# **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). 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.

		Parent Street	Processor and the Card				
			Rezoning Req				
Rezoning General		use Conditional us		e Master plan		OFFICE USE ONLY Rezoning case #	
Type Text change to zoning conditions							
Existing zoning base dis	trict: OX	Height:	12	Frontage: UL		Overlay(s): NA	
Proposed zoning base d	istrict: CMP	Height:	Varied	Frontage:		Overlay(s):	
<b>Helpful Tip</b> : View the Zolayers.	oning Map to s	earch for	the address to	be rezoned, t	hen turn c	on the 'Zoning' and 'Overlay'	
If the property has been	previously rez	oned, pro	ovide the rezon	ing case numl	oer: Z-27	3-2014	
	with mighted and resulted to the endergon				SCHOOL DATE OF THE STREET		
		(	Seneral Inform	ation			
Date: 11/21/25		Date am	ended (1):		Date am	ended (2):	
Property address: 2810 E	Blue Ridge Roa	d, 4220 L	ake Boone Trail	, 4401 Lake Bo	one Trail		
Property PIN: 078582282	0, 078582403	1, 078582	6556				
Deed reference (book/page): 003910/00373, 019280/00810, 003910/00373							
Nearest intersection: Blue Ridge Road and Lake Boone Trail Property size (acres): 61.21 acres total							
For planned developmen	nt	Total units: 0 dwelling units			Total square footage: 7,000,000 sf non-res		
applications only:		Total parcels: 3			Total buildings: 20 maximum		
Property owner name ar	nd address: Se	ee Exhibit	A				
Property owner email: c/c	o Jamie Schwe	dler, jami	eschwedler@pa	rkerpoe.com			
Property owner phone: c	/o Jamie Schw	edler, (91	9) 835-4529				
Applicant name and add	ress: Jamie S	chwedler,	301 Fayetteville	Street, Suite	1400, Rale	igh, NC 27604	
Applicant email: jamieschwedler@parkerpoe.com							
Applicant phone: (919) 835-4529							
Applicant signature(s):							
Additional email(s):							
Rex Hospital, Inc., a North Carolina non-pr By: Chad Setliff, its Pre		EC		arolina state a	gency	ealth Care System,  Real Estate Development	

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raleighnc.gov

	Conditional Use District Zoning Condi	itions
Zoning case #:	Date submitted: 11/21/25	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-12-UL	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.

Rex Hospital, Inc.,

a North Carolina non-profit corporation

Chad Setlift its President

University of North Carolina Health Care System,

a North Carolina state agency

David Vollmer

Vice President of R

All Histate Nov 26, 2925 BY: Me Valetenic 2007

Rezoning Application Addendum #1			
Comprehensive Plan Analysis	OFFICE LISE ONLY		
The applicant is asked to analyze the impact of the rezoning request and s consistency with the Comprehensive Plan. The applicant is also asked be explain how the rezoning request is reasonable and in the public interest.			
Statement of Consistency			
Provide brief statements regarding whether the rezoning request is consister designation, the urban form map, and any applicable policies contained within			
Public Benefits			
Provide brief statements explaining how the rezoning request is reasonable a	and in the public interest.		

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Rezoning Application Addendum #2					
Impact on Historic Resources					
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.	OFFICE USE ONLY Rezoning case #				
Inventory of Historic Resources					
List in the space below all historic resources located on the property to be re how the proposed zoning would impact the resource.	zoned. For each resource, indicate				
Proposed Mitigation					
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.					

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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 Urban Form Map in the 2030 Comprehensive Plan.					
	·	ck 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.					
2	Within all Mixed-Use Areas buildings that are adjacent to transition (height, design, distance and/or landscaping) theight and massing.  Response:					
3	A mixed-use area's road network should connect directly surrounding community, providing multiple paths for move way, trips made from the surrounding residential neighbor possible without requiring travel along a major thorought Response:	vement to and through the mixed-use area. In this orhood(s) to the mixed-use area should be				
4	Response:					
5	New development should be comprised of blocks of pub faces should have a length generally not exceeding 660 f block structure, they should include the same pedestrian <b>Response:</b>	eet. Where commercial driveways are used to create				
6	A primary task of all urban architecture and landscape d spaces as places of shared use. Streets should be lined provide interest especially for pedestrians. Garage entra side or rear of a property.  Response:	by buildings rather than parking lots and should				

Urban Design Guidelines

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	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.
7	Response:
8	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.  Response:
9	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.  Response:
10	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.  Response:
11	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.  Response:
12	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.  Response:
13	New public spaces should provide seating opportunities.  Response:

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	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
14	Response:
15	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.  Response:
16	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 cane make a significant improvement.  Response:
17	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.  Response:
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.  Response:
19	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.  Response:
20	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.  Response:

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21	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.  Response:
21	
22	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.  Response:
23	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.  Response:
24	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.  Response:
25	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.  Response:
26	The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.  Response:

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Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant		To be completed by staff			
General Requirements – General Use or Conditional Use Rezoning		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					
2. Pre-application conference.					
Neighborhood meeting notice and report					
4. Rezoning application review fee (see Fee Guide for rates).					
Completed application submitted through Permit and Development     Portal					
6. Completed Comprehensive Plan consistency analysis					
7. Completed response to the urban design guidelines					
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.					
9. Trip generation study					
10. Traffic impact analysis					
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).					
If applicable, see page 11:					
12. Proof of Power of Attorney					
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).					
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.					
15. Proposed conditions signed by property owner(s).					

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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.					
2. Total number of units and square feet					
3. 12 sets of plans					
4. Completed application; submitted through Permit & Development Portal					
5. Vicinity Map					
6. Existing Conditions Map					
7. Street and Block Layout Plan					
8. General Layout Map/Height and Frontage Map					
9. Description of Modification to Standards, 12 sets					
10. Development Plan (location of building types)					
11. Pedestrian Circulation Plan					
12. Parking Plan					
13. Open Space Plan					
14. Tree Conservation Plan (if site is 2 acres or more)					
15. Major Utilities Plan/Utilities Service Plan					
16. Generalized Stormwater Plan					
17. Phasing Plan					
18. Three-Dimensional Model/renderings					
19. Common Signage Plan					

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#### **November 7, 2025**

#### **Re:** Notice of Neighborhood Meeting

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on November 19, 2025, from 5:30-6:30pm at the North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607. The meeting will be held in the Heart & Vascular Hospital Conference Center, located on Level 1, which can be accessed by the taking elevators in the main lobby down to Level 1. Free parking is available in the parking garage adjacent to the Heart & Vascular Hospital.

The purpose of the meeting is to discuss an upcoming application to rezone three parcels of land located at 2810 Blue Ridge Road (PIN: 0785822820), 4220 Lake Boone Trial (PIN: 0785824031), and 4401 Lake Boone Trial (PIN: 0785826556) (the "Site"). The Site is currently zoned Office Mixed Use- 12 stories- w/ Urban Limited Frontage (OX-12-UL), and this proposal would rezone the Site to Campus Master Plan District (CMP). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

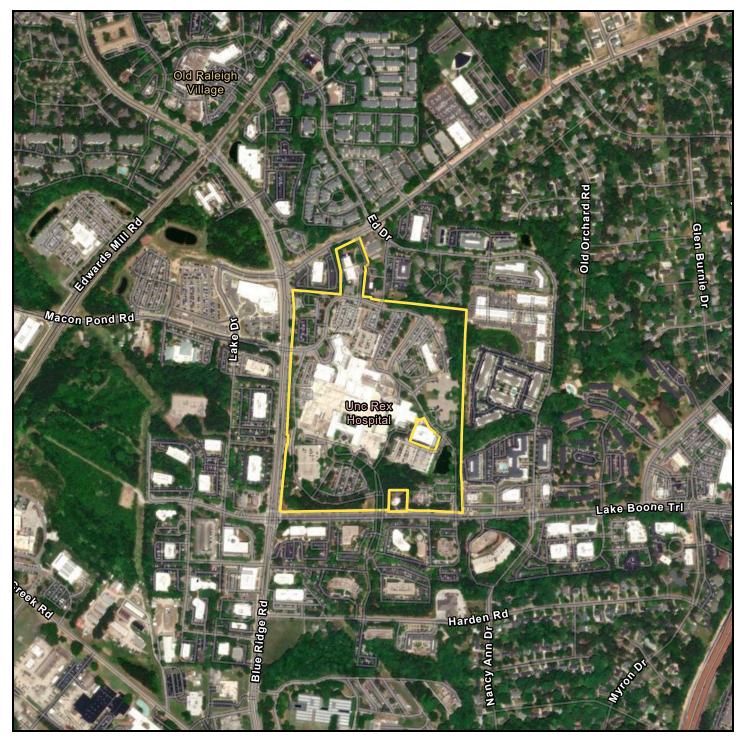
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit <a href="https://www.raleighnc.gov">www.raleighnc.gov</a> and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Metra Sheshbaradaran Raleigh Planning & Development (919) 996-2638 metra.sheshbaradaran@raleighnc.gov

If you have any questions about this rezoning, please contact me at (919) 835-4529 or via email at jamieschwedler@parkerpoe.com.

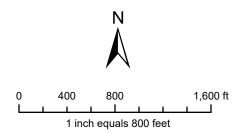
Thank you,

Jamie S. Schwedler



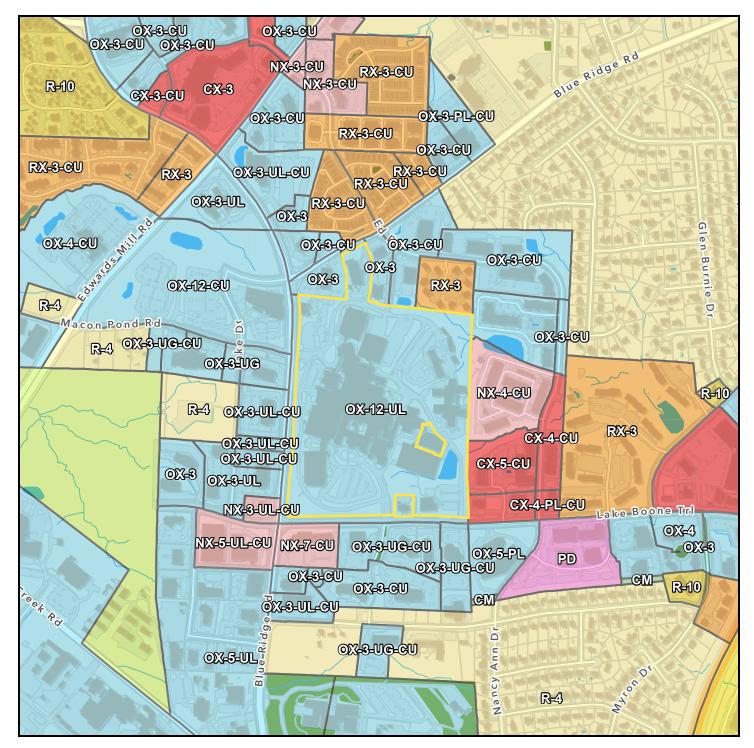
2810 Blue Ridge Road; & 4220/4401 Lake Boone Trail

Vicinity Map



#### Disclaime

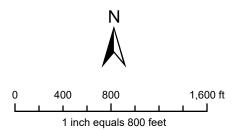
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2810 Blue Ridge Road; & 4220/4401 Lake Boone Trail

**Zoning Map** 

**Current Zoning: OX-12-UL** 



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#### **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:		

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ATTENDANCE ROSTER		
NAME	ADDRESS	

#### Exhibit A

# Property Information UNC Rex Hospital Rezoning Application

#### Parcel 1

Site Address: 2810 Blue Ridge Road

PIN: 0785822820

Deed Reference (book/page): 3910/373

Acreage: 59.6

Owner: Rex Hospital, Inc.

Owner Address: 4420 Lake Boone Trail, Raleigh, NC 27607-7505

Current Zoning: OX-12-UL

#### Parcel 2

Site Address: 4401 Lake Boone Trail

PIN: 0785826556

Deed Reference (book/page): 3910/373

Acreage: 0.90

Owner: Rex Hospital, Inc.

Owner Address: 4420 Lake Boone Trail, Raleigh, NC 27607-7505

Current Zoning: OX-12-UL

#### Parcel 3

Site Address: 4220 Lake Boone Trail

PIN: 0785824031

Deed Reference (book/page): 19280/810

Acreage: 0.71

Owner: University of North Carolina Health Care System

Owner Address: 5521 Paramount Parkway, Suite 460, Morrisville, NC 27560-4704

Current Zoning: OX-12-UL

# MASTER PLAN SHEET INDEX:

**GENERAL POLICIES EXISTING CONDITIONS MAP** GENERAL LAYOUT MAP

GENERAL TABLE OF USES

STREET AND BLOCK LAYOUT PLAN

**BIKE AND PEDESTRIAN CIRCULATION PLAN** 

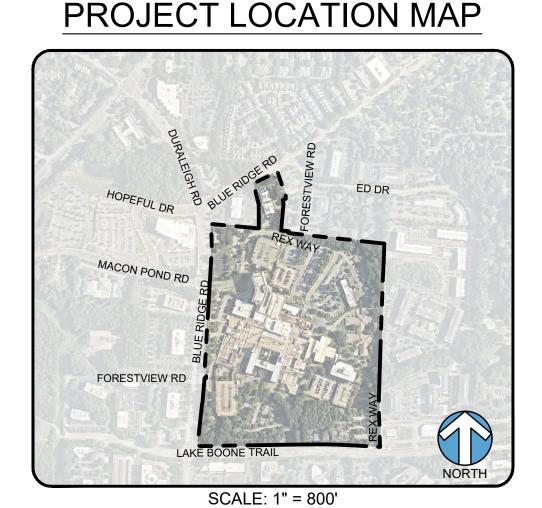
CAMPUS GREEN SPACE PLAN

TREE CONSERVATION PLAN - EXISTING

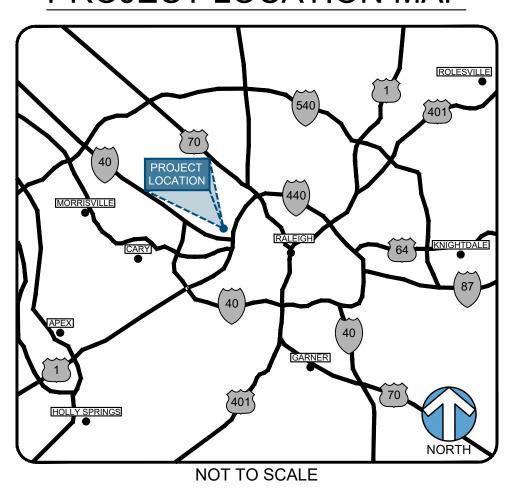
PROPOSED TREE CONSERVATION PLAN MAJOR UTILITIES PLAN

MP-10 GENERALIZED STORMWATER PLAN

MP-12 THREE-DIMENSIONAL PLAN MP-13 COMMON SIGNAGE PLAN



# PROJECT LOCATION MAP



# UNC HEALTH REX CAMPUS

4420 LAKE BOONE TRAIL RALEIGH, NORTH CAROLINA 27607

# CAMPUS MASTER PLAN

**REZONING CASE: X-XX-XXXX** MASTER PLAN: MP-XX-XX FILING DATE: 11-21-2025

**APPLICANT** 





421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601

# **CONSULTANT TEAM:**

LANDSCAPE ARCHITECT KIMLEY-HORN

421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601 CONTACT: RICHARD BROWN, PLA PHONE: (919) 677-2000

TRAFFIC/ CIVIL ENGINEER: KIMLEY-HORN

421 FAYETTEVILLE STREET, SUITE 600 RALEIGH, NC 27601 CONTACT: RICHARD ADAMS, PE PHONE: (919) 906-7917 EMAIL: RICHARD.BROWN@KIMLEY-HORN.COM EMAIL: RICHARD.ADAMS@KIMLEY-HORN.COM

LAND USE COUNSEL: PARKER POE ATTORNEYS & COUNSELORS AT LAW

301 FAYETTEVILLE STREET, SUITE 1400 RALEIGH, NC 27601 **CONTACT: JAMIE SCHWEDLER** PHONE: (919) 835-4529 EMAIL: JAMIESCHWEDLER@PARKERPOE.COM

ARCHITECT: HDR ARCHITECTURE, INC.

