

ORDINANCE NO. (2026) 895 ZC 921

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 if hereby amended as follows:

- 1. Z-48-25 – 810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail, located in Northwest Raleigh, at the intersection of Lake Boone Trail and Blue Ridge Road, being Wake County PIN 0785822820, 0785826556, and 0785824031. Approximately 61.21 acres are rezoned to Campus Master Plan (CMP).**

Conditions Dated: May 10, 2026

- See the attached Planned Development Master Plan for all conditions. Some, but not all, modifications or clarifications to Unified Development Ordinance (UDO) standards are summarized below:
 - General Master Plan Notes:
 - This CMP district selects the Office Mixed Use (OX) district as its base district. Refer to sheet MP-2.1 for the Table of Permitted Uses.
 - The Campus Master Plan (CMP) proposes variable development intensities across four “sub-districts” (“A”, “B”, “C”, and “D”).
 - Uses and Development Intensities:
 - Full district
 - Maximum floor area 9,700,000 square feet
 - Maximum 500 residential dwelling units
 - Maximum 7-20 stories
 - Sub-district A:
 - 44.64 acres
 - Maximum building stories: 20
 - Proposed floor area: 2,800,000 square feet
 - Sub-district B:
 - 5.12 acres
 - Maximum building stories: 12
 - Proposed floor area: 875,000 square feet
 - Sub-district C:
 - 7.05 acres
 - Maximum building stories: 7
 - Proposed floor area: 500,000 square feet
 - Sub-district D:
 - 4.40 acres
 - Maximum building stories: 10

- Proposed floor area: 600,000 square feet
- UDO Chapter 3: Mixed-Use Districts
 - The base dimensional standards, height requirements, and frontage requirements in UDO Chapter 3 shall not apply.
 - Article 3.5 Neighborhood Transitions will still apply to this CMP district.
 - No frontage is proposed with the application.
 - Minimum building and parking setbacks are provided on sheet MP-2 Table 3.
- UDO Chapter 4: Special Districts
 - All signage shall conform to the standards noted on sheet MP-13 and per UDO Article 4.6.2.
- UDO Chapter 6: Use Regulations
 - The CMP district establishes permitted, limited, and special, organized by sub district. See sheet MP-2.1.
 - Allowed uses shall follow OX standards.
 - Allowed uses are significantly restricted from the base OX district.
- UDO Chapter 8: Subdivision and Site Plan Standards
 - Any streets within the campus district boundary shall be private. No public street shall be required within the campus boundary.
 - MP-2 provides lot dimensions. Minimum lot width is 50 feet, depth is 100 feet, and area is 5,000 square feet. New lots within the master plan area may be made according to these standards.
 - No new access points are proposed as a part of this application.
 - The CMP district boundary will be considered one single property for application of all district dimensional standards.
 - The proposed street network included in the master plan will replace the block, streets and connectivity standards of the udo for the purposes of this district.
- UDO Chapter 9: Natural Resource Protection
 - Sheets MP 8.1 and 8.2 show the existing and proposed tree conservation areas. All tree conservation areas will be required to meet UDO standards at the time of site plan application.