

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of RR Zoning District and Establishing the Same as  
PDR 12.000 and CG(D) District**

Be it Ordained by the Durham City Council:

**Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1200019 and Voted on November 3, 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 RR and placing the same in and establishing the same as PDR 12.000 and CG(D).**

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

**Parcel "A" PDR 12.0000**

**Beginning** at a *point* having coordinates of **N:790446.44, E:2060881.97**; said *point* being located **S52°06'53"W** a distance of **94.89** feet from NCGS Yellow, having NC Grid coordinates of **N: 790,388.08, E: 2,060,807.09**; thence with a bearing of **N 41°49'33" E** a distance of **199.84** feet to a *point*; thence with a bearing of **S 48°10'27" E** a distance of **199.74** feet to a *point*; thence with a bearing of **N 41°49'33" E** a distance of **286.11** feet to a *point*; thence with a bearing of **S 48°08'35" E** a distance of **250.01** feet to a *point*; thence with a bearing of **N 89°42'33" E** a distance of **128.95** feet to a *point*; thence with a bearing of **N 89°33'58" E** a distance of **249.95** feet to a *point*; thence with a bearing of **N 89°33'58" E** a distance of **249.87** feet to a *point*; thence with a bearing of **N 89°33'58" E** a distance of **313.69** feet to a *point*; thence in a northeasterly direction with a non-tangent curve turning to the right with a radius of **25.00** feet, having a chord bearing of **N 47°08'54" E** and a chord distance of **34.62**, having a central angle of **87°38'21"** and an arc length of **38.24** to a *point*; thence with a bearing of **S 89°01'56" E** a distance of **540.40** feet to a *point*; thence with a bearing of **N 02°54'24" E** a distance of **551.87** feet to a *point*; thence with a bearing of **N 24°15'54" W** a distance of **140.91** feet to a *point*; thence with a bearing of **N 27°04'26" E** a distance of **158.38** feet to a *point*; thence with a bearing of **N 00°12'40" W** a distance of **446.53** feet to a *point*; thence with a bearing of **S 69°08'11" W** a distance of **12.19** feet to a *point*; thence with a bearing of **N 57°00'16" W** a distance of **12.67** feet to a *point*; thence with a bearing of **S 67°33'07" W** a distance of **83.43** feet to a *point*; thence with a bearing of **N 64°20'41" W** a distance of **28.83** feet to a *point*; thence with a bearing of **N 17°14'54" W** a distance of **52.70** feet to a *point*; thence with a bearing of **S 48°38'47" W** a distance of **28.79** feet to a *point*; thence with a bearing of **S 70°08'12" W** a distance of **23.75** feet to a *point*; thence with a bearing of **N 36°08'43" W** a distance of **21.44** feet to a *point*; thence with a bearing of **S 78°20'30" W** a distance of **21.21** feet to a *point*; thence with a bearing of **S 55°25'52" W** a distance of **22.92** feet to a *point*; thence with a bearing of **S 70°06'07" W** a distance of **48.60** feet to a *point*; thence with a bearing of **N 84°37'30" W** a distance of **25.72** feet to a *point*; thence with a bearing of **S 70°25'01" W** a distance of **22.64** feet to a *point*; thence with a bearing of **S 55°19'50" W** a distance of **53.96** feet to a *point*; thence with a bearing of **N 88°26'28" W** a distance of **19.32** feet to a *point*; thence with a bearing of **S 58°31'49" W** a distance of **27.39** feet to a *point*; thence with a bearing of **N 83°11'22" W** a distance of **51.83** feet to a *point*; thence with a bearing of **S 81°41'47" W** a distance of **43.32** feet to a *point*; thence with a bearing of **N 76°09'32" W** a distance of **24.28** feet to a *point*; thence with a bearing of **S 64°38'43" W** a distance of **42.40** feet to a *point*; thence with a bearing of **S 04°27'24" E** a distance of **18.37** feet to a *point*; thence with a bearing of **N 82°01'18" W** a distance of **53.03** feet to a *point*; thence with a bearing of **S 33°54'56" W** a distance of **19.51** feet to a *point*; thence with a bearing of **S 76°41'27" W** a distance of **19.81** feet to a *point*; thence with a bearing of **S 25°10'21" W** a distance of **25.82** feet to a *point*; thence with a bearing of **S 47°52'31" W** a distance of **49.22** feet to a *point*; thence with a bearing of **N 84°53'52" W** a distance of **16.10** feet to a *point*; thence with a bearing of **S 36°05'19" W** a distance of **24.61** feet to a *point*; thence with a bearing of **S 80°46'50" W** a distance of **82.56** feet to a *point*; thence with a bearing of **N 43°51'20" W** a distance of **34.52** feet to a *point*; thence with a bearing of **S 71°53'28" W** a distance of **81.76** feet to a *point*; thence with a bearing of **N 57°45'10" W** a distance of **29.53** feet to a *point*; thence with a bearing of **S 74°55'38" W** a distance of **42.39** feet to a *point*; thence with a bearing of

S 40°57'29" W a distance of 59.67 feet to a *point*; thence with a bearing of S 24°59'23" E a distance of 22.46 feet to a *point*; thence with a bearing of S 07°58'06" W a distance of 12.40 feet to a *point*; thence with a bearing of N 76°17'07" W a distance of 403.83 feet to a *point*; thence with a bearing of S 01°12'01" E a distance of 212.02 feet to a *point*; thence with a bearing of N 89°04'02" W a distance of 666.55 feet to a *point*; thence with a bearing of S 19°27'40" W a distance of 95.60 feet to a *point*; thence with a bearing of N 70°40'53" W a distance of 79.78 feet to a *point*; thence with a bearing of N 19°19'07" E a distance of 69.52 feet to a *point*; thence with a bearing of N 89°03'03" W a distance of 384.28 feet to a *point*; thence with a bearing of S 41°30'47" W a distance of 518.20 feet to a *point*; thence with a bearing of S 48°10'27" E a distance of 899.98 feet to the *point* of **beginning**.; containing 2686807.91 square feet or 61.68 acres, and as further shown on an exhibit prepared by Priest, Craven & Associates entitled, "Boundary Exhibit for the Property of Creekwood Highway 70 Alexander, LLC and Seventy West, LLC" and dated July 8, 2014.

