

3. **Z-38-24 – 1400 Edwards Mill Road**, located at the intersection of Wade Avenue and Edwards Mill Road, being Wake County PIN 0784270312. Approximately 80.69 acres rezoned to Planned Development (PD).

Conditions dated: April 15, 2025

See attachment at end of ordinance.

Plotted By:Stephan, Quinn, Sheet Set:PUT NAME HERE, Layout:C00.0, April 04, 2025, 04:03:24pm, K:\HSP -LDEV\016464000, pte:arena-mcd\09, cad:files\pdr master plan\kinsheets\C00.0 COVER SHEET.dwg
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SITE DATA	
PROJECT INFORMATION	
PROJECT NAME:	RALEIGH SPORTS & ENTERTAINMENT DISTRICT
CURRENT OWNER:	STATE OF NORTH CAROLINA STATE PROPERTY OFFICE
JURISDICTION:	CITY OF RALEIGH
COUNTY:	WAKE COUNTY
PIN #'S:	9635-94-9766-00
STREET ADDRESS:	1400 EDWARDS MILL RD #3624 RALEIGH, NC 27607
LATITUDE / LONGITUDE:	LAT: N35.803337 LONG: W78.722519
SITE SIZE & COVERAGES	
GROSS EXISTING SITE ACREAGE:	80.69 ACRES
EXISTING BUILDING GROSS FLOOR AREA:	769,129 SF
ZONING & USE	
EXISTING ZONING:	CX-12-CU
PROPOSED ZONING:	PD (BASE ZONING DISTRICT CX)

MASTER PLAN CONDITIONS:	
1.	BEGINNING ON OR BEFORE THE DATE 30 DAYS AFTER SUBMITTAL TO THE CITY OF THE FIRST TIER 3 SITE PLAN FOR SUBDISTRICT 8 CONTAINING ANY RESIDENTIAL UNITS, THE DEVELOPER OR ITS DESIGNEE SHALL HOLD A PUBLIC INFORMATIONAL MEETING REGARDING THE PLAN AND RELATED DEVELOPMENT CONCERNS, IN PERSON OR VIRTUALLY, TO PROVIDE UPDATES AND RECEIVE COMMENTS REGARDING THE SITE PLAN. A WRITTEN REPORT OF THE MEETING SHALL BE SUBMITTED TO THE CITY'S DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO SITE PLAN APPROVAL AND WILL INCLUDE A SUMMARY OF ISSUES DISCUSSED AT THE MEETING. AT LEAST TEN DAYS PRIOR TO THE MEETING, WRITTEN NOTICE OF SUCH MEETING SHALL BE MAILED TO EACH PROPERTY OWNER AND TENANT OWNING PROPERTY OR RESIDING WITHIN 1,000 FEET OF THE SITE, AND EMAILED TO THE FOLLOWING GROUPS, IF IN EXISTENCE AT THE TIME OF THE MAILING: WEST RALEIGH ALLIANCE; WEST RALEIGH CAC; THE ALLIANCE FOR REEDY CREEK TRENTON CORRIDOR; THE RALEIGH SCHOOL; AND CARDINAL GIBBONS HIGH SCHOOL. BEGINNING ON THE DECEMBER FOLLOWING THE INITIAL MEETING, DEVELOPER SHALL PROVIDE AN ANNUAL REPORT OF CONSTRUCTION AND ANTICIPATED TRAFFIC IMPROVEMENTS ASSOCIATED WITH CONSTRUCTION BY DECEMBER 1 OF EACH YEAR FOR 2 YEARS FOLLOWING THE INITIAL MEETING. THE ANNUAL REPORT SHALL BE MAILED AND EMAILED TO THE PARTIES LISTED ABOVE BY DECEMBER 1.

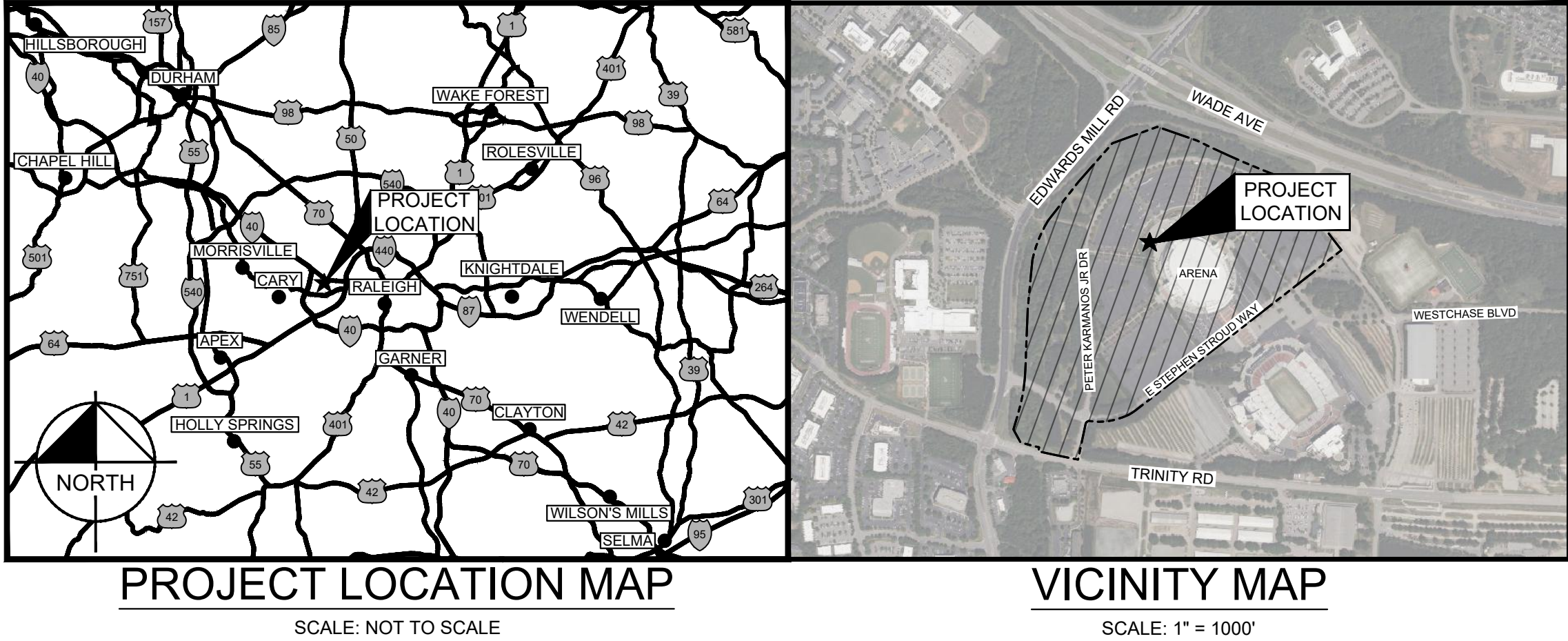
PLANNED DEVELOPMENT MASTER PLAN FOR

RALEIGH SPORTS & ENTERTAINMENT DISTRICT

1400 EDWARDS MILL RD
RALEIGH, NORTH CAROLINA 27607


A DEVELOPMENT BY:
PE RALEIGH DEVELOPMENT, LLC

MASTER PLAN NUMBER: MP-02-2024
REZONING CASE NUMBER: Z-38-2024



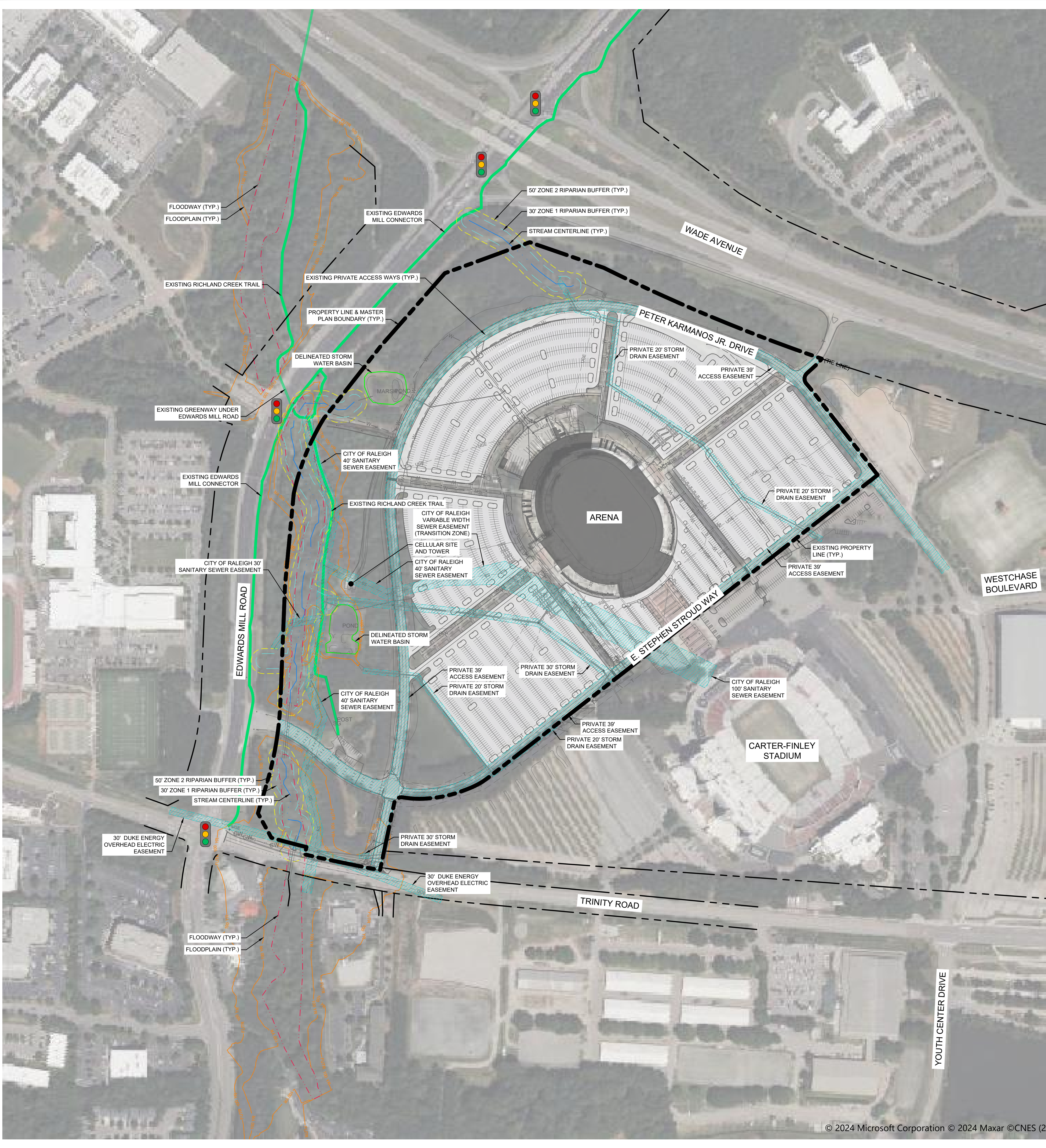
PROJECT OWNERS & CONSULTANTS		
OWNER/DEVELOPER PE RALEIGH DEVELOPMENT, LLC AARON LOCKE 1601 ELM STREET, SUITE 3110 DALLAS, TX 75201 PHONE: (214) 754-2995 EMAIL: AL@PACIFICELM.COM	CIVIL ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. JORDAN BREWER, P.E. 300 SOUTH MAIN STREET, SUITE 212 HOLLY SPRINGS, NC 27540 PHONE: (919) 663-6664 EMAIL: JORDAN.BREWER@KIMLEY-HORN.COM	LAND USE ATTORNEY PARKER POE ADAMS & BERNSTEIN LLP JAMIE SCHWEDLER 301 FAYETTEVILLE STREET, SUITE 1400 RALEIGH, NC 27601 PHONE: (919) 855-4529 EMAIL: JAMIESCHWEDLER@PARKERPOE.COM

Sheet List Table	
Sheet Number	Sheet Title
C00.0	COVER SHEET
C01.0	EXISTING CONDITIONS
C02.0	GENERAL LAYOUT PLAN
C02.1	TABLE OF USES
C03.0	DEVELOPMENT & OPEN SPACE PLAN
C04.0	PEDESTRIAN CIRCULATION & STREET AND BLOCK PLAN
C05.0	PARKING PLAN
C06.0	TREE CONSERVATION PLAN
C07.0	MAJOR UTILITIES PLAN
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C09.0	PHASING PLAN
C10.0	3D MODELS & RENDERINGS
C11.0	COMMON SIGNAGE PLAN

RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC		COVER SHEET		KHA PROJECT 016464000 DATE 09/2024		 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540			
SHEET NUMBER C00.0				SCALE AS SHOWN DESIGNED BY WJB DRAWN BY QAS CHECKED BY WJB					
RALEIGH NC									

