

**ORDINANCE NO. (2024) 680 ZC 892**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:**

**Section 1.** That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same it hereby amended as follows:

- 1. Z-8-24 - Wake III Campus**, located along New Bern Ave and 1/2 mile west of I-440 Beltline being the following addresses and Wake County PINs: 3000 New Bern Avenue: PIN 1724202593; 3004 New Bern Avenue: PIN 1724207156; 3006 New Bern Avenue: PIN 1724209218; 3009 New Bern Avenue: PIN 1724115660; 3020 New Bern Avenue: PIN 1724214028; 10 Sunnybrook Road: PIN 1724216297; 23 Sunnybrook Road: PIN 1724219623; 100 Sunnybrook Road: PIN 1724303645; 107 Sunnybrook Road: PIN 1724401187; 3010 Falstaff Road: PIN 1723296034; 3011 Falstaff Road: PIN 1724300193; 109 Luther Road: PIN 1724105504; 127 Luther Road: PIN 1723196662; 143 Luther Road: PIN 1723195472; 149 Luther Road: PIN 1723194205; 3001 Calumet Drive: PIN 1724214935; 104 Poe Drive: PIN 1723196198; 108 Poe Drive: PIN 1723280934; 2901 Holston Lane: PIN 1724209757; 2841 Kidd Road: PIN 1723280558. Approximately 129.61 acres rezoned to Campus District (CMP)

Conditions dated: September 27, 2024

See attached Master Plan.

RECEIVED  
By: [Signature]

# WAKE III CAMPUS

## HEALTH AND EDUCATION CAMPUS DISTRICT

3000 NEW BERN AVENUE  
RALEIGH, NC 27610

### MASTER PLAN SHEET INDEX:

- MP-0B... OVERLAP SUBJECT STATEMENTS
- MP-1... EXISTING CONDITIONS MAP
- MP-2.1... GROUND LAYOUT MAP/HEIGHT AND FOOTPRINT MAP
- MP-2.2... TABLE OF USES
- MP-3... STREET AND BLOCK LAYOUT PLAN
- MP-4... DRIVE CORNER PLAN
- MP-5... BIKE AND PEDESTRIAN CIRCULATION PLAN
- MP-6... PARKING PLAN
- MP-7... CAMPUS GREEN SPACE PLAN
- MP-8.1... TREE CONSERVATION PLAN - EXISTING AND REQUIRED
- MP-8.2... TREE CONSERVATION PLAN - PROPOSED
- MP-9... MAJOR UTILITIES PLAN/UTILITIES SERVICE PLAN
- MP-10... GREENLIZED STORMWATER PLAN
- MP-11.1... PHASIS PLAN - TRANSPORTATION IMPROVEMENTS
- MP-11.2... PHASIS PLAN - EXISTING PROVIDENCE IMPROVEMENTS
- MP-12... 3D MODELS/RENDERINGS
- MP-13... COMMON SIGNAGE PLAN

### MASTER PLAN KEY NOTES:

- THE CAMPUS IS AN AREA OWNED BY WAKEMED, WAKE COUNTY, AND WAKE TECH REFERRED TO HEREIN AS WAKE. THESE CHANGES MODIFIED BY THE CAMP. THE CAMPUS IS SUBJECT TO THE ORDINANCES OF THE CITY OF RALEIGH AND ADMINISTRATIVE REVIEW PROCEDURES OF THE CITY OF RALEIGH.
- ALL EXISTING USES AND ALREADY CONSIDERED WITHIN THE CAMPUS DISTRICT BOUNDARY INCLUDING THOSE THAT MAY BE DESIGNATED AS FUTURE USES. THE CITY OF RALEIGH, HOWEVER, ANY EXISTING AREAS DESIGNATED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THE CAMP AND THE CITY OF RALEIGH.
- THE CITY OF RALEIGH SHALL REVIEW THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED THE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF A DISTRICT ORDINANCE.
- FOR ANY COMPLIANCE PLAN APPLICATION THAT PROPOSES TO INCREASE FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPER SHALL SUBMIT AN APPLICATION FOR THE INCREASED FLOOR AREA WITHIN THE MASTER PLAN AREA AT THE TIME OF EACH USE PLAN APPLICATION FOR THE PURPOSE OF THE REGULATING DISTRICT FLOOR AREA INCLUDES DEVELOPMENT INTENTED UNDER APPROVED USES THAT ARE NOT YET CONSIDERED.
- UNLESS OTHERWISE INDICATED BY THE CAMP, THE DISTRICT STANDARDS SHALL APPLY TO THE OFFICED USE (OU) DISTRICT REGULATIONS.

