

ORDINANCE A

(Rezoning from Office/Institutional-2 (OI-2) to University-1 (U-1))

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS FOR 1050 ESTES DRIVE (ORANGE COUNTY PARCEL IDENTIFIER NUMBERS 9789-24-7373 AND 9789-03-3163), PROJECT #18-030 (2018-06-27/O-3)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from the Town of Chapel Hill, The University of North Carolina-Chapel Hill, and the Board of Trustees of the Endowment Fund of the University of North Carolina at Chapel Hill to amend the Zoning Atlas to rezone property, located at 1050 Estes Drive Extension, from Office/Institutional-2 (OI-2) to University-1 (U-1) and finds that the amendment, if enacted, is in the public's interest and is warranted, to achieve the purposes of the Comprehensive Plan, including, but not limited to:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses (Place for Everyone.1);
- A welcoming and friendly community that provides all people with access to opportunities (Place for Everyone.4);
- Balance and sustain finances by increasing revenues and decreasing expenses (Community Prosperity and Engagement.1);
- Promote a safe, vibrant, and connected (physical and person) community (Community Prosperity and Engagement.3);
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Good Places, New Spaces.3);
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students (Good Places, New Spaces.5);
- A community that welcomes and supports change and creativity (Good Places, New Spaces.6);
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Good Places, New Spaces.8);
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (Nurturing Our Community.5);
- Reduce the carbon footprint of all Town-owned or managed services and properties; require that all new development meets standards; and support residents in minimizing their personal footprints (Nurturing Our Community.7);
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Nurturing Our Community.8).

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as described as follows.

SECTION I

The Orange County parcels identified by Parcel Identification Numbers (PIN) 9789-24-7373 and 9789-03-3163 along with one-half of the abutting right-of-way of Estes Drive on the northern side of the parcels are rezoned from Office/Institutional-2 (OI-2) to University-1 (U-1). Said areas are more fully described as follows:

Facilities Parcel Division

Beginning at an iron pipe located in the southern right of way of Estes Drive Extension (S.R. 1780) running thence S 21° 31' 42" E 346.01 feet to an iron pipe; thence S 86°46' 22" E 1109.76 feet to a point; thence N 00° 41' 32" E 744.68 feet to a point; thence N 33° 28' 00" W 319.16 feet to a point in the southern right of way of Estes Drive Extension (S.R. 1780); thence with the southern right of way of Estes Drive Extension (S.R. 1780) in a general northwesterly direction along a 2019.02 foot radius curve to the right, said curve having a chord bearing and distance of S 53° 57' 42" W 586.01 feet, to a point in the southern right of way of Estes Drive Extension (S.R. 1780); thence continuing with the southern right of way of Estes Drive Extension S 64° 46' 47" W 685.46 feet to an iron pipe, the place and point of beginning, containing 18.13 acres, more or less.

Former Dixon Property

Beginning at an iron pipe located in the southern right of way of Estes Drive Extension (S.R. 1780) running thence S 11° 23' 00" E 348.61 feet to an iron pipe, thence N 76° 30' 50" W 161.71 feet to an iron pipe; thence N 76° 30' 50" W 86.10 feet to an iron pipe located in the eastern right of way of Powell Street; thence N 76° 51' 00" W 66.45 feet to an iron pipe located in the western right of way of Powell Street; thence N 76° 29' 00" W 247.69 feet to an iron pipe; thence N 76° 29' 00" W 216.68 feet to an iron pipe located in the southern right of way of Estes Drive Extension (S.R. 1780); thence with the southern right of way of Estes Drive Extension (S.R. 1780) in a general northeasterly direction along a 557.97 foot radius curve to the right, said curve having a chord bearing and distance of N 62° 17' 17" E 248.62 feet, to an iron pipe in the southern right of way of Estes Drive Extension (S.R. 1780); thence continuing with the southern right of way of Estes Drive Extension (S.R. 1780) N 75° 09' 40" E 321.76 to an iron pipe, the point and place of beginning, containing 2.42 acres, more or less.

SECTION II

All ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the 27th day of June, 2018.