An Ordinance Amending the Durham Unified Development Ordinance By Taking Property out of RS-20 and CG Zoning District and Establishing the Same as PDR 4.131 District

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1500031 and Voted on April 4, 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 RS-20 and CG and placing the same in and establishing the same as PDR 4.131

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

BEGINNING AT AN EXISTING CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD AND THE WESTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 15-501, SAID SOUTHERN RIGHT-OF-WAY LINE ALSO BEING THE NORTHERN PROPERTY LINE OF LOT 4 AS RECORDED IN PLAT BOOK 14, PAGE 32, DURHAM COUNTY REGISTRY; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY SOUTH 16°56'03" EAST A DISTANCE OF 150.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 98.89 FEET, SAID CURVE HAVING A RADIUS OF 965.00 FEET, A CHORD DIRECTION OF SOUTH 08°02'13" EAST AND A CHORD DISTANCE OF 98.85 FEET TO A POINT; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY SOUTH 33°11'35" WEST A DISTANCE OF 49.51 FEET TO A POINT; THENCE SOUTH 56°40'57" EAST A DISTANCE OF 51.93 FEET TO A POINT LOCATED ON THE WESTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 15-501; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 20.85 FEET, SAID CURVE HAVING A RADIUS OF 965.00 FEET, A CHORD DIRECTION OF SOUTH 15°51'26" EAST AND A CHORD DISTANCE OF 20.85 FEET TO A POINT; THENCE SOUTH 16°28'34" EAST A DISTANCE OF 227.30 FEET TO A POINT; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY ALONG AND WITH THE SOUTHERN RIGHT-OF-WAY OF GRANVILLE ROAD SOUTH 32°51'07" WEST A DISTANCE OF 208.92 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 114.13 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CHORD DIRECTION OF SOUTH 63°59'03" WEST AND A CHORD DISTANCE OF 109.08 FEET TO A POINT; THENCE NORTH 86°46'03" WEST A DISTANCE OF 99.70 FEET TO A POINT; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY LINE SOUTH 03°04'47" WEST A DISTANCE OF 336.47 FEET TO A POINT LOCATED IN THE CENTER OF SAND CREEK; THENCE ALONG AND WITH SAID CENTERLINE OF SAND CREEK NORTH 77°54'26" WEST A DISTANCE OF 88.76 FEET TO A POINT; THENCE NORTH 69°06'49" WEST A DISTANCE OF 134.61 FEET TO A POINT; THENCE NORTH 85°28'05" WEST A DISTANCE OF 104.37 FEET TO A POINT; THENCE NORTH 87°53'56" WEST A DISTANCE OF 90.26 FEET TO A POINT; THENCE SOUTH 89°13'49" WEST A DISTANCE OF 95.74 FEET TO A POINT; THENCE SOUTH 78°22'51" WEST A DISTANCE OF 66.03 FEET TO A POINT; THENCE SOUTH 82°25'06" WEST A DISTANCE OF 54.20 FEET TO A POINT; THENCE SOUTH 71°32'37" WEST A DISTANCE OF 95.58 FEET TO A POINT;

THENCE SOUTH 64°35'43" WEST A DISTANCE OF 57.63 FEET TO A POINT; THENCE SOUTH 44°23'13" WEST A DISTANCE OF 107.26 FEET TO A POINT; THENCE SOUTH 37°40'25" WEST A DISTANCE OF 94.82 FEET TO A POINT; THENCE SOUTH 37°08'12" WEST A DISTANCE OF 73.18 FEET TO A POINT; THENCE SOUTH 24°44'26" WEST A DISTANCE OF 127.20 FEET TO A POINT; THENCE SOUTH 21°26'35" WEST A DISTANCE OF 89.26 FEET TO A POINT; THENCE SOUTH 27°05'18" WEST A DISTANCE OF 55.84 FEET TO A POINT; THENCE SOUTH 29°36'32" WEST A DISTANCE OF 57.71 FEET TO A POINT; THENCE SOUTH 30°36'59" WEST A DISTANCE OF 72.84 FEET TO A POINT; THENCE SOUTH 29°22'53" WEST A DISTANCE OF 51.06 FEET TO A POINT; THENCE LEAVING SAID CREEK CENTERLINE ALONG AND WITH THE EASTERN PROPERTY LINE OF COLONY PARK SUBDIVISION AS RECORDED IN PLAT BOOK 47, PAGE 64 & PLAT BOOK 36, PAGES 82-83, DURHAM COUNTY REGISTRY, NORTH 04°20'30" EAST A DISTANCE OF 654.88 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 04°20'30" EAST A DISTANCE OF 256.22 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 04°18'17" EAST A DISTANCE OF 119.98 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 04°20'37" EAST A DISTANCE OF 119.93 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 04°23'16" EAST A DISTANCE OF 479.07 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 04°23'16" EAST A DISTANCE OF 74.26 FEET TO A POINT; THENCE NORTH 18°03'45" EAST A DISTANCE OF 29.92 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 18°03'45" EAST A DISTANCE OF 222.74 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 18°05'32" EAST A DISTANCE OF 264.85 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 18°10'28" EAST A DISTANCE OF 199.32 FEET TO A POINT LOCATED ON SAID SOUTHERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 18°10'28" EAST A DISTANCE OF 28.92 FEET TO A POINT LOCATED IN THE CENTER OF SAID ROAD; THENCE ALONG AND WITH SAID ROAD CENTERLINE SOUTH 54°47'16" EAST A DISTANCE OF 77.40 FEET TO A POINT; THENCE SOUTH 54°47'54" EAST A DISTANCE OF 137.06 FEET TO A POINT; THENCE SOUTH 55°22'15 EAST A DISTANCE OF 192.70 FEET TO A POINT; THENCE LEAVING SAID ROAD CENTERLINE SOUTH 01°05'48" WEST A DISTANCE OF 43.28 FEET TO A POINT LOCATED ON SAID RIGHT-OF-WAY LINE; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY SOUTH 56°51'14" EAST A DISTANCE OF 300.52 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID SOUTHERN RIGHT-OF-WAY LINE AND THE WESTERN RIGHT-OF-WAY LINE OF SAID GRANVILLE ROAD; THENCE SOUTH 56°51'40" EAST A DISTANCE OF 57.67 FEET TO THE INTERSECTION OF SAID SOUTHERN RIGHT-OF-WAY LINE AND THE EASTERN RIGHT-OF-WAY LINE OF SAID GRANVILLE ROAD; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY ALONG AND WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 03°14'57" WEST A DISTANCE OF 276.14 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY SOUTH 65°11'11" EAST A DISTANCE OF 42.98 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 32°54'53" EAST A DISTANCE OF 232.66 FEET TO AN EXISTING IRON PIPE LOCATED ON SAID SOUTHERN RIGHT-OF-WAY LINE OF CORNWALLIS ROAD; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY SOUTH 56°58'49" EAST A DISTANCE OF 110.08 FEET TO AN EXISTING IRON REBAR; THENCE SOUTH 56°55'21" EAST A DISTANCE OF 89.92 FEET TO A POINT; THENCE SOUTH 56°30'25" EAST A DISTANCE OF 19.35 FEET TO THE POINT OF BEGINNING, CONTAINING 40.9541 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.