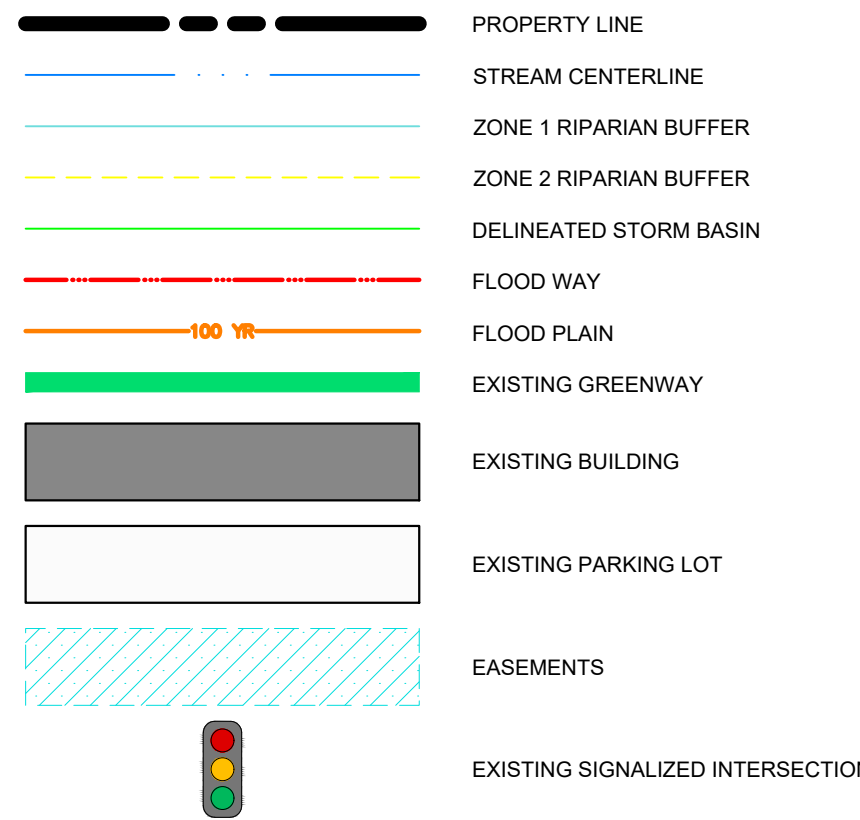


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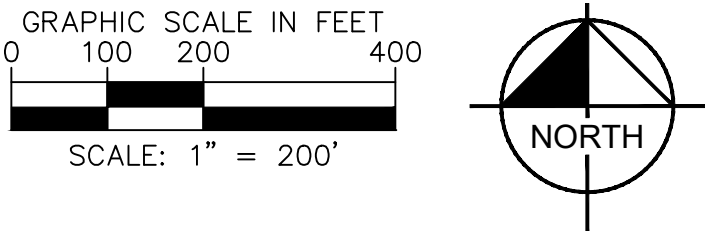


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EXISTING CONDITIONS LEGEND



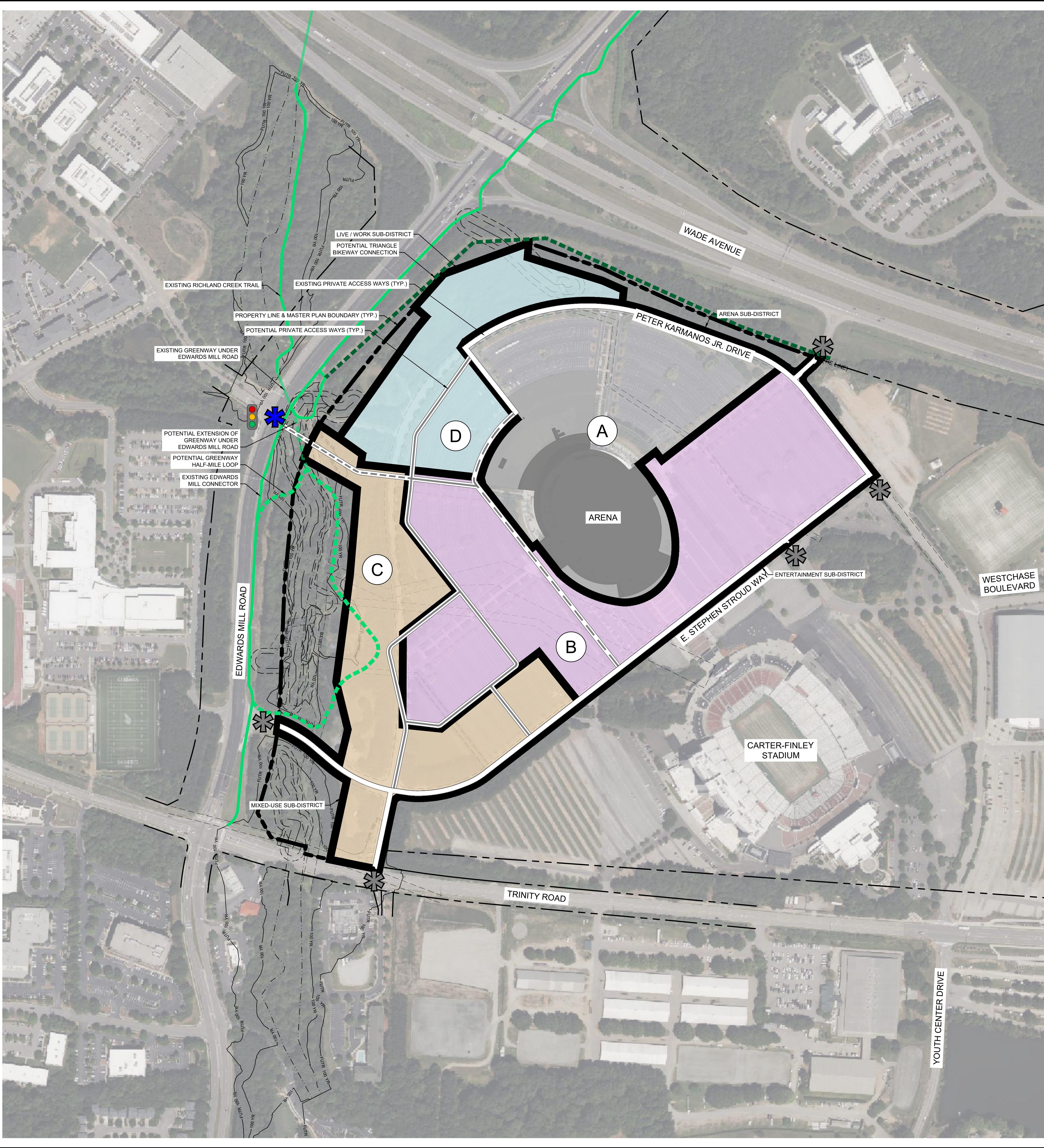
- EXISTING CONDITIONS PLAN NOTES:**
1. THE ARENA IS AN AREA OF LAND OWNED BY THE SOVEREIGN STATE OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO LOCAL SUBDIVISION REGULATIONS OR REVIEW PROCEDURES.
 2. THE PROPERTY LINE / MASTER PLAN BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES, SUB-DISTRICT LINES OR PHASE LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
 3. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE PROPERTY BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS MASTER PLAN AND THE CITY OF RALEIGH UDO.



SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED TO KIMLEY-HORN ON 11/27/2023 AND IS BASED ON A PRELIMINARY PLAT AND ALTA/NSPS SURVEY DATED 06/10/2022 BY MCKIM AND CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: (919) 233-8091. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC										RALEIGH SPORTS & ENTERTAINMENT DISTRICT EXISTING CONDITIONS										KHA PROJECT 016464000 DATE 09/2024 SCALE AS SHOWN DESIGNED BY WJB DRAWN BY QAS CHECKED BY WJB										<div>Kimley»»Horn</div> <div>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540</div>										7 6 5 4 3 2 1										RALEIGH COMMENTS RALEIGH COMMENTS RALEIGH COMMENTS RALEIGH COMMENTS RALEIGH COMMENTS RALEIGH COMMENTS										DATE 04/04/2025 02/14/2025 01/30/2025 01/13/2025 11/27/2024										BY QAS QAS QAS QAS QAS									
RALEIGH										NC										No.										REVISIONS										DATE										BY																													

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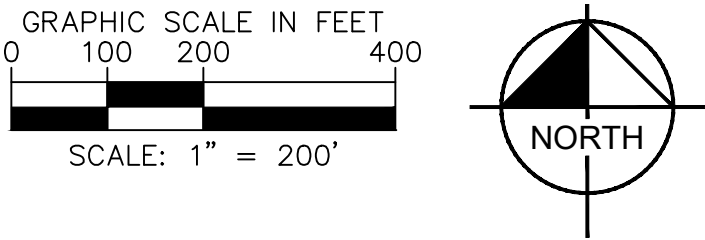
MODIFICATIONS TO DISTRICT STANDARDS:
BUILDING HEIGHT (UDO SECTION 4.6.2.B):
HEIGHT SHALL BE SET BY EACH SUB-DISTRICT WITHIN THE PLANNED DEVELOPMENT (PD) DISTRICT. SEE TABLE ON THIS SHEET.

MASTER PLAN LEGEND

	PROPERTY LINE
	SUB-DISTRICT LINE
	EASEMENT
	STREAM CENTERLINE
	ZONE 1 RIPARIAN BUFFER
	ZONE 2 RIPARIAN BUFFER
	FLOOD WAY
	FLOOD PLAIN
	EXISTING PRIVATE ACCESS TO REMAIN
	POTENTIAL ENTERTAINMENT, MIXED-USE, AND LIVE / WORK PRIVATE ACCESS WAY
	POTENTIAL ARENA PRIVATE ACCESS WAY
	POTENTIAL WADE PARK CONNECTION PRIVATE ACCESS WAY
	EXISTING GREENWAY TO REMAIN
	POTENTIAL GREENWAY
	TRIANGLE BIKEWAY CONNECTION
	EXISTING BUILDING
	ARENA DEVELOPMENT / EXPANSION
	EXISTING SIGNALIZED INTERSECTION
	EXISTING VEHICULAR ACCESS POINT
	POTENTIAL VEHICULAR ACCESS POINT
	SUB-DISTRICT LABEL

- GENERAL LAYOUT PLAN NOTES:**
1. THE PROPERTY LINE / MASTER PLAN BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES, SUB-DISTRICTS, OR PHASE LINES SHALL REGULATE DEVELOPMENT UNDER NORTH CAROLINA GENERAL STATUTE. THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
 2. EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.7 - PLANNED DEVELOPMENT (PD) DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE PD DISTRICT.
 3. THE SUB-DISTRICTS FOR THE PD DISTRICT BUILDOUT ARE PRELIMINARY AND SUBJECT TO CHANGE. SUB-DISTRICTS SHOWN ON THESE PLANS ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL. AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH SUB-DISTRICT OR STAGGERED OVER TIME.

SUB-DISTRICT SUMMARY		
SUB-DISTRICT	APPROXIMATE ACREAGE	MAX HEIGHT / STORIES
A (ARENA/PARKING)	20	40
B (ENTERTAINMENT)	24	15
C (MIXED-USE)	15	40
D (LIVE / WORK)	10	40
REMAINING PD DISTRICT AREA		
OPEN SPACE	11.42	—
TOTAL:	80.69 ACRES INCLUDED IN PD DISTRICT	