555 FAYETTEVILLE STREET RALEIGH, NC 27601 CONTACT: MICHELLE MCNUTT, AIA PHONE: (919) 232-6640 EMAIL: MICHELLE.MCNUTT@HDRINC.COM

	TABLE 1				
SUMMARY OF COMPL	IANCE WITH APPLICABLE REQUIRE	MENTS	OF U	OO SEC	CTION 4.1.1.E
CODE SECTION	USE	YES	NO	N/A	SHEET
SEC. 4.1.1.E.1	COLLEGES AND UNIVERSITIES		-	Х	-
	HOSPITALS	Х	-	-	MP-2
SEC. 4.1.1.E.2	FLEXIBLE PLACEMENT OF BUILDINGS	Х	-	-	MP-4
	UNIFIED TREATMENT OF SIGNS	Х	-	-	MP-13
	OPEN SPACE	Х	-	-	MP-7
	LANDSCAPING	Х	-	-	MP-2
SEC. 4.1.1.E.3	RETAIL	Х	-	-	MP-2.1
	RESTAURANT	Х	-	-	MP-2.1
	COMMERCIAL USES	Х	-	-	MP-2.1
SEC. 4.1.1.E.4	REDUCE AUTO USE	-	-	-	MP-5
	MITIGATE ENVIRONMENTAL IMPACTS	Х	-	-	MP-8; MP-8.1
	CONSERVE ENERGY RESOURCES	-	-	-	MP-8; MP-8.1
	ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS	Х	-	-	MP-2; MP-4

MODIFIED STANDARD	UDO SECTION	SHEET
BUILDING HEIGHT (CMP)	SEC. 4.6.2.B.1	MP-2
ALLOWABLE BUILDING TYPES	SEC. 1.4.2	MP-3
PRIMARY STREET SETBACKS	SEC. 4.6.2.B.2	MP-4
SIDE STREET SETBACKS	SEC. 4.6.2.B.3	MP-4
LANDSCAPE AND SCREENING	SEC. 7.2.4; SECT 7.2.5	MP-4
OUTDOOR DISPLAY AND STORAGE	SEC. 7.5.2	MP-3
PARKING AND LOADING	SEC. 7.1	MP-6
BLOCKS, LOTS AND ACCESS	SEC. 8.3	MP-4; MP-5
NEW STREETS	SEC. 8.4	MP-3
EXISTING STREETS	SEC. 8.4	MP-3; MP-4
SIGNAGE	SEC. 7.3.2; SECT. 7.3.16.H	MP-3
SPECIAL MASTER PLAN CLARIFIC	CATIONS	
TRANSPARENCY	SEC. 1.5.9	MP-4
BLANK WALL AREA	SEC. 1.5.10	MP-4
COMMON GREEN SPACE AREA	SEC. 4.6.3	MP-7
TREE CONSERVATION	SEC. 9.1.2	MP-8

# MASTER PLAN KEY NOTES:

- 1. THIS CAMPUS IS AN AREA OF LAND OWNED BY REX HOSPITAL, INC. AND UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM "UNC HEALTH" REFERRED TO HEREIN AS UNC REX AND, UNLESS OTHERWISE MODIFIED BY THIS CMP, THE CAMPUS IS SUBJECT TO THE STANDARDS OF THE CITY OF RALEIGH UDO, AS APPLICABLE. AND ADMINISTRATIVE REVIEW PROCEDURES OF THE CITY OF RALEIGH.
- 2. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF CITY COUNCIL APPROVAL, SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) CODE IN PLACE AT THE TIME OF THEIR APPROVAL. HOWEVER, ANY FUTURE DEVELOPMENT OR REDEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO, AS APPLICABLE.
- THE CMP DISTRICT BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
- 4. FOR ANY DEVELOPMENT PLAN APPLICATION THAT PROPOSES TO INCREASE NET FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPMENT PLAN APPLICATION SHALL PROVIDE THE THEN CURRENT NET FLOOR AREA WITHIN THE MASTER PLAN AREA AT THE TIME OF EACH SITE PLAN APPLICATION. FOR THE PURPOSE OF THIS REQUIREMENT, EXISTING NET FLOOR AREA INCLUDES DEVELOPMENT ENTITLED UNDER AN APPROVED SITE PLAN WHICH HAS NOT BEEN CONSTRUCTED.
- 5. UNLESS OTHERWISE MODIFIED BY THE CMP, THE DISTRICT STANDARDS SHALL COMPLY WITH THE OFFICE MIXED-USE (OX) DISTRICT REQUIREMENTS, AS
- 6. NO URBAN FRONTAGE REQUIREMENTS SHALL APPLY TO ANY PORTION OF THIS CAMPUS MASTER PLAN.

#### **EXECUTIVE SUMMARY**

THIS REQUEST SEEKS TO UPDATE THE EXISTING ZONING ON APPROXIMATELY 60 ACRES LOCATED AT THE CORNER OF BLUE RIDGE ROAD AND LAKE BOONE TRAIL TO THE CAMPUS MASTER PLAN ("CMP") DISTRICT. THE REZONING WILL FACILITATE THE CONTINUED DELIVERY OF HEALTHCARE AT REX HOSPITAL, RALEIGH'S OLDEST EXISTING HOSPITAL AND NOW A PART OF THE UNIVERSITY OF NORTH CAROLINA HEALTHCARE SYSTEM, BY PROVIDING A LONG-RANGE MASTER PLAN FOR GROWTH AND DEVELOPMENT. THE CMP ZONING DISTRICT WAS DESIGNED FOR USES SUCH AS REX HOSPITAL, AND WILL ENABLE IT TO CONTINUE ITS MISSION WHILE PLANNING FOR THE FUTURE. IN ADDITION TO OUTLINING LAND USES IN SUPPORT OF THE REX HOSPITAL, THE REQUEST INCLUDES HEIGHT GUIDELINES FOR THE SUBDISTRICTS ON THE CAMPUS, ARRANGES TRANSITIONS TO PROMOTE THE SYNERGIES BETWEEN USES AND ADJACENT DEVELOPMENTS, AND REINFORCES PUBLIC CONNECTIVITY ALONG BLUE RIDGE ROAD AND THROUGHOUT THE REX HOSPITAL CAMPUS. AS SUCH, THE PROPOSED REX HOSPITAL REZONING MEETS THE INTENT OF UDO SEC. 4.1.1.E.

#### 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.

THE REQUESTED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN ("COMP. PLAN"):

FUTURE LAND USE MAP (FLUM). THE SUBJECT PROPERTY IS DESIGNATED "INSTITUTIONAL" ON THE FLUM. THIS DESIGNATION IDENTIFIES "LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES, LARGE PRIVATE SCHOOLS, HOSPITALS AND MEDICAL COMPLEXES, RELIGIOUS ORGANIZATIONS, AND SIMILAR INSTITUTIONS.... INSTITUTIONAL PROPERTIES MAY BE PUBLIC OR PRIVATE. WHILE INSTITUTIONAL USES ARE PERMITTED IN A VARIETY OF ZONING DISTRICTS, LARGE INSTITUTIONS IN A CAMPUS SETTING SUCH AS UNIVERSITIES AND MAJOR HOSPITALS ARE APPROPRIATELY ZONED CMP." COMP. PLAN, P. 3-12. THE CLOSEST CORRESPONDING ZONING DISTRICT IS CMP. COMP. PLAN, P. 3-12.

THE PROPOSED CMP DISTRICT ZONING DIRECTLY CONFORMS WITH THE INSTITUTIONAL DESIGNATION AND THE INTENDED USE OF THE PROPERTY AS A HEALTHCARE CAMPUS. THE CHARACTERISTICS OF THE SURROUNDING AREA AND ADJACENT LOWER-DENSITY DEVELOPMENTS AND HAVE BEEN TAKEN INTO CONSIDERATION WITH THE ESTABLISHMENT OF SUBDISTRICTS. PER THE MASTER PLAN AND USE TABLE, THE USES, HEIGHTS, AND FORMS HAVE BEEN APPLIED IN EACH SUBDISTRICT TO ALIGN WITH THE OVERALL CMP INTENT AND SPECIFIC EDGE OR TRANSITION CONDITIONS, AND ARE THUS CONSISTENT WITH THE FLUM.

HEIGHT GUIDANCE. THIS SITE IS WITHIN AN "CORE/TRANSIT" AREA, WHICH ARE "AREAS LOCATED WITHIN THE CORE OF A MIXED-USE CENTER OF ABOUT 30 ACRES OR MORE, OR FRONTING ALONG A CORRIDOR PROGRAMMED FOR HIGH-CAPACITY, FREQUENT BUS TRANSIT." COMP. PLAN, P. 3-27. BLUE RIDGE ROAD IS DESIGNATED A "FREQUENT BUS NETWORK" ON THE TRANSIT STATION AREA MAP LU-5. ALTHOUGH THERE IS NO INSTITUTIONAL CATEGORY ON TABLE LU-2, WHEN A CORE/TRANSIT SITE IS LOCATED IN AN EMPLOYMENT AREA, "TALLER BUILDINGS MAY ALSO BE CONTEMPLATED ON LARGE SITES." COMP. PLAN, P. 3-14. THIS REQUEST SEEKS HEIGHTS OF UP TO TWENTY (20) STORIES, CONSISTENT WITH THE COMPREHENSIVE PLAN'S GUIDANCE TO PLACE HEIGHT ON LARGE SITES NEAR TRANSIT INVESTMENT. HEIGHTS IN THE SUBDISTRICTS ADJACENT TO LOWER-SCALE DEVELOPMENT AND FURTHER FROM THE CORRIDOR ARE LOWER, AND PROVIDE THE TRANSITION CALLED FOR IN THE FLUM AND COMP. PLAN.

<u>URBAN FORM MAP</u>. THE SUBJECT PROPERTY IS SUBJECT TO SEVERAL URBAN FORM DESIGNATIONS. THE ENTIRE PROPERTY IS LOCATED WITHIN A CITY GROWTH CENTER, AND THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN A FREQUENT TRANSIT AREA. FURTHER, THE PROPERTY IS LOCATED AT THE CORNER OF BLUE RIDGE ROAD, A TRANSIT EMPHASIS CORRIDOR, AND LAKE BOONE TRAIL, AN

CITY GROWTH CENTER, FREQUENT TRANSIT AREA, AND TRANSIT EMPHASIS CORRIDOR. CITY GROWTH CENTERS "PROVIDE SIGNIFICANT OPPORTUNITIES FOR NEW RESIDENTIAL AND ECONOMIC DEVELOPMENT AND REDEVELOPMENT" AND "ARE GENERALLY IN LOCATIONS WITH COMBINED HIGHWAY AND TARGETED TRANSIT ACCESS, SUCH AS KEY INTERCHANGES ALONG THE I-440 BELTLINE ..." COMP. PLAN. P. 2-13. CITY GROWTH CENTERS ARE WHERE SIGNIFICANT INFILL DEVELOPMENT AND

REDEVELOPMENT ARE ANTICIPATED IN THE FUTURE. COMP. PLAN, P. 11-4. FREQUENT TRANSIT AREAS ARE "AREAS WITHIN A HALF MILE OR WITHIN A QUARTER-MILE OF OTHER FREQUENT TRANSIT ROUTES, DEFINED AS TRANSIT WITH SCHEDULE WAITS OF 15 MINUTES OR LESS DURING PEAK HOURS." SEE COMP. PLAN, P. 11-4. A TRANSIT EMPHASIS CORRIDOR IS A "CORRIDOR IDENTIFIED IN THE GORALEIGH 2040 BUS DEVELOPMENT PLAN OR WAKE COUNTY TRANSIT PLAN AND PROGRAMMED FOR A MUCH HIGHER LEVEL OF BUS SERVICE, INCLUDING FREQUENT BUSES, IMPROVED STOP AMENITIES, A MORE COMPLETE PEDESTRIAN NETWORK, AND POTENTIALLY TRAFFIC SIGNAL PRIORITY FOR TRANSIT." COMP. PLAN, P. 11-4. AN URBAN THOROUGHFARE IS AN AREA "PLANNED OR PROGRAMMED FOR PUBLIC INVESTMENTS SUCH AS BIKE LANES AND/OR PEDESTRIAN-ORIENTED STREETSCAPES THAT ENCOURAGE MULTIPLE MODES." COMP. PLAN, P. 11-4.

THE REQUESTED ZONING IS CONSISTENT WITH THE CITY GROWTH CENTER AND FREQUENT TRANSIT AREA DESIGNATIONS BECAUSE IT WILL PLACE ADDITIONAL DENSITY ON A PARTIALLY DEVELOPED SITE DESIGNATED FOR FREQUENT TRANSIT, WITH CONVENIENT ACCESS TO WADE AVENUE/ I-40 AND I-440 BELTLINE INTERCHANGE.

<u>COMPREHENSIVE PLAN</u>. THE PROPOSED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN:

# GENERAL COMPREHENSIVE PLAN POLICIES

THIS REQUEST IS CONSISTENT WITH GENERAL GOALS OF THE COMPREHENSIVE PLAN, WITH SPECIFIC POLICIES OUTLINED BELOW. AS NOTED ABOVE, THE CMP DESIGNATION IS CONSISTENT WITH THE PROPERTY'S INSTITUTIONAL DESIGNATION ON THE FUTURE LAND USE MAP, AND THE OTHER COMPREHENSIVE PLAN POLICIES HAVE INFORMED THE SUBDISTRICT HEIGHTS. THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A DENSER, MORE EFFICIENT HOSPITAL CAMPUS IN A LOCATION NEAR MAJOR COMMERCIAL AREAS, EMPLOYERS SUCH AS THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES, AND PUBLIC TRANSIT. A COMPACT LAND USE PATTERN IS ALSO CONSISTENT WITH THE PROPERTY'S LOCATION WITHIN A CITY GROWTH CENTER.

POLICY LU 1.2 - FUTURE LAND USE MAP AND ZONING CONSISTENCY. THE FUTURE LAND USE MAP SHALL BE USED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN POLICIES TO EVALUATE ZONING CONSISTENCY INCLUDING PROPOSED ZONING MAP AMENDMENTS AND ZONING TEXT CHANGES.

**POLICY LU 1.3 - CONDITIONAL USE DISTRICT CONSISTENCY**. ALL CONDITIONS PROPOSED AS PART OF A CONDITIONAL USE DISTRICT SHOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN.

POLICY LU 2.1 - PLACEMAKING. DEVELOPMENT WITHIN RALEIGH'S JURISDICTION SHOULD STRIVE TO CREATE PLACES, STREETS, AND SPACES THAT IN AGGREGATE MEET THE NEEDS OF PEOPLE AT ALL STAGES OF LIFE, ARE VISUALLY ATTRACTIVE, SAFE, ACCESSIBLE, FUNCTIONAL, INCLUSIVE, HAVE THEIR OWN DISTINCTIVE IDENTITY, AND MAINTAIN OR IMPROVE LOCAL CHARACTER.

POLICY LU 2.2 - COMPACT DEVELOPMENT. NEW DEVELOPMENT AND REDEVELOPMENT SHOULD USE A MORE COMPACT LAND USE PATTERN TO SUPPORT THE EFFICIENT PROVISION OF PUBLIC SERVICES, IMPROVE THE PERFORMANCE OF TRANSPORTATION NETWORKS, PRESERVE OPEN SPACE, AND REDUCE THE NEGATIVE IMPACTS OF LOW INTENSITY AND NONCONTIGUOUS DEVELOPMENT.

POLICY LU 2.5 - HEALTHY COMMUNITIES. NEW DEVELOPMENT, REDEVELOPMENT, AND INFRASTRUCTURE INVESTMENT SHOULD STRIVE TO PROMOTE HEALTHY COMMUNITIES AND ACTIVE LIFESTYLES BY PROVIDING OR ENCOURAGING ENHANCED BICYCLE AND PEDESTRIAN CIRCULATION, ACCESS, AND SAFETY ALONG ROADS NEAR AREAS OF EMPLOYMENT, SCHOOLS, LIBRARIES, AND

POLICY LU 6.2 - COMPLEMENTARY LAND USES AND URBAN VITALITY. A COMPLEMENTARY INTEGRATION AND MIXTURE OF LAND USES SHOULD BE PROVIDED WITHIN ALL GROWTH CENTERS AND MIXED-USE CENTERS TO MAINTAIN THE CITY'S LIVABILITY, MANAGE FUTURE GROWTH, AND PROVIDE WALKABLE AND TRANSIT ACCESSIBLE DESTINATIONS. AREAS DESIGNATED FOR MIXED-USE DEVELOPMENT IN THE COMPREHENSIVE PLAN SHOULD BE ZONED CONSISTENTLY WITH THIS POLICY.

POLICY LU 6.3 - MIXED-USE AND MULTIMODAL TRANSPORTATION. PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT ACCESS BY MEANS OTHER THAN CAR TO RESIDENTIAL AND EMPLOYMENT AREAS.

#### **INSTITUTIONAL AND HEALTHCARE POLICIES**

THE PROPOSED CMP WOULD ALLOW INTEGRATED HOSPITAL AND HEALTHCARE SERVICES IN ONE LOCATION WITH REGIONAL ACCESS PROVIDED BY PROXIMITY TO I-440, WADE AVENUE, AND TRANSIT INVESTMENTS ALONG THE BLUE RIDGE CORRIDOR. THE DISTRICT'S LOCATION IN A CENTRAL PART OF WEST RALEIGH AND THE TRIANGLE ENSURES RESIDENTS HAVE CONTINUED ACCESS TO CONVENIENT HEALTHCARE SERVICES.

**POLICY LU 9.3 - HOSPITALS.** PLAN FOR AND DESIGNATE ADEQUATE LAND FOR THE EQUITABLE DISTRIBUTION OF HOSPITALS AND THEIR FACILITIES THROUGHOUT THE CITY ON THE FUTURE LAND USE MAP.

**POLICY LU 9.4 - HEALTH CARE INDUSTRY.** SUPPORT THE CONTINUED GROWTH AND EXPANSION OF THE CITY'S HEALTH CARE PROVIDERS TO SERVE THE NEEDS OF RALEIGH'S RESIDENTS.

POLICY CS 5.1 - BEST PRACTICES IN HEALTH CARE. WORK WITH PRIVATE AND PUBLIC INSTITUTIONS, WAKE COUNTY, AND NON-PROFITS TO ENSURE MEDICAL AND HEALTH FACILITIES ADHERE TO BEST PRACTICES.

