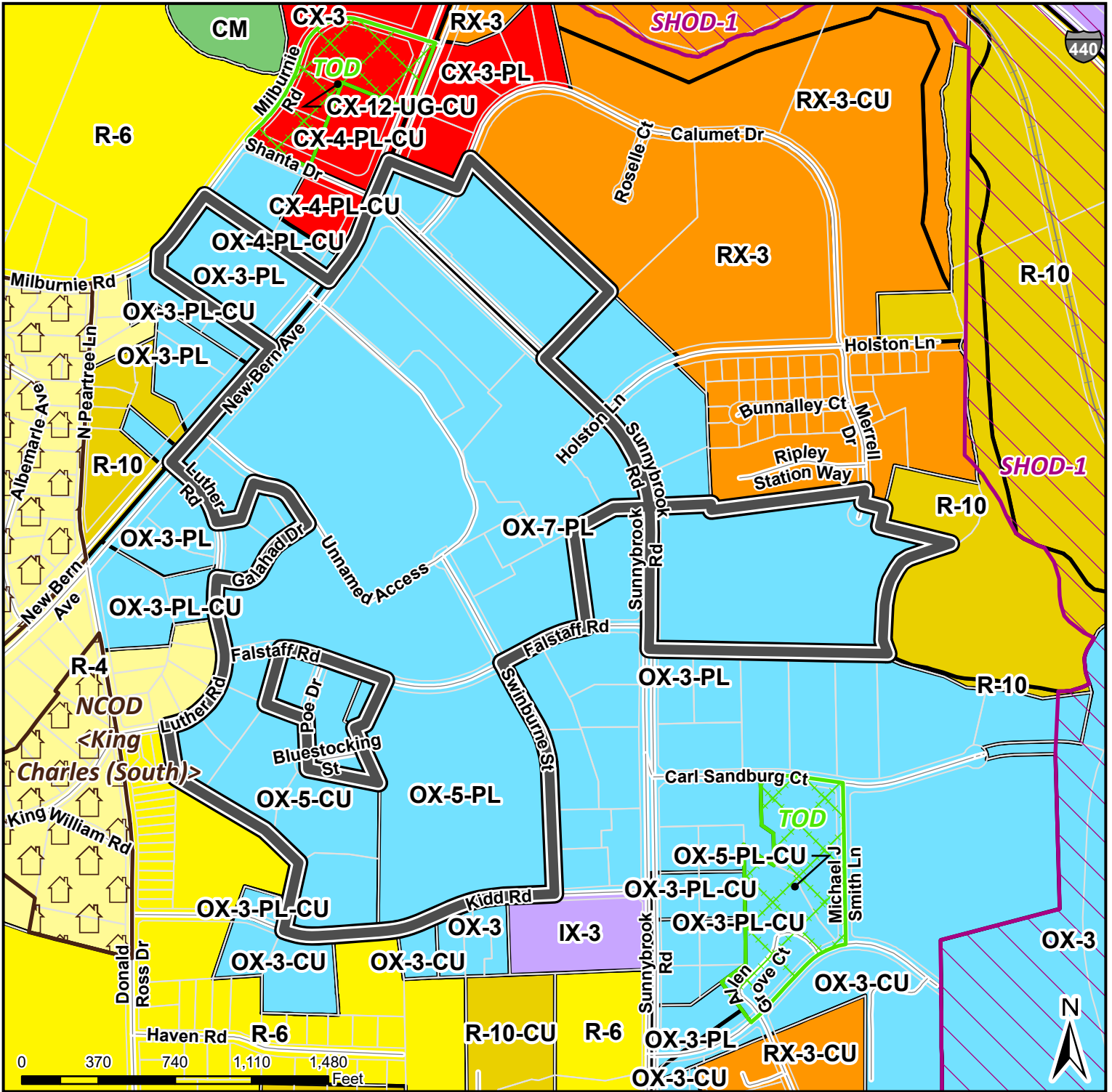
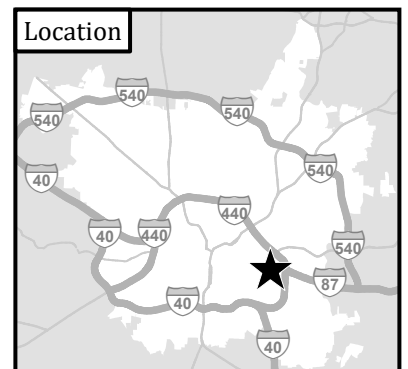


