

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of PDR 3.700 and RR Zoning District and  
Establishing the Same as PDR 3.700 District**

**Be it Ordained by the Durham City Council:**

**Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1200022 and Voted on September 3, 2013 to approve the Zoning Map Change described herein.**

**Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of PDR 3.700 and RR and placing the same in and establishing the same as PDR 3.700.**

**All property as follows, and to the centerlines of any adjoining public rights-of way:**

**DEL WEBB CAROLINA ARBORS**

All that tract, piece or parcel of land lying and being situated in the Township of Carr, County of Durham and State of North Carolina; being more particularly bounded and described as follows:

COMMENCING at a North Carolina Geodetic Survey (NCGS) monument designated "SUSAN", having a published state plane coordinate of N 797,395.830', E 2,061,703.255' (NC-NAD83); thence, S 67°-31'-11" E 2,923.28' (grid tie) to an NCGS monument designated "CLEMENTS", having a published state plane coordinate of N 796,278.073', E 2,064,404.405' (NC-NAD83); thence, S 67°-34'-23" E 466.22' to a point on the southern right-of-way margin of Leesville Road (an existing 60' public right-of-way); said point also being a northeastern corner of lands of, now or formerly, Timothy Randall Clements (Deed Book 6958, page 581; Plat Book 182, page 250; Plat Book 132, page 115); said point also being the **POINT OR PLACE OF BEGINNING** and having a grid coordinate of N 796,100.21', 2,064,835.36'; thence, from said POINT OR PLACE OF BEGINNING, along an eastern line of said lands of Clements, S 02°-29'-34" W 998.82' to a northeastern corner of lands of Pulte Home Corporation (Deed Book 6563, page 256); thence, along said lands of Pulte Home Corporation, the following two courses: 1) S 11°-28'-56" W 301.96'; 2) S 88°-50'-19" E 194.86'; thence, along said lands of Pulte Home Corporation and other lands of Pulte Home Corporation (Del Webb Carolina Arbors – Phase 1, Plat Book 191, pages 249-273), S 01°-27'-06" W 1,301.68' to the northwestern corner of other lands of Pulte Home Corporation (Deed Book 7142, page 726); thence, along said lands of Pulte Home Corporation, the following two (2) courses: 1) S 89°-01'-39" E 297.99'; 2) S 01°-32'-26" W 400.07' to a point in a northern line of other lands

of Pulte Home Corporation; thence, along said lands of Pulte Home Corporation, S 89°-01'-57" E 558.54' to a point on the northwestern right-of-way margin of Andrews Chapel Road (an existing 60' public right-of-way); thence, along the northwestern right-of-way margin of Andrews Chapel Road, the following three courses: 1) through the arc of a curve to the left, having a central angle of 2°-00'-52", a radius of 2,997.75', an arc length of 105.40', and a chord course of S 35°-02'-02" W 105.38'; 2) S 34°-01'-36" W 1,111.25'; 3) through the arc of a curve to the right, having a central angle of 8°-29'-21", a radius of 1,450.00', an arc length of 214.84', and a chord course of S 38°-16'-17" W 214.64'; thence, through other lands of Pulte Home Corporation (Del Webb Carolina Arbors – Future Development, Plat Book 191, pages 249-273), the following seven courses: 1) N 37°-50'-36" W 98.16'; 2) S 84°-27'-10" W 42.36'; 3) S 51°-28'-23" W 76.09'; 4) N 38°-31'-37" W 57.05'; 5) S 51°-32'-49" W 186.59'; 6) S 18°-03'-01" W 150.43'; 7) S 36°-48'-33" E 99.54' to a point on the northwestern right-of-way margin of Andrews Chapel Road; thence, along the northwestern right-of-way margin of Andrews Chapel Road, the following two courses: 1) through the arc of a curve to the right, having a central angle of 11°-16'-33", a radius of 1,450.00', an arc length of 285.36', and a chord course of S 65°-01'-55" W 284.90'; 2) S 70°-40'-12" W 66.43'; thence, leaving the northwestern right-of-way margin of Andrews Chapel Road, N 00°-47'-04" W 671.85' to a southern corner of lands of Pulte Home Corporation (Del Webb Carolina Arbors – Phase 1); thence, along said lands of Pulte Home Corporation, N 87°-48'-47" W 1,175.81' to a northeastern corner of other lands of Pulte Home Corporation (Deed Book 6979, page 551); thence, along said lands of Pulte Home Corporation, S 00°-12'-40" E 420.15' to a point in the center of a creek; thence, along the center of said creek, the following 34 courses: 1) S 69°-08'-11" W 12.19'; 2) N 57°-00'-16" W 12.67'; 3) S 67°-33'-07" W 83.43'; 4) N 64°-20'-41" W 28.83'; 5) N 17°-14'-54" W 52.70'; 6) S 48°-38'-47" W 28.79'; 7) S 70°-08'-12" W 23.75'; 8) N 36°-08'-43" W 21.44'; 9) S 78°-20'-30" W 21.21'; 10) S 55°-25'-52" W 22.92'; 11) S 70°-06'-07" W 48.60'; 12) N 84°-37'-30" W 25.72'; 13) S 70°-25'-01" W 22.64'; 14) S 55°-19'-50" W 53.96'; 15) N 88°-26'-28" W 19.32'; 16) S 58°-31'-49" W 27.39'; 17) N 83°-11'-22" W 51.83'; 18) S 81°-41'-47" W 43.32'; 19) N 76°-09'-32" W 24.28'; 20) S 64°-38'-43" W 42.40'; 21) S 04°-27'-24" E 18.37'; 22) N 82°-01'-18" W 53.03'; 23) S 33°-54'-56" W 19.51'; 24) S 76°-41'-27" W 19.81'; 25) S 25°-10'-21" W 25.82'; 26) S 47°-52'-31" W 49.22'; 27) N 84°-35'-52" W 16.01'; 28) S 36°-05'-19" W 24.61'; 29) S 80°-46'-50" W 82.56'; 30) N 43°-51'-20" W 34.52'; 31) S 71°-53'-28" W 81.76'; 32) N 57°-45'-10" W 29.53'; 33) S 74°-55'-38" W 42.39'; 34) S 40°-57'-29" W 59.67'; thence, along the eastern bank of said creek, the following two courses: 1) S 24°-59'-23" E 22.46'; 2) S 07°-58'-06" W 12.40' to a point in the Durham/Wake County Line; thence, along the Durham/Wake County Line, N 76°-17'-07" W 403.83'; thence, continuing along said lands of Pulte Home Corporation, the following two courses: 1) N 01°-11'-57" W 644.04'; 2) S 87°-48'-47" E 141.15' to a southwestern corner of other lands of Pulte Home Corporation (Deed Book 7154, page 789; Plat Book 188, page 305); thence, along said lands