**POLICY CS 5.3 - ACCESS TO HEALTH CARE.** SUPPORT THE SITING OF HEALTH CARE FACILITIES AND SERVICES IN APPROPRIATE AND ACCESSIBLE LOCATIONS.

POLICY LU 9.2 - COORDINATING INSTITUTIONAL GROWTH. EXPAND AND ENCOURAGE PARTNERSHIPS AMONG THE CITY'S MANY LARGE INSTITUTIONS TO COORDINATE FUTURE GROWTH AND DEVELOPMENT OF THESE INSTITUTIONS WITH SURROUNDING LAND USES AND NEIGHBORHOODS.

POLICY ED 4.7 SUPPORTING COLLEGES AND UNIVERSITIES. PROMOTE ECONOMIC STABILITY AND PROSPERITY BY SUPPORTING THE AREA UNIVERSITIES AND COLLEGES THAT CONTRIBUTE TO DEVELOPING RALEIGH'S EDUCATED AND CREATIVE WORKFORCE.

POLICY ED 8.4 - LEVERAGING ACADEMIC INSTITUTIONS. WORK CLOSELY WITH THE STATE OF NORTH CAROLINA, LOCAL COLLEGES, UNIVERSITIES, RESEARCH INSTITUTIONS, AND THE CHAMBER OF COMMERCE TO MAXIMIZE THEIR CONTRIBUTIONS IN SHAPING THE CITY'S ECONOMIC FUTURE.

# ECONOMIC DEVELOPMENT POLICIES

THIS REQUEST PROMOTES THE COMPREHENSIVE PLAN'S ECONOMIC DEVELOPMENT POLICIES BY INCREASING ACCESSIBILITY TO JOBS IN THE HEALTHCARE AND EDUCATION SECTORS THROUGH TRANSIT AND TRANSPORTATION IMPROVEMENTS.

POLICY ED 1.1 - CORRIDOR REVITALIZATION, STIMULATE THE REVITALIZATION AND REDEVELOPMENT OF RALEIGH'S AGING COMMERCIAL CORRIDORS AND CENTERS THROUGH THE USE OF TARGETED ECONOMIC DEVELOPMENT PROGRAMS, ZONING, LAND USE REGULATIONS, PUBLIC INVESTMENTS IN INFRASTRUCTURE, AND INCENTIVES

POLICY ED 3.1 - TARGETING GROWTH SECTORS. CONTINUE COORDINATION WITH LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS AND INSTITUTIONS TO IDENTIFY SPECIFIC INDUSTRY GROWTH SECTORS ON WHICH RALEIGH SHOULD FOCUS LOCAL DEVELOPMENT EFFORTS, SUCH AS KNOWLEDGE-BASED BUSINESSES, RESEARCH AND DEVELOPMENT, LIFE SCIENCES AND BIOTECHNOLOGY, GREEN TECHNOLOGY, AND ADVANCED LEARNING INDUSTRIES.

POLICY ED 3.4 - REDUCING BARRIERS TO CORE SECTOR GROWTH. ASSIST RALEIGH'S LARGEST EMPLOYMENT SECTORS, INCLUDING THE EDUCATION, HEALTH CARE, SOCIAL SERVICES, AND PUBLIC ADMINISTRATION SECTORS, TO RESOLVE LAND USE CONSTRAINTS SO THAT THEY CAN CONTINUE TO GROW, EXPAND JOB OPPORTUNITIES, AND PROVIDE A STABLE ECONOMIC BASE.

POLICY ED 3.13 - TRANSIT AND ECONOMIC GROWTH. PROVIDE HIGH-QUALITY TRANSIT SERVICE AS A BASIC AND NECESSARY COMPONENT OF THE REGION'S TRANSPORTATION SYSTEM IN AN

INCREASINGLY COMPETITIVE ARENA FOR ATTRACTING EMPLOYERS, LINKING BUSINESSES TO WORKERS, AND MAINTAINING HIGH QUALITY OF LIFE.

POLICY ED 4.9 - WORKFORCE TRANSIT IMPROVEMENTS. INCREASE ACCESS TO JOB OPPORTUNITIES BY PROVIDING IMPROVED TRANSIT TO ALL OF RALEIGH'S MAJOR JOB CENTERS, AS WELL AS REGIONAL EMPLOYMENT CLUSTERS

POLICY ED 5.2 - CREATING INVESTMENT OPPORTUNITIES. IN AREAS NEEDING REINVESTMENT AND REVITALIZATION, CREATE INVESTMENT OPPORTUNITIES FOR NEW HOUSING AND EMPLOYMENT THROUGH LAND ASSEMBLAGE INCENTIVES, SITE PREPARATION, AND PUBLIC INFRASTRUCTURE IMPROVEMENTS.

POLICY ED 5.6 - DESIGNING KNOWLEDGE INDUSTRY WORKPLACES. ENCOURAGE THE DEVELOPMENT OF HIGH-QUALITY ENVIRONMENTS THAT COMBINE OFFICE/LAB SPACE, HOUSING, AND SUPPORT RETAIL AND SERVICES, SUCH AS CENTENNIAL CAMPUS OR NORTH HILLS, TO COMPETE EFFECTIVELY FOR AND ATTRACT KNOWLEDGE WORKERS TO RALEIGH.

POLICY ED 5.11 - PRIORITIZING INVESTMENT. PRIORITIZE INCENTIVES AND PROGRAMS FOR PUBLIC AND PRIVATE INVESTMENTS IN COMMERCIAL AND INDUSTRIAL AREAS BASED ON CRITERIA EVALUATING NEED AND EFFECTIVENESS. NEED IS DEMONSTRATED BY SOCIOECONOMIC INDICATORS AND EVIDENCE OF PHYSICAL DISINVESTMENT. EFFECTIVENESS MEANS THAT THE PRIORITY AREA IS APPROPRIATE AND READY FOR ECONOMIC DEVELOPMENT.

POLICY ED 5.12 - EQUITABLE DEVELOPMENT AROUND TRANSIT. SUPPORT THE CREATION AND MAINTENANCE OF EMPLOYMENT AND RETAIL OPTIONS NEAR BUS RAPID TRANSIT STATIONS, WITH A FOCUS ON ASSISTING EXISTING SMALL BUSINESSES THRIVE AND GROW.

## TRANSPORTATION AND TRANSIT ORIENTED DEVELOPMENT POLICIES

THE REQUEST ALSO PROMOTES THE COMPREHENSIVE PLAN'S TRANSPORTATION-ORIENTED POLICIES BY CONTINUING THE REVITALIZATION AND INVESTMENT IN THE BLUE RIDGE CORRIDOR AND ITS TRANSIT INFRASTRUCTURE BY ALLOWING A MAJOR EMPLOYER AND SERVICE PROVIDERS, REX HOSPITAL, TO REDEVELOP AN INTEGRATED CAMPUS ALONG BLUE RIDGE ROAD. THIS REQUEST WILL CREATE A NODE OF MIXED USES AT THE INTERSECTION OF BLUE RIDGE ROAD AND LAKE BOONE TRAIL, NEAR THE INTERCHANGE WITH I-440 AND WADE AVENUE. THE PROPOSED DEVELOPMENT CONTEMPLATES SIGNIFICANT PEDESTRIAN AND BICYCLE IMPROVEMENTS IN A FREQUENT TRANSIT AREA, FACILITATING MULTI-MODAL TRANSPORTATION IN CLOSE PROXIMITY TO I-440.

POLICY LU 4.4 - REDUCING VEHICLE MILES TRAVELED THROUGH MIXED-USE COMPACT DEVELOPMENT.

PROMOTE MIXED-USE DEVELOPMENT THAT PROVIDES A RANGE OF SERVICES WITHIN A SHORT DISTANCE OF RESIDENCES AS A WAY TO REDUCE THE GROWTH OF VEHICLE MILES TRAVELED (VMT).

POLICY LU 4.7 - CAPITALIZING ON TRANSIT ACCESS. SITES WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL AND BUS RAPID TRANSIT STATIONS SHOULD BE DEVELOPED WITH INTENSE RESIDENTIAL AND MIXED USES TO TAKE FULL ADVANTAGE OF AND SUPPORT INVESTMENT IN TRANSIT INFRASTRUCTURE. ADDITIONAL DENSITY FOR HOUSING AND EMPLOYMENT ALSO IS APPROPRIATE AROUND CURRENT AND FUTURE FREQUENT TRANSIT ROUTES.

POLICY LU 4.9 - CORRIDOR DEVELOPMENT. PROMOTE PEDESTRIAN-FRIENDLY AND TRANSIT SUPPORTIVE DEVELOPMENT PATTERNS ALONG MULTIMODAL CORRIDORS DESIGNATED ON THE GROWTH FRAMEWORK MAP, AND ANY CORRIDOR PROGRAMMED FOR "TRANSIT INTENSIVE" INVESTMENTS SUCH AS REDUCED HEADWAYS, CONSOLIDATED STOPS, AND BUS PRIORITY LANES AND SIGNALS.

POLICY RC 2.3 - REGIONAL TOD STRATEGIES. ENCOURAGE A REGIONAL DISTRIBUTION OF LAND USES AND ECONOMIC ACTIVITIES THAT WILL ENCOURAGE TRANSIT ORIENTED DEVELOPMENT PATTERNS RATHER THAN DEVELOPMENT PATTERNS BASED ON THE SINGLE-OCCUPANT AUTOMOBILE. PROVIDE FOR MORE COMPACT AND EFFICIENT PATTERNS OF DEVELOPMENT TO SUPPORT TRANSIT AND NON-MOTORIZED TRAVEL.

POLICY LU 6.3 - MIXED-USE AND MULTIMODAL TRANSPORTATION. PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT ACCESS BY MEANS OTHER THAN CAR TO RESIDENTIAL AND EMPLOYMENT AREAS.

POLICY T 1.3 - MULTIMODAL TRANSPORTATION DESIGN. OFFER RESIDENTS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION. THE STREET PATTERNS OF NEWLY DEVELOPED AREAS SHOULD PROVIDE MULTIMODAL TRANSPORTATION ALTERNATIVES FOR ACCESS TO AND CIRCULATION BETWEEN ADJACENT NEIGHBORHOODS, PARKS, SHOPPING CENTERS, AND EMPLOYMENT AREAS.

POLICY T 1.4. - INCREASING MOBILITY CHOICE. DIVERSIFY THE MOBILITY CHOICES FOR WORK TRIPS BY TARGETING TRANSIT INVESTMENTS ALONG CORRIDORS THAT CONNECT CONCENTRATIONS OF OFFICE, RETAIL, AND RESIDENTIAL USES.

POLICY T 2.1 - INTEGRATION OF TRAVEL MODES. PROMOTE AND DEVELOP AN INTEGRATED, MULTIMODAL TRANSPORTATION SYSTEM THAT OFFERS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, RIDE SHARING, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION.

**POLICY T 4.1 - PROMOTING TRANSIT.** PROMOTE AND SUPPORT QUALITY TRANSIT SERVICES TO ENHANCE MOBILITY OPTIONS AND TO MEET THE NEEDS OF THE CITY'S RESIDENTS AND VISITORS, WITH A FOCUS ON TRANSIT-DEPENDENT HOUSEHOLDS.

POLICY T 4.8 - BUS WAITING AREAS. DEVELOPMENTS LOCATED WITHIN EXISTING AND PLANNED BUS TRANSIT CORRIDORS SHOULD COORDINATE WITH GORALEIGH TO PROVIDE A STOP FACILITY THAT IS LIT AND INCLUDES A SHELTER, BENCH, A WASTE RECEPTACLE, AND OTHER AMENITIES AS APPROPRIATE.

POLICY T 4.9 - PEDESTRIAN AND BICYCLE IMPROVEMENTS NEAR TRANSIT. COORDINATE WITH LOCAL TRANSIT PROVIDERS TO IDENTIFY PEDESTRIAN AND/OR BICYCLE NEEDS WITHIN A REASONABLE DISTANCE OF TRANSIT STOPS IN NEED OF ENHANCEMENT FOR ALL TRANSIT USERS, INCLUDING PERSONS WITH DISABILITIES.

POLICY T 5.1 - ENHANCING BIKE/PEDESTRIAN CIRCULATION. ENHANCE PEDESTRIAN AND BICYCLE CIRCULATION, ACCESS, AND SAFETY ALONG CORRIDORS, DOWNTOWN, IN ACTIVITY AND EMPLOYMENT

CENTERS, AT DENSELY DEVELOPED AREAS AND TRANSIT STATIONS, AND NEAR SCHOOLS, LIBRARIES, AND PARKS

POLICY T 5.2 - INCORPORATING BICYCLE AND PEDESTRIAN IMPROVEMENTS. ALL NEW DEVELOPMENTS, ROADWAY RECONSTRUCTION PROJECTS, AND ROADWAY RESURFACING PROJECTS IN THE CITY OF RALEIGH'S JURISDICTION SHOULD INCLUDE APPROPRIATE BICYCLE FACILITIES SHOWN IN THE RECOMMENDED BIKEWAY NETWORK CONTAINED IN THE CITY'S BIKERALEIGH PLAN.

POLICY T 5.3 - BICYCLE AND PEDESTRIAN MOBILITY. MAINTAIN AND CONSTRUCT SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE FACILITIES THAT ARE UNIVERSALLY ACCESSIBLE, ADEQUATELY ILLUMINATED, AND PROPERLY DESIGNED TO REDUCE CONFLICTS AMONG MOTOR VEHICLES, BICYCLES, AND PEDESTRIANS.

POLICY T 5.4 - PEDESTRIAN AND BICYCLE NETWORK CONNECTIVITY. CONTINUOUS PEDESTRIAN AND BICYCLE NETWORKS SHOULD BE PROVIDED WITHIN AND BETWEEN EXISTING AND NEW DEVELOPMENTS TO FACILITATE SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE TRAVEL FREE OF MAJOR BARRIERS AND IMPEDIMENTS SUCH AS CUL-DE-SACS AND LARGE PARKING LOTS.

POLICY T 5.8 - WORKPLACE BICYCLE FACILITIES. ENCOURAGE BICYCLE FACILITIES, SUCH AS SECURED BICYCLE RACKS, PERSONAL LOCKERS, AND SHOWERS FOR NEW AND EXISTING OFFICE DEVELOPMENTS TO ENCOURAGE BICYCLING AS AN ALTERNATIVE MODE FOR WORK COMMUNITIES.

POLICY T 5.9 - PEDESTRIAN NETWORKS. NEW SUBDIVISIONS AND LARGE-SCALE DEVELOPMENTS SHOULD INCLUDE SAFE PEDESTRIAN WALKWAYS OR MULTI-USE PATHS THAT PROVIDE DIRECT LINKS BETWEEN ROADWAYS AND MAJOR DESTINATIONS SUCH AS TRANSIT STOPS, SCHOOLS, PARKS, AND SHOPPING CENTERS.

POLICY T 6.2 - TRANSIT STATION PARKING. ESTABLISH A TRANSIT STATION AREA PARKING PROGRAM AND MANAGEMENT STRATEGIES FOR PROPOSED AND PLANNED TRANSIT STATIONS.

#### JRBAN DESIGN

THIS REQUEST ACHIEVES THE COMPREHENSIVE PLAN'S URBAN DESIGN POLICIES, PARTICULARLY THOSE FOCUSED ON TRANSIT AREA DESIGN AND CONNECTIVITY. THIS CMP WILL ALLOW A MIX OF USES IN CLOSE PROXIMITY TO TRANSIT AND HIGHWAY CORRIDORS AND WILL PROMOTE APPROPRIATE TRANSITIONS NEAR RESIDENTIAL AREAS BY CONCENTRATING DENSITY AND HEIGHT NEAR THE CENTER OF THE DISTRICT AND ALONG BLUE RIDGE ROAD AND LAKE BOONE TRAIL, WITH PUBLIC INFRASTRUCTURE SUCH AS OPEN SPACES AND PARKING STRUCTURES THAT BENEFIT TRANSIT USERS.

**POLICY UD 2.2 - MULTI MODAL DESIGN**. MIXED-USE DEVELOPMENTS SHOULD ACCOMMODATE ALL MODES OF TRANSPORTATION TO THE GREATEST EXTENT POSSIBLE.

POLICY UD 6.1 - ENCOURAGING PEDESTRIAN-ORIENTED USES. NEW DEVELOPMENT, STREETSCAPE, AND BUILDING IMPROVEMENTS IN DOWNTOWN, MAIN STREETS, AND TOD AREAS SHOULD PROMOTE HIGH INTENSITY, PEDESTRIAN-ORIENTED USE AND DISCOURAGE AUTOMOBILE ORIENTED USES AND DRIVE-THROUGH USES.

**POLICY UD 8.1 - TRANSIT-ORIENTED DEVELOPMENT**. PROMOTE DENSE, MIXED-USE DEVELOPMENT WITHIN THE CORE AREA AROUND TRANSIT STATIONS. DEVELOPMENT INTENSITY SHOULD BE GREATEST WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL STATIONS AND BUS TRANSIT STATIONS.