## Existing Zoning

**Z-8-2024**



<b>Property</b>	Wake III Campus (3000 New Bern Ave)
<b>Size</b>	129.61 acres
<b>Existing Zoning</b>	OX-7-PL, OX-3-PL, OX-5-PL, OX-5-CU
<b>Requested Zoning</b>	CMP






# Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input checked="" type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: OX		Height: 3-5-7	Frontage: PL
Proposed zoning base district: CMP		Height:	Frontage:
			Overlay(s): N/A
			Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-27B-2014			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: See attached addendum		
Property PIN: See attached addendum		
Deed reference (book/page): See attached addendum		
Nearest intersection: New Bern Ave and Sunnybrook Road		Property size (acres): See attached addendum
For planned development applications only:	Total units: N/A	Total square footage: N/A
	Total parcels: N/A	Total buildings: N/A
Property owner name and address: See attached addendum		
Property owner email: See attached addendum		
Property owner phone: See attached addendum		
Applicant name and address: Wake III Master Property Association, Inc.		
Applicant email:		
Applicant phone:		
Applicant signature(s):	<small>DocuSigned by:</small>  <small>5918901A3401431...</small>	
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 2/16/24	OFFICE USE ONLY Rezoning case # _____
Existing zoning: OX-3/5/7-PL-CU	Proposed zoning: CMP	

Narrative of Zoning Conditions Offered
All conditions as shown in corresponding Master Plan.

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

DocuSigned by:

*Mark Forestieri*

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: Mark Forestieri, President, Wake III Master Property Association, Inc. \_\_\_\_\_



# Rezoning Application and Checklist

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Proposed zoning base district: CMP		Height:	Frontage:
			Overlay(s): N/A
			Overlay(s): N/A
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-27B-2014			

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Property address: See attached addendum		
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Applicant email:		
Applicant phone:		
Applicant signature(s): <small>DocuSigned by:</small> <i>Mark Forestieri</i> <small>5918901A3401431...</small>		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 2/16/24	OFFICE USE ONLY Rezoning case # _____
Existing zoning: OX-3/5/7-PL-CU	Proposed zoning: CMP	

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DocuSigned by:

*Mark Forestieri*

5918901A3401431...

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: Mark Forestieri, Director, Wake County Facilities Design & Construction, Wake County  
\_\_\_\_\_



# Rezoning Application and Checklist

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Property owner phone: See attached addendum		
Applicant name and address: Wake III Master Property Association, Inc.		
Applicant email:		
Applicant phone:		
Applicant signature(s):	<div style="border: 1px solid black; padding: 2px;"> <small>7A7B5B77A17940C</small>            Thomas Cavender         </div>	
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 2/16/24	OFFICE USE ONLY Rezoning case # _____
Existing zoning: OX-3/5/7-PL-CU	Proposed zoning: CMP	

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7A7B5B77A17940C

Thomas Cavender

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: Thomas Cavender, Vice President, Facilities & Construction, WakeMed

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REVISION 10.27.20

raleighnc.gov

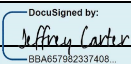


# Rezoning Application and Checklist

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Property owner phone: See attached addendum		
Applicant name and address: Wake III Master Property Association, Inc.		
Applicant email:		
Applicant phone:		
Applicant signature(s): 		
Additional email(s):		



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 2/16/24	<b>OFFICE USE ONLY</b> Rezoning case #
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DocuSigned by:



Property Owner(s) Signature: \_\_\_\_\_

BBA657982337408

Printed Name: Jeffrey Carter, Vice President of Facilities, Wake Technical Community College

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See attached addendum	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See attached addendum	

Rezoning Application Addendum #2	
Impact on Historic Resources	<b>OFFICE USE ONLY</b> Rezoning case # _____
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## Design Guidelines

The Applicant must respond to the **Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center", "Mixed-Use Center", or "Transit Station Areas", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy UD 7.3:

The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit Emphasis Corridors or in City Growth, TOD and Mixed-Use Centers, including preliminary site plans and development plans, petitions for the application of Downtown Overlay Districts, Planned Development Districts, and Conditional Use zoning petitions.

