

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of OI and 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 Z1500021 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 OI and 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 AN EXISTING IRON PIPE LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE AND ALSO BEING A NORTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY HANOVER ACQUISITION 5 LLC AS RECORDED IN DEED BOOK 7148, PAGE 216 AND AS SHOWN AS LOT 7 IN PLAT BOOK 107, PAGE 167, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH 25°45'00" EAST A DISTANCE OF 13.81 FEET TO A POINT; THENCE NORTH 05°20'35" EAST A DISTANCE OF 58.19 FEET TO A POINT; THENCE NORTH 06°23'14" WEST A DISTANCE OF 69.95 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 210.88, SAID CURVE HAVING A RADIUS OF 996.93 FEET, A CHORD DIRECTION OF NORTH 06°12'48" WEST AND A CHORD DISTANCE OF 210.49 FEET TO A POINT; THENCE NORTH 06°02'21" WEST A DISTANCE OF 69.95 FEET TO A POINT; THENCE NORTH 17°49'42" WEST A DISTANCE OF 58.41 FEET TO A POINT; THENCE NORTH 27°30'25" WEST A DISTANCE OF 66.75 FEET TO A POINT; THENCE NORTH 18°53'28" WEST A DISTANCE OF 98.00 FEET TO A POINT; THENCE NORTH 02°04'28" WEST A DISTANCE OF 67.45 FEET TO A POINT; THENCE NORTH 10°46'29" WEST A DISTANCE OF 54.55 FEET TO A POINT; THENCE NORTH 09°43'00" WEST A DISTANCE OF 62.16 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 104.74 FEET, SAID CURVE HAVING A RADIUS OF 330.79 FEET, A CHORD DIRECTION OF NORTH 13°57'56" EAST AND A CHORD DISTANCE OF 104.30 FEET TO A POINT; THENCE NORTH 22°20'34" EAST A DISTANCE OF 79.89 FEET TO A POINT; THENCE AS SAID RIGHT-OF-WAY TRANSITIONS INTO THE SOUTHERN RIGHT-OF-WAY LINE OF T.W. ALEXANDER DRIVE NORTH 65°57'08" EAST A DISTANCE OF 106.93 FEET TO A POINT; THENCE ALONG AND WITH SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 436.07 FEET, SAID CURVE HAVING A RADIUS OF 1205.92 FEET, A CHORD DIRECTION OF SOUTH 83°11'41" EAST AND A CHORD DISTANCE OF 433.70 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°29'58" EAST A DISTANCE OF 499.51 FEET TO A POINT; THENCE SOUTH 86°40'10" EAST A DISTANCE OF 899.06 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 00°29'10" WEST A DISTANCE OF 500.40 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 86°54'51" WEST A DISTANCE OF 617.22 FEET TO A RAILROAD IRON; THENCE NORTH 86°36'50" WEST A DISTANCE OF 682.31 FEET TO A RAILROAD IRON; THENCE NORTH 87°02'14" WEST A DISTANCE OF 54.04 FEET TO THE POINT OF BEGINNING, CONTAINING 22.1451 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.