POLICY UD 8.2. - TRANSIT AREA TRANSITIONS. THERE SHOULD BE A TRANSITION OF USE, INTENSITY AND SCALE FROM HIGHER-DENSITY TRANSIT CORRIDORS TO ADJACENT NEIGHBORHOODS. DEVELOPMENTS OF GREATER BULK AND HEIGHT IN AREAS SHOULD BE LOCATED IMMEDIATELY SURROUNDING TRANSIT STATIONS. AS DISTANCE FROM SUCH STATIONS INCREASES, DEVELOPMENT SHOULD TAPER DOWN IN BULK AND HEIGHT IN ORDER TO BALANCE THE NEEDS OF TRANSIT-SUPPORTIVE DENSITY WITH ESTABLISHED NEIGHBORHOOD CHARACTER.

# AREA SPECIFIC GUIDANCE - ARENA BLUE RIDGE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE ARENA-BLUE RIDGE AREA SPECIFIC GUIDANCE ("AP-AB") HEALTH & WELLNESS DISTRICT. COMP. PLAN MAP AP-AB1. THIS CMP WILL ALLOW THE EXPANSION AND COMPREHENSIVE PLANNING OF REX HOSPITAL, INCLUDING A MIX OF USES, INCREASED STRUCTURE PARKING, ADDITIONAL PEDESTRIAN AMENITIES, AND IMPROVED ENTRANCES TO THE CAMPUS ALONG BLUE RIDGE ROAD.

POLICY AP-AB 7 - MIXED-USE DEVELOPMENT INTENSITIES. ENCOURAGE MIXED-USE DEVELOPMENTS THAT SERVE VISITORS AS WELL AS RESIDENTS. ENABLE GREATER LAND USE INTENSITY NEAR TRANSIT CORRIDORS AND REGIONAL ATTRACTIONS.

POLICY AP-AB 34 - REX HOSPITAL. SUPPORT AN EXPANSION OF REX HOSPITAL TO THE WEST.

POLICY AP-AB 35 - CONNECTIVITY AND PEDESTRIAN FRIENDLINESS. RECONFIGURE STREET CONNECTIONS TO ACCOMMODATE AN INTERCONNECTED AND PEDESTRIAN-FRIENDLY DISTRICT AS REDEVELOPMENT OCCURS.

POLICY AP-AB 10 - REDUCING SURFACE PARKING IMPACTS. EVERY ATTEMPT SHOULD BE MADE TO MAKE SURFACE PARKING AREAS LESS DOMINANT THROUGH PLANTINGS AND BUFFERS, AND MORE EFFICIENT AND BETTER UTILIZED TO PREVENT THE NEED FOR ADDITIONAL FUTURE PARKING. THE LARGE SURFACE PARKING LOTS IN THE AREA SHOULD BE DESIGNED TO IMPROVE PEDESTRIAN ACCESS DURING EVENTS.

# PUBLIC BENEFITS

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

CONSISTENT WITH THE COMPREHENSIVE PLAN'S GUIDANCE FOR THIS SITE, THE REQUESTED ZONING DESIGNATION WILL FACILITATE REDEVELOPMENT OF SEVERAL PARCELS THAT HAVE BEEN DEVELOPED IN DIFFERENT STAGES OVER MANY YEARS INTO AN INTEGRATED, LONG-TERM CAMPUS. THE ADOPTION OF THE CMP DISTRICT WILL ENABLE REX HOSPITAL TO EFFECTIVELY AND EFFICIENTLY PLAN FOR THE FACILITIES NEEDED TO CONTINUE DELIVERING HEALTHCARE AND HOSPITAL SERVICES FOR RALEIGH RESIDENTS FOR YEARS TO COME.

NO. REVISIONS DATE

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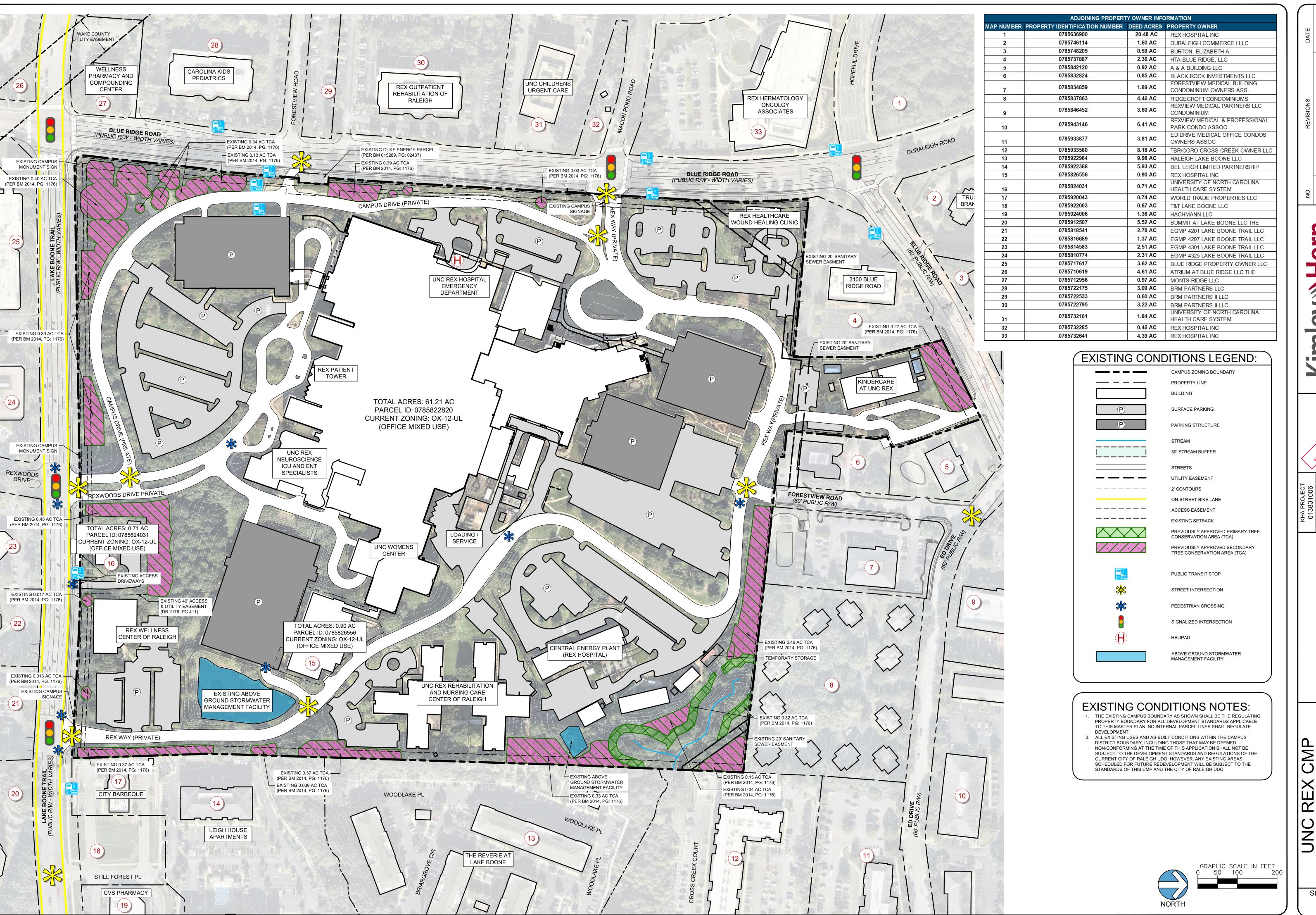
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DESIGNED BY RLB
DRAWN BY JAD
CHECKED BY MKB

POLICIES

GENERAL

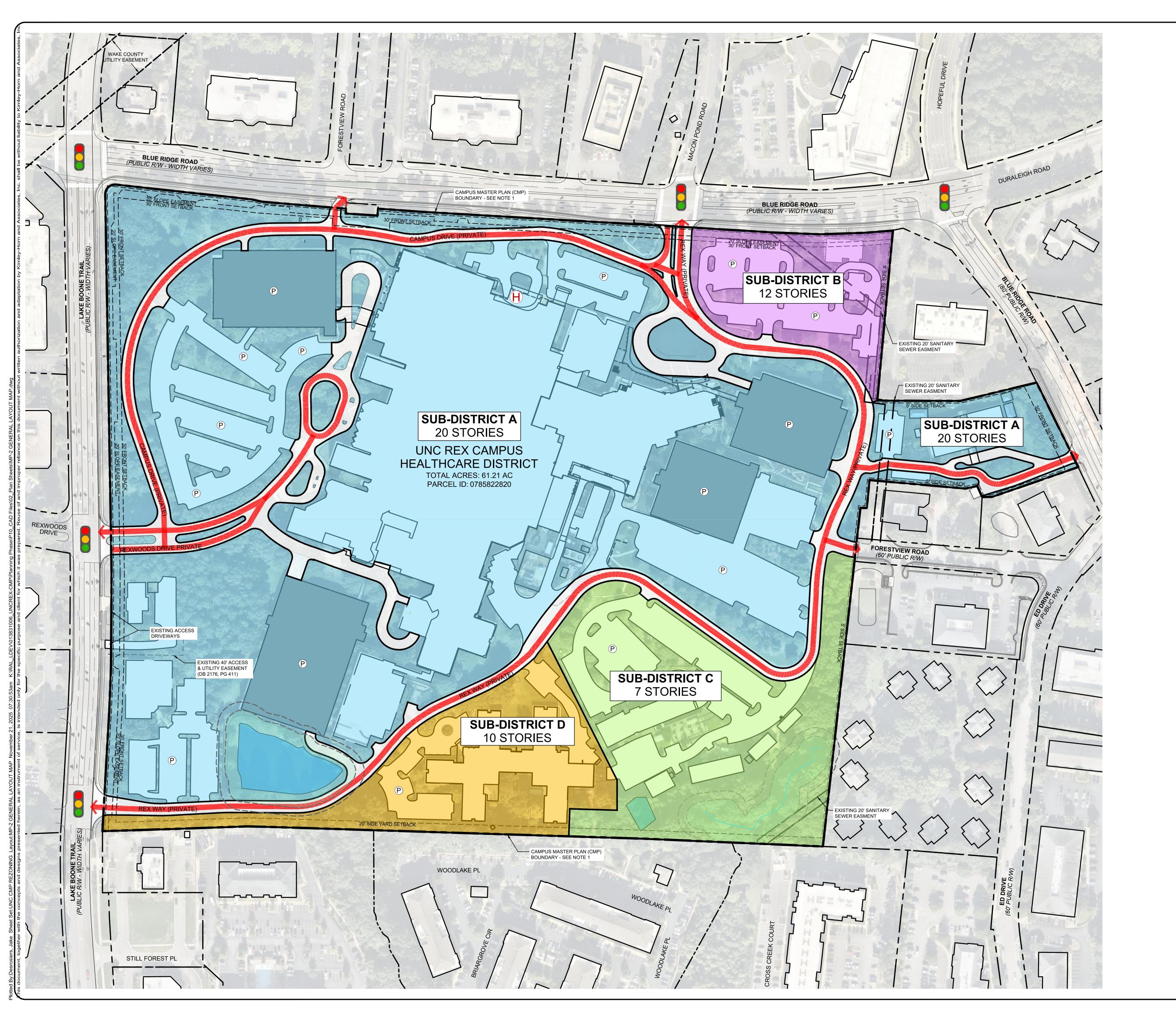
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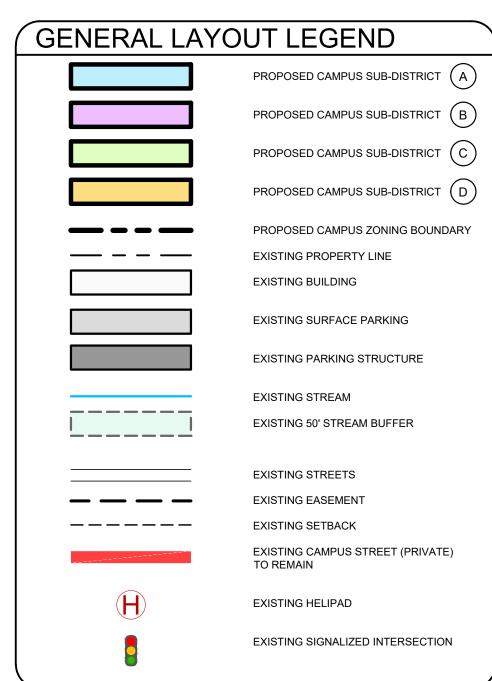
SHEET NUMBER MP-0



**ONDITIONS** 

SHEET NUMBER MP-1





### GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:

1. THE CAMPUS BOUNDARYAS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.

- 2. THE PROPOSED NEW STREET NETWORK ALIGNMENT AND TYPOLOGIES
  ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AND
- 3. NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE CAMPUS
- BOUNDARY.

  4. STREETS LABELED 'EXISTING REX CAMPUS STREET (PRIVATE)' AND 'REX CAMPUS DRIVE' IN THE MASTER PLAN SHALL BE PRIVATE.
- 5. EXCEPT WHERE SPECIFICALLY REFERENCED IN SECT. 4.6 CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
- 6. EXCEPT WHERE SPECIFICALLY DESIGNATED BY THIS CMP, THE CAMPUS DISTRICT SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF THE UDO REFER TO SUB-DISTRICT SUMMARY (THIS SHEET) FOR FRONTAGE DESIGNATIONS.

### MODIFICATIONS TO DISTRICT STANDARDS:

BUILDING HEIGHT (UDO SECTION 1.5.7):

1. HEIGHT SHALL BE SET BY THE CAMPUS MASTER PLAN.

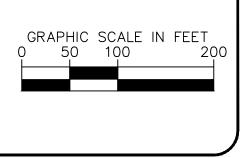
CAMPUS SUB	-DISTRICT SUMMAR	Υ
SUB-DISTRICT	AREA (ACRES)	MAX. STORIES
A	46.92 AC	20 STORIES
В	2.84 AC	12 STORIES
С	7.05 AC	7 STORIES
D	4.40 AC	10 STORIES

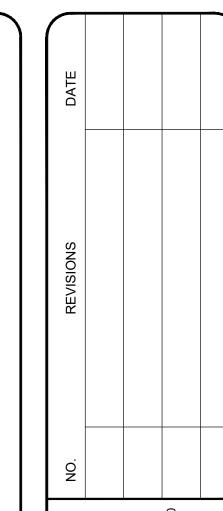
LOT DIM	ENSIONS TABLE	
MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
50'	100'	5,000 SF

SETBACKS TABLE

BUILDINGS / STRUCTURES SETBACKS	
FROM PRIMARY STREET (MIN.)	5'
FROM SIDE STREE (MIN.)	5'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	20'
FROM REAR LOT LINE (MIN.)	3'
PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREE (MIN.)	10'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	3'

FROM REAR LOT LINE (MIN.)





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GENERAL LAYOU

UNC REX CMP
PREPARED FOR
HEALTH

SHEET NUMBER MP-2

т	ABLE C	E LISES	:		
USE CATEGORY	ı		JB-DIST	RICT	DEFINITION / USE
SPECIFIC USE	A	В	C	D	STANDARDS
RESIDENTIAL	, , , , , , , , , , , , , , , , , , ,				
HOUSEHOLD LIVING AS LISTED BELOW:					SEC. 6.2.1.
MULTI UNIT SUPPORTIVE HOUSING RESIDENCE	-	_	_	-	3_3, 3,_,,
SUPPORTIVE HOUSING RESIDENCE	-	-	_	-	
GROUP LIVING AS LISTED BELOW:					SEC. 6.2.2.
CONCREGATE CARE	Р	Р	Р	Р	SEC. 6.2.2.C.
HOSPICE	Р	Р	Р	Р	SEC. 6.2.2.C.
CONTINUING CARE RETIREMENT COMMUNITY	Р	Р	Р	Р	SEC. 6.2.2.E.
REST HOME	Р	Р	Р	Р	SEC. 6.2.2.F.
SOCIAL SERVICES AS LISTED BELOW:					SEC. 6.2.3.
EMERGENCY SHELTER TYPE A	Р	Р	Р	Р	SEC. 6.2.3.B.
EMERGENCY SHELTER TYPE B	Р	Р	Р	Р	SEC. 6.2.3.C.
SPECIAL CARE FACILITY	Р	Р	Р	Р	SEC. 6.2.3.D.
PUBLIC & INSTITUTIONAL					
CIVIC AS LISTED BELOW:					SEC. 6.3.1.
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	Р	Р	-	-	SEC. 6.3.1.C.
PARKS, COMMON GREEN SPACE AREA AND	_	_			050 000
GREENWAYS MINOR UTILITIES	P	P	P	P	SEC. 6.3.2.
	Р	Р	P	Р	SEC. 6.3.3.A.
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:		,	L		SEC. 6.3.3.B.
TELECOMMUNICATION TOWER: (<250 FT)	L	L S	L S	L S	SEC. 6.3.3.C.
TELECOMMUNICATION TOWER: (>250 FT)  COMMERCIAL	S	3	3	5	SEC. 6.3.3.D.
DAY CARE AS LISTED BELOW:					SEC. 6.4.1.
DAY CARE, HOME	P	Р	P	P	SEC. 6.4.1.B.
DAY CARE CENTER	P	Р	P	Р	SEC. 6.4.1.C.
INDOOR RECREATION AS LISTED BELOW:		<u> </u>	-	<u> </u>	SEC. 6.4.2.
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR					020. 0.4.2.
CLASSROOM	Р	Р	Р	Р	SEC. 6.4.2.
HEALTH CLUB	Р	Р	Р	Р	SEC. 6.4.2.C.
SPORTS A CADEMY	Р	Р	Р	Р	SEC. 6.4.2.D.
MEDICAL	Р	Р	Р	Р	SEC. 6.4.3.
OFFICE	Р	Р	Р	Р	SEC. 6.4.4.
OUTDOOR RECREATION, EXCEPT AS LISTED BELOW:	P	P	P	P	SEC. 6.4.5.
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY	_				
(<250 SEATS)	Р	Р	Р	Р	SEC. 6.4.5.
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	_	_	_	_	
OVERNIGHT LODGING, AS LISTED BELOW:					
HOSPITALITY HOUSE	Р	Р	Р	Р	SEC. 6.4.6.C.
PARKING, AS LISTED BELOW:					SEC. 6.4.7.
PARKING FACILITY	Р	Р	Р	Р	SEC. 6.4.7.A.
PASSENGER TERMINAL, AS LISTED BELOW:					SEC. 6.4.8.
HELIPORT, SERVING HOSPITALS	Р	Р	Р	Р	SEC. 6.4.8.B.
HELIPORT, ALL OTHERS	Р	Р	Р	Р	SEC. 6.4.8.C.
PERSONAL SERVICE AS LISTED BELOW:					SEC. 6.4.9.
BEAUTY/ HAIR SALON	Р	Р	Р	Р	SEC. 6.4.9.D.
COPY CENTER	Р	Р	Р	Р	SEC. 6.4.9.E
OPTOMETRIST	Р	Р	Р	Р	SEC. 6.4.9.F.
RESTAURANT/BAR AS LISTED BELOW:					SEC. 6.4.10.
EATING ESTABLISHMENT	L	L	L	L	SEC. 6.4.10.C.
RETAIL SALES	L	L	L	L	SEC. 6.4.11.
INDUSTRIAL					
HEAVY INDUSTRIAL	-	-	-	-	
LIGHT INDUSTRIAL, EXCEPT AS LISTED BELOW:	-	-	-	-	
BREWERY, WINERY, DISTILLERY, CIDERY	-	-	-	-	
LIGHT MANUFACTURING	_	-	-	-	
RESEARCH & DEVELOPMENT	Р	Р	Р	Р	SEC. 6.5.4.
OPEN					
AGRICULTURE, EXCEPT AS LISTED BELOW:	-	-	-	-	
COMMUNITY GARDEN	Р	-	-	-	SEC. 6.6.1.B.
COMMUNITY GARDEN (ON SITE SALES)	Р	-	-	-	SEC. 6.6.1.B.