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KHA PROJECT 016464000	DATE 09/2024	SCALE AS SHOWN	DESIGNED BY WJB	DRAWN BY QAS	CHECKED BY WJB	RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC	NC	SHEET NUMBER C02.0	RALEIGH				BY	DATE										
										REVISIONS														
										No.														
										7	6	5												
												RALEIGH COMMENTS	04/04/2025	QAS										
												RALEIGH COMMENTS	02/14/2025	QAS										
												RALEIGH COMMENTS	01/30/2025	QAS										
												RALEIGH COMMENTS	01/13/2025	QAS										
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TABLE OF USES								
USE CATEGORY SPECIFIC USE	SUB-DISTRICT A	SUB-DISTRICT B	SUB-DISTRICT C	SUB-DISTRICT D				
RESIDENTIAL								
HOUSEHOLD LIVING, AS LISTED BELOW:								
SINGLE-UNIT LIVING	P	P	P	P				
TWO-UNIT LIVING	P	P	P	P				
MULTI-UNIT LIVING	P	P	P	P				
COTTAGE COURT	P	P	P	P				
CONSERVATION DEVELOPMENT	—	—	—	—				
COMPACT DEVELOPMENT	—	—	—	—				
FREQUENT TRANSIT DEVELOPMENT OPTION	L	L	L	L				
MANUFACTURED HOME DEVELOPMENT	—	—	—	—				
MULTI-UNIT SUPPORTIVE HOUSING RESIDENCE	L	L	L	L				
SUPPORTIVE HOUSING RESIDENCE	L	L	L	L				
GROUP LIVING, EXCEPT AS LISTED BELOW:	P	P	P	P				
BOARDINGHOUSE	L	L	L	L				
CONGREGATE CARE	L	L	L	L				
DORMITORY, FRATERNITY, SORORITY	P	P	P	P				
CONTINUING CARE RETIREMENT FACILITY	L	L	L	L				
REST HOME	P	P	P	P				
SOCIAL SERVICE, AS LISTED BELOW:								
EMERGENCY SHELTER TYPE A	S	S	S	S				
EMERGENCY SHELTER TYPE B	L	L	L	L				
SPECIAL CARE FACILITY	L	L	L	L				
PUBLIC & INSTITUTIONAL								
CIVIC, EXCEPT AS LISTED BELOW:								
CEMETERY	L	L	L	L				
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	P	P	P	P				
SCHOOL, PUBLIC OR PRIVATE (K-12)	L	L	L	L				
PARKS, OPEN SPACE, AND GREENWAYS	P	P	P	P				
MINOR UTILITIES	P	P	P	P				
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:								
TELECOMMUNICATION TOWER (< 250 FT)	L	L	L	L				
TELECOMMUNICATION TOWER (≥ 250 FT)	S	S	S	S				
WATER/WASTEWATER TREATMENT PLANT - GOVERNMENT	—	—	—	—				
COMMERCIAL								
DAY CARE, AS LISTED BELOW:								
DAY CARE, HOME	L	L	L	L				
DAY CARE, CENTER	L	L	L	L				
INDOOR RECREATION, EXCEPT AS LISTED BELOW:								
ADULT ESTABLISHMENT	—	—	—	—				
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM	P	P	P	P				
HEALTH CLUB	P	P	P	P				
SPORTS ACADEMY	P	P	P	P				
MEDICAL	P	P	P	P				
OFFICE*	P	P	P	P				
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:								
GOLF COURSE	P	P	P	P				
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (≤ 250 SEATS)	P	P	P	P				
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	S	S	S	S				
RIDING STABLES	—	—	—	—				
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:								
SHORT TERM RENTAL	L	L	L	L				
BED AND BREAKFAST	P	P	P	P				
HOSPITALITY HOUSE	P	P	P	P				
PARKING, AS LISTED BELOW:								
PARKING FACILITY	P	P	P	P				
PASSENGER TERMINAL, EXCEPT AS LISTED BELOW:								
AIRFIELD, LANDING STRIP	—	—	—	—				
HELIPORT, SERVING HOSPITALS	L	L	L	L				
HELIPORT, ALL OTHERS	S	S	S	S				
PERSONAL SERVICE, EXCEPT AS LISTED BELOW:								
ANIMAL CARE (INDOOR) EXCEPT AS LISTED BELOW:	L	L	L	L				
VETERINARY CLINIC/HOSPITAL	L	L	L	L				
ANIMAL CARE (OUTDOOR)	—	—	—	—				
BEAUTY/HAIR SALON	P	P	P	P				
COPY CENTER	P	P	P	P				
OPTOMETRIST	P	P	P	P				
RESTAURANT/BAR, AS LISTED BELOW:								
BAR, NIGHTCLUB, TAVERN, LOUNGE	P	P	P	P				
EATING ESTABLISHMENT	P	P	P	P				
RETAIL SALES, EXCEPT AS LISTED BELOW:								
MOBILE RETAIL, LONG-TERM	L	L	L	L				
PAWNSHOP	—	—	—	—				
SHOPPING CENTER					P	P	P	P
VEHICLE FUEL SALES (INCLUDING GASOLINE, DIESEL, AND EV CHARGING)					L	L	L	L
VEHICLE SALES/RENTAL					L	L	L	L
INDUSTRIAL								
HEAVY INDUSTRIAL, EXCEPT AS LISTED BELOW:					—	—	—	—
DETENTION CENTER, JAIL, PRISON					S	—	—	—
TOWING YARD FOR VEHICLES					—	—	—	—
LIGHT INDUSTRIAL, EXCEPT AS LISTED BELOW:					—	—	—	—
BREWERY, WINERY, DISTILLERY, CIDERY					L	L	L	L
LIGHT MANUFACTURING					P	P	P	P
RESEARCH & DEVELOPMENT*					P	P	P	P
SELF-SERVICE STORAGE					L	L	L	L
VEHICLE SERVICE, AS LISTED BELOW:								
CAR WASH					L	L	L	L
VEHICLE REPAIR (MINOR)					—	—	—	—
VEHICLE REPAIR (MAJOR)					—	—	—	—
VEHICLE REPAIR (COMMERCIAL VEHICLE)					—	—	—	—
WAREHOUSE & DISTRIBUTION					—	—	—	—
WASTE RELATED SERVICE					—	—	—	—
WHOLESALE TRADE					—	—	—	—
KEY: P = PERMITTED USE L = LIMITED USE S = SPECIAL USE — = USE NOT PERMITTED								
*CLARIFICATION: THESE USES INCLUDE ELECTRONIC SERVER ROOMS AND LABORATORIES.								

TABLE OF USES				
USE CATEGORY SPECIFIC USE	SUB-DISTRICT A	SUB-DISTRICT B	SUB-DISTRICT C	SUB-DISTRICT D
OPEN				
AGRICULTURE, EXCEPT AS LISTED BELOW:	—	—	—	—
COMMUNITY GARDEN	L	L	L	L
COMMUNITY GARDEN (ON-SITE SALES)	L	L	L	L
PLANT NURSERY	P	P	P	P
PRODUCE STAND	L	L	L	L
RESTRICTED AGRICULTURE	—	—	—	—
URBAN FARM	S	S	S	S
RESOURCE EXTRACTION	—	—	—	—
KEY: P = PERMITTED USE	L = LIMITED USE	S = SPECIAL USE	— = USE NOT PERMITTED	
*CLARIFICATION: THESE USES INCLUDE ELECTRONIC SERVER ROOMS AND LABORATORIES.				

COMPLIANCE WITH UDO SEC. 4.7.4.B.4 - 4.7.4.B.6

UDO § 4.7.4.B.4. FOR ALL MASTER PLANS THAT INCLUDE A MIXED USE DISTRICT, A GENERAL DESCRIPTION OF HOW THE PD DISTRICT CONFORMS WITH THE URBAN DESIGN GUIDELINES FOR MIXED USE DEVELOPMENTS IN THE COMPREHENSIVE PLAN AND THE GENERAL DESIGN PRINCIPLES FOR PD DISTRICTS LISTED IN SEC. 4.7.5.

THE PD DISTRICT CONFORMS WITH THE URBAN DESIGN GUIDELINES FOR MIXED USE DEVELOPMENTS BY PROVIDING A COORDINATED, HIGH-QUALITY DEVELOPMENT, THE RALEIGH SPORTS & ENTERTAINMENT DISTRICT (THE "DISTRICT") THAT WILL SERVE AS A REGIONAL ECONOMIC DRIVER TO ENHANCE EXISTING SPORTS AND ENTERTAINMENT USES, AS SHOWN ON THE MASTER PLAN, THE PROPOSED DEVELOPMENT WILL INCLUDE MULTIPLE SUBDISTRICTS, EACH WITH COMPLEMENTARY USES TO CREATE A LIVELY ATMOSPHERE, IN AN URBAN, PEDESTRIAN-FRIENDLY FORM.

THE MASTER PLAN ALSO APPLIES VARIOUS GENERAL DESIGN PRINCIPLES FROM SECTION 4.7.5. THE PROPOSED USES ARE COMPATIBLE, COMPACT IN A NEW URBAN GRID, AND WELL-INTEGRATED THROUGH EACH SUBDISTRICT. SPECIFICALLY, RETAIL USES ARE CLUSTERED IN THE MIXED-USE SUBDISTRICT WITH CLOSE ACCESS TO EDWARDS MILL ROAD, ENTERTAINMENT AND RESTAURANTS ARE POSITIONED CLOSER TO THE ARENA TO ENHANCE SPECTATOR EXPERIENCES, AND RESIDENTIAL AND OFFICE USES ARE CLUSTERED IN THE LIVEWORK SUBDISTRICT NEAR WADE AVENUE AND I-40. FURTHER, THE MASTER PLAN ACCOMMODATES A VARIETY OF BUSINESS TYPES, INCLUDING RETAIL, ENTERTAINMENT, OFFICES, AND LIVE-WORK AREAS, WHILE PROVIDING A VARIETY OF STREET TYPES AND OPEN SPACE, INCLUDING GREENWAYS, PLAZA, AND OTHER PEDESTRIAN AMENITIES TO ENCOURAGE WALKABILITY. LASTLY, THE PROPOSED DEVELOPMENT WILL CREATE THE DISTRICT TO COMPLEMENT THE ARENA, THE CORNERSTONE OF RALEIGH SPORTS AND ENTERTAINMENT AND THE WESTERN GATEWAY TO THE CITY. THE DISTRICT WILL SEAMLESSLY INTEGRATE WITH THE ADJACENT ARENA BY CONSIDERING APPROPRIATE DEVELOPMENT PATTERNS, SCALE, ARCHITECTURE, AND USES, INCLUDING AN ENTERTAINMENT DISTRICT AND LIVE MUSIC VENUES TO COMPLEMENT THE EXISTING SPORTS USES.

UDO § 4.7.4.B.5. A GENERAL DESCRIPTION OF HOW THE PD DISTRICT CONFORMS WITH THE COMPREHENSIVE PLAN.

THE PROPOSED PD DISTRICT REZONING DESIGNATION DIRECTLY CONFORMS WITH THE CITY'S VISION FOR THE SITE, WHICH IS DESIGNATED AS A CITY GROWTH CENTER ON THE URBAN FORM MAP AND PUBLIC FACILITIES ON THE FUTURE LAND USE MAP. THE REZONING WILL POSITION A DYNAMIC MIXED-USE DEVELOPMENT AT THE WESTERN GATEWAY TO THE CITY AMONG ESTABLISHED RALEIGH INSTITUTIONS INCLUDING CARTER-FINLEY STADIUM, THE STATE FAIRGROUNDS, AND THE ARENA, TO CREATE A REGIONAL ECONOMIC DRIVER AND STATEWIDE DESTINATION. THE SITE IS WITHIN THE PRIORITY AREAS FOR ECONOMIC DEVELOPMENT OF THE COMPREHENSIVE PLAN, WHICH REFERS TO "ECONOMIC DEVELOPMENT" AS THE PROCESS OF LOCAL WEALTH CREATION, MANIFESTED BY GROWTH IN JOBS, INCOME AND INVESTMENT, AND SUPPORTED BY IMPROVEMENTS IN THE SOCIAL, BUILT, AND NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THIS DESIGNATION BECAUSE IT WILL HELP REVITALIZE THE WESTERN GATEWAY OF RALEIGH ALONG WADE AVENUE WHILE ACTIVATING THE SURROUNDING AREA OF ONE OF THE LARGEST SPORTS AND ENTERTAINMENT VENUES IN THE STATE. THIS AREA IS CURRENTLY UNDERSERVED BY RESTAURANTS AND AMENITIES, AND LOCATING THE NEW DISTRICT ALONG THIS CORRIDOR WILL BENEFIT THE AREA AS A WHOLE. THIS PROJECT WILL ALSO PROMOTE MIXED-USE REDEVELOPMENT STRATEGIES AS A MEANS OF DRIVING ECONOMIC GROWTH ON A MAIN CORRIDOR, PLACING JOB-CREATING USES NEAR GORALEIGH BUS LINES AND STOPS NEAR THE SITE.

UDO § 4.7.4.B.6. A DESCRIPTION OF HOW THE PD DISTRICT MEETS THE INTENT OF SEC. 4.1.1.F:

- THE PD DISTRICT IS INTENDED AS A RELIEF MECHANISM FROM THE PRESCRIPTIVE STANDARDS OF A GENERAL USE ZONING DISTRICT.
- THE PD DISTRICT IS INTENDED TO BE USED TO ACHIEVE A HIGHER QUALITY OF PROJECT DESIGN THAN COULD BE ACCOMPLISHED THROUGH THE STRICT APPLICATION OF A GENERAL USE DISTRICT OR SET OF GENERAL USE DISTRICTS, WITHOUT ADVERSELY IMPACTING THE ADEQUATE FACILITIES REQUIRED TO SERVE THE PROPERTY AND SURROUNDING AREA.

THE PD DISTRICT WAS DESIGNED FOR PROJECTS SUCH AS THE DISTRICT REZONING, WHICH WILL FACILITATE THE DEVELOPMENT OF A SPORTS AND ENTERTAINMENT DESTINATION THAT SERVES LOCALS AND VISITORS ALIKE. THE FLEXIBILITY FROM PRESCRIPTIVE STANDARDS PERMITS A UNIQUE, HIGH-QUALITY DEVELOPMENT WITH THOUGHTFULLY CURATED SUBDISTRICTS THAT INCLUDE HEIGHT, SQUARE FOOTAGE, AND USE GUIDELINES TO PROMOTE THE SYNERGIES OF VARIOUS USES AND PROMOTE PEDESTRIAN CONNECTIVITY.



Know what's below.
Call before you dig.

