the former southern right-of-way line of Marion Elsie Drive the following four (4) courses and distances: 1) with a curve to the left having a radius of 879.17 feet, an arc distance of 231.39 feet, and a chord bearing and distance of S 52° 47' 40" E 230.72 feet to an iron pipe found, 2) with a curve to the left having a radius of 879.17 feet, an arc distance of 206.39 feet, and a chord bearing and distance of S 67° 03' 34" E 205.91 feet to an iron rebar found, 3) with a curve to the right having a radius of 446.83 feet, an arc distance of 40.39 feet, and a chord bearing and distance of S 71° 11' 41" E 40.38 feet to an iron pipe set, and 4) with a curve to the right having a radius of 446.83 feet, an arc distance of 29.35 feet, and a chord bearing and distance of S 66° 43' 24" E 29.35 feet to an iron pipe found at the southwest corner of the remaining Marion Elsie Drive right-of-way; THENCE DEPARTING FROM THE EXISTING GREENSBORO CITY LIMITS with the western terminus of said street N 25° 09' 31" E 23.77 feet to an iron pipe found at the eastern end of the centerline of the closed portion of Marion Elsie Drive; thence with said centerline the following six (6) courses and distances: 1) with a curve to the left having a radius of 468.03 feet, an arc distance of 30.49 feet, and a chord bearing and distance of N 65° 41' 11" W 30.48 feet to an iron pipe set, 2) with a curve to the left having a radius of 468.03 feet, an arc distance of 42.21 feet, and a chord bearing and distance of N 70° 08' 11" W 42.19 feet to an iron pipe found, 3) with a curve to the right having a radius of 905.36 feet, an arc distance of 21.64 feet, and a chord bearing and distance of N 73° 04' 24" W 21.64 feet to an iron pipe set, 4) with a curve to the right having a radius of 905.36 feet, an arc distance of 100.64 feet, and a chord bearing and distance of N 69° 12' 15" W 100.59 feet to an iron pipe set, 5) with a curve to the right having a radius of 905.36 feet, an arc distance of 79.45 feet, and a chord bearing and distance of N 63° 30' 21" W 79.42 feet to an iron pipe set, and 6) with a curve to the right having a radius of 905.36 feet, an arc distance of 168.26 feet, and a chord bearing and distance of N 55° 40' 04" W 168.02

feet to an iron pipe found in the southern right-of-way line of Queen Alice Road; thence with the southern right-of-way line of Queen Alice Road with a curve to the right having a radius of 267.85 feet, an arc distance of 61.57 feet, and a chord bearing and distance of N 67° 13' 40" W 61.43 feet to the point and place of BEGINNING, containing approximately 0.257 acres.

**Section 2.** That the zoning amendment from County RS-40 (Residential Single Family) to City CD-O (Conditional District Office) is hereby authorized subject to the following use limitations and conditions:

1. Uses. Permitted uses shall be limited to the following: Forestry and Crops; Daycare Centers; Elementary/Secondary Schools; Medical, Dental, and Related Offices; Religious Assembly; Parks and Open Areas; Office Use Group; Accessory Uses and Structures (Customary); and Temporary Construction Office. No elevated structures will be permitted on the parcels identified as 5800 Scotland Road and 5810 Marion Elsie Drive (Lot 24 and Lot 25 as shown on Plat Book 7, Page 154).
2. Buffers. (a) The applicant shall erect an opaque fence no less than 6 feet in height adjacent the western and northern boundaries of tax parcel 156251 (5806 Scotland Road) and 8 feet in height adjacent the northern and eastern boundaries of tax parcel 156252 (5804 Scotland Road); (b) except for vegetation necessary to be removed for parking, bioretention cells, and drainage swale on tax parcel 156284 (5810 Marion Elsie) and tax parcel 232721 (5800 Scotland Road) and to construct a fence adjacent the northern and eastern boundaries of tax parcel 156252 (5804 Scotland Road), all vegetation on tax parcels 156284 and 232721 shall remain natural and undisturbed; (c) the applicant shall increase the street planting yard along the southern boundary of tax parcel 156250 from 10 feet to 20 feet in width, with a planting rate of 2 canopy trees and 8 evergreen trees per 100 linear feet. Evergreen trees used will not be less than 6 feet in height at time of planting and have a mature height of no less than 20 feet.
3. Lighting. Except for walls facing W. Gate City Blvd., internally illuminated wall signs shall be cut off no later than 11:00 p.m.
4. Signage. Freestanding signage shall be prohibited on Scotland Road, Queen Alice Road, and Marion Elsie Drive.
5. Hours. Office uses shall not be accessible to the public between the hours of 9:00 p.m. to 7:00 a.m.
6. Transportation. The applicant shall design access to Scotland Road to prohibit right-in and left-out movements.
7. The subject property shall be developed in conjunction with the portion of 5909 W. Gate City Boulevard that was annexed by the Greensboro City Council on September 9, 2023.

**Section 3.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-O (Conditional District Office)** 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 August 20, 2024.