

ORDINANCE A

(Rezoning from Mixed Use-Office/Institutional-1 (MU-OI-1) to Office/Institutional-3 (OI-3))

AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS FOR 1165 WEAVER DAIRY ROAD TO REZONE FROM MIXED USE-OFFICE/INSTITUTIONAL-1 (MU-OI-1) TO OFFICE/INSTITUTIONAL-3 (OI-3) (ORANGE COUNTY PARCEL IDENTIFIER # 9880-35-0595) (PROJECT #17-112) 2018-06-13/O-2)

WHEREAS, the Council of the Town of Chapel Hill has considered the application from Comprop LLC to amend the Zoning Atlas to rezone property described in the accompanying rezoning application for the 11SIXTY5 Office/Commercial Development at 1165 Weaver Dairy Road from Mixed Use-Office/Institutional-1 (MU-OI-1) to Office/Institutional-3 (OI-3) and finds that the amendment, if enacted, is in the public's interest and is warranted to achieve the purposes of the comprehensive plan:

- The proposed development represents an increased intensity of use in an area that is already fully serviced with infrastructure. (Community Prosperity and Engagement)
- The project site has frontage on Weaver Dairy Road and is already connected to the rest of the community by sidewalks, bike lanes, and local and regional bus service. (Getting Around)
- The proposed development will provide tree coverage and stormwater management on site to meet or exceed the Town's standard requirements. (Nurturing Our Community)
- The proposed development will be designed to allow a flexibility of fit up to accommodate a variety of office and general business uses. (Town Gown Collaboration)

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

SECTION I

More particularly described as the following metes and bounds within the Orange County parcel identified by Parcel Identifier Number (PIN) 9880-35-0595 along with one-half of the abutting right-of-way of 1165 Weaver Dairy Road on the northern side of the parcels shall be rezoned to the Office/Institutional-3 (OI-3) zoning district:

LEGAL DESCRIPTION OF 9880-35-0595

Beginning at a Point at the southwest corner of 1165 Weaver Dairy Road in the Town of Chapel Hill, Orange County, PIN 9880350595; thence N10°25'56"W a distance of 148.90'; thence S80°04'36"W a distance of 41.59'; thence N10°18'56"W a distance of 157.78'; thence N10°15'57"W a distance of 132.96'; thence S88°46'35"E a distance of 212.79'; thence S08°31'15"E a distance of 267.29'; thence S08°50'28"E a distance of 129.54'; thence S79°43'05"W a distance of 23.10'; thence S79°51'16"W a distance of 23.84'; thence S79°41'57"W a distance of 108.07'; which is the point of beginning, having an area of 78,557.67 square feet, 1.803 acres.

The property described hereon is subject to all rights-of-way, easements and restrictions of record.

SECTION II

That all ordinances and portions of ordinances in conflict are hereby repealed.

This the 13th day of June, 2018.