7

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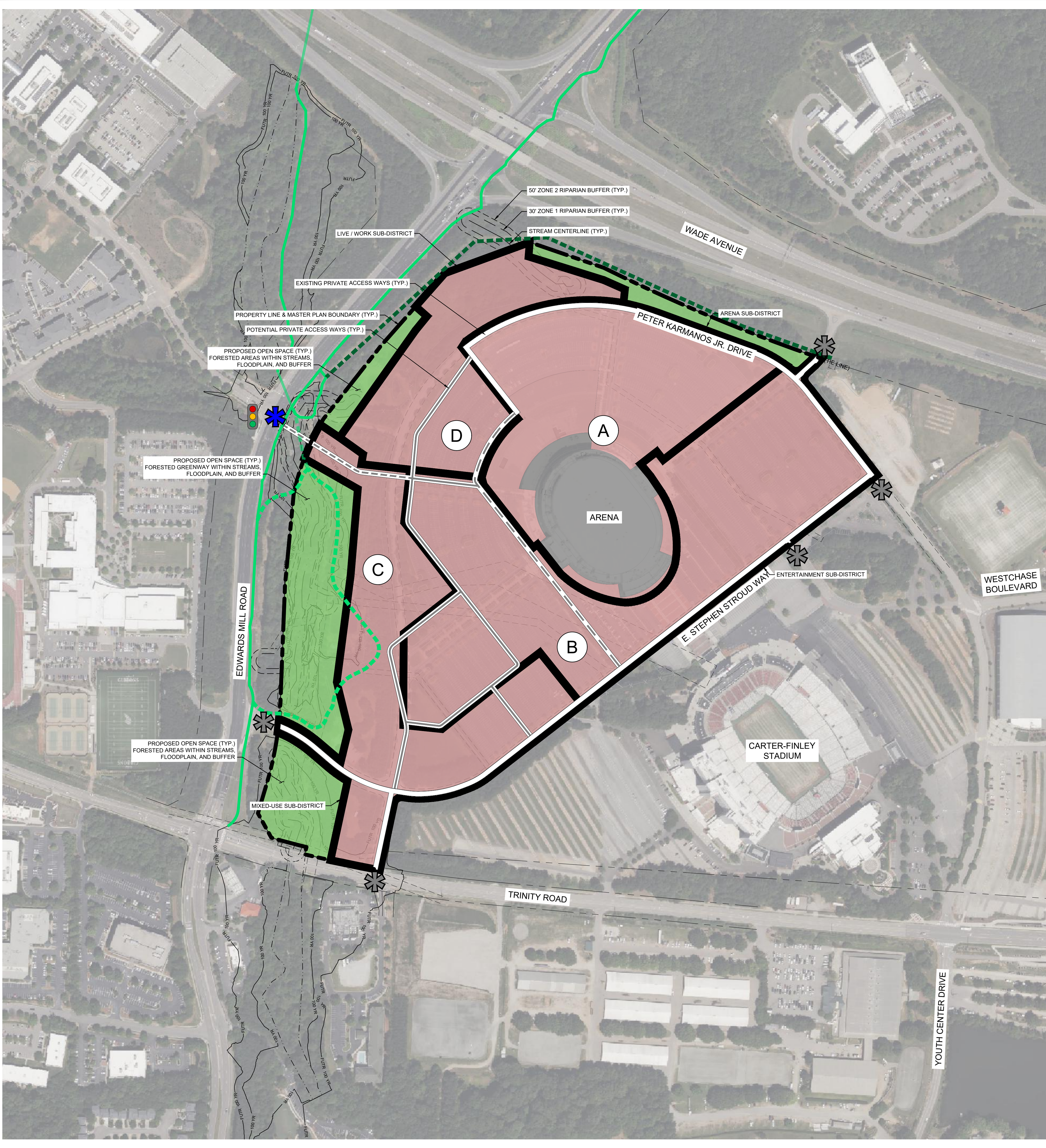
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SPECIAL MASTER PLAN CLARIFICATIONS:
PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.1):
1. MEASURED FROM THE REGULATING PD DISTRICT BOUNDARY.
2. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE REGULATING PD DISTRICT BOUNDARY.
SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.2):
1. ALL NEW AND EXISTING STREETS WITHIN THE PD DISTRICT BOUNDARY WILL BE PRIVATE ACCESS WAYS. AS SUCH, SIDE STREET SETBACK STANDARDS SHALL NOT APPLY WITHIN THE PD DISTRICT OR ITS SUB-DISTRICTS / PHASES.
INTERIOR SIDE/REAR SETBACKS (UDO SECTION 4.6.1.B.3):
1. ALL NEW AND EXISTING STREETS WITHIN THE PD DISTRICT BOUNDARY WILL BE PRIVATE ACCESS WAYS. AS SUCH, INTERIOR SIDE/REAR SETBACK STANDARDS SHALL NOT APPLY WITHIN THE PD DISTRICT OR ITS SUB-DISTRICTS / PHASES.
GROUND FLOOR ELEVATION (UDO SECTION 1.5.7.B):
1. THE GROUND FLOOR ELEVATION REQUIREMENTS SHALL NOT APPLY TO INTERNAL PRIVATE ACCESS WAYS WITHIN THE MASTER PLAN.
TRANSPARENCY (UDO SECTION 1.5.9):
1. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE MASTER PLAN BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO PRIVATE ACCESS WAYS WITHIN THE ARENA MASTER PLAN.
BLANK WALL (UDO SECTION 1.5.10):
1. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE MASTER PLAN BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO PRIVATE ACCESS WAYS WITHIN THE ARENA MASTER PLAN.
SUB-DISTRICT DENSITY:
1. ALLOWABLE DENSITY MAY BE TRANSFERRED BETWEEN SUB-DISTRICTS, PROVIDED THE DENSITY DOES NOT EXCEED THE OVERALL TRIP GENERATION THRESHOLD ESTABLISHED BY THE TRAFFIC IMPACT ANALYSIS.
COVERAGE GENERAL REQUIREMENT (UDO SECTION 2.5):
1. THIS PROPOSED OPEN SPACE PLAN SATISFIES ALL OPEN SPACE REQUIREMENTS WITHIN THE PLANNED DEVELOPMENT (PD) DISTRICT. NO ADDITIONAL OPEN SPACE SHALL BE REQUIRED WITHIN EACH INDIVIDUAL SUB-DISTRICT.
2. OPEN SPACE LOCATIONS AND ACREAGE FOR THE OVERALL PD DISTRICT ARE AS ILLUSTRATED ON THE OPEN SPACE PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH WITHIN THIS PD DISTRICT MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF THE OWNER AND THE STATE OF NORTH CAROLINA. HOWEVER, THE TOTAL OPEN SPACE PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN IN THE TABLE ON SHEET C03.0.
3. INDIVIDUAL DEVELOPMENTS SHALL NOT BE REQUIRED TO PROVIDE OPEN SPACE WITHIN A SPECIFIC DEVELOPMENT, SUB-DISTRICT, OR PHASE.
OUTDOOR AMENITY AREA (UDO SECTION 1.5.3.C):
1. PER UDO SECTION 1.5.3.C, URBAN PLAZA OUTDOOR AMENITY AREAS ARE ONLY REQUIRED IN CX, DISTRICTS WHEN AN URBAN FRONTAGE IS PRESENT. AS THE PD DISTRICT HAS NO URBAN FRONTAGES, URBAN PLAZA STANDARDS ARE NOT APPLICABLE TO DEVELOPMENT WITHIN THE PD DISTRICT.

SPECIAL MASTER PLAN CLARIFICATIONS:
PARKING STRUCTURE SCREENING (UDO SECTION 7.2.5):
1. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE MASTER PLAN BOUNDARY. PARKING STRUCTURE SCREENING STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN THE ARENA MASTER PLAN.

OPEN SPACE SUMMARY		
TOTAL PD DISTRICT AREA (ACRES)	TOTAL OPEN SPACE AREA (ACRES)	OPEN SPACE COVERAGE (%)
80.69	11.42	14.15

DEVELOPMENT LEGEND

- PROPERTY LINE
- SUB-DISTRICT LINE
- EASEMENT
- STREAM CENTERLINE
- ZONE 1 RIPARIAN BUFFER
- ZONE 2 RIPARIAN BUFFER
- FLOOD WAY
- FLOOD PLAIN
- EXISTING PRIVATE ACCESS TO REMAIN
- POTENTIAL ENTERTAINMENT, MIXED-USE, AND LIVE / WORK PRIVATE ACCESS WAY
- POTENTIAL ARENA PRIVATE ACCESS WAY
- POTENTIAL WADE PARK CONNECTION PRIVATE ACCESS WAY
- EXISTING GREENWAY TO REMAIN
- POTENTIAL GREENWAY
- TRIANGLE BIKEWAY CONNECTION
- DEVELOPABLE AREA
- OPEN SPACE
- EXISTING BUILDING
- ARENA DEVELOPMENT / EXPANSION
- EXISTING SIGNALIZED INTERSECTION
- EXISTING VEHICULAR ACCESS POINT
- POTENTIAL VEHICULAR ACCESS POINT
- SUB-DISTRICT LABEL

DEVELOPMENT PLAN NOTES:
1. STREAMS AND WETLAND INFORMATION IS BASED ON PUBLICLY AVAILABLE AERIAL IMAGERY, USGS TOPOGRAPHIC QUAD MAP, AND THE WAKE COUNTY NRCS SOIL SURVEY. APPLICABILITY AND STATUS OF THESE FEATURES WILL BE BASED ON JURISDICTIONAL DETERMINATION BY NCDEQ AND THE U.S. ARMY CORPS OF ENGINEERS.
2. PRIMARY STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE MASTER PLAN WILL BE PRIVATE AND WILL MEET THE CONSTRUCTIBILITY STANDARDS OF THE CITY OF RALEIGH'S STREET DESIGN MANUAL IN PLACE AT THE TIME OF THIS APPLICATION. HOWEVER, STREETS WILL NOT BE SUBJECT TO THE CITY OF RALEIGH'S STREET TYPES, PER UDO SECTION 8.4 OR THE REQUIREMENTS OF 8.3 AND 8.5.
3. POTENTIAL PRIVATE ACCESS WAYS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS AND APPROVALS BY THE CITY OF RALEIGH.
4. PEDESTRIAN CIRCULATION NETWORK INCLUDES EXISTING AND POTENTIAL ROUTES. POTENTIAL ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS AND APPROVALS BY THE CITY OF RALEIGH.
5. NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES, PHASES, OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE PROPERTY.
6. RIGHT-OF-WAY DEDICATION IS NOT PROPOSED ALONG THE PROPERTY FRONTAGE.
7. ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE UDO.
8. STATE-OWNED PROPERTY SHALL NOT BE SUBJECT TO SECTION 8 SUBDIVISION REGULATIONS AND PROCEDURES.
9. BUILDING HEIGHT SHALL BE MEASURED PER THE STANDARDS OF THE UDO.
10. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE PROPERTY BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS MASTER PLAN AND TO APPLICABLE PROVISIONS OF THE CITY OF RALEIGH UDO.
11. PER CITY OF RALEIGH UDO SECTION 4.7.2.C, SUB-DISTRICT B WILL HAVE A MINIMUM OF TWO BUILDING TYPES.
12. PER UDO 4.7.4.B.2, THE PROPOSED MAXIMUM NUMBER OF DWELLING UNITS PER EACH SUB-DISTRICT SHOWN IN THE SUMMARY CHART BELOW, INCLUDE MAXIMUMS FOR THE FOLLOWING BUILDING TYPES IN UDO 1.4: APARTMENT, TOWNHOMES, MIXED USE, AND CIVIC.
13. PER UDO 4.7.4.B.3, THE PROPOSED MAXIMUM SQUARE FOOTAGE OF NON-RESIDENTIAL FLOOR AREA PER EACH SUB-DISTRICT SHOWN IN THE SUMMARY CHART BELOW, INCLUDE MAXIMUMS FOR THE FOLLOWING BUILDING TYPES IN UDO 1.4: GENERAL BUILDING, MIXED USE BUILDING, CIVIC BUILDING, AND OPEN LOT.
OPEN SPACE PLAN NOTES:
12. OPEN SPACE AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
13. THESE AREAS REPRESENT OPEN SPACE THAT IS SET ASIDE TO PROVIDE FOR SHARED, COMMON OPEN SPACES FOR THE OVERALL PD DISTRICT.
14. WHILE THE TOTAL OPEN SPACE REQUIRED FOR EACH CATEGORY WILL BE MAINTAINED, THESE AREAS WILL NOT BE RECORDED OR DEDICATED AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE STATE OF NORTH CAROLINA.
15. GREENWAYS ARE TO REMAIN PRIVATE LAND WITH NO EASEMENTS REQUIRED.
16. THIS PLANNED DEVELOPMENT (PD) MASTER PLAN WILL SET ASIDE OPEN SPACE TOTALING 12.10 ACRES (15% OF THE DISTRICT AREA). OPEN SPACE REQUIREMENTS FOR EACH SUB-DISTRICT, PHASE, OR INDIVIDUAL DEVELOPMENT PROJECT WILL BE SATISFIED BY THIS OPEN SPACE PLAN. ADDITIONAL OPEN SPACE MAY BE PROVIDED WITHIN EACH SUB-DISTRICT/PHASE AT TIME OF SITE PLAN SUBMITTAL, BUT SHALL NOT BE REQUIRED. QUALIFYING OPEN SPACE MAY CONSIST OF BUT IS NOT LIMITED TO: FORESTED AREAS, PARKS, RECREATION FIELDS/AREAS PLAZAS AND SQUARES, NEIGHBORHOOD PARKS, AMENITY AREAS, AND GREENWAYS.

