An Ordinance Amending the Durham Unified Development Ordinance By Taking Property out of MU(D)/Urban Tier Zoning District and Establishing the Same as MU(D)/Compact Neighborhood Tier District

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1300035 and Voted on December 1, 2014 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 MU(D)/Urban Tier and placing the same in and establishing the same as MU(D) Compact Neighborhood Tier.

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

LOT 1 – 0812-19-51-6770 & 4518

Beginning at a on the northern right of way of Erwin Road; thence S 41°09'42" W a distance of 101.81' to a point; thence S 41°09'42" W a distance of 103.01' to a point; thence S 41°09'42" W a distance of 398.60' to a point; thence with a curve turning to the right with an arc length of 31.37', with a radius of 20.00', with a chord bearing of S 86°05'42" W, with a chord length of 28.25' to a point; thence N 48°58'18" W a distance of 190.63' to a point; thence with a curve turning to the right with an arc length of 213.86', with a radius of 169.50', with a chord bearing of N 12°49'33" W, with a chord length of 199.96' to a point; thence with a reverse curve turning to the left with an arc length of 276.46', with a radius of 166.00', with a chord bearing of N 24°23'26" W, with a chord length of 245.60' to a point; thence N 79°59'09"W a distance of 9.81' to a point; thence N 71°05'55"W a distance of 19.07' to a point; thence N 31°00'59"E a distance of 13.77' to a point; thence N 40°31'11"E a distance of 52.10' to a point; thence N 14°34'22"E a distance of 35.44' to a point; thence N 80°10'59"E a distance of 135.86' to a point; thence N 50°35'02"E a distance of 42.83' to a point; thence N 75°09'01"E a distance of 48.22' to a point; thence S 55°54'34"E a distance of 30.72' to a point; thence N 44°20'43"E a distance of 37.11' to a point; thence S 88°44'06"E a distance of 166.97' to a point; thence S 49°00'37"E a distance of 63.41' to a point; thence S 49°00'37"E a distance of 62.41' to a point; thence S 42°44'08"E a distance of 79.54' to a point; thence S 49°00'46"E a distance of 140.43' to a point; thence S 19°58'10"E a distance of 17.51' to a point; which is the point of beginning, having an area of 303,919.16 Square Feet or 6.977 Acres

LOT 2 – 0812-19-51-0374

Beginning at a Point on the northern right of way of Erwin Road; thence S 45°20'00" W a distance of 128.30' to a point; thence N 44°37'46" W a distance of 393.90' to a point; thence N 44°37'46" W a distance of 164.49' to a point; thence N 49°52'50" E a distance of 69.47' to a point; thence N 38°34'31" E a distance of 113.37' to a point; thence N 21°41'20" E a distance of 154.25' to a point; thence N 36°58'33" E a distance of 21.70' to a point; thence S 70°37'00" E a distance of 38.40' to a point; thence with a curve turning to the right with an arc length of 181.22', with thence S 48°59'04"E a distance of 190.40' to a point; thence with a curve turning to the right with an arc length of 31.48', with a radius of 20.00', with a chord bearing of S 00°16'50" W, with a chord length of 28.33' to a point; a radius of 106.00', with a chord bearing of S 21°38'30" E, with a chord length of 159.94' to a point; thence with a reverse curve turning to the left with an arc length of 288.93', with a radius of 229.50', with a chord bearing of S 08°44'00" E, with a chord length of 270.22', to a point; which is the point of beginning, having an area of 125,567.72 Square Feet or 2.883 Acres.

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.