

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of CC(D), OI, IP Zoning District and Establishing
the Same as IL(D) District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1500022 and Voted on February 15, 2016 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 CC(D), OI, IP and placing the same in and establishing the same as IL(D).

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

BEGINNING AT A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF S. MIAMI BOULEVARD AND ALSO BEING THE NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY BETTY H. & GRAHAM C. LOVITTE AS RECORDED IN DEED BOOK 315, PAGE 611 AND ALSO AS SHOWN IN PLAT BOOK 155, PAGE 175, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY NORTH 27°48'40" EAST A DISTANCE OF 98.49 FEET TO A POINT; THENCE AS SAID RIGHT-OF-WAY TRANSITIONS INTO THE SOUTHERN RIGHT-OF-WAY LINE OF T.W. ALEXANDER DRIVE NORTH 71°15'05" EAST A DISTANCE OF 98.30 FEET TO A POINT; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 352.52 FEET, SAID CURVE HAVING A RADIUS OF 1577.02 FEET, A CHORD DIRECTION OF SOUTH 61°05'06" EAST AND A CHORD DISTANCE OF 351.79 FEET TO A POINT; THENCE SOUTH 54°40'52" EAST A DISTANCE OF 253.66 FEET TO A POINT; THENCE SOUTH 10°50'20" EAST A DISTANCE OF 84.19 FEET TO A POINT; THENCE SOUTH 57°14'35" EAST A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 75°12'46" EAST A DISTANCE OF 82.49 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 35.35 FEET, SAID CURVE HAVING A RADIUS OF 1969.86 FEET, A CHORD DIRECTION OF SOUTH 60°15'01" EAST AND A CHORD DISTANCE OF 35.35 FEET TO A POINT; THENCE SOUTH 60°45'52" EAST A DISTANCE OF 408.56 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 15.85 FEET, SAID CURVE HAVING A RADIUS OF 1205.92 FEET, A CHORD DIRECTION OF SOUTH 61°08'27" EAST AND A CHORD DISTANCE OF 15.85 FEET TO A POINT; THENCE AS SAID RIGHT-OF-WAY TRANSITIONS INTO THE WESTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE SOUTH 15°48'23" EAST A DISTANCE OF 86.09 FEET TO A POINT; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY SOUTH 23°32'25" WEST A DISTANCE OF 91.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 161.90 FEET, SAID CURVE HAVING A RADIUS OF 347.22 FEET, A CHORD DIRECTION OF SOUTH 09°40'24" WEST AND A CHORD DISTANCE OF 160.44 FEET TO A POINT; THENCE SOUTH 03°27'44" WEST A DISTANCE OF 55.08 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 79°01'33" WEST A DISTANCE OF 159.85 FEET TO A POINT; THENCE NORTH 82°18'08" WEST A DISTANCE OF 44.52 FEET TO A POINT; THENCE SOUTH 75°02'49" WEST A DISTANCE OF 236.50 FEET TO A POINT; THENCE NORTH 02°16'08" EAST A DISTANCE OF 371.64 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 87°48'12" WEST A DISTANCE OF 706.97 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 24°08'06" EAST A DISTANCE OF 316.47 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 24°14'50" EAST A DISTANCE OF 200.26 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 65°44'08" WEST A DISTANCE OF 272.32 FEET TO THE POINT OF BEGINNING, CONTAINING 13.2534 ACRES MORE OR LESS.

SAVING AND EXCEPTING THE GUESS FAMILY CEMETERY LOT CONTAINING 0.1833 ACRES, THE SAME BEING DESCRIBED FOLLOWS:

COMMENCING AT A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE AND ALSO BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY DOE & INGALLS PROPERTIES II LLC AS RECORDED IN DEED BOOK 6764, PAGE 756 AND AS SHOWN IN PLAT BOOK 188, PAGE 85, DURHAM COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 79°01'33" WEST A DISTANCE OF 159.85 FEET TO A POINT; THENCE NORTH 82°18'08" WEST A DISTANCE OF 44.52 FEET TO A POINT; THENCE SOUTH 75°02'49" WEST A DISTANCE OF 236.50 FEET TO A POINT; THENCE NORTH 02°16'06" EAST A DISTANCE OF 371.64 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE SOUTH 66°22'39" EAST A DISTANCE OF 263.79 FEET TO AN EXISTING IRON PIPE, THE POINT OF BEGINNING; THENCE NORTH 77°00'40" EAST A DISTANCE OF 73.70 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 24°06'19" EAST A DISTANCE OF 105.24 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°40'18" WEST A DISTANCE OF 106.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 06°21'46" WEST A DISTANCE OF 79.38 FEET THE POINT OF BEGINNING, CONTAINING 0.1833 ACRES MORE OR LESS.

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.