SUB-DISTRICT DEVELOPMENT SUMMARY			
SUB-DISTRICT	EXISTING GROSS FLOOR AREA ^a NON-RESIDENTIAL	PROPOSED MAX GROSS FLOOR AREA ^{b,d} NON-RESIDENTIAL	PROPOSED MAX UNITS ^e RESIDENTIAL
A (ARENA/PARKING)	769,129 SF	110,000 SF	—
B (ENTERTAINMENT)	—	890,000 SF	800 DU
C (MIXED-USE)	—	480,000 SF	400 DU
D (LIVE / WORK)	—	340,000 SF	250 DU
ALLOCATED ENTITLEMENT ^f	—	1,190,000 SF	2750 DU
TOTAL:		3,010,000 SF	4200 DU
TOTAL EXISTING AND PROPOSED FLOOR AREA:		3,779,129 SF	—

^a EXISTING GROSS FLOOR AREA IN SUB-DISTRICT A AND THE SPORTS AND ENTERTAINMENT ARENA LOCATED THEREIN ARE PERMITTED USES UNDER THIS MASTER PLAN. SUB-DISTRICT A MAY BE REDEVELOPED WITH AN EQUIVALENT AMOUNT OF FLOOR AREA AS EXISTS TODAY (THE EXISTING GROSS FLOOR AREA LOCATED IN SUB-DISTRICT A) IN ADDITION TO ANY AMOUNT OF THE PROPOSED MAXIMUM FLOOR AREA OR PROPOSED MAX UNITS DESIGNATED AS ALLOCATED ENTITLEMENT FOR ANY USE PERMITTED UNDER THE MASTER PLAN.
^b DEVELOPMENT GROSS FLOOR AREA AND DWELLING UNIT RANGES PER SUB-DISTRICT CONTEMPORATE SUGGESTED DENSITY ALLOCATION ACROSS THE ENTIRE MASTER PLAN.
^c REMAINING ALLOCATED ENTITLEMENT MAY BE DEVELOPED IN SUB-DISTRICTS A, C, AND D AS NEEDED BASED ON FUTURE DEMAND.
^d NON-RESIDENTIAL GROSS FLOOR AREA INCLUDES ENCLOSED HEATED SQUARE FOOTAGE ONLY. OPEN PARKING DECKS ARE IN ADDITION TO THESE TOTALS.

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SCALE: 1" = 200'

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SURVEY NOTE:
EXISTING TOPOGRAPHICAL INFORMATION WAS PROVIDED TO KIMLEY-HORN ON 11/27/2023 AND IS BASED ON A PRELIMINARY PLAT AND ALTA/NSPS SURVEY DATED 08/10/2022 BY MCKIM AND CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: (919) 233-8091. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING INFORMATION, DEPICTED OR NOT, PRIOR TO CONSTRUCTION AND REPORT POTENTIAL CONFLICTS TO OWNER AND ENGINEER.

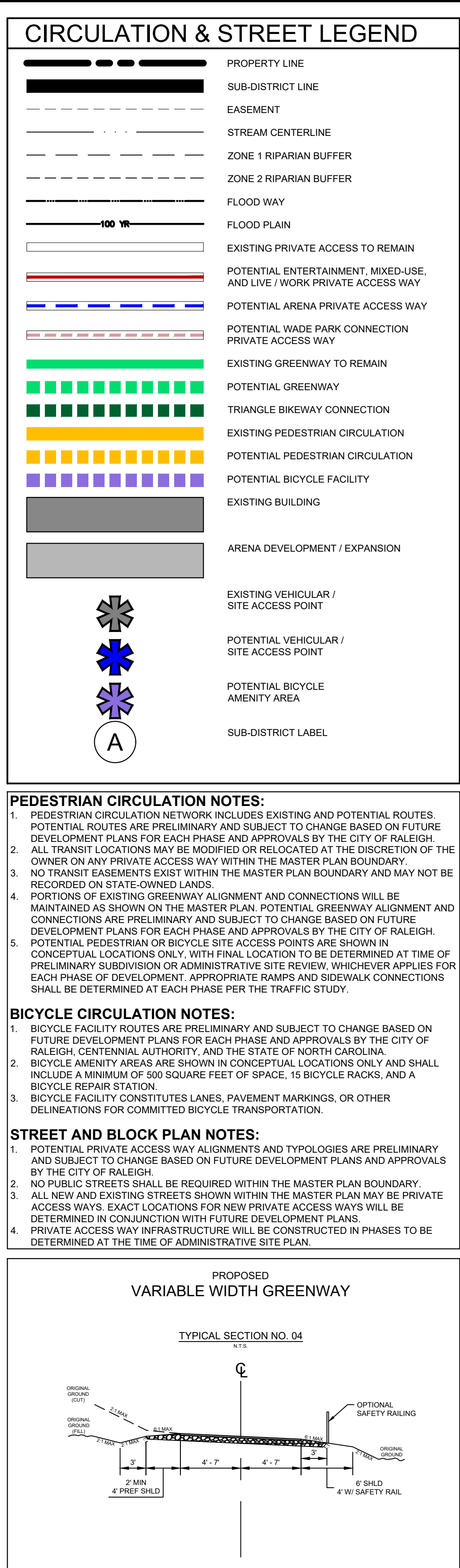
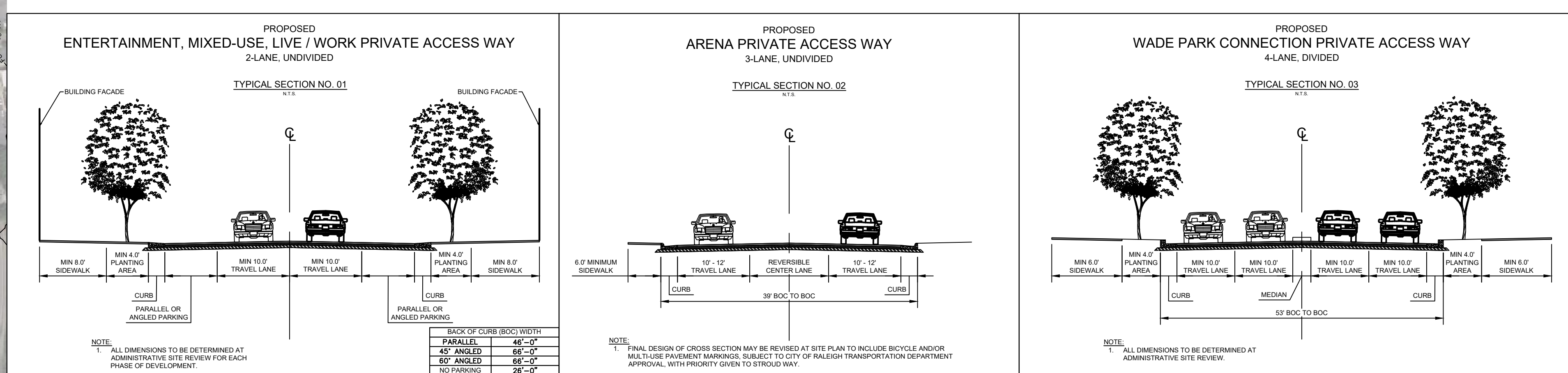
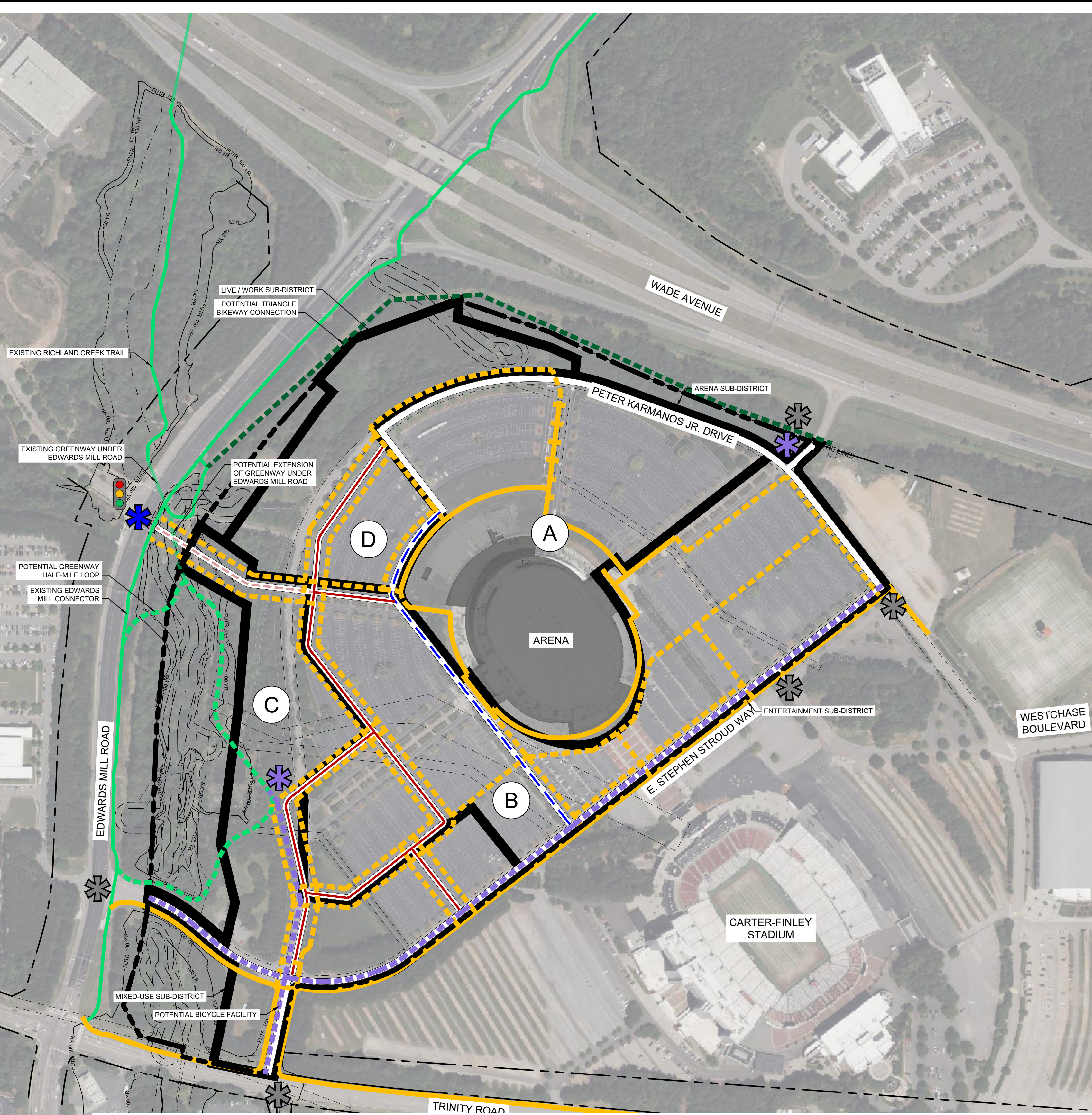
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Kimley»Horn
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#F-0-02 WIM KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
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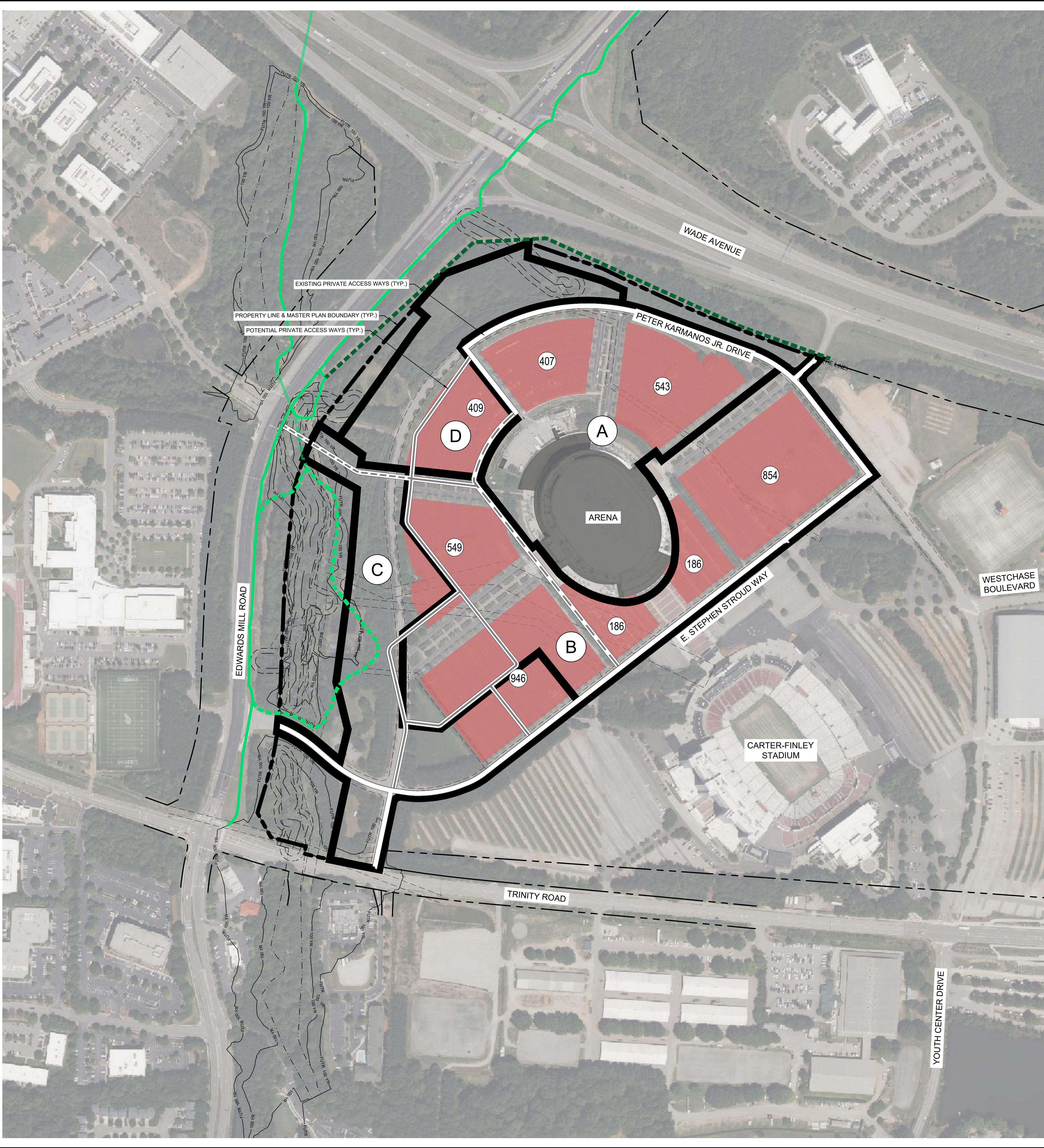
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RALEIGH SPORTS & ENTERTAINMENT DISTRICT
DEVELOPMENT & OPEN SPACE PLAN
PREPARED FOR
PE RALEIGH DEVELOPMENT, LLC
RALEIGH NC