## CAMPUS MASTER PLAN

REZONING CASE: Z-08-2024  
MASTER PLAN: MP-01-24  
FLING DATE: 02-16-2024

### APPLICANT:



### PREPARED BY:

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NC CERTIFICATE OF AUTHORIZATION: F-0102

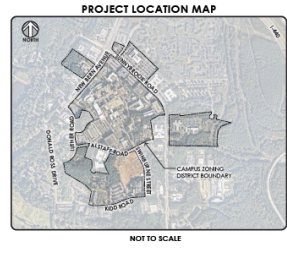
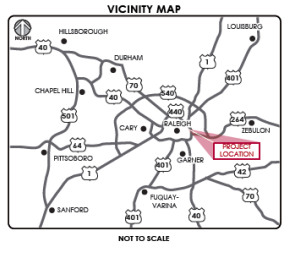
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CONTACT: ALISON COOPER



## CAMPUS MASTER PLAN HEALTH AND EDUCATION CAMPUS DISTRICT



NO.	REVISIONS	DATE
1	RESPONSE TO CITY COMMENTS	07-22-2024
2	RESPONSE TO CITY COMMENTS	08-20-2024
3	RESPONSE TO CITY COMMENTS	09-16-2024
4	RESPONSE TO CITY COMMENTS	09-17-2024
5	RESPONSE TO CITY COMMENTS	09-27-2024

### EXECUTIVE SUMMARY

THE REQUEST IS TO UPDATE THE EXISTING ZONING ON APPROXIMATE 183 ACRES OF LAND ALONG NEW BERN AVENUE AND FAYETTEVILLE STREET IN THE CAMPUS DISTRICT. THE REQUEST IS TO REZONE THE EXISTING ZONING FROM HEALTH AND EDUCATION CAMPUS DISTRICT TO HEALTH AND EDUCATION CAMPUS DISTRICT. THE REQUEST IS TO REZONE THE EXISTING ZONING FROM HEALTH AND EDUCATION CAMPUS DISTRICT TO HEALTH AND EDUCATION CAMPUS DISTRICT.

### STATEMENT OF CONSISTENCY

PROVIDE BRIEF STATEMENTS REGARDING WHETHER THE PROPOSED REZONING IS CONSISTENT WITH THE FUTURE LAND USE DESIGNATION, THE OBSERVATION MAP, AND ANY APPLICABLE CODES CONTAINED WITHIN THE COMPREHENSIVE PLAN.

- STATE LAND USE DESIGNATION:** THE MAJORITY OF THE SUBJECT PROPERTY IS DESIGNATED "RESTRICTED" ON THE CITY OF RALEIGH OBSERVATION MAP. THE SUBJECT PROPERTY IS LOCATED WITHIN THE HEALTH AND EDUCATION CAMPUS DISTRICT. THE MAJORITY OF THE SUBJECT PROPERTY IS DESIGNATED "RESTRICTED" ON THE CITY OF RALEIGH OBSERVATION MAP. THE SUBJECT PROPERTY IS LOCATED WITHIN THE HEALTH AND EDUCATION CAMPUS DISTRICT.
- COMPREHENSIVE PLAN POLICIES:** THE SUBJECT PROPERTY IS LOCATED WITHIN THE HEALTH AND EDUCATION CAMPUS DISTRICT. THE MAJORITY OF THE SUBJECT PROPERTY IS DESIGNATED "RESTRICTED" ON THE CITY OF RALEIGH OBSERVATION MAP. THE SUBJECT PROPERTY IS LOCATED WITHIN THE HEALTH AND EDUCATION CAMPUS DISTRICT.
- REQUIREMENTS:** THE SUBJECT PROPERTY IS LOCATED WITHIN THE HEALTH AND EDUCATION CAMPUS DISTRICT. THE MAJORITY OF THE SUBJECT PROPERTY IS DESIGNATED "RESTRICTED" ON THE CITY OF RALEIGH OBSERVATION MAP. THE SUBJECT PROPERTY IS LOCATED WITHIN THE HEALTH AND EDUCATION CAMPUS DISTRICT.

- POLICY 18.1 - PLANNING, DEVELOPMENT WITHIN EXISTING JURISDICTION SHOULD STRIVE TO CREATE AND MAINTAIN A HIGH QUALITY ENVIRONMENT. PLANNING AND DEVELOPMENT SHOULD BE CONDUCTED IN A MANNER THAT IS SENSITIVE TO THE CHARACTER OF THE SURROUNDING AREA AND THE NEEDS OF THE COMMUNITY.**
- POLICY 18.2 - COMMUNITY DEVELOPMENT AND ECONOMIC DEVELOPMENT SHOULD BE PROMOTED AND SUPPORTED. COMMUNITY DEVELOPMENT SHOULD BE PROMOTED AND SUPPORTED. COMMUNITY DEVELOPMENT SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 18.3 - TRANSPORTATION AND TRAVEL SHOULD BE PROMOTED AND SUPPORTED. TRANSPORTATION AND TRAVEL SHOULD BE PROMOTED AND SUPPORTED. TRANSPORTATION AND TRAVEL SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 18.4 - ENVIRONMENTAL PROTECTION AND CONSERVATION SHOULD BE PROMOTED AND SUPPORTED. ENVIRONMENTAL PROTECTION AND CONSERVATION SHOULD BE PROMOTED AND SUPPORTED. ENVIRONMENTAL PROTECTION AND CONSERVATION SHOULD BE PROMOTED AND SUPPORTED.**

