

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of PDR 4.760 Zoning District and Establishing the
Same as PDR 6.038 District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1500011 and Voted on October 5, 2015 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 4.760 and placing the same in and establishing the same as PDR 6.038.

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

Beginning at a point on the southeastern corner of the right of way of Pleasant Drive and Horseshoe Drive, thence leaving the point of Beginning along the southern right of way of Pleasant Drive, S 87deg. 32'29"E, 100.17 ft. to a point at the northwestern corner of Lewis and Dwight Bell; thence leaving the southern right of way of Pleasant Drive along the western line of Lewis and Dwight Bell, S 02deg. 02'34"W, 284.84 ft.; thence S 02deg.26'06"W, 483.94 ft. to a point on the northern line of Lot 72, Hanover Point Sub Area "A"; thence along the northern line of 72,71,70,69,68,67,66,65,64, and 63, S 87deg.25'20"E, 355.58 ft. to a point at the northeastern corner of Lot 63; thence leaving along the eastern line of Lot 63, S 02deg.20'57" W, 170.38 ft. to a point on the southern right of way of Tanners Mill Drive; thence along the southern right of way of Tanners Mill Drive; N 87deg.39'03"W, 93.18 ft. to a point at the northeastern line of Lot 103, Hanover Point Sub Area "A"; thence leaving the southern right of way of Tanners Mill Drive, along the western line of lots 104,105,106,107,108,109,110,111,112,113, and 114, S 02deg.20'57"W, 412.20 ft. to a point along the western line of Lot 114; thence S 02deg.41'29"E, 11.87'; thence along the northern line of Lot 115, S 87deg. 39'03"E, 186.48 ft. to a point on the eastern right of way of Spacious Skies Lane; thence along the eastern right of way of Spacious Skies Lane, S 02deg.02'57"W, 166.36 ft. to a point on the northwestern corner of Lot 137; thence along the northern line of Lot 137, S 87deg.39'03"E, 120.00 ft. to a point ; thence, S 02deg. 20'57"W, 329.12 ft. to a point at the southeastern corner of Lot 129; thence, N 87deg.39'03"E, 158.12 ft. to a point; thence, S 02deg.20'57"W, 44.71 ft. to a point in the centerline of Beall Street; thence N 85deg.86'20"W, 50.34 ft. to a point; thence leaving the centerline of Beall Street, N 06deg.31'32"E, 280.34 ft. to a point on the southern line of 182 Beall St owned by NC Properties II, LLC; thence along the southern line of the properties owned by NC Properties II, LLC, N 82deg.56'10"W, 199.42 ft. to a point on the southwestern corner of 168 Beall St; thence N 06deg. 31'32"E, 249.06 ft. to a point, thence N 06deg.31'32"E, 30.00 ft. to a point in the centerline of the right of way of Beall Street; thence along the centerline of Beall Street, N 82deg.55'24" W, 198.56 ft. to a point; thence leaving the centerline of the right of way of Beall Street, N 01deg.33'57"E, 229.35 ft. to a point, thence S 01deg.54'23" W, 109.11 ft. to a point; thence N 88deg.20'04"W, 214.05 ft to a point.; thence , N 88deg.21'07"W, 163.58 ft. to a point; thence N 02deg.14'59"E, 370.68 ft. to a point; thence S 87deg. 34'48"E, 3.44 ft. to a point on the eastern right of way of Horseshoe Drive; thence along the eastern right of way of Horseshoe Drive, N 01deg. 56'01"E, 245.19 ft. to a point; thence along a curve to the right having a radius of 18.50 ft., an arc of 29.13 ft., a delta of 90deg. 12'30", and a chord of S 47deg. 14'42"W, 26.21 ft. to a point on the southern right of way of Tanners Mill Drive; thence S 01deg.57'23" E, 50.14 ft. to a point on the northern right of way of Tanners Mill Drive; thence along a curve to the right having a radius of 19.17 ft. , an arc of 25.67ft., a delta of 76deg. 44'34", and a chord of S 36deg.53'05"E, 23.80 ft. to a point on the eastern right of way of Horseshoe Drive; thence along the eastern right of way of Horseshoe Drive, N 02deg.08'28"E, 104.26 ft. to a point; thence N 02deg.18'58"E, 768.19 ft. to a point on the southern right of way of Pleasant Drive; said point being the point a place of Beginning; containing 13.47 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.