The Applicant must respond to the **Downtown Urban Design Guidelines** contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within "Downtown" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Policy DT 7.18:

The design guidelines in Table DT-1 shall be used to review rezoning, alternative means of compliance, special use permits, and planned development master plan applications in downtown.

Please [click here](#) to download the Design Guidelines Addendum if required.

Urban Form Designation:

Click [here](#) to view the Urban Form map.

Please continue to the next page for the Rezoning Checklist Submittal Requirement.

## Urban Design Guidelines

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: City Growth Center

Click [here](#) to view the Urban Form Map.

**1**

All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.

**Response:**

The proposed CMP district will provide an appropriate mix of uses within walking distance of each other.

**2**

Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.

**Response:**

Appropriate transitions will be incorporated into the layout of the site at the site plan stage.

**3**

A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.

**Response:**

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

**4**

Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.

**Response:**

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

**5**

New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.

**Response:**

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

**6**

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

**Response:**

The requested zoning will allow additional height on infill and redevelopment sites which will permit vertical redevelopment to define streets and shared spaces.

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b> Appropriate pedestrian-friendly streetscapes will be incorporated at the site plan stage.</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Response:</b> Building locations will be consistent with UDO standards.</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Response:</b> Open space areas will be provided as required by the UDO and will be designed to ensure sufficient access.</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>Response:</b> Urban spaces will be provided as required by the UDO.</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Response:</b> The proposed zoning will allow the desired mix of uses on the site.</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b> Public open spaces shall be designed to ensure it is accessible and a desirable place to gather.</p>
13	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> Public open spaces shall be designed to ensure it is accessible and a desirable place to gather.</p>

<b>14</b>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b></p> <p>Parking areas will be designed at the site plan stage consistent with UDO requirements; existing surface parking is anticipated to be reduced by this development.</p>
<b>15</b>	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>Response:</b></p> <p>Parking areas will be designed at the site plan stage consistent with UDO requirements.</p>
<b>16</b>	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p><b>Response:</b></p> <p>Parking structures, if proposed, will be designed at the site plan stage consistent with UDO requirements.</p>
<b>17</b>	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p><b>Response:</b></p> <p>There are several transit stops in close proximity to the site, including on New Bern Avenue.</p>
<b>18</b>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b></p> <p>Pedestrian connectivity will be provided as required by the UDO.</p>
<b>19</b>	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p><b>Response:</b></p> <p>There are no known sensitive natural areas on the property.</p>
<b>20</b>	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p><b>Response:</b></p> <p>New public and private streets will incorporate pedestrian facilities that are designed and scaled appropriately.</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b></p> <p>Streets and driveways will be designed at the site plan stage in accordance with UDO requirements.</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b></p> <p>Street trees will be provided as required by the UDO.</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b></p> <p>The requested zoning will allow additional height on infill and redevelopment sites which will permit vertical redevelopment to define adjacent streets and shared spaces.</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b></p> <p>Architectural elements will be designed at the site plan stage to be consistent with this policy.</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b></p> <p>Building design will be determined at the site plan stage in accordance with UDO standards.</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b></p> <p>Sidewalks will be provided throughout the site to create a pedestrian-friendly environment.</p>



Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Master Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WAKE3 REZONING APPLICATION ADDENDUM  
OWNER INFORMATION

**Parcel 1**

Site Address: 3000 New Bern Avenue, Raleigh, NC 27610  
PIN: 1724202593  
Deed Reference (book/page): 7922/412  
Acreage: 38.98 acres  
Owner: WakeMed  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 2**

Site Address: 3004 New Bern Avenue, Raleigh, NC 27610  
PIN: 1724207156  
Deed Reference (book/page): 10070/963  
Acreage: 0.83 acres  
Owner: WakeMed  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 3**