- POLICY 18.5 - TRAFFIC AND PARKING SHOULD BE PROMOTED AND SUPPORTED. TRAFFIC AND PARKING SHOULD BE PROMOTED AND SUPPORTED. TRAFFIC AND PARKING SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 18.6 - PUBLIC SAFETY AND SECURITY SHOULD BE PROMOTED AND SUPPORTED. PUBLIC SAFETY AND SECURITY SHOULD BE PROMOTED AND SUPPORTED. PUBLIC SAFETY AND SECURITY SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 18.7 - COMMUNITY DESIGN AND ARCHITECTURE SHOULD BE PROMOTED AND SUPPORTED. COMMUNITY DESIGN AND ARCHITECTURE SHOULD BE PROMOTED AND SUPPORTED. COMMUNITY DESIGN AND ARCHITECTURE SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 18.8 - ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED. ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED. ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED.**

WAKE III CAMPUS MASTER PLAN  
HEALTH AND EDUCATION CAMPUS DISTRICT  
RALEIGH, NORTH CAROLINA

### GENERAL COMPREHENSIVE PLAN POLICIES

- POLICY 1.1 - THE CITY OF RALEIGH SHALL PROMOTE AND SUPPORT ECONOMIC DEVELOPMENT AND GROWTH. ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED. ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 1.2 - THE CITY OF RALEIGH SHALL PROMOTE AND SUPPORT TRANSPORTATION AND TRAVEL. TRANSPORTATION AND TRAVEL SHOULD BE PROMOTED AND SUPPORTED. TRANSPORTATION AND TRAVEL SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 1.3 - THE CITY OF RALEIGH SHALL PROMOTE AND SUPPORT ENVIRONMENTAL PROTECTION AND CONSERVATION. ENVIRONMENTAL PROTECTION AND CONSERVATION SHOULD BE PROMOTED AND SUPPORTED. ENVIRONMENTAL PROTECTION AND CONSERVATION SHOULD BE PROMOTED AND SUPPORTED.**

- POLICY 1.4 - THE CITY OF RALEIGH SHALL PROMOTE AND SUPPORT COMMUNITY DESIGN AND ARCHITECTURE. COMMUNITY DESIGN AND ARCHITECTURE SHOULD BE PROMOTED AND SUPPORTED. COMMUNITY DESIGN AND ARCHITECTURE SHOULD BE PROMOTED AND SUPPORTED.**
- POLICY 1.5 - THE CITY OF RALEIGH SHALL PROMOTE AND SUPPORT ECONOMIC DEVELOPMENT AND GROWTH. ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED. ECONOMIC DEVELOPMENT AND GROWTH SHOULD BE PROMOTED AND SUPPORTED.**

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GENERAL POLICY STATEMENTS  
SEPTEMBER 27, 2024

