

Ordinance #20-0394
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CITY ORDINANCE - SPECIAL USE

Zoning Petition of Jamais Arriere, LLC, Docket W-3453

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS9 and LB to RM8-S (Residential Building, Multifamily; Residential Building, Duplex; Residential Building, Twin Home; and Residential Building, Townhouse) the zoning classification of the following described property:

Beginning at a concrete right-of-way monument having NC GRID coordinates of N-891,900.881, E-1,622,616.260 in the Western R/W of University Parkway, said POB being a Common Corner between Property of Wanda H. Doss {NE Corner} (PIN NO 68-21-4856) {Deed Bk & Pg. not Available at Present} and Jamais Arriere, LLC {SE Corner} PIN NO (6829-22-2057) {DB 3344, PG 3940}, Thence running on a common line with Wanda H. Doss on the Bearing of N88*01'19"W 273.58' to a common Iron with Willow Creek Apartments of NC, LLC (PIN NO 6829-11-5013) {DB 3198, PG 4336} thence continuing with said Willow Creek Apartments of NC, LLC (PIN NO 6829-11-5013) {DB 3198, PG 4336} on the Bearing of N88*01'19"W 1052.85' to a 1" pipe, thence on new a Common Line with Arbor Ridge at Stanleyville LLC, (PIN NO 6829-12-3393){DB 2935, PG 4158} the following Bearings and Distances N02*19'47"W 200.59' to an EIP thence running S87*32'52"E 290.29' to an EIP, thence running S87*52'02"E 145.53' to an EIP, thence continuing on a Common Line with Donna Gibbons, (PIN NO 6829-12-7745){DB 1542, PG 1070} on the same bearing S87*52'02"E 145.53', thence continuing on a Common Line with Boyce P. Duncan, (6829-12-9780){DB 1701, PG 1624} S87*52'02"E, 286.87' to a NIP, thence running with the Common Line of Jamais Arriere, LLC PIN NO (6829-22-2057) {DB 3344, PG 3940}, N04*13'09"W 81.09' to a NIP, Thence running with the Harold D. Reich Heirs per Trust (6829-22-3370) {DB 2870, PG 1352} S87*59'27" E, 189.47' to a NIP, Thence on a new internal line S01*58'41"W 231.57' (creating a 1.16 Acre Out Parcel with LB Zoning and 130.87' Frontage on University Pkwy. ["the remaining portion of the Jamais Arriere, LLC Original Tract". The 130.87' Frontage on said LB Zoned Parcel shall have a Negative Access Easement along its 130.87' Frontage and Access to said parcel shall be VIA The 276.70 Northern Side Frontage of Shrewsbury Apartment Entrance "Easement", Thence S88*01'19"E 292.94' to a NIP in the R/W of

University Pkwy, Thence S02*05'22"W 45.00' to POB. Apartment Site including Access Road Easement Contains 5.39+/- ACRES

Section 2. This Ordinance is adopted after approval of the site plan entitled Shrewsbury Apartments and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Jamais Arriere, LLC.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Shrewsbury Apartments. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.