Site Address: 3006 New Bern Avenue, Raleigh, NC 27610  
PIN: 1724209218  
Deed Reference (book/page): 14429/2785  
Acreage: 1.00 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 4**

Site Address: 3009 New Bern Avenue, Raleigh, NC 27610  
PIN: 1724115660  
Deed Reference (book/page): BM1994/1836  
Acreage: 5.88 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 5**

Site Address: 3020 New Bern Avenue, Raleigh, NC 27610  
PIN: 1724214028  
Deed Reference (book/page): 11647/2350  
Acreage: 1.44 acres  
Owner: WakeMed  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 6**

Site Address: 10 Sunnybrook Road, Raleigh, NC 27610  
PIN: 1724216297  
Deed Reference (book/page): 2438/533  
Acreage: 5.14 acres  
Owner: Wake County  
Owner Address: PO Box 550, Raleigh, NC 27602

**Parcel 7**

Site Address: 23 Sunnybrook Road, Raleigh, NC 27610  
PIN: 1724219623  
Deed Reference (book/page): BM2011/0515  
Acreage: 7.81 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 8**

Site Address: 100 Sunnybrook Road, Raleigh, NC 27610  
PIN: 1724303645  
Deed Reference (book/page): 15697/1237  
Acreage: 1.72 acres  
Owner: Wake Technical Community College  
Owner Address: 9101 Fayetteville Road, Raleigh, NC 27603

**Parcel 9**

Site Address: 107 Sunnybrook Road, Raleigh, NC 27610  
PIN: 1724401187  
Deed Reference (book/page): 11547/934  
Acreage: 18.63 acres  
Owner: Wake County  
Owner Address: PO Box 550, Raleigh, NC 27602

**Parcel 10**

Site Address: 3010 Falstaff Road, Raleigh, NC 27610  
PIN: 1723296034  
Deed Reference (book/page): 5077/492  
Acreage: 19.07 acres  
Owner: Wake County  
Owner Address: PO Box 550, Raleigh, NC 27602

**Parcel 11**

Site Address: 3011 Falstaff Road, Raleigh, NC 27610  
PIN: 1724300193  
Deed Reference (book/page): 17208/819  
Acreage: 4.17 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 12**

Site Address: 109 Luther Road, Raleigh, NC 27610  
PIN: 1724105504  
Deed Reference (book/page): 00000/00000  
Acreage: 1.34 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 13**

Site Address: 127 Luther Road, Raleigh, NC 27610  
PIN: 1723196662  
Deed Reference (book/page): 14598/1510  
Acreage: 0.95 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 14**

Site Address: 143 Luther Road, Raleigh, NC 27610  
PIN: 1723195472  
Deed Reference (book/page): 14598/1510  
Acreage: 1.19 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 15**

Site Address: 149 Luther Road, Raleigh, NC 27610  
PIN: 1723194205  
Deed Reference (book/page): 14598/1510  
Acreage: 1.52 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 16**

Site Address: 3001 Calumet Drive, Raleigh, NC 27610  
PIN: 1724214935  
Deed Reference (book/page): 8321/144  
Acreage: 1.04 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 17**

Site Address: 104 Poe Drive, Raleigh, NC 27610  
PIN: 1723196198  
Deed Reference (book/page): 14598/1510  
Acreage: 3.82 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 18**

Site Address: 108 Poe Drive, Raleigh, NC 27610  
PIN: 1723280934  
Deed Reference (book/page): 14601/1079  
Acreage: 4.16 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

**Parcel 19**

Site Address: 2901 Holston Lane, Raleigh, NC 27610  
PIN: 1724209757  
Deed Reference (book/page): 13997/916  
Acreage: 7.78 acres  
Owner: Wake County  
Owner Address: PO Box 550, Raleigh, NC 27602

**Parcel 20**

Site Address: 2841 Kidd Road, Raleigh, NC 27610  
PIN: 1723280558  
Deed Reference (book/page): 14601/1079  
Acreage: 3.34 acres  
Owner: WakeMed Property Services  
Owner Address: 3000 New Bern Avenue, Raleigh, NC 27610