**KEY TO TABLE OF USES:** 

THIS ALLOWED USE TABLE IDENTIFIES USES PERMITTED IN EACH CAMPUS SUB-DISTRICT. THE USE TABLE KEY IS SET FORTH BELOW.

1. PERMITTED USE (P) • INDICATES THAT THE USE IS PERMITTED BY RIGHT IN THE DISTRICT. 2. LIMITED USE (L)

 INDICATES THAT THE USE, WHILE ALLOWABLE BY RIGHT IN THE DISTRICT, MUST MEET THE USE STANDARDS ASSOCIATED WITH SPECIFIC USE (SEE RIGHT-HAND COLUMN FOR DEFINITIONS USE STANDARDS.) 3. SPECIAL USE (S)

• INDICATES THAT THE USE REQUIRES APPROVAL BY THE BOARD OF ADJUSTMENT AS A SPECIAL USE BEFORE IT IS ALLOWED IN THE DISTRICT. USE STANDARDS ASSOCIATED WITH THE SPECIFIC USE MAY ALSO APPLY. 4. USE NOT PERMITTED (-)

INDICATES THAT THE USE IS NOT PERMITTED.



**KEY MAP** SCALE: 1" = 300'

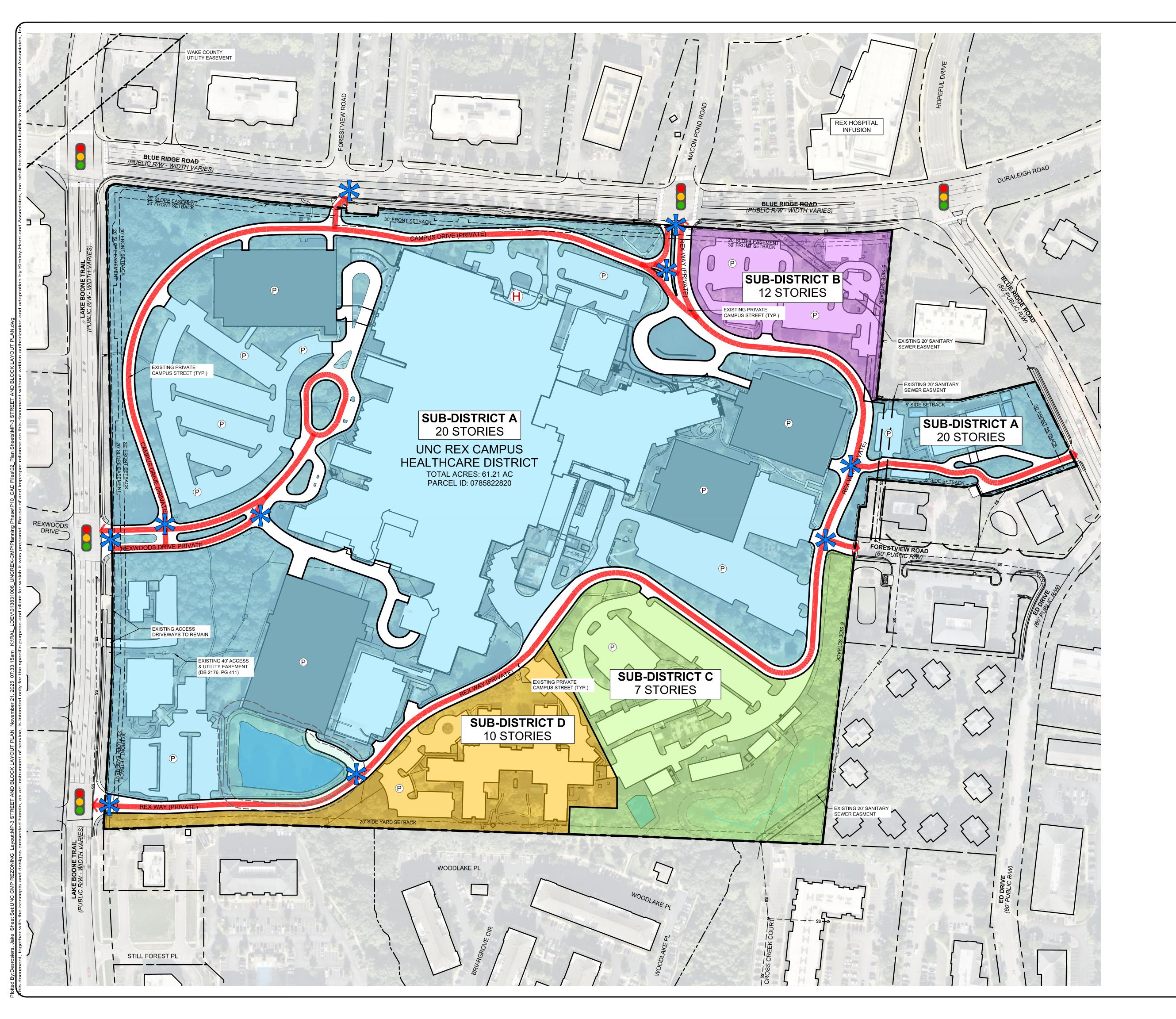
# GENERAL LAND USE NOTES:

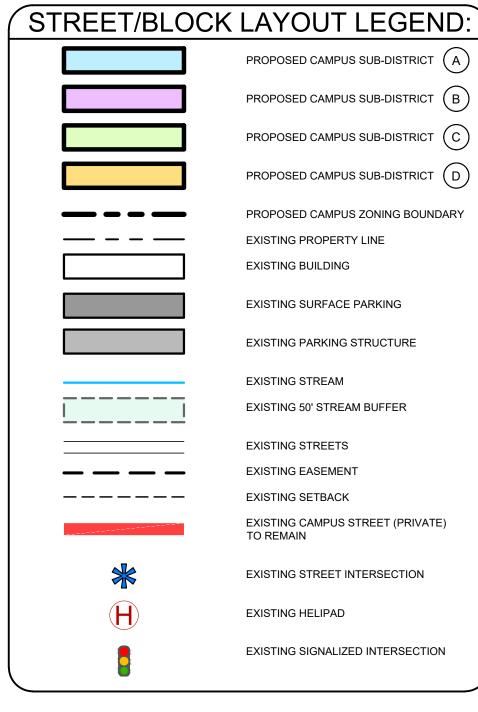
- 1. ANY EXISTING USE OR FACILITY WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION OR NOT SPECIFICALLY ADDRESSED OR ALLOWED IN THE TABLE OF USES ON THIS SHEET SHALL NOT BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO.

  2. ALL LAND USES WITHIN THE CMP SHALL BE PERMITTED AS PER THE TABLE OF USES.



SHEET NUMBER MP-2.1





#### GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:

- 1. THE CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.
- 2. ANY EXISTING, PROPOSED OR RE-ALIGNED STREETS WITHIN THE CAMPUS DISTRICT BOUNDARY SHALL BE PRIVATE. 3. NO PUBLIC STREET SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY. 4. EXCEPT WHERE SPECIFICALLY REFERENCED IN SECTION 2.1. - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
- 5. EXCEPT WHERE SPECIFICALLY DESIGNATED BY THIS CMP, THE CAMPUS DISTRICT SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF SECTION 2.1. REFER TO SUB-DISTRICT SUMMARY (THIS SHEET) FOR FRONTAGE DESIGNATIONS.

### **MODIFICATIONS TO DISTRICT STANDARDS:**

**BUILDING HEIGHT (UDO SECTION 1.4.2):** 1. ALL BUILDING TYPES AS SET FORTH BY UDO SECTION 1.4, WITH EXCEPTION OF DETACHED HOUSE, ATTACHED HOUSE AND TINY HOUSE, SHALL BE ALLOWED WITHIN THIS CMP DISTRICT. REFERENCE TO BUILDING TYPES IS ONLY IN RELATION TO SECTION 1.4, AND DOES NOT INDICATE ANY DIMENSIONAL STANDARDS FROM CHAPTER 3.

LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5): 2. UNLESS OTHERWISE STATED WITHIN THIS MASTER PLAN, NO EXISTING OR PROPOSED STREETS SHALL BE PUBLIC. THEREFORE, STREET YARDS, TRANSITIONAL YARDS BETWEEN SUB-DISTRICTS AND INTERNAL USES

SHALL NOT APPLY.

3. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. AS SUCH, EXCEPT WHERE VISIBLE FROM BLUE RIDGE ROAD OR LAKE BOONE TRAIL, SCREENING OF ABOVE GROUND STORMWATER FACILITIES SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS

SUB-DISTRICTS.

GENERAL DEVELOPMENT STANDARDS:

OUTDOOR DISPLAY/STORAGE (UDO SECTIONS 7.5.2)

4. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. EXCEPT WHERE VISIBLE FROM BLUE RIDGE ROAD OR LAKE BOONE TRAIL, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.

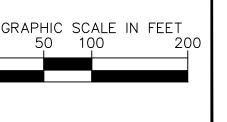
CAMPUS SUB	-DISTRICT SUMMAR	RY
SUB-DISTRICT	AREA (ACRES)	MAX. STORIES
Α	46.92 AC	20 STORIES
В	2.84 AC	12 STORIES
С	7.05 AC	7 STORIES
D	4.40 AC	10 STORIES

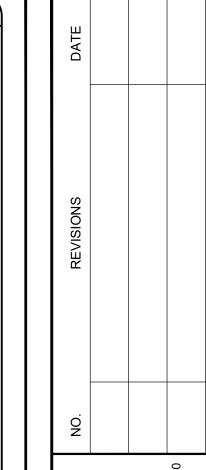
LOT DIM	ENSIONS TABLE	
MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
50'	100'	5,000 SF

SETBACKS TABLE

BUILDINGS / STRUCTURES SETBACKS	
FROM PRIMARY STREET (MIN.)	5'
FROM SIDE STREE (MIN.)	5'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	20'
FROM REAR LOT LINE (MIN.)	3'
PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREE (MIN.)	10'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	3'
FROM REAR LOT LINE (MIN.)	3'

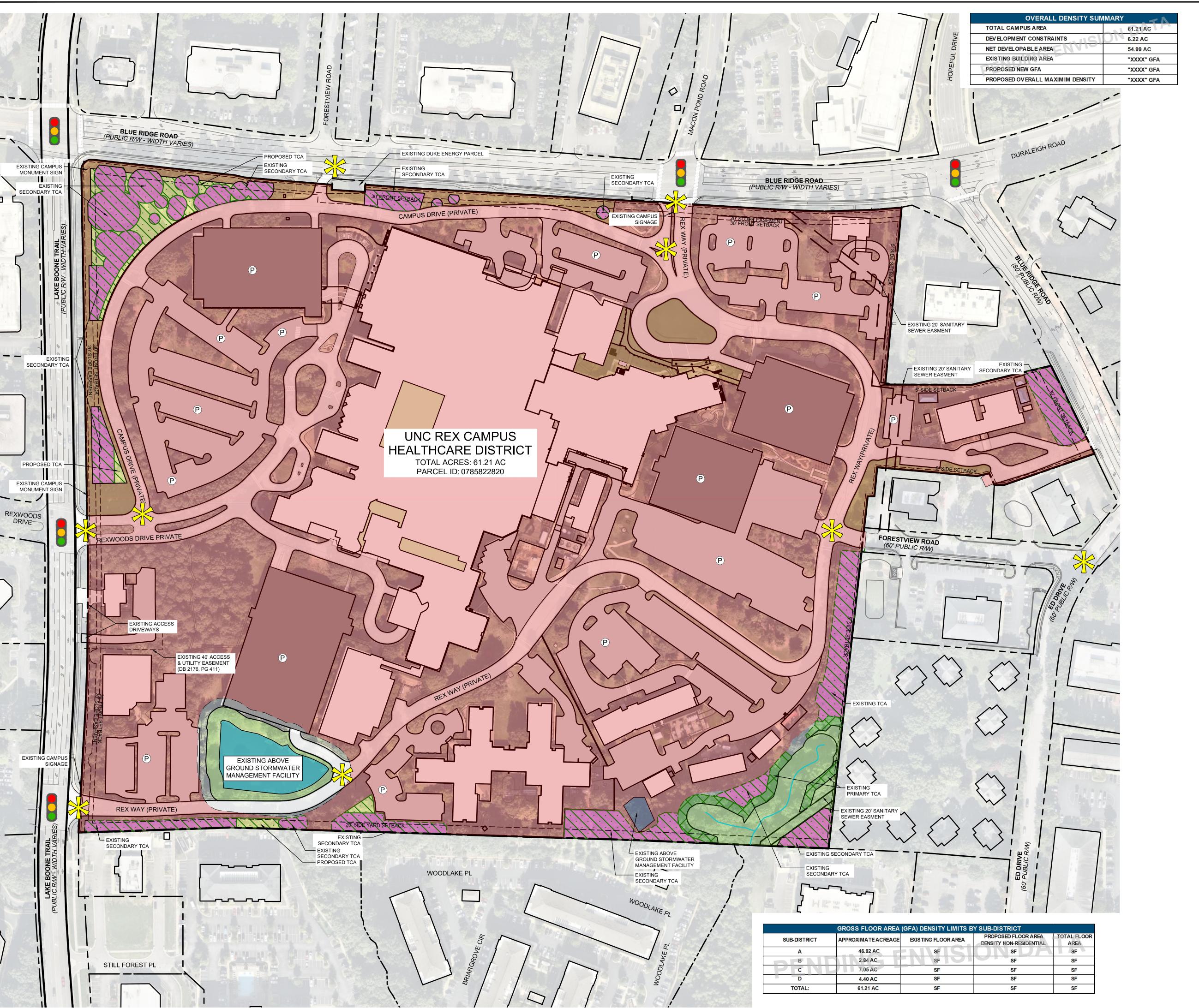
NORTH

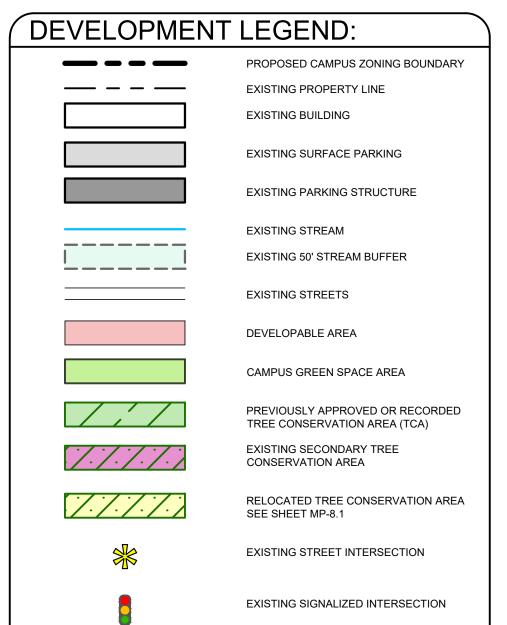




N B D B

SHEET NUMBER MP-3





### **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 ARMY CORPS OF ENGINEERS.

- 2. PRIVATE STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE CAMPUS WILL BE PRIVATE AND WILL MEET THE CONSTRUCTABILITY 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 (SEE MODIFICATION OF DISTRICT STANDARDS BELOW).
- 3. THE APPLICABLE PROPERTY LINE FOR ALL UDO DEVELOPMENT REGULATIONS WILL BE THE PERIMETER BOUNDARY OF UNC REX CAMPUS
- 4. THE PROPOSED STREET ALIGNMENTS ARE PRELIMINARY AND SUBJECT TO 5. PEDESTRIAN CIRCULATION NETWORK IS EXISTING AND PROPOSED.
- PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
- 6. NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE CMP. 7. RIGHT-OF-WAY DEDICATION IS NOT PROPOSED ALONG THE PROPERTY
- 8. ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE
- 9. HEIGHT SHALL BE MEASURED PER THE STANDARDS OF THE UDO. HEIGHT VARIES BY SUB-DISTRICT BUT SHALL NOT EXCEED THE NUMBER OF STORIES SHOWN WITHIN SUB-DISTRICT SUMARRY TABLE ON SHEET MP-2.1. 10. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS
- DISTRICT 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 FUTURE DEVELOPMENT OR RE-DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO, AS APPLICABLE.

