

**DRAFT ORDINANCE
(Rezoning to OI-3 zoning)**

**AN ORDINANCE AMENDING THE CHAPEL HILL ZONING ATLAS FOR THE
ELEMENTARY SCHOOL #11 AT 350 CALDWELL STREET EXTENSION (Orange
County Parcel Identifier Number: 9788-18-1797)**

WHEREAS, the Council of the Town of Chapel Hill has considered the application from the Chapel Hill-Carrboro City Schools to amend the Zoning Atlas to rezone property described below from Residential-3 (R-3) to Office/Institutional-3 (OI-3), and finds that the amendment is warranted, in order to achieve the purposes of the Comprehensive Plan including;

- Conserve and protect existing neighborhoods;
- Encourage desirable forms of non-residential development; and
- Provide quality community facilities and services.

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

That the site, identified now or formerly as 9788-18-1797 currently zoned Residential-3 (R-3), located at 350 Caldwell Street Extension between Mitchell Lane and Church Street, shall be rezoned to Office/Institutional-3 (OI-3), and that the area to be rezoned shall also extend to the center of the right-of-way along the site's frontages on Caldwell Street Extension and on McMasters Street. The description of the portion of the property to be rezoned is as indicated on the attached Rezoning Exhibit EX-1, dated February 2, 2009.

SECTION II

That all ordinances and portions of ordinances in conflict herewith are hereby repealed.

This the _____ day of _____, 2009.