### SUMMARY OF ISSUES

A neighborhood meeting was held on \_\_\_\_\_ (date) to discuss a potential rezoning located at \_\_\_\_\_ (property address). The neighborhood Meeting was held at \_\_\_\_\_ (location). There were approximately \_\_\_\_\_ (number) neighbors in attendance. The general issues discussed were:

#### Summary of Issues:


[illegible]



[illegible]

[illegible]

### ATTENDANCE ROSTER

[illegible]

To: Neighboring Property Owners and Tenants  
From: Richard Brown, Kimley Horn  
Date: January 25, 2024  
Re: Neighborhood Meeting for Rezoning of Wake 3 Health and Education District in and around the WakeMed Raleigh Campus on New Bern Avenue

We are writing to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 20 properties encompassing approximately 131 acres in and around the WakeMed Raleigh Campus on New Bern Avenue. The neighborhood meeting will be held on February 7, 2024 at 6:00 p.m. in Room 149, Building A, Wake Tech Perry Health Sciences Campus, 2901 Holston Lane, Raleigh, North Carolina 27610. Parking is available in the deck at 104 Sunnybrook Road.

The properties subject to this rezoning request are shown in the enclosed maps and listed below. Currently, the Property is zoned Office Mixed Use with mix of permitted heights between three and seven stories. (Each parcel's current zoning designation is shown in the table listing the properties included below.) The proposed rezoning would rezone the Property to a Campus Master Plan (CMP) zoning district.

**This proposed rezoning is not part of the City-initiated rezoning along New Bern Avenue.**

**List of Properties**

Address	PIN	Current Zoning
3000 NEW BERN AVE	1724202593	OX-7-PL
3004 NEW BERN AVE	1724207156	OX-7-PL
3006 NEW BERN AVE	1724209218	OX-7-PL
3009 NEW BERN AVE	1724115660	OX-3-PL
3020 NEW BERN AVE	1724214028	OX-7-PL
10 SUNNYBROOK RD	1724216297	OX-7-PL
23 SUNNYBROOK RD	1724219623	OX-3-PL
100 SUNNYBROOK RD	1724303645	OX-7-PL
107 SUNNYBROOK RD	1724401187	OX-3-PL
3010 FALSTAFF RD	1723296034	OX-5-PL
3011 FALSTAFF RD	1724300193	OX-7-PL
109 LUTHER RD	1724105504	OX-7-PL
127 LUTHER RD	1723196662	OX-5-CU
143 LUTHER RD	1723195472	OX-5-CU
149 LUTHER RD	1723194205	OX-5-CU
3001 CALUMET DR	1724214935	OX-3-PL
104 POE DR	1723196198	OX-5-CU
108 POE DR	1723280934	OX-5-CU
2901 HOLSTON LN	1724209757	OX-7-PL
2841 KIDD RD	1723280558	OX-5-CU

At the Neighborhood Meeting, we will discuss the proposed rezoning and discuss various aspects of the proposed master plan.