ME

SHEET NUMBER

MP-4

#### **SPECIAL MASTER PLAN CLARIFICATIONS:** TRANSPARENCY(UDO SECTION 1.5.9):

1. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO ANY STREETS WITHIN THE UNC REX CAMPUS. **BLANK WALL (UDO SECTION 1.5.10):** 

2. NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO ANY STREETS WITHIN UNC REX CAMPUS.

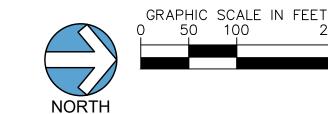
3. ALLOWABLE DENSITY MAY BE TRANSFERRED BETWEEN SUB-DISTRICTS. PROVIDED THE DENSITY DOES NOT EXCEED THE OVERALL TRIP GENERATION THRESHOLD ESTABLISHED BY THE TRAFFIC IMPACT ANALYSIS.

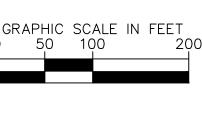
# **MODIFICATIONS TO DISTRICT STANDARDS:**

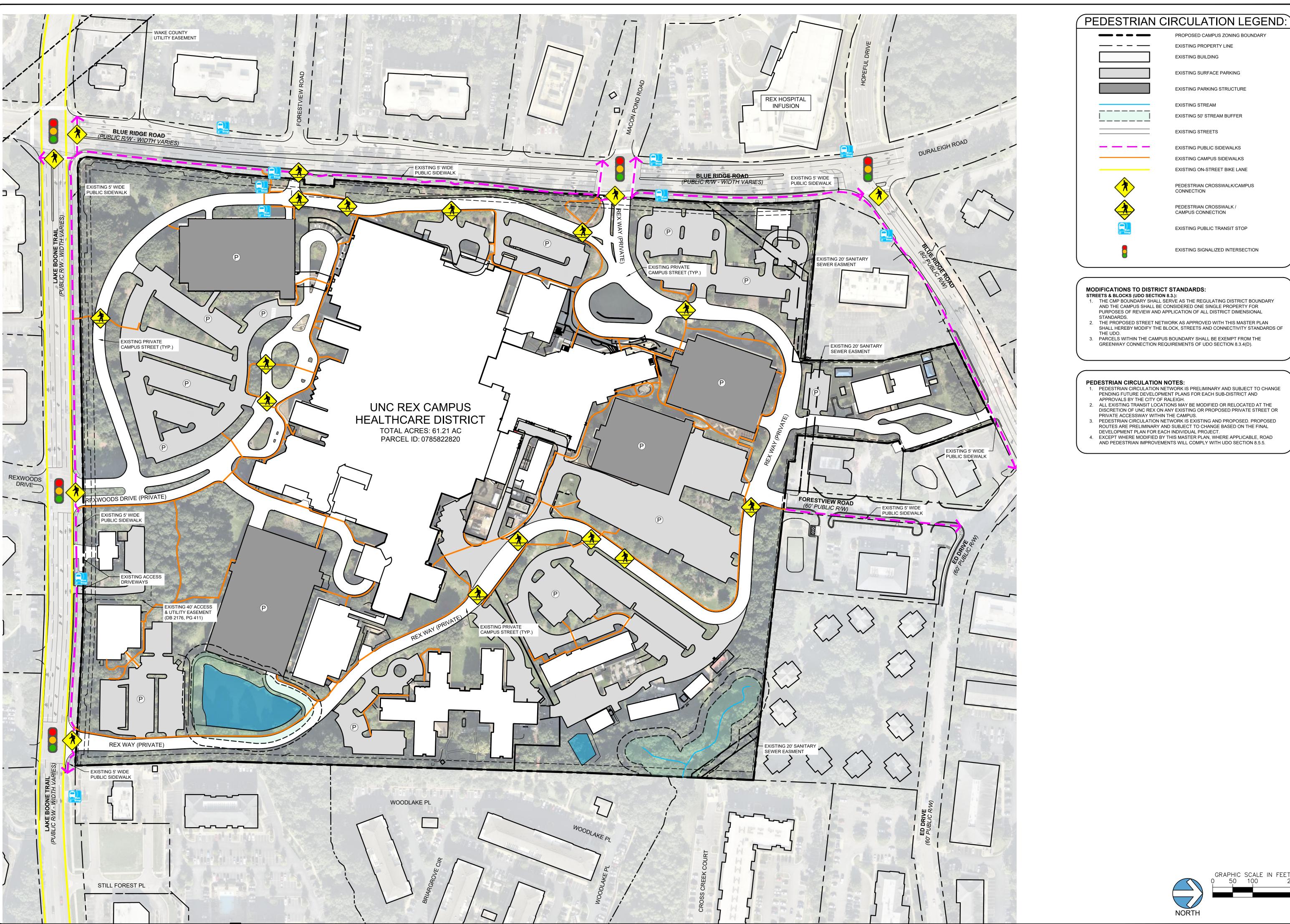
INTERIOR SIDE/REAR SETBACKS (UDO SECTION 4.6.1.B.4):

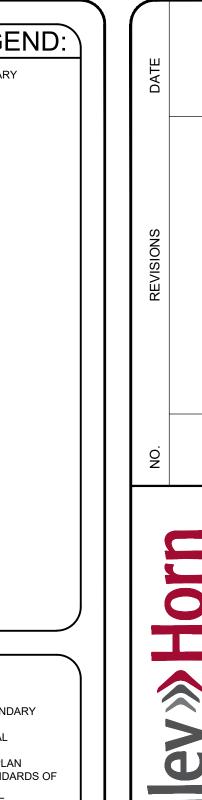
- PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.2): 1. SHALL BE MEASURED FROM THE REGULATING CAMPUS BOUNDARY. 2. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP, INCLUDING ALONG PUBLIC RIGHTS-OF-WAY.
- SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.3):
- 3. SHALL BE MEASURED FROM THE REGULATING CAMPUS BOUNDARY. 4. NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP.
- 5. SIDE AND REAR SETBACKS SHALL APPLY ONLY TO THE REGULATING CMP BOUNDARY. THESE SETBACKS WILL NOT APPLY BETWEEN USES OR SUB-DISTRICTS INTERNAL TO THE CAMPUS. NEIGHBORHOOD TRANSITION ZONES (UDO SECTION 3.5.2):
- 6. NEIGHBORHOOD TRANSITION ZONE REQUIREMENTS OF UDO SECTION 3.5.2 SHALL NOT APPLY TO THIS CMP DISTRICT OR ITS SUB-DISTRICTS.
- LOADING (UDO SECTION 7.2): 8. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS. STREET YARDS, TRANSITIONAL YARDS, AND SCREENING BETWEEN DISTRICTS AND INTERNAL USES DO NOT APPLY.

- STREETS & BLOCKS (UDO SECTION 4.6.2(E)1-3, (F)1-3 & 8.3.4(D.1.,D.3.)): 9. THE CMP BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT
- BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE
- PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS.
- 10. THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HEREBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.







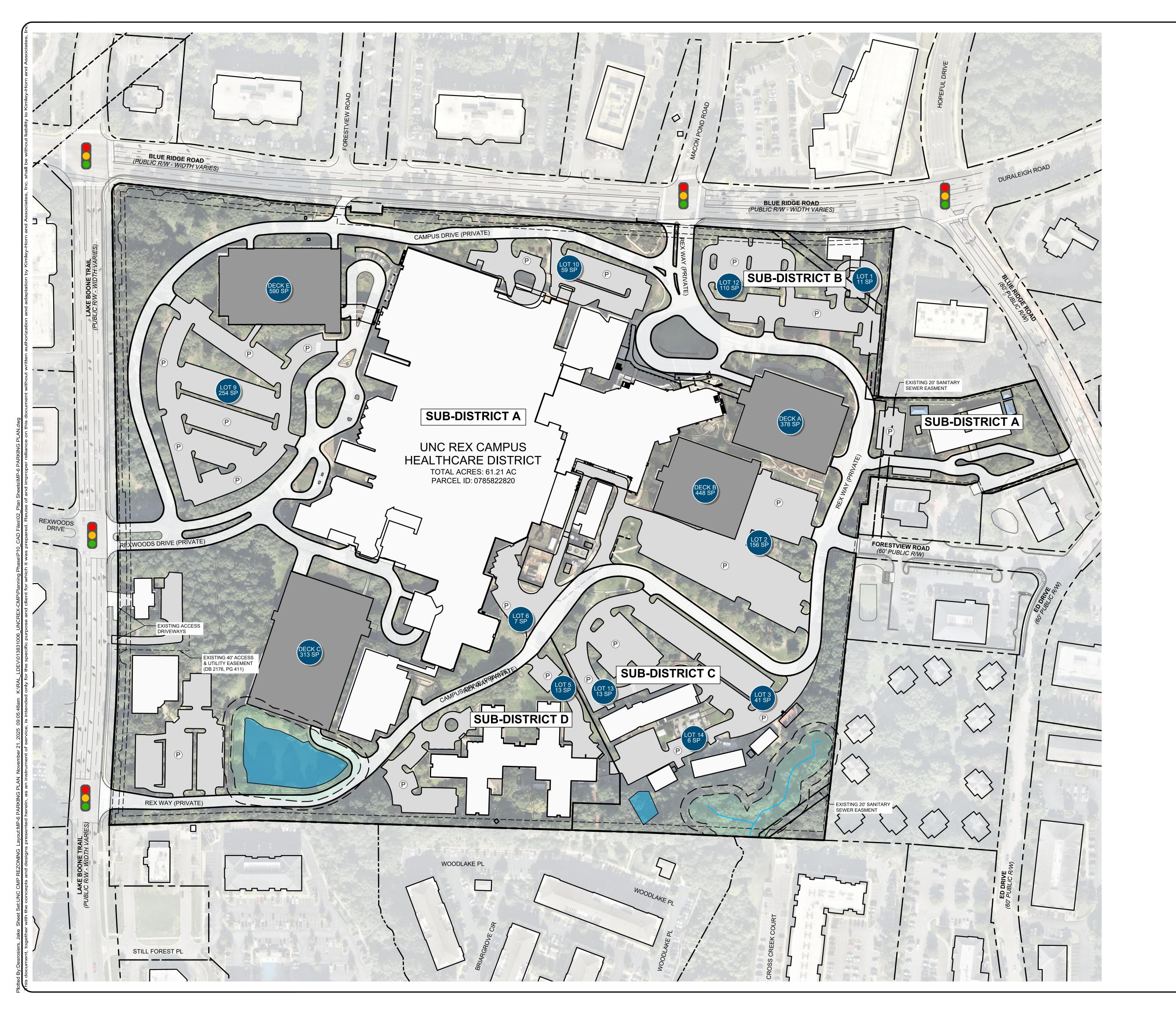


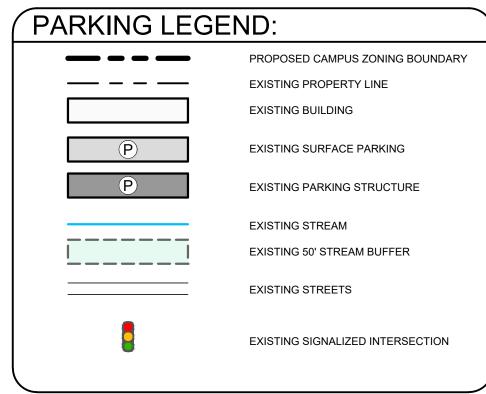
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11/21/2025
ALE AS SHOWN
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AWN BY JAD
ECKED BY MKB

PEDESTRIAN RCULATION PLA

PREPARED FOR HEALTH

SHEET NUMBER
MP-5





- MODIFICATIONS TO DISTRICT STANDARDS:
  PARKING AND LOADING (UDO SECTION 7.1):

  1. UNC REX CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER
- 2. REMOTE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE UNC REX CMP.

  3. EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION TO ALL NEW DEVELOPMENT WITHIN THE
- CAMPUS BOUNDARY. 4. NO MAXIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS
- DISTRICT BOUNDARY.

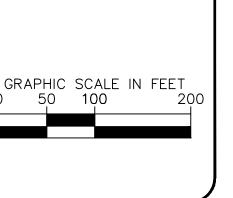
  5. NO MINIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.

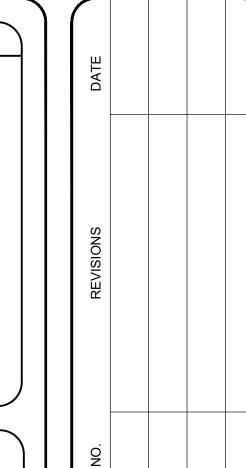
#### **PARKING NOTES:**

1. EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS

EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS
AND PARKING STRUCTURES.
 PARKING IS CONCEPTUAL AND MAY BE MODIFIED AT SITE PLAN WITHOUT AN
AMENDMENT TO THIS MASTER PLAN.

EXISTING SUMMA	ARY BY SUB-DISTRICT
SUB-DISTRICT A	SPACE COUNT
LOT 2 - CO-WORKER LOT	156 SPACES
LOT 6 - HOSPITAL DOCK	7 SPACES
LOT 9 - VISTOR LOT	254 SPACES
LOT 10 - HOSPITAL ED	59 SPACES
PARKING DECK A - H & V	378 SPACES
PARKING DECK B - CO-WORKERS	448 SPACES
PARKING DECK C - WOMENS	313 SPACES
PARKING DECK E - VISITORS	590 SPACES
TOTAL PARKING:	2,205 SPACES
SUB-DISTRICT B	SPACE COUNT
LOT 1 - WOUND CLINIC	11 SPACES
LOT 12 - BLUE RIDGE LOT	110 SPACES
TOTAL PARKING:	121 SPACES
SUB-DISTRICT C	SPACE COUNT
LOT 3 - CONTRACTORS LOT	41 SPACES
LOT 13 - CEP PARKING	13 SPACES
LOT 14 - REX FACILITIES LOT	6 SPACES
TOTAL PARKING:	60 SPACES
SUB-DISTRICT D	SPACE COUNT
LOT 5 - VENDOR LOT	13 SPACES
TOTAL PARKING:	13 SPACES
XISTING PARKING SUMMAR	Y TOTAL
SURFACE PARKING:	670 SPACES
STRUCTURED PARKING:	1,729 SPACES
TOTAL PARKING ON CAMPUS:	2,399 SPACES





