

AMENDING OFFICIAL ZONING MAP

2300 WEST FRIENDLY, GENERALLY DESCRIBED AS NORTHEAST OF WEST FRIENDLY AVENUE AND SOUTHEAST OF NORTH ELAM AVENUE

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-PI (Conditional District Public and Institutional)**.

The area is described as follows:

BEGINNING at a point in Friendly Road which is South 27 degrees 17 minutes West 15.01 feet from the intersection of the northern margin of Friendly Road as widened to an 85 feet width, and the eastern margin of North Elam Avenue Extension; and running thence North 27 degrees 17 minutes East 15.01 feet to the iron pipe at the intersection of the northern margin of Friendly Road, as so widening, and the eastern margin of North Elam Avenue Extension; thence continuing North 27 degrees 17 minutes East along the eastern margin of the North Elam Avenue Extension 313.80 feet to an iron pipe in the southern margin of the proposed extension of Villa Drive; thence South 62 degrees 43 minutes East along the southern margin of the proposed extension of Villa Drive 716.34 feet to an iron pipe in the eastern line of the party of the first part; thence South 27 degrees 17 minutes West along the eastern line of the party; thence South 27 degrees 17 minutes West along the eastern line of the party of the first part 314.44 feet to an iron pipe in the northern margin of Friendly Road as widened to an 85 foot width; thence continuing South 27 degrees 17 minutes West 15 feet to a point in Friendly Road; thence North 62 degrees 43 minutes West along the line which is parallel to and 15 feet from the northern margin of Friendly Road, as so widened, 667.76 feet to a point thence North 61 degrees 58 minutes West along the line which is parallel to and 15 feet from the northern margin of Friendly Road as so widened 48.58 feet to the point of beginning.

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

1. All uses permitted in the PI zoning district except: Elementary/Secondary Schools; Clubs and Lodges; Golf Courses; Shooting Ranges; Sporting and Recreation Camps; and Funeral Homes and Crematoriums.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **CD-PI (Conditional District Public and Institutional)** 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 24, 2024.