**Parcel "B" CG(D)**

**Beginning** at a *point* having coordinates of N:789542.35, E:2061894.38; said *point* being located S52°07'14"E a distance of 1377.54 feet from NCGS Yellow, having NC Grid coordinates of N: 790,388.08, E: 2,060,807.09; thence with a bearing of S 48°11'40" E a distance of 669.42 feet to a *point*; thence with a bearing of S 63°20'17" E a distance of 108.97 feet to a *point*; thence with a bearing of S 41°06'23" E a distance of 72.55 feet to a *point*; thence with a bearing of N 68°52'01" E a distance of 303.55 feet to a *point*; thence with a bearing of N 72°40'52" E a distance of 277.13 feet to a *point*; thence in a easterly direction with a tangent curve turning to the right with a radius of 1160.00 feet, having a chord bearing of N 76°43'16" E and a chord distance of 163.46, having a central angle of 08°04'49" and an arc length of 163.59 to a *point*; thence with a bearing of N 80°45'41" E a distance of 165.34 feet to a *point*; thence with a bearing of N 09°14'19" W a distance of 12.00 feet to a *point*; thence with a bearing of N 80°52'33" E a distance of 277.24 feet to a *point*; thence with a bearing of N 08°18'29" E a distance of 51.36 feet to a *point*; thence with a bearing of N 29°11'20" E a distance of 94.29 feet to a *point*; thence with a bearing of N 06°30'31" W a distance of 582.81 feet to a *point*; thence with a bearing of N 00°55'37" E a distance of 105.33 feet to a *point*; thence with a bearing of S 85°42'41" E a distance of 239.10 feet to a *point*; thence with a bearing of N 00°58'58" E a distance of 411.50 feet to a *point*; thence with a bearing of N 89°01'56" W a distance of 765.80 feet to a *point*; thence with a bearing of S 88°55'14" W a distance of 69.10 feet to a *point*; thence with a bearing of S 88°55'13" W a distance of 30.67 feet to a *point*; thence with a bearing of N 02°54'24" E a distance of 3.57 feet to a *point*; thence with a bearing of N 89°01'56" W a distance of 540.40 feet to a *point*; thence in a southwesterly direction with a tangent curve turning to the left with a radius of 25.00 feet, having a chord bearing of S 47°08'54" W and a chord distance of 34.62, having a central angle of 87°38'21" and an arc length of 38.24 to a *point*; thence with a bearing of S 89°33'58" W a distance of 313.69 feet to a *point*; thence with a bearing of S 89°33'58" W a distance of 249.87 feet to a *point*; thence with a bearing of S 01°31'49" W a distance of 969.38 feet to a *point* of **beginning**.; containing 2,449,627 square feet or 56.24 acres, and as further shown on an exhibit prepared by Priest, Craven & Associates entitled, "Boundary Exhibit for the Property of Creekwood Highway 70 Alexander, LLC and Seventy West, LLC" and dated July 8, 2014.

**Parcel "C" CG(D)**

**Beginning** at a *point* having coordinates of N:788898.67, E:2062661.30; said *point* being located S 52°36'38"E a distance of 154.62 feet from the Southeast Corner of Parcel "B", having NC Grid coordinates of N: 788,992.55, E: 2,062,538.45; thence with a bearing of S 10°12'41" W a distance of 35.79 feet to a *point*; thence with a bearing of S 42°01'30" E a distance of 20.50 feet to a *point*; thence with a bearing of S 49°59'02" E a distance of 170.88 feet to a *point*; thence with a bearing of S 49°49'02" E a distance of 827.71 feet to a *point*; thence with a bearing of N 33°46'23" W a distance of 184.67 feet to a *point*; thence with a bearing of S 49°53'41" E a distance of 55.92 feet to a *point*; thence with a bearing of N 26°59'26" W a distance of 176.59 feet to a *point*; thence with a bearing of N 26°59'26" W a distance of 96.64 feet to a *point*; thence with a bearing of S 88°38'45" W a distance of 133.30 feet to a *point*; thence with a bearing of N 01°49'36" E a distance of 163.39 feet to a *point*; thence with a bearing of N 01°32'15" E a distance of 93.42 feet to a *point*; thence with a bearing of N 01°33'58" E a distance of 249.81 feet to a *point*; thence in a westerly direction with a non-tangent curve turning to the left with a radius of 1026.39 feet, having a chord bearing of S 80°00'58" W and a chord distance of 47.92, having a central angle of 02°40'31" and an arc length of 47.93 to a *point*; thence in a westerly direction with a non-tangent curve turning to the left with a radius of 1040.00 feet, having a chord bearing of S 70°09'28" W and a chord distance of 46.86, having a central angle of 02°34'55" and an arc length of 46.86 to a *point*; thence with a bearing of S 68°52'01" W a distance of 403.89 feet to a *point* of **beginning**.; containing 187297.39 square feet or 4.30 acres, and as further shown on an exhibit prepared by Priest, Craven & Associates entitled, "Boundary Exhibit for the Property of Creekwood Highway 70 Alexander, LLC and Seventy West, LLC" and dated July 8, 2014.

**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.**