of Pulte Home Corporation, the following eight (8) courses: 1) N 15°-04'-34" W 1,010.20'; 2) N 01°-01'-11" W 413.25'; 3) N 50°-29'-12" W 335.00'; 4) N 05°-10'-43" W 484.40'; 5) N 58°-17'-39" E 433.00'; 6) N 42°-10'-27" W 374.12'; 7) N 14°-09'-46" W 203.91'; 8) N 00°-00'-00" E 67.69' to a point in the southern terminus of the right-of-way of Adventure Trail (a 60' private right-of-way (PB 81, pg 1)); thence, along the southern terminus of said right-of-way of Adventure Trail, the following two (2) courses: 1) S 59°-57'-03" E 39.26'; 2) S 58°-17'-39" E 21.34' to the terminus of the eastern right-of-way margin of said Adventure Trail; thence, continuing along said lands of Pulte Home Corporation, the following two (2) courses: 1) S 58°-17'-39" E 196.04'; 2) S 42°-10'-27" E 147.38' to a southwestern corner of lands of, now or formerly, Barbara Marlene Ross (DB 123, pg 420; PB 190, pg 363); thence, along said lands of Ross, the following six (6) courses: 1) N 03°-12'-37" E 753.15'; 2) N 10°-20'-35" W 1,359.65'; 3) N 76°-01'-20" E 59.90'; 4) N 12°-21'-50" E 150.00'; 5) N 89°-35'-50" E 420.00'; 6) N 12°-22'-50" E 208.33' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern right-of-way margin of Leesville Road, the following four courses: 1) N 89°-48'-50" E 346.49'; 2) through the arc of a curve to the left, having a central angle of 6°-35'-57", a radius of 3,499.06', an arc length of 403.01', and a chord course of N 86°-30'-52" E 402.79'; 3) N 83°-12'-53" E 192.07'; 4) through the arc of a curve to the right, having a central angle of 3°-38'-02", a radius of 1,261.97', an arc length of 80.04', and a chord course of N 85°-01'-54" E 80.02'; thence, through other lands of Pulte Home Corporation (Deed Book 7206, page 782; Deed Book 7167, page 892; Deed Book 7167, page 896; Plat Book 95, page 19), the following five courses: 1) S 00°-47'-48" E 80.14'; 2) S 42°-24'-46" E 65.66'; 3) S 85°-15'-30" E 134.63'; 4) N 47°-33'-30" E 100.47'; 5) N 07°-51'-57" E 59.70' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern right-of-way margin of Leesville Road, the following four courses: 1) S 81°-47'-35" E 360.76'; 2) through the arc of a curve to the right, having a central angle of 30°-53'-36", a radius of 643.25', an arc length of 346.83', and a chord course of S 66°-20'-47" E 342.65'; 3) S 50°-53'-59" E 853.81'; 4) through the arc of a curve to the left, having a central angle of 3°-40'-34", a radius of 2,704.11'; an arc length of 173.50', and a chord course of S 52°-44'-18" E 173.46'; thence, through other lands of Pulte Home Corporation (Deed Book 7166, page 897; Plat Book 132, page 115), the following five courses: 1) S 35°-25'-25" W 66.84'; 2) S 57°-52'-03" E 131.89'; 3) S 73°-29'-15" E 52.63'; 4) S 60°-15'-09" E 141.39'; 5) N 28°-41'-57" E 47.15' to a point on the southern right-of-way margin of Leesville Road; thence, along the southern right-of-way margin of Leesville Road, the following three courses: 1) through the arc of a curve to the left, having a central angle of 1°-49'-06", a radius of 2,704.11', an arc length of 85.82', and a chord course of S 62°-12'-36" E 85.82'; 2) S 63°-07'-09" E 299.40'; 3) through the arc of a curve to the left, having a central angle of 6°-30'-44", a radius of 2,203.09', an arc length of 250.40', and a chord course of S 66°-22'-31" E 250.26' to the POINT OR PLACE OF BEGINNING; containing 447.3 acres of land, more or less, according to a survey by MSS Land Consultants, PC, dated April 12, 2013.

**Section 3. This Ordinance shall be in full force and effect from and after its passage.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**