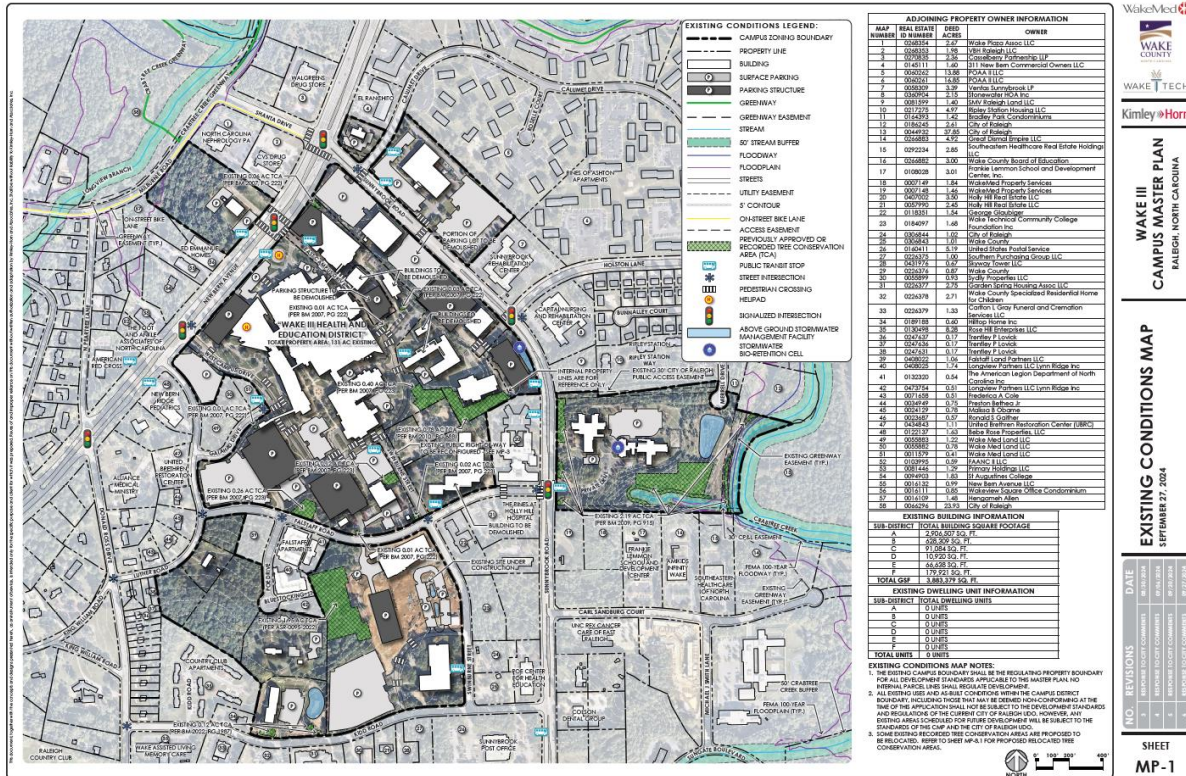
### PUBLIC BENEFITS

PROVIDE BRIEF STATEMENTS REGARDING THE PUBLIC BENEFITS DERIVED AS A RESULT OF THE REZONING REQUEST.

- PUBLIC BENEFITS:** THE REZONING REQUEST IS ANTICIPATED TO BRING ABOUT SEVERAL PUBLIC BENEFITS. THESE BENEFITS INCLUDE: IMPROVED TRANSPORTATION AND TRAVEL; ECONOMIC DEVELOPMENT AND GROWTH; ENVIRONMENTAL PROTECTION AND CONSERVATION; COMMUNITY DESIGN AND ARCHITECTURE; ECONOMIC DEVELOPMENT AND GROWTH; TRANSPORTATION AND TRAVEL; ENVIRONMENTAL PROTECTION AND CONSERVATION; COMMUNITY DESIGN AND ARCHITECTURE.

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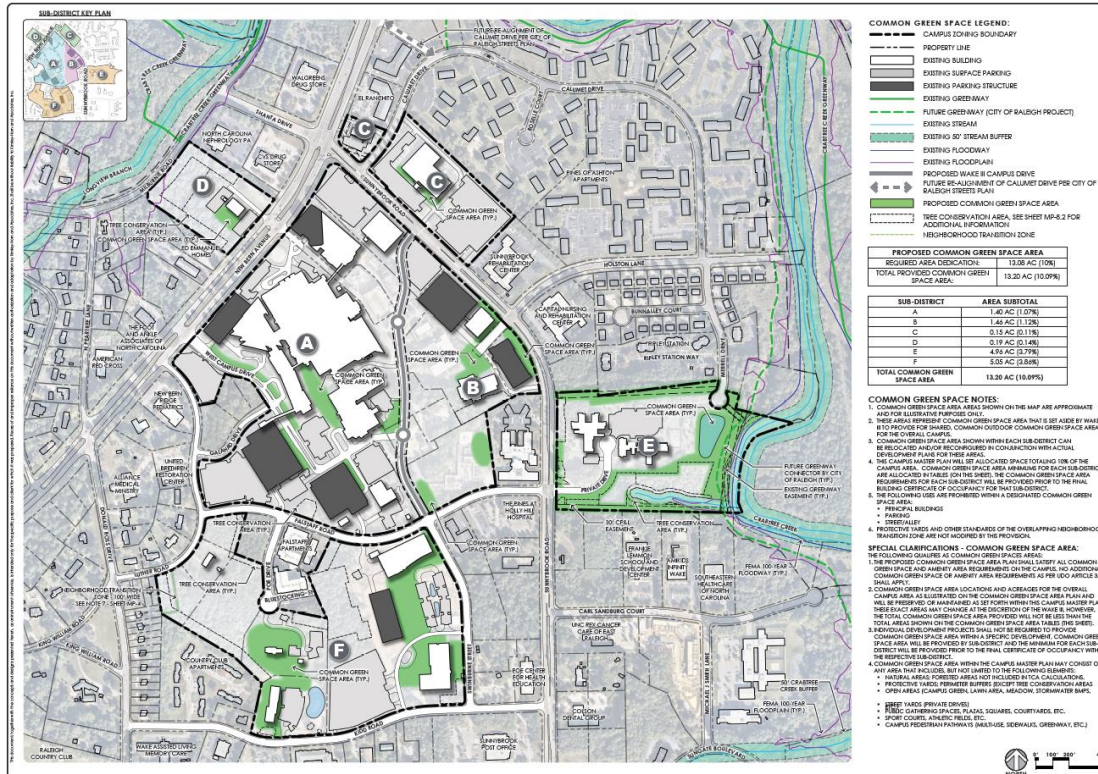