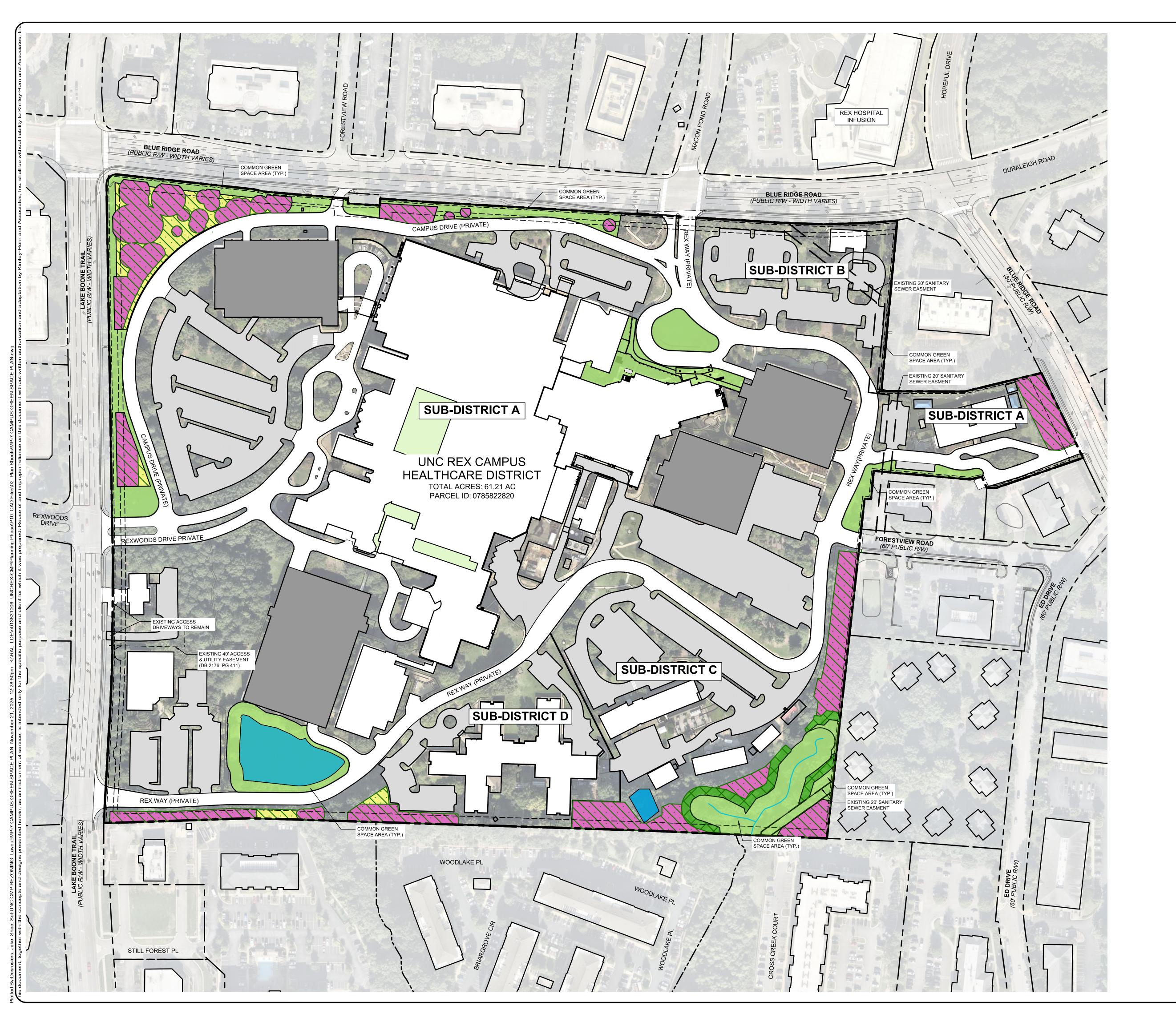


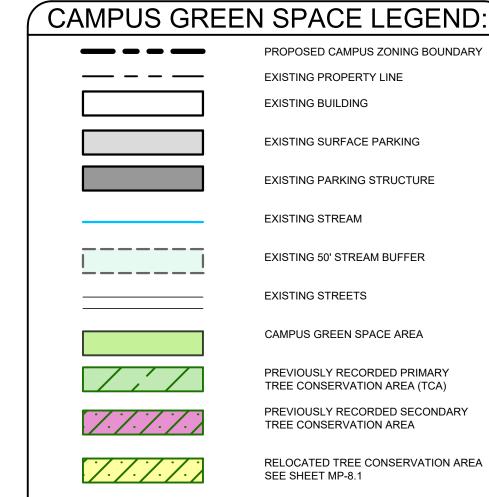
**PARKING** 



SHEET NUMBER

MP-6





PROPOSED COMM	ON GREEN SPACE AREA	
REQUIRED COMMON GREEN SPACE AREA:	SET BY THE CMP	
TOTAL PROVIDED COMMON GREEN SPACE AREA:	4.33 AC (5.00%)	
SUB-DISTRICT	AREA SUBTOTAL	
Α	3.59 AC	
В	0 AC	
С	0.74 AC	
D	0 AC	
TOTAL COMMON GREEN SPACE OPEN AREA:	4.33 AC (5.00%)	

#### **CAMPUS GREEN SPACE NOTES:**

- . CAMPUS GREEN SPACE AREA AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE AREAS REPRESENT COMMON GREEN SPACE AREA THAT IS SET
- ASIDE BY UNC REX TO PROVIDE FOR SHARED, COMMON OUTDOOR CAMPUS GREEN SPACE AREAS FOR THE OVERALL CAMPUS. . CAMPUS GREEN SPACE AREA SHOWN WITHIN EACH SUB-DISTRICT CAN BE RELOCATED AND/OR RECONFIGURED IN CONJUNCTION WITH ACTUAL
- DEVELOPMENT PLANS FOR THESE AREAS. THIS CAMPUS MASTER PLAN WILL SET ALLOCATED SPACE TOTALING 5% OF THE CAMPUS AREA. COMMON GREEN SPACE AREA MINIMUMS FOR EACH SUB-DISTRICT ARE ALLOCATED IN TABLES (ON THIS SHEET). THE COMMON GREEN SPACE AREA REQUIREMENTS FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL BUILDING CERTIFICATE OF OCCUPANCY
- FOR THAT SUB-DISTRICT. 5. THE FOLLOWING USES ARE PROHIBITED WITHIN A DESIGNATED CAMPUS GREEN SPACE ARFA PRINCIPAL BUILDINGS PARKING
- STREET/ALLEY 6. PROTECTIVE YARDS ARE NOT MODIFIED BY THIS PROVISION.

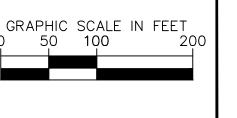
## SPECIAL CLARIFICATIONS - CAMPUS GREEN SPACE AREA: 1. THE PROPOSED CAMPUS GREEN SPACE AREA PLAN SHALL SATISFY ALL

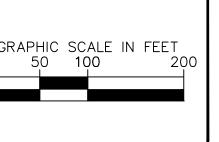
COMMON GREEN SPACE AND AMENITY AREA REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL CAMPUS GREEN SPACE OR AMENITY AREA REQUIREMENTS AS PER UDO ARTICLE 3.2 SHALL APPLY.

- 2. CAMPUS GREEN SPACE AREA LOCATIONS AND ACREAGES FOR THE OVERALL CAMPUS AREA AS ILLUSTRATED ON THIS COMMON GREEN SPACE AREA PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH
  WITHIN THIS CAMPUS MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF UNC REX, HOWEVER, THE TOTAL COMMON GREEN SPACE AREA PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN ON THE COMMON GREEN SPACE AREA TABLE (THIS SHEET).
- 3. INDIVIDUAL DEVELOPMENT PROJECTS SHALL NOT BE REQUIRED TO PROVIDE COMMON GREEN SPACE AREA WITHIN A SPECIFIC DEVELOPMENT. COMMON GREEN SPACE AREA WILL BE PROVIDED BY SUB-DISTRICT AND THE MINIMUM FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY WITHIN THE RESPECTIVE
- **4.** CAMPUS GREEN SPACE AREA WITHIN THE CAMPUS MASTER PLAN MAY CONSIST OF ANY AREA THAT INCLUDES, BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:

• NATURAL AREAS; FORESTED AREAS NOT INCLUDED IN TCS

- CALCULATIONS . • PROTECTIVE YARDS; PERIMETER BUFFERS (EXCEPT TREE CONSERVATION AREAS) • OPEN AREAS (CAMPUS GREEN, LAWN AREA, MEADOW, STORMWATER BMPS, ETC.)
- STREET YARDS (PRIVATE DRIVES) PUBLIC GATHERING SPACES, PLAZAS, SQUARES, COURTYARDS, ETC.
  SPORTS COURTS, ATHLETIC FIELDS, ETC. • CAMPUS PEDESTRIAN PATHWAYS (MULTI-USE, SIDEWALKS,
- GREENWAY, ETC.) 5. PUBLIC AND/OR PRIVATE UTLITIES WILL BE ALLOWED WITHIN CAMPUS
- GREEN SPACE AREAS, AS NECESSARY. 6. OPEN SPACE AREAS, SHOWN AS EXISTING MAY BE RELOCATED IN CONJUNCTION WITH FUTURE REDEVELOPMENT/EXPANSION OF THE HOSPITAL. IF A REDEVELOPMENT DISPLACES EXISTING OPEN SPACE(S) SHOWN ON THIS PLAN, THE EQUIVALENT OPEN SPACE MAY BE PROVIDED AS PART OF THE REDEVELOPMENT PROJECT. DISPLACED OPEN SPACES MAY BE LOCATED INSIDE OR OUTSIDE OF THE SAME SUB-DISTRICT.

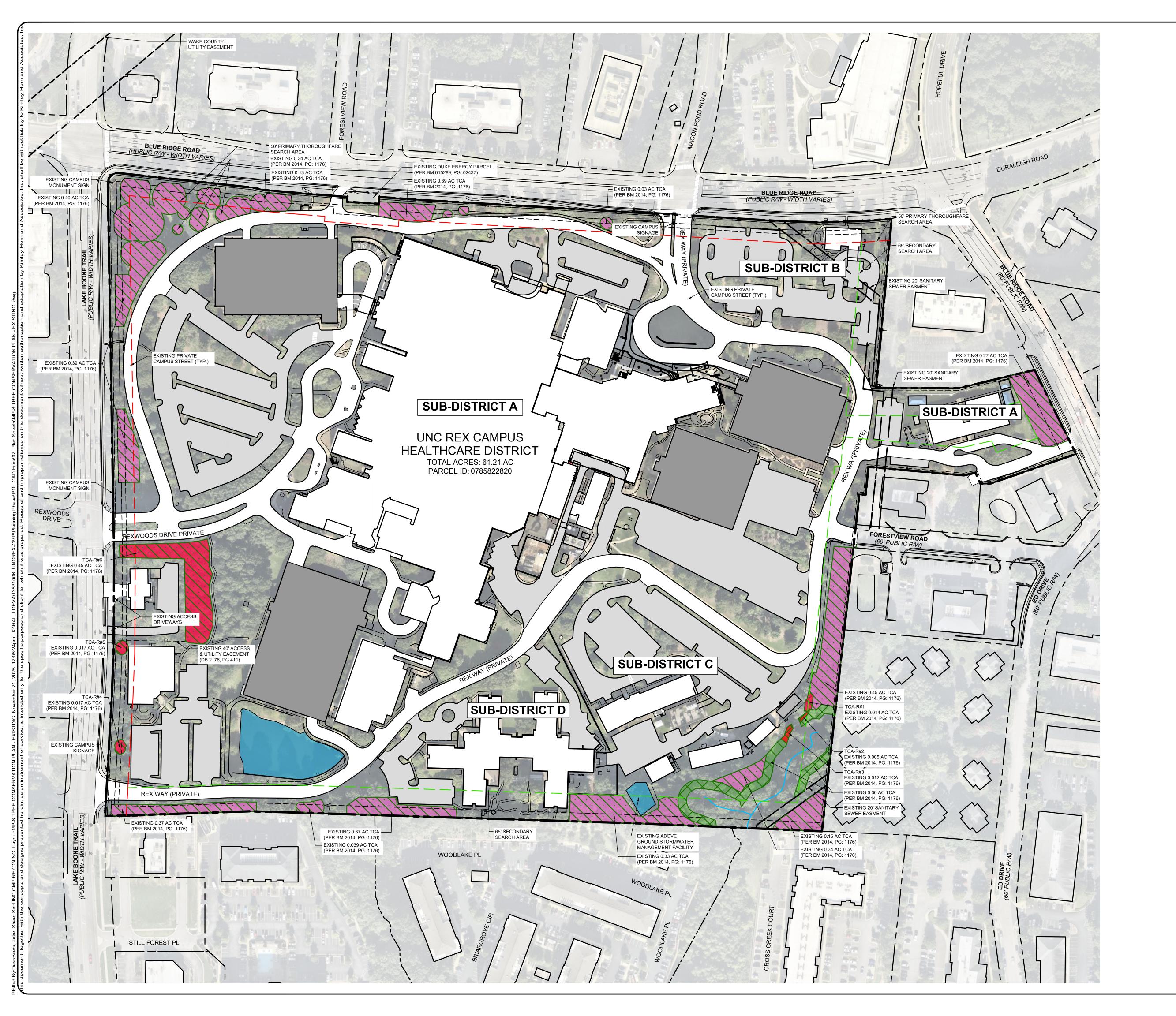


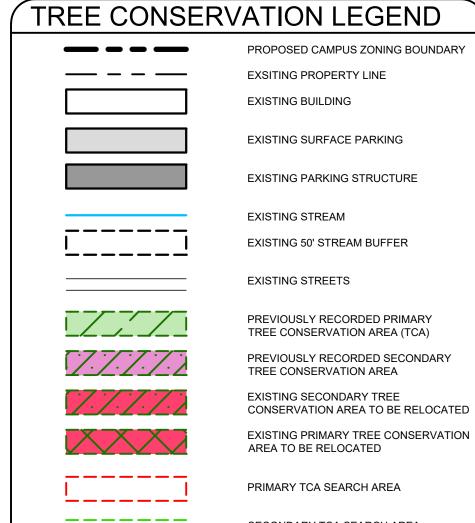


N B D B

GREE! PLAN AMPUS SPACE

SHEET NUMBER MP-7





### TREE CONSERVATION NOTES:

\_\_\_\_\_\_

EXISTING TREE CONSERVATION AREAS HAVE BEEN PREVIOUSLY
 APPROVED BY THE CITY OF RALEIGH AND ARE PROVIDED FOR REFERENCE

SECONDARY TCA SEARCH AREA

- ONLY FOR PURPOSES OF THE CMP APPLICATION.

  2. TREE CONSERVATION AREAS WITHIN THE CAMPUS ARE ALLOCATED BY
- SUB-DISTRICT (PER TABLE BELOW).

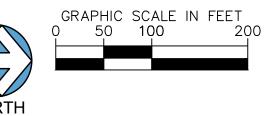
  3. THESE AREAS REPRESENT TREE PRESERVATION THAT IS SET ASIDE BY UNC REX TO MEET THE REQUIREMENTS OF UDO SECTION 9.1 FROM THE CITY OF RALEIGH.
- 4. THE TREE CONSERVATION AREAS INDICATED ON THIS PLAN WILL NOT BE RECORDED OR DEDICATED AS PART OF THE CAMPUS MASTER PLAN PROCESS AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF UNC REX AT THE TIME OF ADMINISTRATIVE SITE PLAN, FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. SUCH MODIFICATIONS MAY BE PROCESSED AS ADMINISTRATIVE AMENDMENTS PURSUANT TO UDO SEC. 4.7.6.A
- 5. THE OVERALL TREE CONSERVATION AREAS SHOWN WITHIN THE CAMPUS MASTER PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FORMAL SURVEY DOCUMENTATION AND QUALIFICATION OF EACH AREA AS TREE CONSERVATION IN ACCORDANCE WITH UDO SECTION 9.1.4.B.-E. TREE CONSERVATION AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL SITE PLANS. HOWEVER, THE OVERALL TREE CONSERVATION AREA WITHIN THE CAMPUS MASTER PLAN SHALL NOT BE REDUCED.
- 6. THE ALLOCATED TREE CONSERVATION WITHIN THE SITE WILL BE REVIEWED FOR APPROVAL IN CONJUNCTION WITH THE FIRST SITE PLAN APPLICATION, FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. FOR THE RESPECTED SITE. RECORDATION OF TREE CONSERVATION FOR THE SITE WILL BE REQUIRED
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THE SITE.

  7. EXISTING RECORDED TREE CONSERVATION AREAS WITHIN THE CAMPUS MAY BE RELOCATED IN CONJUNCTION WITH THE FIRST SITE PLAN. THE NEW LOCATIONS FOR EXISTING RECORDED TREE CONSERVATION AREAS TO BE RELOCATED AND ARE NOTED ON SHEET MP-8.1 PLEASE SEE NOTE 4 ABOVE REGARDING TIMING OF RECORDING OR DEDICATING RELOCATED TREE CONSERVATION AREAS.
- THE ENTIRETY OF EXISTING TCA THAT IS SCHEDULED FOR RELOCATION IS NOT REQUIRED TO BE DEDICATED AND/OR RECORDED AT ONE TIME.
   TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLAN, SHEET MP-8.1 AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE ARE TO BE DEVELOPED IS FOUND NOT TO MEET THE AREA STANDARDS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS UDO SECTION 9.1 REQUIREMENTS WILL BE PROVIDED.