SHEET NUMBER
C03.0



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- MODIFICATIONS TO DISTRICT STANDARDS:**
- PARKING AND LOADING (UDO SECTION 7.1):**
- THE PROPERTY LINE SHALL SERVE AS THE REGULATING PLANNED DEVELOPMENT (PD) DISTRICT BOUNDARY, AND THE PD DISTRICT SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
 - EXCEPT WHERE MODIFIED BY THIS PD DISTRICT, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE PD MASTER PLAN BOUNDARY.
 - PARKING MAXIMUMS SHALL NOT BE REQUIRED TO MEET UDO STANDARDS AS SET FORTH IN SECTION 7.1.2.C.
 - PARKING SHALL BE GOVERNED BY THE OWNER'S AGREEMENT WITH THE DEVELOPER.
 - VEHICLE PARKING LOT LANDSCAPING WILL GENERALLY MATCH THE EXISTING ON SITE PARKING LOTS. VEHICLE PARKING LOT LANDSCAPING SHALL NOT BE REQUIRED TO MEET UDO STANDARDS AS SET FORTH IN SECTIONS 7.1.7.D-F.
- SPECIAL MASTER PLAN CLARIFICATIONS:**
- PRIVATE RESIDENTIAL GARAGE PARKING OPTIONS (UDO SECTION 1.5.12):**
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE MASTER PLAN BOUNDARY. PRIVATE RESIDENTIAL GARAGE PARKING STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN THE ARENA MASTER PLAN.
- PARKING STRUCTURE SCREENING (UDO SECTION 7.2.5):**
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE MASTER PLAN BOUNDARY. PARKING STRUCTURE SCREENING STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN THE ARENA MASTER PLAN.

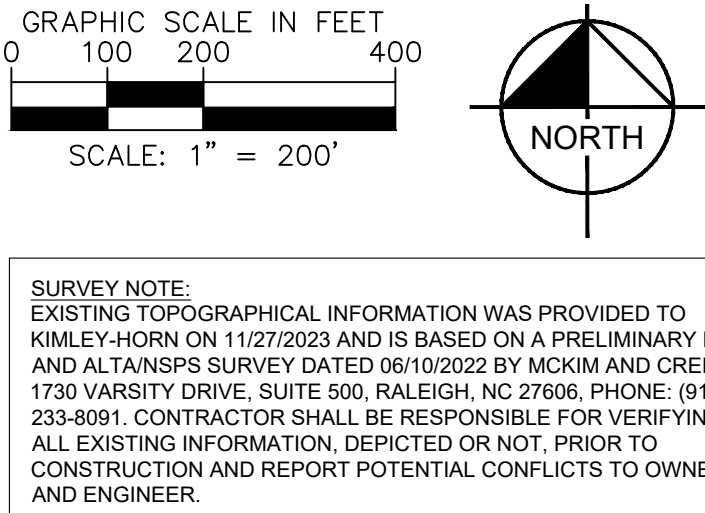
PARKING LEGEND	
	PROPERTY LINE
	SUB-DISTRICT LINE
	EASEMENT
	STREAM CENTERLINE
	ZONE 1 RIPARIAN BUFFER
	ZONE 2 RIPARIAN BUFFER
	FLOOD WAY
	FLOOD PLAIN
	EXISTING PRIVATE ACCESS TO REMAIN
	POTENTIAL ENTERTAINMENT, MIXED-USE, AND LIVE / WORK PRIVATE ACCESS WAY
	POTENTIAL ARENA PRIVATE ACCESS WAY
	POTENTIAL WADE PARK CONNECTION PRIVATE ACCESS WAY
	EXISTING GREENWAY TO REMAIN
	POTENTIAL GREENWAY
	TRIANGLE BIKEWAY CONNECTION
	EXISTING BUILDING
	ARENA DEVELOPMENT / EXPANSION
	EXISTING PARKING LOT
	EXISTING PARKING COUNT
	SUB-DISTRICT LABEL

EXISTING PARKING SUMMARY	
TOTAL EXISTING SURFACE PARKING:	4,080 SPACES
TOTAL EXISTING STRUCTURED PARKING:	0 SPACES
TOTAL EXISTING PARKING:	4,080 SPACES

PARKING NOTES:

- PARKING MAY BE ADJUSTED AT ANY TIME TO MEET CONSTRUCTION, PHASING, AND MARKET CONDITIONS.
- THERE ARE NO REGULATING PARKING MINIMUMS OR MAXIMUMS BY USE.
- PARKING AGREEMENTS WITH THIRD PARTIES ARE SEPARATE FROM THIS MASTER PLAN AND ASSOCIATED REGULATIONS.
- A MINIMUM OF TWENTY (20) PUBLIC PARKING SPACES WILL BE MAINTAINED ACCESSIBLE TO THE RICHLAND CREEK TRAIL GREENWAY.

SUBDISTRICT PARKING SUMMARY	
PARKING WILL BE PROVIDED AS FOLLOWS, SUBJECT TO CHANGE AS THIRD-PARTY RIGHTS THAT MAY BE ALTERED:	
SUBDISTRICT A	SERVED BY EXISTING SURFACE PARKING UNTIL FUTURE DEVELOPMENT OCCURS
SUBDISTRICT B	MINIMUM OF 3 PARKING DECKS ON-STREET PARKING
SUBDISTRICT C	SERVED BY SUBDISTRICT B PARKING DECKS ON-STREET PARKING
SUBDISTRICT D	MINIMUM OF 1 PARKING DECK ON-STREET PARKING



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RALEIGH SPORTS & ENTERTAINMENT DISTRICT		PREPARED FOR		PE RALEIGH DEVELOPMENT, LLC		RALEIGH		NC					
Kimley»Horn		© 2025 KIMLEY-HORN AND ASSOCIATES, INC.		#F-0.022 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050		300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540							
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BY		DATE		REVISIONS		No.							

TRUE CONSERVATION PLAN NOTES:

1. EXISTING EASEMENTS, PROPOSED EASEMENTS, AREAS DEVOTED TO FUTURE STREAMS, AND AREAS TO BE EXCLUDED FROM TRUE CONSERVATION.
2. THESE AREAS REPRESENT TRUE PRESERVATION THAT IS SET ASIDE TO MEET THE ZONING AND MASTER PLAN REQUIREMENTS OF THE CITY OF RALEIGH. HOWEVER, THESE AREAS WILL NOT BE RECORDED OR DEDICATED AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE STATE OF NORTH CAROLINA. SUCH MODIFICATIONS MAY BE REQUIRED TO COMPLY WITH A STATE REQUIREMENT PURSUANT TO SECTION 4.6.4.5 AND 4.6.4.6 WITHOUT TRIGGERING A REZONING.
3. THE TRUE CONSERVATION PLAN APPROVED AS PART OF THIS MASTER PLAN SHALL BE THE SOLE REQUIREMENT FOR TRUE CONSERVATION FOR ALL SUB-DISTRICTS AND SUB-AREAS. ANY OTHER REGULATIONS FROM UDC CHAPTER 9 SHALL APPLY TO THIS STATE-OWNED PROPERTY.
4. AREAS WHERE PRIMARY TRUE CONSERVATION - THROUGHFARE AND PRIMARY TRUE CONSERVATION - COVER REPORT ARE NOT APPLICABLE ARE NOT SUBJECT TO THE PURPOSES OF THE TRUE CONSERVATION PLAN DATA TABLE, OVERLAPPING AREAS ARE ONLY INCLUDED AS PRIMARY TRUE CONSERVATION - THROUGHFARE.
5. TRUE COVER REPORT ARE NOT SUBJECT TO THE PURPOSES OF THE TRUE CONSERVATION PLAN DATA TABLE.
6. STATE-OWNED PROPERTY IN NORTH CAROLINA MAY BE SUBJECT TO DIFFERENT REGULATORY STANDARDS COMPARED TO LOCAL MUNICIPAL REGULATIONS. IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS, THE STATE OF NORTH CAROLINA HAS THE RIGHT TO SEEK REPEAL, MODIFICATION, OR CANCELLATION OF LOCAL ORDINANCES, AS NECESSARY. ANY RELIEF FOR TRUE CONSERVATION AREA REQUIREMENTS WITHIN STREAM BUFFER BOUNDARIES SHALL BE COORDINATED WITH THE APPLICABLE STATE REGULATORY AGENCIES. TCA AREAS MAY BE ADJUSTED TO REFLECT ANY SUCH MODIFICATION OR RELIEF AT SITE PLAN OR AT FUTURE PERMIT APPLICATIONS. (FUTURE PERMITS) WITHOUT REQUIRING FURTHER REVISION OF THIS MASTER PLAN.
7. APPROVAL IS PROVIDED IN CONJUNCTION WITH THE APPLICABLE FUTURE PERMITS.

*TOTAL LINE FOOTAGE OF REQUIRED TREE CONSERVATION AREA EXCLUDES AREAS WITHOUT EXISTING VEGETATION, PROPOSED SITE ACCESS, STORM PIPES, RIPRAP, IMPERVIOUS SURFACES AND EXISTING EASEMENTS, PER PERCENT CODE INTERPRETATION (NUMBER PENDING); PRIMARY TCA - THOROUGHFARE CAN NOW ONLY BE ESTABLISHED WHEN THE 50 FT THOROUGHFARE YARD IS ADJOINING THE PROPERTY LINE. IN CASES WHERE THERE IS AN EXISTING EASEMENT WITHIN 50 FT OF THE THOROUGHFARE PROPERTY LINE, PRIMARY TCA - THOROUGHFARE CAN NO LONGER BE ESTABLISHED.

