

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of IL, RS-M(D), RS-8(D), RS-8, RS-10(D), and RS-20  
Zoning District and Establishing the Same as PDR 6.000 District**

Be it Ordained by the Durham City Council:

**Section 1.** That the Durham City Council held a Public Hearing on Zoning Case Z1300011 and Voted on November 18, 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 IL, RS-M(D), RS-8(D), RS-8, RS-10(D), and RS-20 and placing the same in and establishing the same as PDR6.000.

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

**[PINs 0841-07-59-5174, -58-8313, -57-5841.SPL, -69-0008]**

BEGINNING AT THE SOUTHWEST CORNER OF A 30' WIDE STRIP OF LAND BELONGING TO THE CITY OF DURHAM (PIN 084107697161), AND RUNNING THENCE S89°58'37"E 30.21 FEET TO AN IRON PIPE; THENCE S89°48'27"E 87.03 FEET TO AN IRON PIPE IN THE NORTHWEST CORNER OF LOT 43 OF THE TWIN LAKES SUBDIVISION, REFERRED TO IN PLAT BOOK 36 PAGE 79; THENCE S32°56'43"W 194.47 FEET TO AN IRON PIPE AT THE NORTHEAST CORNER OF LOT 41; THENCE S42°01'13"W 128.70 FEET TO AN IRON PIPE IN THE NORTHWEST CORNER OF LOT 41 AND ON THE EAST EDGE OF THE PROPOSED RIGHT OF WAY OF WESTMORELAND DRIVE; THENCE S68°45'22"W 114.96 FEET TO AN IRON PIPE ON THE WEST EDGE OF WESTMORELAND DRIVE AND BEING THE NORTHERN CORNER OF LOT 77; THENCE S1°38'10"W 72.00 FEET TO AN IRON PIPE AND COMMON CORNER, BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY HABITAT FOR HUMANITY CITY OF DURHAM (PIN084107575841) AND LOT 78 OF THE TWIN LAKES SUBDIVISION; THENCE S38°27'36"W 97.66 FEET TO AN IRON PIPE AND THE NORTHEAST CORNER OF LOT 80 OF THE TWIN LAKES SUBDIVISION; THENCE N88°21'01"W 629.92' ALONG THE NORTHERN LINE OF LOTS 80 THROUGH 86 OF THE TWIN LAKES SUBDIVISION TO AN IRON PIPE AND THE NORTHWEST CORNER OF LOT 86; THENCE S1°25'48"W 150.21 FEET ALONG THE WEST BOUNDARY OF LOT 86 TO AN IRON PIPE AND THE NORTHERN EDGE OF THE 60 FOOT RIGHT OF WAY OF INDEPENDENCE AVE; THENCE N88°19'05"W 120.74 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT TO AN IRON PIPE AND HAVING CHORD BEARING N51°45'35"W 64.26 FEET AND A RADIUS OF 53.94 FEET; THENCE N15°12'05"W 28.01 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING N7°35'48"W 140.67 FEET AND A RADIUS OF 531.48 FEET TO AN IRON PIPE AND THE SOUTHWEST CORNER OF THE PROPERTY OF OCELEE GIBSON (PIN084107582052); THENCE S89°59'19"E 100.44' TO AN IRON PIPE AND SOUTHWEST CORNER OF THE PROPERTY OF HABITAT FOR HUMANITY CITY OF DURHAM (PIN084107588318) ; THENCE N0°49'59"E 272.24 FEET TO AN IRON PIPE ON THE SOUTH EDGE OF THE 60 FOOT RIGHT OF WAY OF MANSFIELD AVE; THENCE S89°35'11"E 95.89' TO AN IRON PIPE IN THE SOUTHWEST CORNER OF MANSFIELD

AVE; THENCE N0°13'31"W 207.62 FEET TO AN IRON PIPE; THENCE N0°02'52"W 74.25' TO AN IRON PIPE; THENCE N0°02'52"W 49.50 FEET TO AN IRON PIPE; THENCE N0°02'52"W 100.06' TO AN IRON PIPE; THENCE N0°02'52"W 50.00' TO AN IRON PIPE ALONG THE SOUTH EDGE OF THE 60 FOOT RIGHT OF WAY OF DODSON STREET; THENCE N0°02'52"W 60.00 FEET TO AN IRON PIPE ON THE NORTH EDGE OF DODSON STREET; THENCE N89°34'34"W 200.14' TO AN IRON PIPE AT THE NORTHEAST CORNER OF THE INTERSECTION OF 60' RIGHT OF WAY OF BELMONT ST AND DODSON ST; THENCE N0°06'29"W 167.72' FEET TO AN IRON PIPE AND THE SOUTHWEST CORNER OF LOT 33 OF THE JUNCTION ROAD SUBDIVISION REFERRED TO IN PB165 PAGE 103; THENCE S88°33'58"E 488.18' TO AN IRON PIPE AND THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY HOPE CROSSING HOMEOWNERS (PIN084107585995); N1°29'46"E 64.27 FEET TO AN IRON PIPE; THENCE N17°16'12"W 150.52 FEET TO AN IRON PIPE AND BEING THE SOUTHEAST CORNER OF THE PROPERTY OF THE TRUEWAY HOLINESS CHURCH INC (PIN 084107595174); N88°31'08"W 118.64 FEET TO AN IRON PIPE AND SOUTHEAST CORNER OF LOT 27 SHOWN IN PB165 PG103 OF THE JUNCTION ROAD SUBDIVISION; THENCE N6°30'19"E 26.96 FEET TO AN IRON PIPE; THENCE N40°16'20"W 97.35 FEET TO AN IRON PIPE, THENCE N44°47'40"E 106.22', THENCE N47°42'46"E 25 FEET TO AN IRON PIPE, THENCE N47°42'46"E 25 FEET TO AN IRON PIPE, THENCE S42°17'14"E 203.69 FEET ALONG THE WEST LINE OF THE PROPERTY OF TRUEWAY HOLINESS CHURCH INC (PIN 084107599605) TO AN IRON PIPE BEING THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY N48°25'22"E 191.86' TO AN IRON PIPE; THENCE N46°04'54"E 154.49 FEET TO AN IRON PIPE; THENCE N44°14'23"E 145.90 FEET TO AN IRON PIPE BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE CITY OF DURHAM (PIN 084107697161); THENCE S44°31'47"E 116.97 FEET TO AN IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING S20°05'34"E 454.99 FEET, RADIUS 549.96 FEET AND AN ARC LENGTH OF 469.08 FEET TO AN IRON PIPE; THENCE S4°20'40"W 111.27 FEET TO AN IRON PIPE TO THE POINT AND PLACE OF BEGINNING, BEING 29.91 ACRES, MORE OR LESS.

**Section 3. This Ordinance shall be in full force and effect on December 31, 2013.**

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