# 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 3.672 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 June 6, 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 3.672**

**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.**