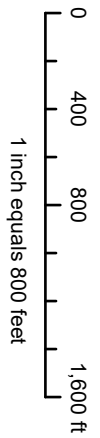
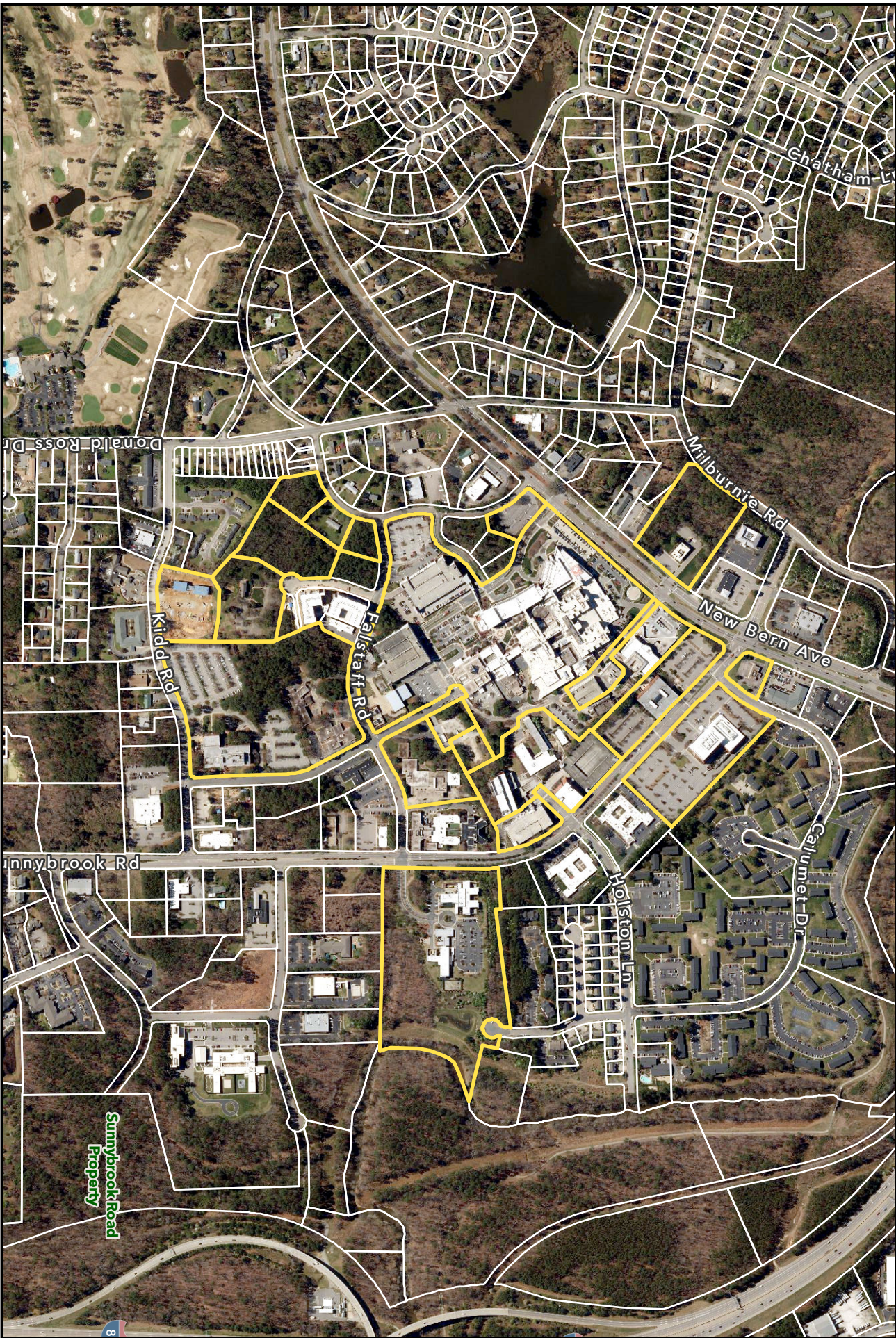
Prior to submitting the rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. To ensure broad notification, this neighborhood meeting notice is being sent to property owners, residents, and tenants within 1,000 feet of the Property. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Sean Stewart  
Raleigh Planning & Development  
(919) 996-2638  
[Sean.Stewart@raleighnc.gov](mailto:Sean.Stewart@raleighnc.gov)

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me at [Richard.Brown@kimley-horn.com](mailto:Richard.Brown@kimley-horn.com) or 919-677-2000.