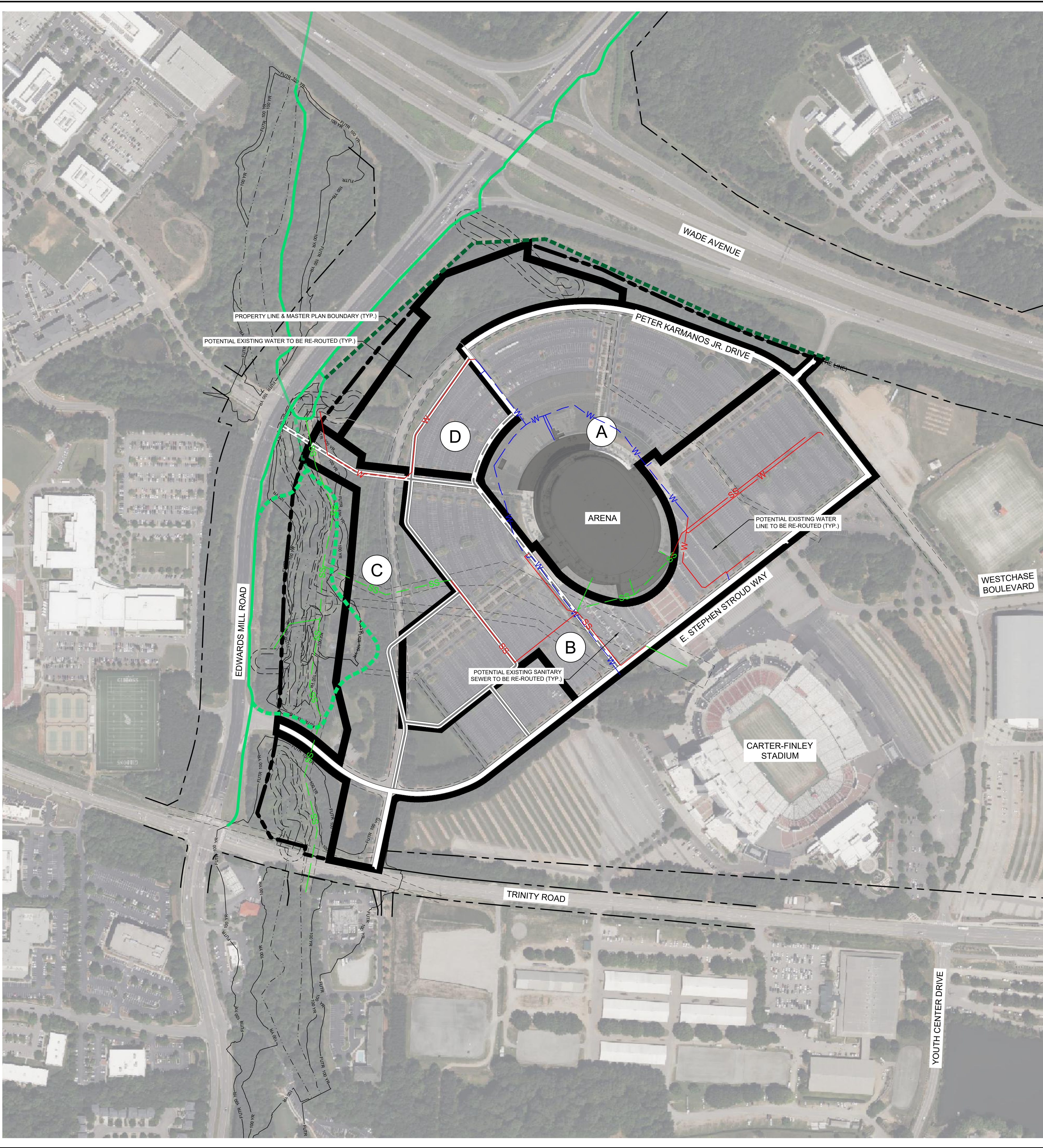


Know what's below.
Call before you dig

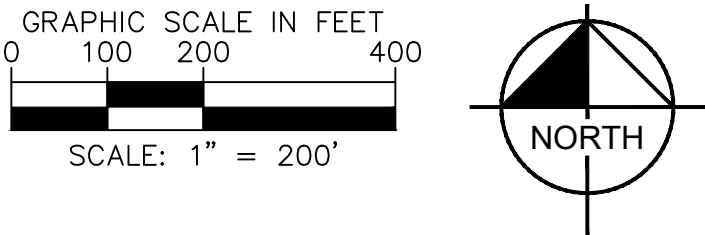
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<p>SHEET NUMBER</p> <p>C06.0</p>	<p>RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC</p>	<p>RALEIGH NC</p>	<p>TREE CONSERVATION PLAN</p>
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Plotted By: Stephanie Quinn, Sheet Set: PUT NAME HERE, Layout: C07.0, April 04, 2025 04:05:46pm, K:\HSP - LDEV\016464000 - pte arena-mat\09 - cad files\pd master plan\discs\sheet\07.0 MAJOR UTILITIES PLAN.dwg
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UTILITY LEGEND


	PROPERTY LINE
	SUB-DISTRICT LINE
	EASEMENT
	STREAM CENTERLINE
	ZONE 1 RIPARIAN BUFFER
	ZONE 2 RIPARIAN BUFFER
	FLOOD WAY
	FLOOD PLAIN
	EXISTING PRIVATE ACCESS TO REMAIN
	POTENTIAL ENTERTAINMENT, MIXED-USE, AND LIVE / WORK PRIVATE ACCESS WAY
	POTENTIAL ARENA PRIVATE ACCESS WAY
	POTENTIAL WADE PARK CONNECTION PRIVATE ACCESS WAY
	EXISTING GREENWAY TO REMAIN
	POTENTIAL GREENWAY
	TRIANGLE BIKEWAY CONNECTION
	EXISTING WATER MAIN TO REMAIN
	EXISTING SANITARY SEWER MAIN TO REMAIN
	POTENTIAL WATER MAIN
	POTENTIAL SANITARY SEWER MAIN
	EXISTING BUILDING
	ARENA DEVELOPMENT / EXPANSION
	SUB-DISTRICT LABEL

MAJOR UTILITIES PLAN NOTES:

- SOLID WASTE WILL BE MANAGED THROUGH PRIVATE COLLECTION SERVICES.
- ALL POTENTIAL OR PROPOSED UTILITY ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS FOR EACH PHASE AND APPROVALS BY THE CITY OF RALEIGH.
- UTILITY SERVICE CONNECTIONS SHALL BE PROVIDED AT TIME OF FUTURE DEVELOPMENT PLANS FOR EACH PHASE.

PRELIMINARY

NOT FOR CONSTRUCTION

RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC	RALEIGH	NC	SHEET NUMBER C07.0	MAJOR UTILITIES PLAN				KHA PROJECT 016464000				 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540			
				DATE	09/2024	SCALE	AS SHOWN	DESIGNED BY	WJB	DRAWN BY	QAS	CHECKED BY	WJB	RALEIGH COMMENTS	QAS
				DATE	09/2024	SCALE	AS SHOWN	DESIGNED BY	WJB	DRAWN BY	QAS	CHECKED BY	WJB	RALEIGH COMMENTS	QAS
				DATE	09/2024	SCALE	AS SHOWN	DESIGNED BY	WJB	DRAWN BY	QAS	CHECKED BY	WJB	RALEIGH COMMENTS	QAS
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				DATE	09/2024	SCALE	AS SHOWN	DESIGNED BY	WJB	DRAWN BY	QAS	CHECKED BY	WJB	RALEIGH COMMENTS	QAS
				DATE	09/2024	SCALE	AS SHOWN	DESIGNED BY	WJB	DRAWN BY	QAS	CHECKED BY	WJB	RALEIGH COMMENTS	QAS

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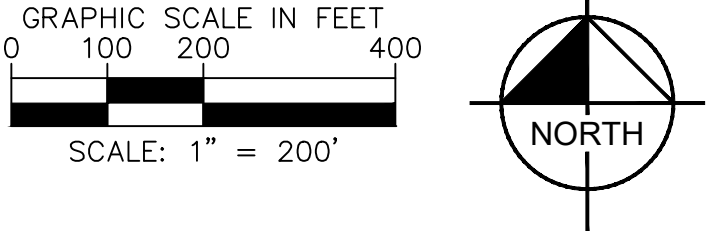
STORMWATER LEGEND

	PROPERTY LINE
	SUB-DISTRICT LINE
	EASEMENT
	STREAM CENTERLINE
	ZONE 1 RIPARIAN BUFFER
	ZONE 2 RIPARIAN BUFFER
	FLOOD WAY
	FLOOD PLAIN
	EXISTING PRIVATE ACCESS TO REMAIN
	POTENTIAL ENTERTAINMENT, MIXED-USE, AND LIVE / WORK PRIVATE ACCESS WAY
	POTENTIAL ARENA PRIVATE ACCESS WAY
	POTENTIAL WADE PARK CONNECTION PRIVATE ACCESS WAY
	EXISTING GREENWAY TO REMAIN
	POTENTIAL GREENWAY
	TRIANGLE BIKEWAY CONNECTION
	APPROXIMATE DRAINAGE AREAS
	EXISTING BUILDING
	ARENA DEVELOPMENT / EXPANSION
	SUB-DISTRICT LABEL

- GENERALIZED STORMWATER PLAN NOTES:**
1. ALL DEVELOPMENT IS SUBJECT TO STORMWATER REVIEW BY NCDEQ AND NC STATE UNIVERSITY. NCDEQ SEDIMENT AND EROSION CONTROL REVIEW WILL ONLY APPLY FOR DEVELOPMENTS WITH LAND DISTURBANCE OVER 1 ACRE.
 2. STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.
 3. EXISTING STORMWATER PONDS WILL BE MAINTAINED OR REPLACED AS UNDERGROUND DETENTION FACILITIES IN ACCORDANCE WITH NCDEQ AND NC STATE UNIVERSITY STORMWATER REQUIREMENTS AS DEVELOPMENT PROCEEDS IN THOSE AREAS.
 4. DEVELOPMENT IN SPECIAL FLOOD HAZARD AREAS IS SUBJECT TO CITY OF RALEIGH UDO ARTICLE 9.3.

PERVIOUS / IMPERVIOUS AREA TABLE		
TOTAL EXISTING PERVIOUS AREA	± 32.74 ACRES	40.58%
TOTAL EXISTING IMPERVIOUS AREA	± 47.95 ACRES	59.42%
TOTAL PLANNED DEVELOPMENT DISTRICT AREA	80.69 ACRES	100%

PRELIMINARY
NOT FOR CONSTRUCTION



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RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC

RALEIGH

SHEET NUMBER

C08.0

GENERALIZED STORMWATER PLAN

KHA PROJECT

016464000

DATE

09/2024

SCALE

AS SHOWN

DESIGNED BY

WJB

DRAWN BY

QAS

CHECKED BY

WJB

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#F-0.02 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540

RALEIGH COMMENTS

04/04/2025

QAS

RALEIGH COMMENTS

09/14/2025

QAS

RALEIGH COMMENTS

01/30/2025

QAS

RALEIGH COMMENTS

01/13/2025

QAS

RALEIGH COMMENTS

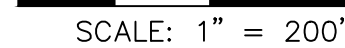
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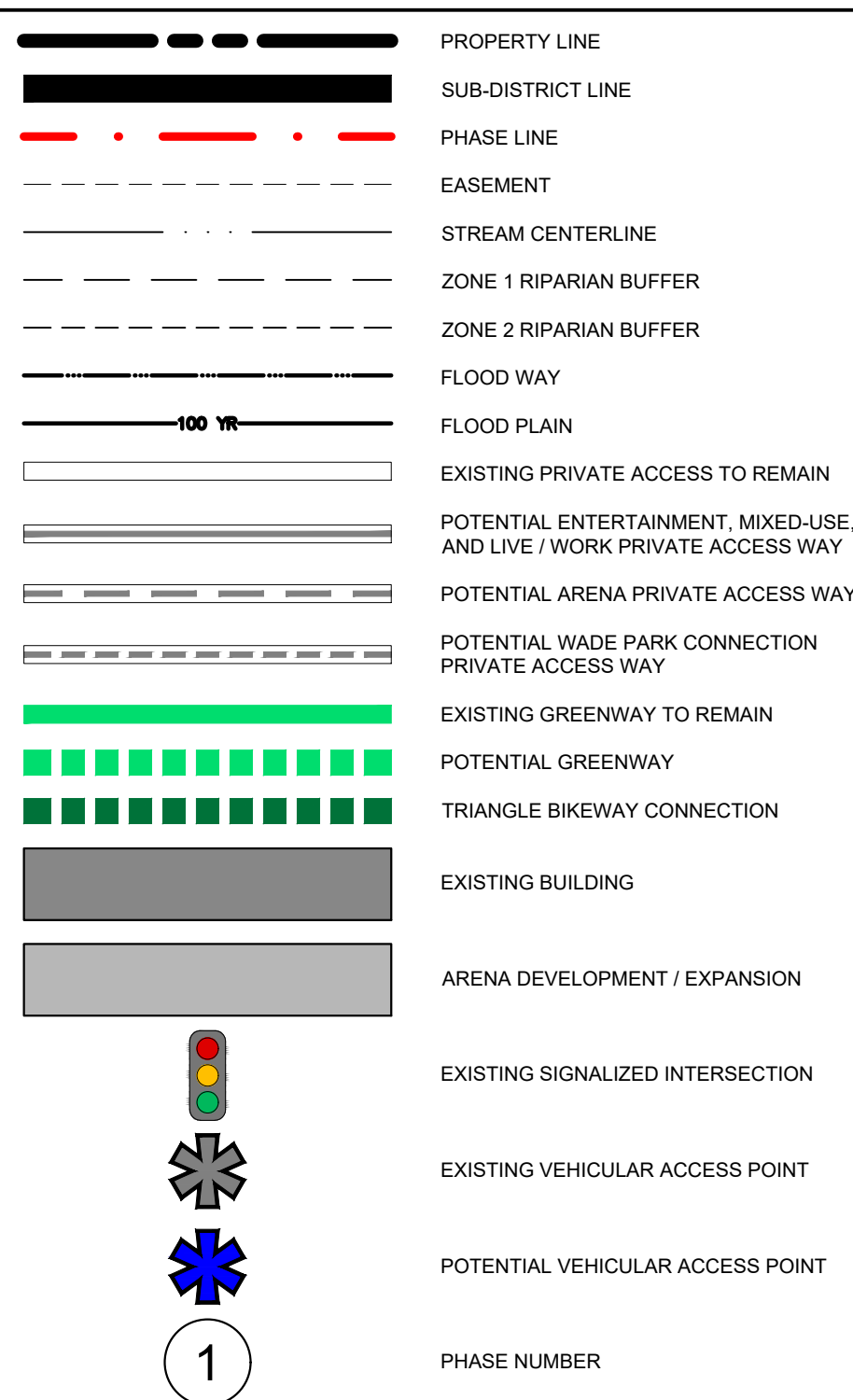
REVISIONS

DATE

BY



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1. THE PROPERTY LINE (MASTER PLAN BOUNDARY) SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. THE PROPERTY LINE SHALL BE THE LINE OF ADJACENCY TO THE ADJACENT PROPERTY UNDER NORTH CAROLINA GENERAL STATUTE. THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
2. EXISTING PHYSICAL FEATURES, ALIGNMENTS AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FUTURE DEVELOPMENT PLANS FOR EACH PHASE AND APPROVALS BY THE CITY OF RALEIGH.
3. NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE MASTER PLAN BOUNDARY.
4. ALL EXISTING AND FUTURE ACCESSWAYS WITHIN THE MASTER PLAN MAY BE PRIVATE ACCESS WAYS. EXACT LOCATIONS FOR NEW PRIVATE ACCESS WAYS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS WITHIN EACH PHASE.
5. EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.7 - PLANNED DEVELOPMENT (PD) DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE PD DISTRICT.
6. THE SUBDISTRICTS FOR THE PD DISTRICT BUILDOUT ARE PRELIMINARY AND SUBJECT TO CHANGE. SUB-DISTRICTS SHOWN ON THESE PLANS ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL, AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH SUB-DISTRICT OR STAGGERED OVER TIME.
7. THE DEVELOPMENT PHASES AND SEQUENCING OF DEVELOPMENT PHASES TO BE DETERMINED AT THE TIME OF ADMINISTRATIVE SITE PLAN.