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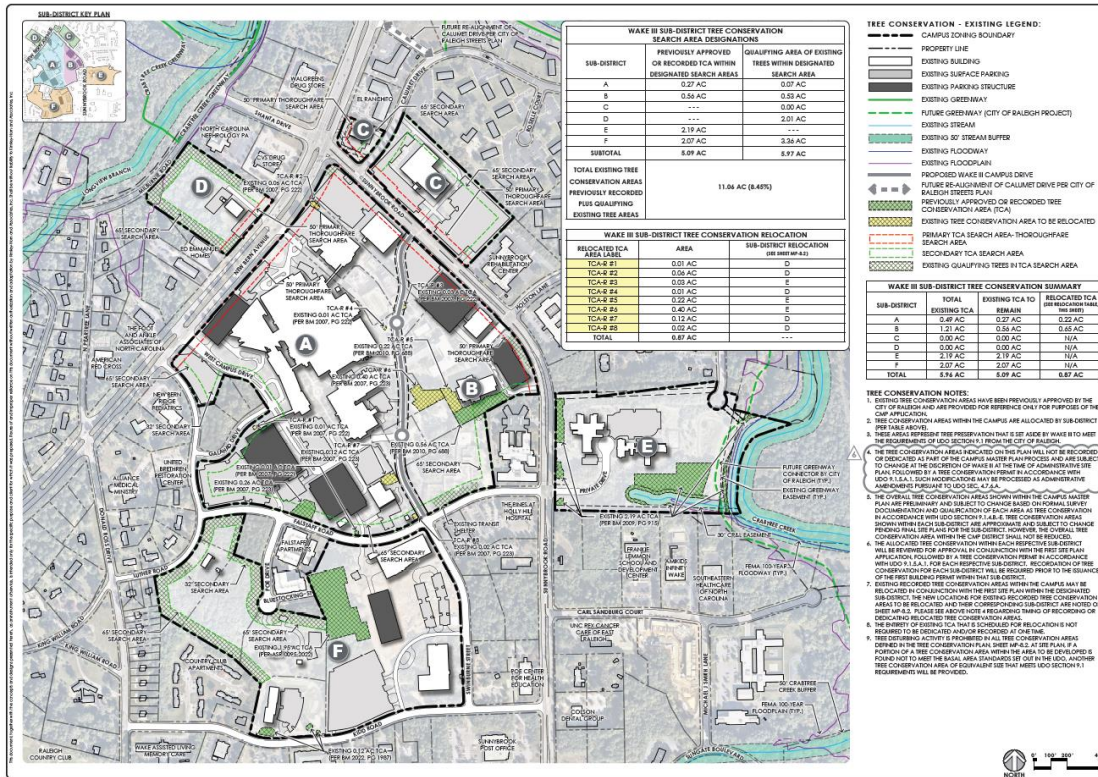
WAKE III  
 CAMPUS MASTER PLAN  
 RALEIGH, NORTH CAROLINA

CAMPUS GREEN SPACE PLAN  
 5 SEPTEMBER 27, 2024

NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	8/27/24
2	RESPONSE TO COMMENTS	9/11/24
3	FOR REVIEW BY COMMON	9/11/24
4	FOR REVIEW BY COMMON	9/11/24

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 MP-7





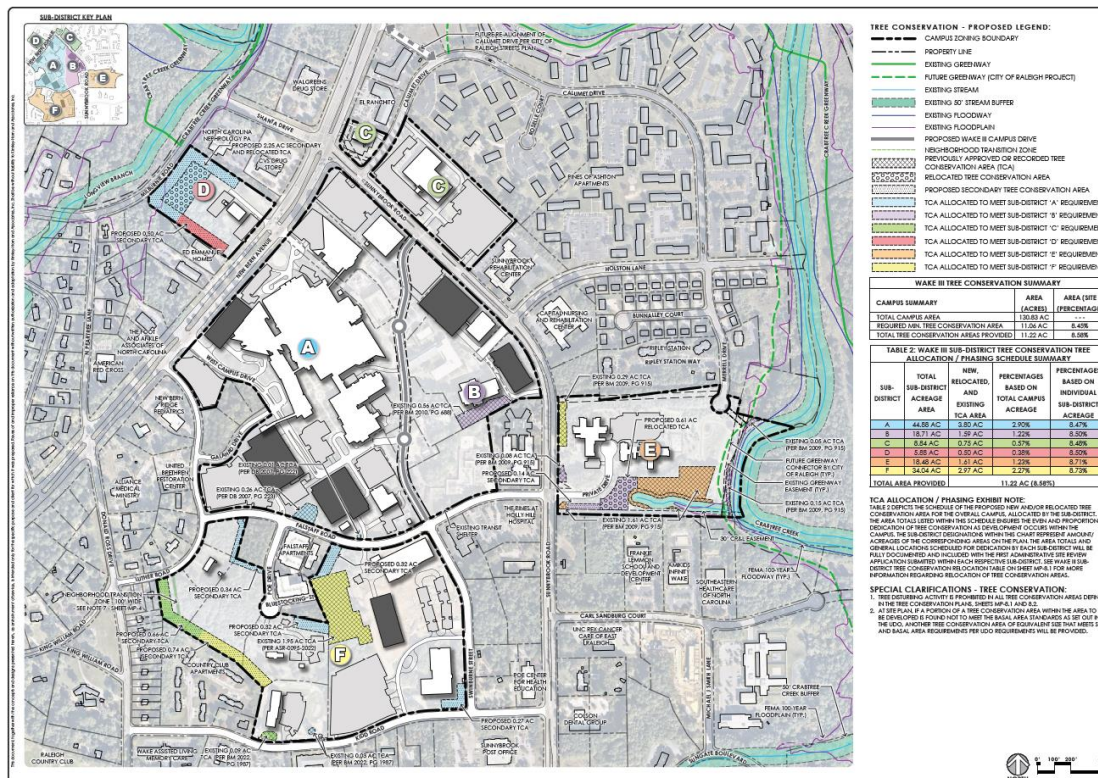
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 WAKE III TECH  
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**WAKE III CAMPUS MASTER PLAN**  
 RALEIGH, NORTH CAROLINA