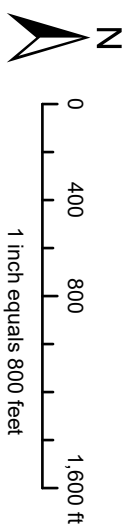




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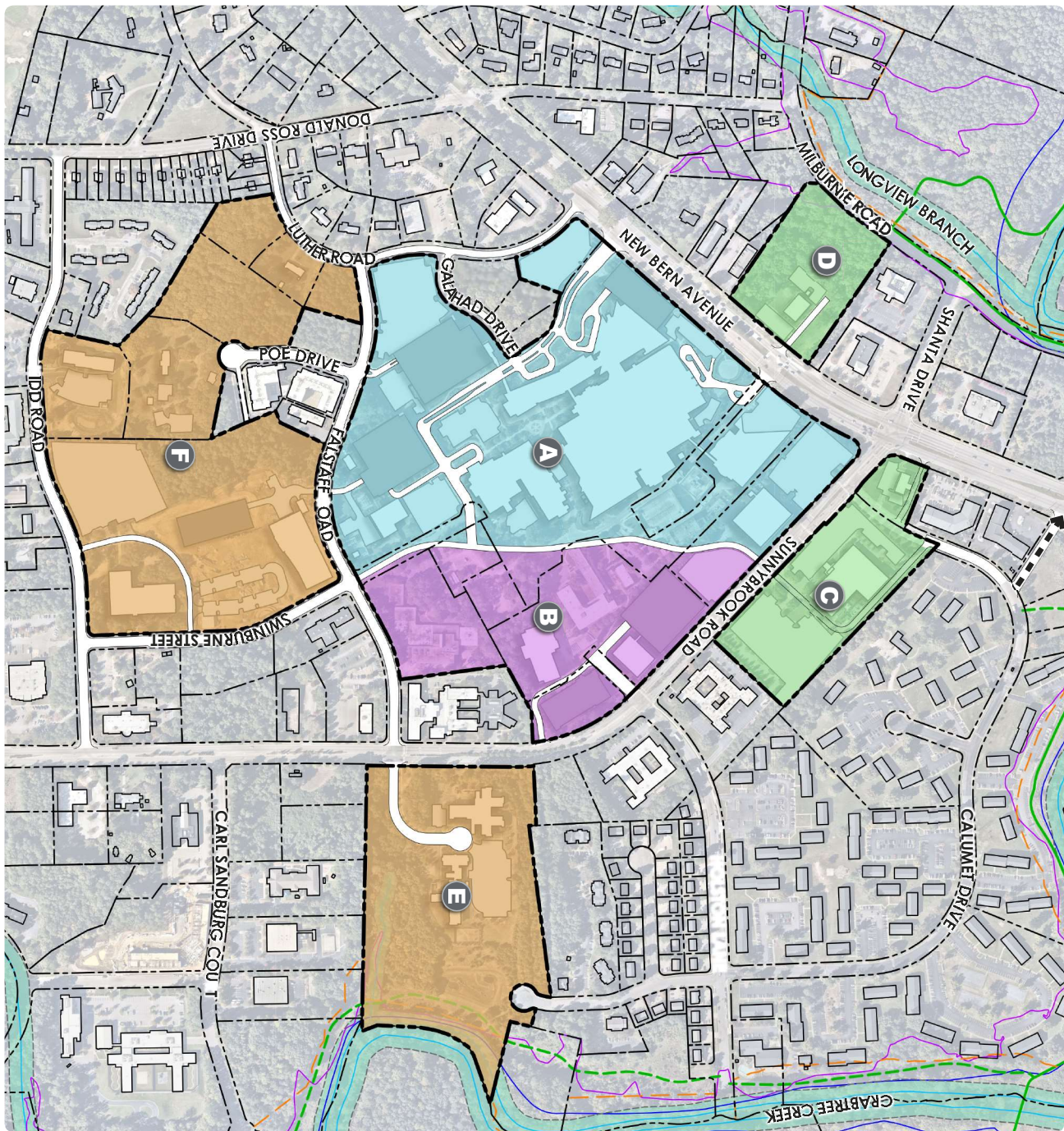
**Sunnybrook Road  
Property**





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- ZONING BOUNDARY LEGEND:**
- CAMPUS ZONING BOUNDARY
  - PROPERTY LINE
  - A HEALTHCARE SUB-DISTRICT
  - B EDUCATION & HEALTH SCIENCES SUB-DISTRICT
  - C HEALTHCARE SUPPORT SUB-DISTRICT
  - D HUMAN SERVICES SUB-DISTRICT
  - E FUTURE RE-ALIGNMENT OF CALUMET DRIVE

