

ORDINANCE A (APPROVING THE REZONING)

(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 #9789-24-7373 AND 9789-03-3163), PROJECT #18-030 (2018-_-_/O-#)

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 (Goal PFE.1)
- A welcoming and friendly community that provides all people with access to opportunities (Goal PFE.4)
- Balance and sustain finances by increasing revenues and decreasing expenses (CPE.1)
- Promote a safe, vibrant, and connected (physical and person) community (Goal CPE.3)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (Goal GPNS.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 (Goal GPNS.5)
- A community that welcomes and supports change and creativity (GPNS.6)
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment (Goal GPNS.8)
- Adopt an integrated development review process that is fair and transparent and that incorporates the Chapel Hill 2020 environmental goals (NOC.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 (NOC.7)
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic (Goal NOC.8)

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as described in the following legal description.

This the ___ day of ___, 2018

Legal Description: 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.

Legal Description: 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.