**TREE CONSERVATION PLAN - EXISTING AND REQUIRED**  
 SEPTEMBER 27, 2024

NO.	REVISIONS	DATE
1	ISSUE FOR REVIEW	09/27/2024
2	REVISIONS FOR COMMENTS	10/15/2024
3	REVISIONS FOR COMMENTS	10/15/2024
4	REVISIONS FOR COMMENTS	10/15/2024

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 MP-8.1



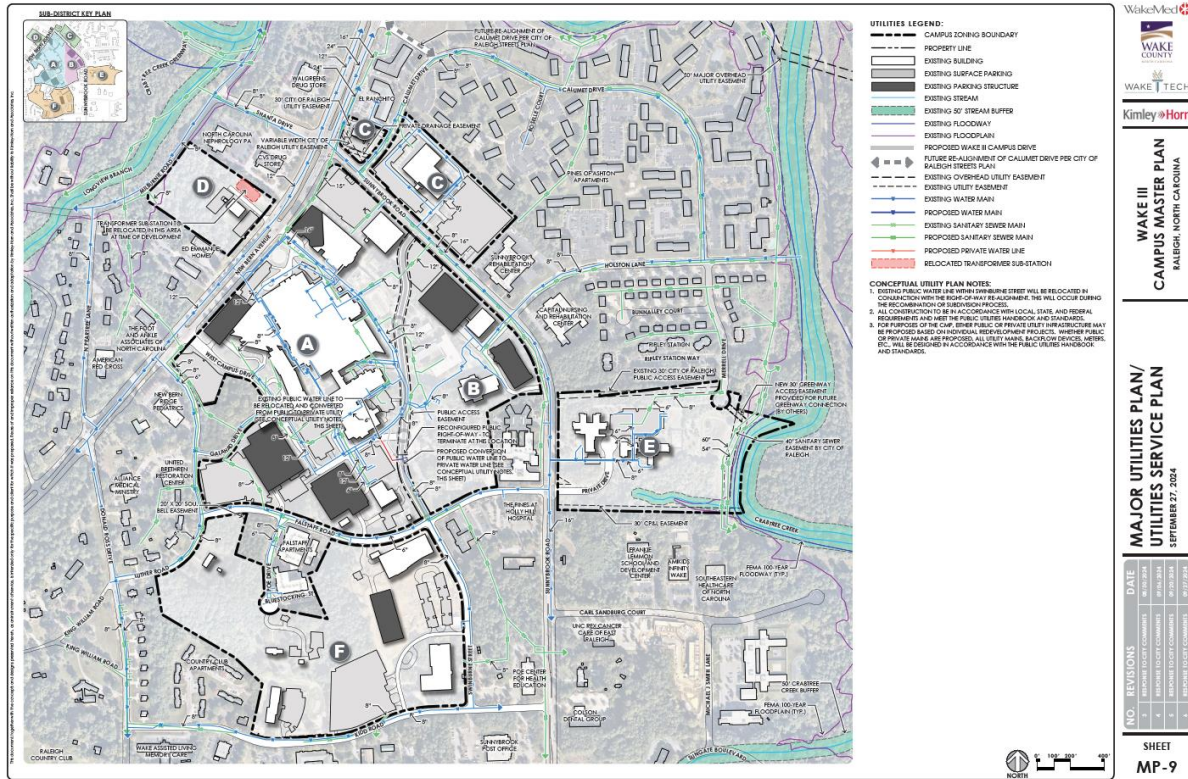
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 WAKE III TECH  
 Kimley+Horn