EXISTING ARENA AND PARKING
FUTURE DEVELOPMENT AREA

PROPOSED ENTERTAINMENT AND MIXED-USE

PROPOSED MIXED-USE

PROPOSED LIVE / WORK

PROPOSED MIXED-USE

[illegible]

THREE-DIMENSIONAL MODELS AND RENDERING NOTES:

1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE PLANNED DEVELOPMENT (PD) REZONING. THIS INFORMATION IS NOT INTENDED TO DEMONSTRATE ACTUAL DEVELOPMENT PLANS AND IS SUBJECT TO CHANGE PENDING ACTUAL PROGRAMMING AND DEVELOPMENT PLANS WITHIN THE PD DISTRICT AND ITS SUB-DISTRICTS.

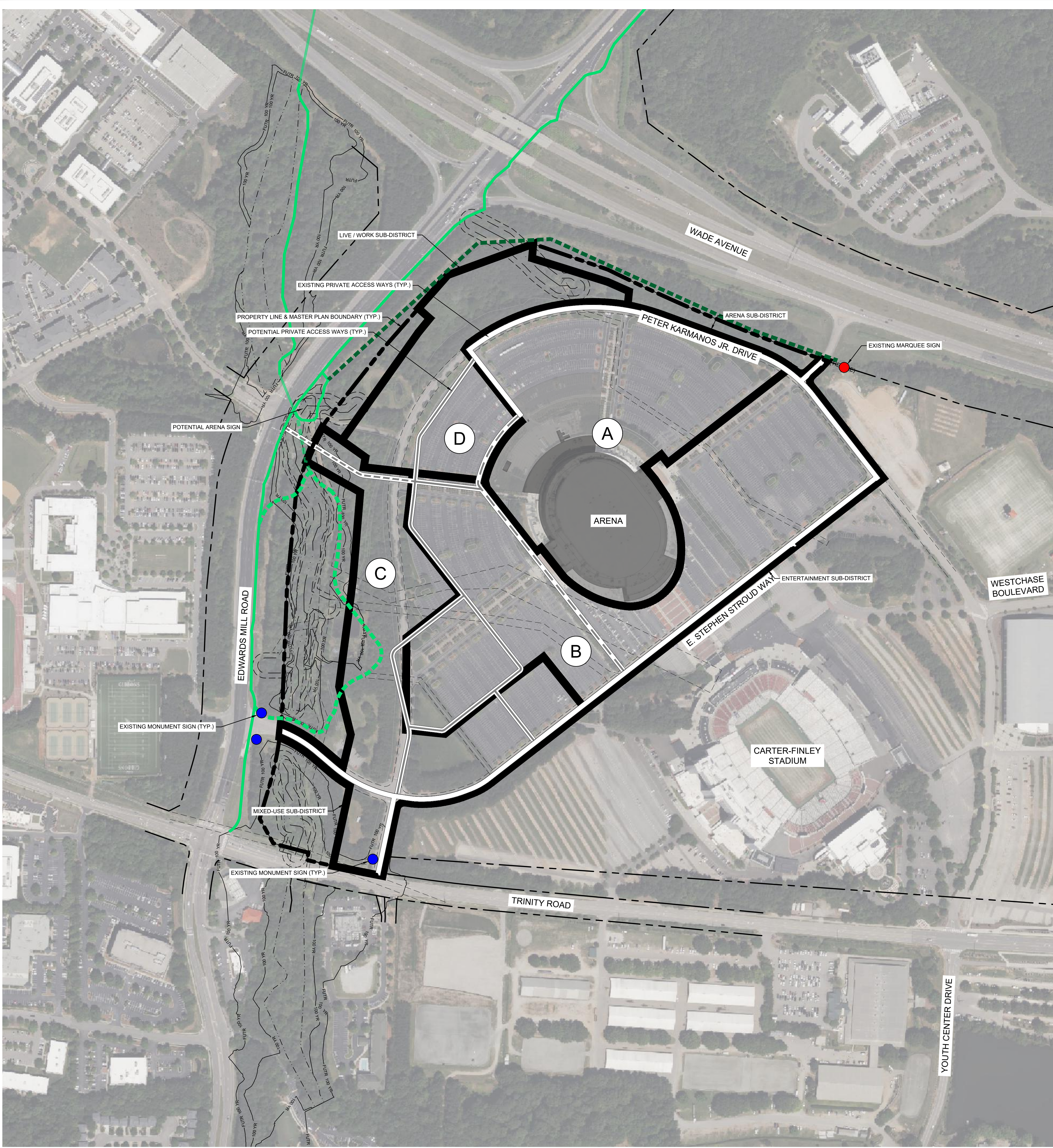
WADE AVENUE FACING SOUTH



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SHEET NUMBER C10.0		RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC		RALEIGH NC		KHA PROJECT 016464000 DATE 09/2024 SCALE AS SHOWN DESIGNED BY WJB DRAWN BY QAS CHECKED BY WJB		<div>Kimley»Horn</div> <div>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 300 SOUTH MAIN STREET, SUITE 212, HOLLY SPRINGS, NC 27540</div>		<table><tr><td>A</td><td>A</td><td></td><td></td></tr><tr><td>A</td><td>A</td><td></td><td></td></tr><tr><td>A</td><td>A</td><td>RALEIGH COMMENTS</td><td>QAS 04/04/2025</td></tr><tr><td>A</td><td>A</td><td>RALEIGH COMMENTS</td><td>QAS 02/14/2025</td></tr><tr><td>A</td><td>A</td><td>RALEIGH COMMENTS</td><td>QAS 01/30/2025</td></tr><tr><td>A</td><td>A</td><td>RALEIGH COMMENTS</td><td>QAS 01/13/2025</td></tr><tr><td>A</td><td>A</td><td>RALEIGH COMMENTS</td><td>QAS 11/27/2024</td></tr><tr><td>No.</td><td>REVISIONS</td><td>DATE</td><td>BY</td></tr></table>				A	A			A	A			A	A	RALEIGH COMMENTS	QAS 04/04/2025	A	A	RALEIGH COMMENTS	QAS 02/14/2025	A	A	RALEIGH COMMENTS	QAS 01/30/2025	A	A	RALEIGH COMMENTS	QAS 01/13/2025	A	A	RALEIGH COMMENTS	QAS 11/27/2024	No.	REVISIONS	DATE	BY
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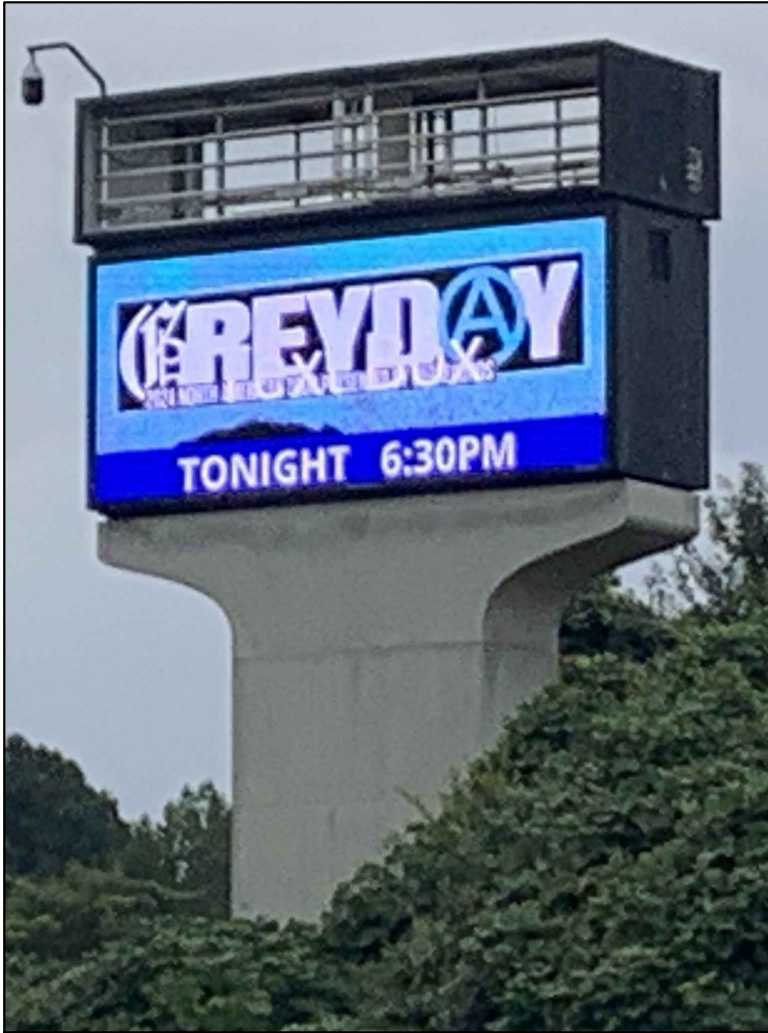
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- COMMON SIGNAGE PLAN NOTES:**
- EXISTING SIGN LOCATIONS WILL REMAIN.
 - ANY CUSTOM SIGNAGE PLANS APPROVED IN THE FUTURE SHALL SUPERSEDE THIS COMMON SIGNAGE PLAN.
- MODIFICATIONS TO DISTRICT STANDARDS:**
- COMMON SIGNAGE PLAN (UDO SECTION 7.3):**
THE ARENA FOLLOWS INDEPENDENT SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO BE DEVELOPED IN ACCORDANCE WITH THESE ARENA STANDARDS AND IS NOT SUBJECT TO SIGNAGE STANDARDS IN SECTION 7.3. THE ARENA'S SIGNAGE REQUIREMENTS ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE OWNER.

SIGNAGE LEGEND									
	PROPERTY LINE								
	SUB-DISTRICT LINE								
	EASEMENT								
	STREAM CENTERLINE								
	ZONE 1 RIPARIAN BUFFER								
	ZONE 2 RIPARIAN BUFFER								
	FLOOD WAY								
	FLOOD PLAIN								
	EXISTING PRIVATE ACCESS TO REMAIN								
	POTENTIAL ENTERTAINMENT, MIXED-USE, AND LIVE / WORK PRIVATE ACCESS WAY								
	POTENTIAL ARENA PRIVATE ACCESS WAY								
	POTENTIAL WIDE PARK CONNECTION PRIVATE ACCESS WAY								
	EXISTING GREENWAY TO REMAIN								
	POTENTIAL GREENWAY								
	TRIANGLE BIKEWAY CONNECTION								
	EXISTING BUILDING								
	ARENA DEVELOPMENT / EXPANSION								
	SUB-DISTRICT LABEL								

EXISTING SIGNAGE EXAMPLES:



MARQUEE SIGN



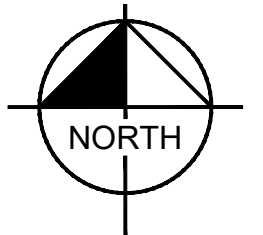
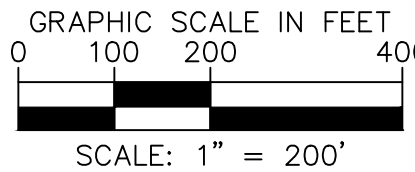
DIRECTIONAL SIGNS
(LOCATED THROUGHOUT THE SITE)



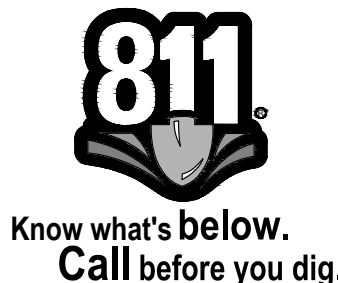
MONUMENT SIGNS



PYLON SIGNS
(LOCATED THROUGHOUT THE SITE)



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COMMON SIGNAGE PLAN									
KHA PROJECT 016464000		DATE 09/2024		SCALE AS SHOWN		DESIGNED BY WJB		DRAWN BY QAS	
CHECKED BY WJB		DATE 09/2024		SCALE AS SHOWN		DESIGNED BY WJB		DRAWN BY QAS	
RALEIGH SPORTS & ENTERTAINMENT DISTRICT PREPARED FOR PE RALEIGH DEVELOPMENT, LLC		RALEIGH		NC		SHEET NUMBER C11.0		BY DATE	
RALEIGH COMMENTS		RALEIGH COMMENTS		RALEIGH COMMENTS		RALEIGH COMMENTS		RALEIGH COMMENTS	
04/04/2025		02/14/2025		01/30/2025		01/13/2025		11/27/2024	
7		4		3		3		1	
7		4		3		3		1	