

ORDINANCE NO. (2021) 178 TC 443

TC-15-2020

AN ORDINANCE TO AMEND REGULATIONS RELATED TO THE CAMPUS ZONING DISTRICT, INCLUDING ARTICLE 4.6. AND SECTION 6.1.4. OF THE PART 10 CODE OF RALEIGH – UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The Campus zoning district is intended to allow for growth and development of colleges and universities and other campus-like uses such as hospitals, while protecting the larger community, nearby neighborhoods, and the environment from impacts accompanying major new development;

WHEREAS, The Campus zoning district was established in 2013, but has not been mapped on any property within the City’s zoning jurisdiction;

WHEREAS, After review of the district standards, staff has identified barriers to the use of the Campus District;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

Section 1. Sec. 4.6.1. of the Part 10 Raleigh Unified Development Ordinance, *Campus Areas*, is hereby amended by insertion of the following underlined language and deletion of the following strikethrough language:

A. Single Entity

1. Each CMP District must be under the control of a single entity and have a significant governmental interest or be a hospital, college or university.
2. Each CMP District must either have a minimum site area of 5 acres or one or more contiguous city blocks.
3. In the event that a portion of the property zoned CMP is sold fee-simple absolute to a third-party who is not governmental or a hospital, college or university (therefore becoming non-compliant with this Article), the non-compliant property must be rezoned. The third-party property owner shall submit a petition to rezone the property not owned by a governmental interest or a hospital, college or university within 6 months of the sale of the property.

B. District Dimensional Standards

The controlling entity must follow the district standards below unless modified by the Campus Master Plan.

1. Building height: 50 feet or 3 stories maximum.
2. Primary street setback: 5 feet minimum.

3. Side street setback: 5 feet minimum.
4. Interior side or rear setback: 10 feet minimum.

Section 2. Sec. 4.6.2. of the Part 10 Raleigh Unified Development Ordinance, *Modification of District Standards*, is hereby amended by insertion of the following underlined language and deletion of the following strikethrough language:

B. Height

1. A CMP Master Plan may designate height maximums as part of the general or detailed layout map as described in Sec. 4.6.3.A.4. ~~include one or more of the following height designations. The designations establish the maximum height of buildings and structures in stories and feet within the district. For example, CMP-7 has a maximum height limit of 7 stories or 90 feet.~~

- ~~-3 3 stories / 50 feet max~~
- ~~-4 4 stories / 62 feet max~~
- ~~-5 5 stories / 75 feet max~~
- ~~-7 7 stories / 90 feet max~~
- ~~-12 12 stories / 150 feet max~~
- ~~-20 20 stories / 250 feet max~~
- ~~-40 40 stories / 500 feet max~~

2. Height on the edges of the CMP District should be compatible with adjacent development, and consider existing built patterns, mass, scale and character.

C. General Use and Development Standards

A CMP Master Plan may modify the following requirements of Chapters 6 and 7. General Use and Development Standards:

1. Section 6.1.4., Allowed Principal Use Table, and any Limited or Special Use standard listed in Articles 6.2. through 6.8 .
- ~~12.~~ Article 7.1. Parking .The entire campus may be treated as a single development for the purposes of calculating and sharing required parking.
- ~~23.~~ Article 7.2. Landscaping and Screening.
- ~~34.~~ Article 7.3. Signs.
- ~~45.~~ Article 7.4. Site Lighting.
- ~~56.~~ Article 7.5. Outdoor Display and Storage.

Section 3. Sec. 4.6.3. of the Part 10 Raleigh Unified Development Ordinance, *Application Requirements*, is hereby amended by insertion of the following underlined language and deletion of the following strikethrough language:

Sec. 4.6.3. Application Requirements

A. In addition to a rezoning application, a CMP Master Plan application must include the following required elements. More than one required element may be combined onto a single map/plan sheet so long as legibility is not adversely impacted.

1. Vicinity Map.
2. Existing Conditions Map.
3. ~~Street and Block Plan~~ Vehicular Circulation Plan.
4. General Layout Map delineating the boundaries of all district boundaries including Height and Frontage designations (if any). In lieu of designating Frontages on the General Layout Map, a ~~more fine-grained map~~ Detailed Layout Map may be included that specifies the maximum and minimum building heights, maximum and minimum building setback lines for all structures and parking areas-, and locations of residential and nonresidential land uses.
5. Development Plan showing the proposed location of buildings.
6. Pedestrian Circulation Plan.
7. Parking Plan.
8. Open Space Plan.
9. Tree Conservation Area Plan.
10. Major Utilities Plan.
11. Generalized Stormwater Plan.
12. Phasing Plan, if more than one phase is contemplated.
13. An illustrative 3-dimensional model or rendering that shows building elevations, location of streets and prominent site features. The 3-dimensional model must illustrate the potential massing and scale of the proposed development, but will not be regulatory.
14. Common Signage Plan (see Sec. 7.3.16.H.).

B. Each application must also include the following.

1. The specific standards intended to be modified as part the approval process. If a standard is not listed as being modified, then the standard is considered applicable and must be adhered to. However, subsequent requests for alternative compliance and variances may still be submitted.
2. The proposed maximum number of dwelling units by ~~block-phase~~ or subdistrict.
3. The proposed maximum square footage of nonresidential floor area by ~~block-phase~~ or subdistrict.
4. A general description of how the CMP District conforms with the Comprehensive Plan.
5. A general description of how the CMP District meets the intent of Sec. 4.1.1.E.
6. An Allowable Principal Use Table, listing each use in Section 6.1.4. and denoting whether each use is a permitted use, limited use, special use, or not permitted.

Section 4. Sec. 4.6.4. of the Part 10 Raleigh Unified Development Ordinance, *Master Plan Amendments*, is hereby amended by insertion of the following underlined language and deletion of the following strikethrough language:

Sec. 4.6.4. Master Plan Amendments

A. Administrative Amendments

The ~~Planning Director~~ City shall administratively approve CMP Master Plan amendments that propose any of the following alterations.

10. Any requirement associated with a permitted change must be shown on the Master Plan. ~~By example, if a 10% increase in density requires a different street cross section, the street cross-section must be updated on the Street and Block Plan.~~

Section 5. Sec. 6.1.4. of the Part 10 Raleigh Unified Development Ordinance, *Allowed Principal Use Table*, is hereby amended as follows:

Deleting the entire column named “CMP” from the table.

Section 6. This text change has been reviewed by the Raleigh City Planning Commission.

Section 7. This ordinance has been adopted following a duly advertised public hearing of the Raleigh City Council.

Section 8. This ordinance has been provided to the North Carolina Capital Commission as required by law.

Section 9. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code. All criminal sanctions shall be the maximum allowed by law notwithstanding the fifty-dollar limit in N.C.G.S. §14-4(a) or similar limitations.

Section 10. This ordinance is effective 5 days after adoption.

Adopted: January 5, 2021

Effective: January 10, 2021

Distribution: Planning and Development: Young, Bowers, Crane, Waddell, Rametta,
Bailey-Taylor
City Attorney
Transcription Services - Taylor

Prepared by the Planning and Development Department