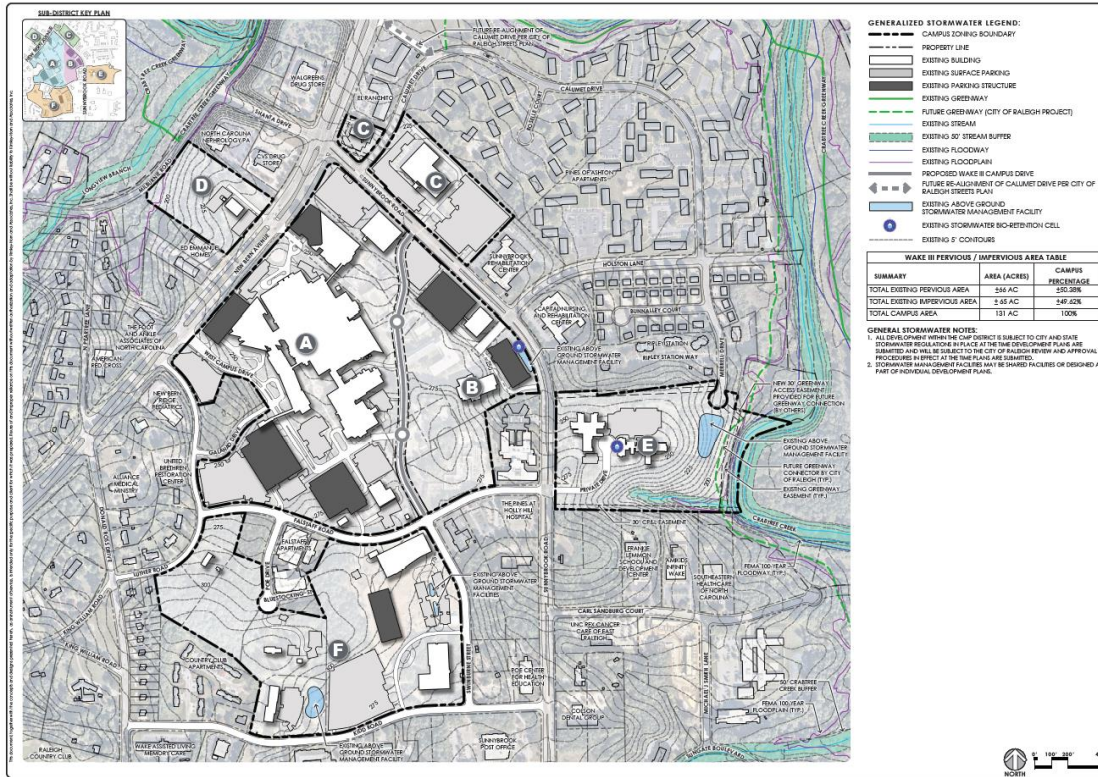
**WAKE III CAMPUS MASTER PLAN**  
 RALEIGH, NORTH CAROLINA

**TREE CONSERVATION PLAN - PROPOSED**  
 SEPTEMBER 27, 2024

NO.	REVISIONS	DATE
1	ISSUE FOR REVIEW	09/27/2024
2	REVISIONS FOR COMMENTS	10/15/2024
3	REVISIONS FOR COMMENTS	10/15/2024
4	REVISIONS FOR COMMENTS	10/15/2024

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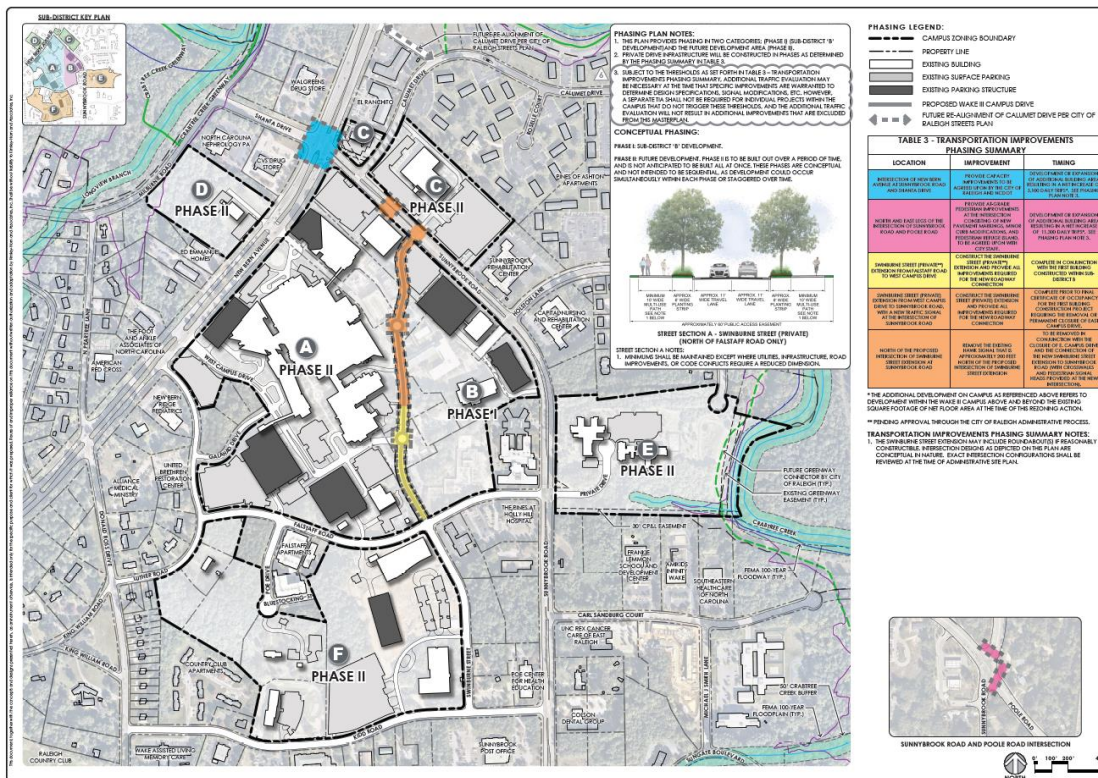
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**WAKE III  
 CAMPUS MASTER PLAN**  
 RALPH, NORTH CAROLINA

**GENERALIZED STORMWATER  
 PLAN**  
 SEPTEMBER 27, 2024

NO.	REVISIONS	DATE
1	PREPARE PROJECT COMMENTS	09/10/24
2	PREPARE PROJECT COMMENTS	09/10/24
3	PREPARE PROJECT COMMENTS	09/10/24

SHEET  
 MP-10



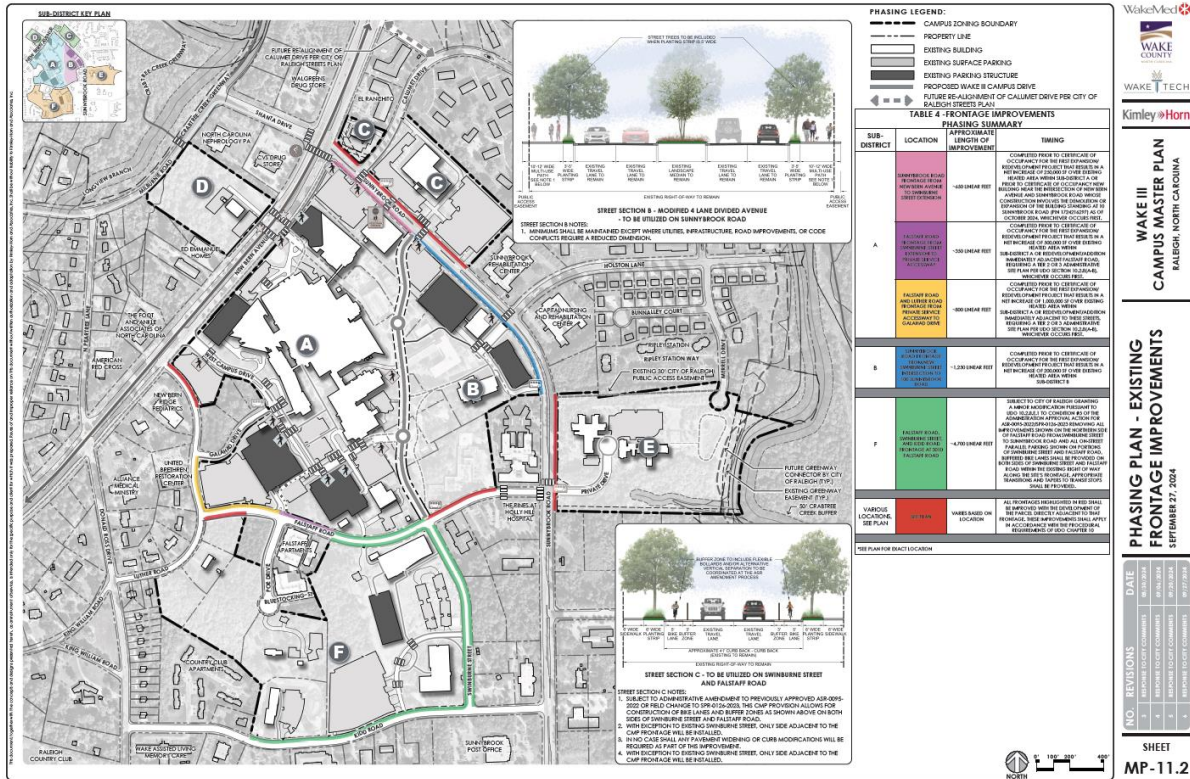
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**WAKE III  
 CAMPUS MASTER PLAN**  
 RALPH, NORTH CAROLINA

**PHASING PLAN  
 - TRANSPORTATION IMPROVEMENTS**  
 SEPTEMBER 27, 2024

NO.	REVISIONS	DATE
1	PREPARE PROJECT COMMENTS	09/10/24
2	PREPARE PROJECT COMMENTS	09/10/24
3	PREPARE PROJECT COMMENTS	09/10/24

SHEET  
 MP-11.1



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 WAKE TECH  
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**WAKE III  
 CAMPUS MASTER PLAN  
 RALEIGH, NORTH CAROLINA**

**PHASING PLAN - EXISTING  
 FRONTAGE IMPROVEMENTS**  
 SEPTEMBER 27, 2024

**SHEET  
 MP-11.2**

**NO. REVISIONS**

NO.	DATE	DESCRIPTION
1	09/27/24	ISSUE FOR COMMENT
2	10/15/24	ISSUE FOR COMMENT
3	10/15/24	ISSUE FOR COMMENT
4	10/15/24	ISSUE FOR COMMENT