SUB-DISTRICT TREE CONSERVATION SUMMARY			
SUB-DISTRICT	CT   TOTAL EXISTING TCA		RELOCATED TCA (SEE RELOCATION TABLE)
Α	2.04 AC	1.55 AC	0.48 AC
В	0 AC	0 AC	0 AC
С	1.37 AC	1.34 AC	0.04 AC
D	0.41 AC	0.41 AC	0 AC
TOTAL:	3.82 AC	3.30 AC	0.52 AC

SUB-DISTRICT TREE CONSERVATION RELOCATION			
RELOCATED TCA AREA LABEL	TCA AREA	SUB-DISTRICT RELOCATION	
TCA-R#1	0.014 AC	Α	
TCA-R#2	0.005 AC	Α	
TCA-R#3	0.012 AC	D	
TCA-R#4	0.017 AC	D	
TCA-R#5	0.017 AC	D	
TCA-R#6	0.453 AC	Α	
TOTAL:	0.52 AC		

**NOTE:**SEE SHEET MP-8.1 FOR RELOCATED TREE CONSERVATION AREAS.



NO. REVISIONS DATE

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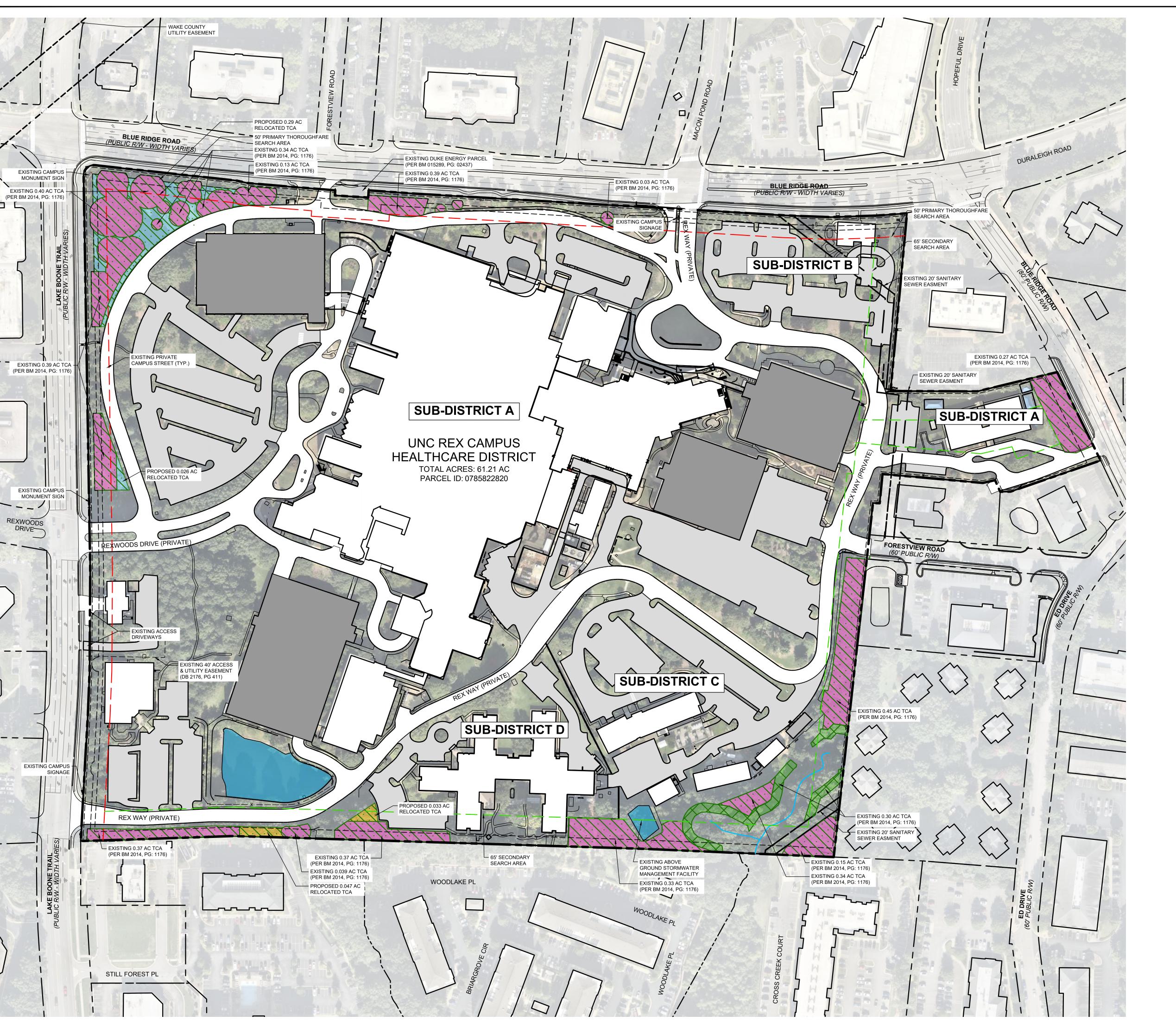
SCALE AS SHOWN
DESIGNED BY RLB
DRAWN BY JAD

REE CONSERVATIC PLAN - EXISTING

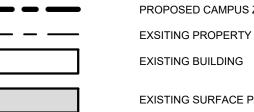
UNC REX CMP
PREPARED FOR
HEALTH

MP-8

LE IN FEET 200 SHEET NUMBER







EXSITING PROPERTY LINE

EXISTING SURFACE PARKING

EXISTING PARKING STRUCTURE

EXISTING STREAM

EXISTING 50' STREAM BUFFER

**EXISTING STREETS** 

TREE CONSERVATION AREA

PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA) PREVIOUSLY RECORDED SECONDARY

PRIMARY TCA SEARCH AREA SECONDARY TCA SEARCH AREA

\_\_\_\_\_

\_\_\_\_\_

TCA RELOCATED TO SUB-DISTRICT 'A'

TCA RELOCATED TO SUB-DISTRICT 'D'

#### TCA ALLOCATION EXHIBIT NOTES:

TABLE 2 DEPICTS THE SCHEDULE OF THE PROPOSED NEW AND/OR RELOCATED TREE CONSERVATION AREA FOR THE OVERALL CAMPUS. THE AREA TOTALS LISTED WITHIN THIS SCHEDULE ENSURES THE EVEN AND PROPORTIONAL DEDICATION OF TREE CONSERVATION AS DEVELOPMENT OCCURS WITHIN THE CAMPUS. THE DESIGNATIONS WITHIN THIS CHART REPRESENT AMOUNT/ ACREAGES OF THE CORRESPONDING AREAS ON THE PLAN. THE AREA TOTALS AND GENERAL LOCATIONS SCHEDULED FOR DEDICATION WILL BE FULLY DOCUMENTED AND INCLUDED WITH THE FIRST ADMINISTRATIVE SITE REVIEW APPLICATION SUBMITTED. SEE UNC REX CMP TREE CONSERVATION RELOCATION TABLE ON SHEET MP-8.1 FOR MORE INFORMATION REGARDING RELOCATION OF TREE CONSERVATION AREAS.

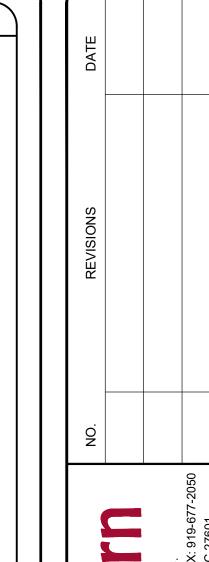
## SPECIAL CLARIFICATIONS - TREE CONSERVATION:

1. TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLANS, SHEETS MP-8 AND

2. AT SITE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE ARE TO BE DEVELOPED IS FOUND NOT TO MEET THE AREA STANDARDS AS SET OUT IN THE UDO, ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS SIZE AND AREA REQUIREMENTS PER UDO REQUIREMENTS WILL BE PROVIDED.

SUB-DISTRICT TREE CONSERVATION PROVIDED VS. REQUIRED			
CAMPUS SUMMARY	AREA (ACRES)	AREA (SITE PERCENTAGE)	
TOTAL CAMPUS AREA	61.21 AC		
REQUIRED MIN. TREE			
CONSERVATION AREA	6.12 AC	10%	
TOTAL EXISTING TREE			
CONSERVATION AREAS	3.82 AC	6.24%	
TOTAL TREE CONSERVATION			
AREAS PROVIDED	3.69 AC	6.03%	

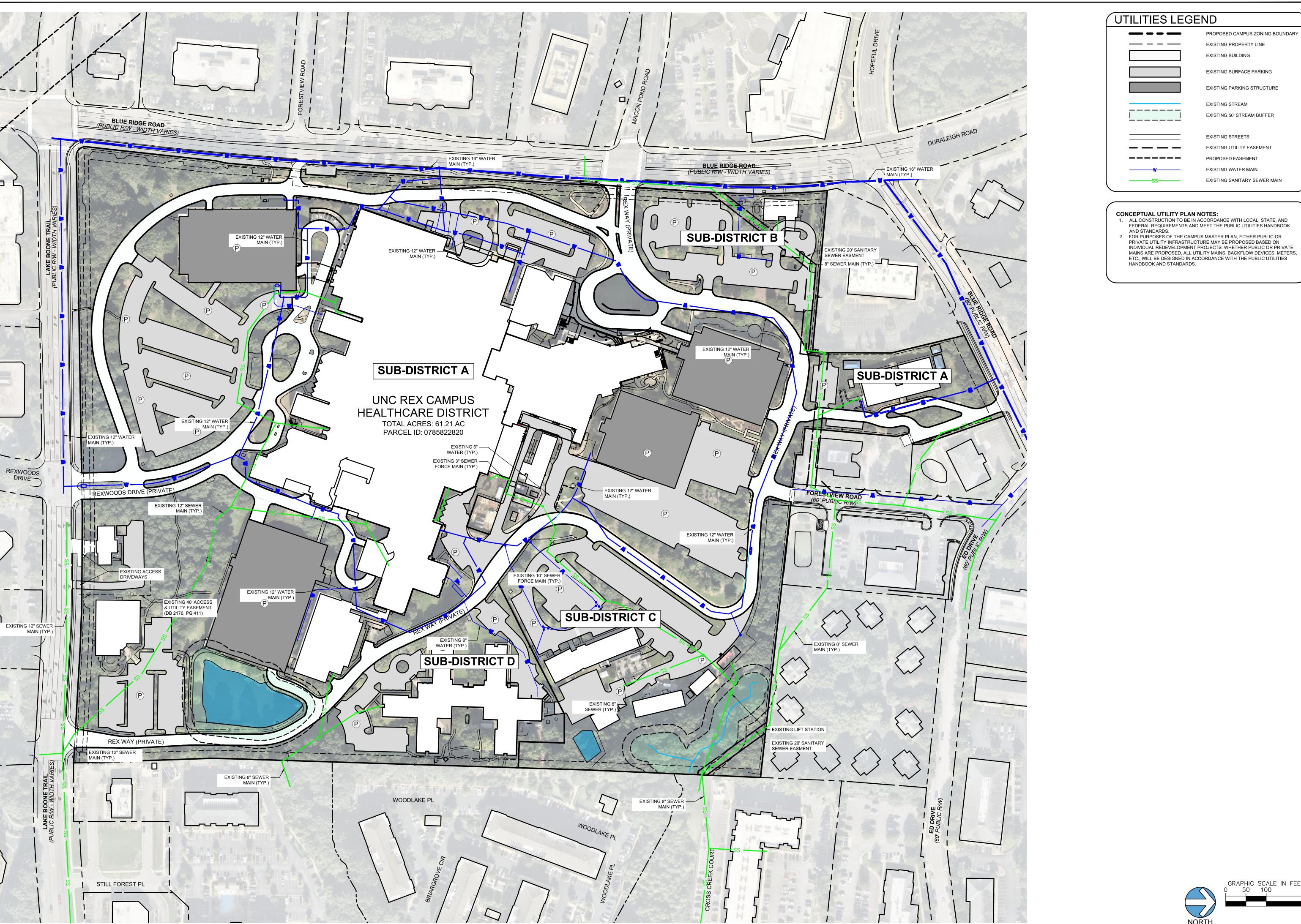
SUB-DISTRICT TREE CONSERVATION SUMMARY				
SUB-DISTRICT	TOTAL SUB-DISTRICT AREA (ACRES)	RELOCATED AND EXISTING TCA AREA	PERCENTAGE BASED ON TOTAL CAMPUS ACREAGE	
Α	46.92 AC	1.86 AC	3.04%	
В	2.84 AC	0 AC	0%	
С	7.05 AC	1.34 AC	2.19%	
D	4.40 AC	0.49 AC	0.93%	
TOTAL AREA PROVIDED		3.69 AC (6.03%)	•	



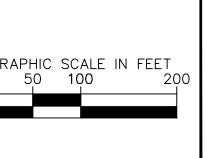
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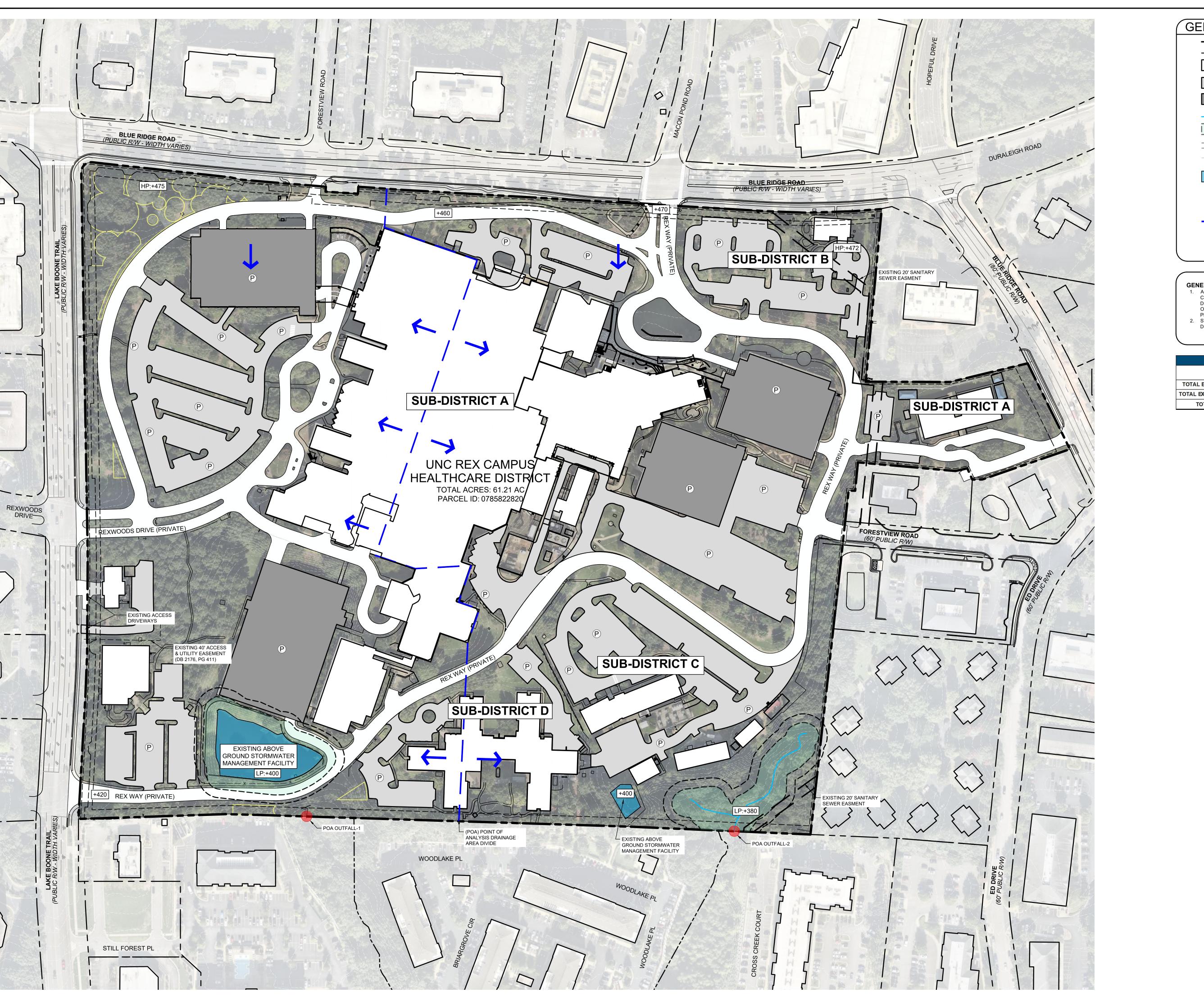
SHEET NUMBER MP-8.1

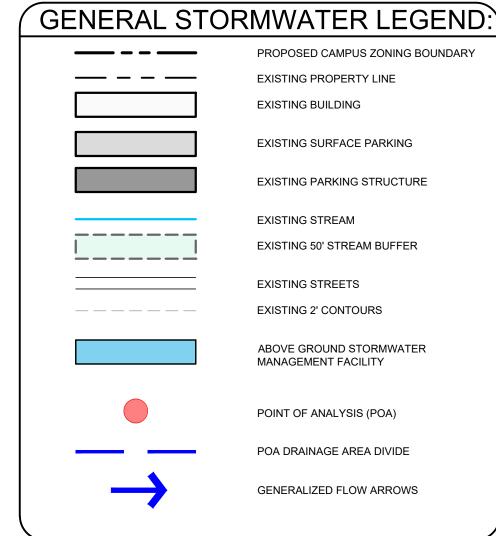






SHEET NUMBER MP-9





GENERAL STORMWATER NOTES:

1. ALL DEVELOPMENT WITHIN THE CAMPUS MASTER PLAN IS SUBJECT TO CITY AND STATE STORM WATER REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT PLANS ARE SUBMITTED AND WILL BE SUBJECT TO THE CITY OF RALEIGH REVIEW AND APPROVAL PROCEDURES IN EFFECT AT THE TIME PLANS ARE SUBMITTED.

2. STORWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.

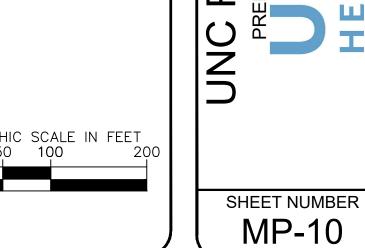
CAMPUS PERVIOUS / IMPERVIOUS AREA TABLE			
SUMMARY	AREA (ACRES)	CAMPUS PERCENTAGE	
TOTAL EXISTING PERVIOUS AREA	39.69 AC	64.83%	
TOTAL EXISTING IMPERVIOUS AREA	21.52 AC	35.17%	
TOTAL CAMPUS AREA	61.21 AC	100%	

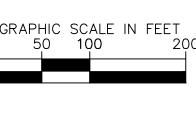


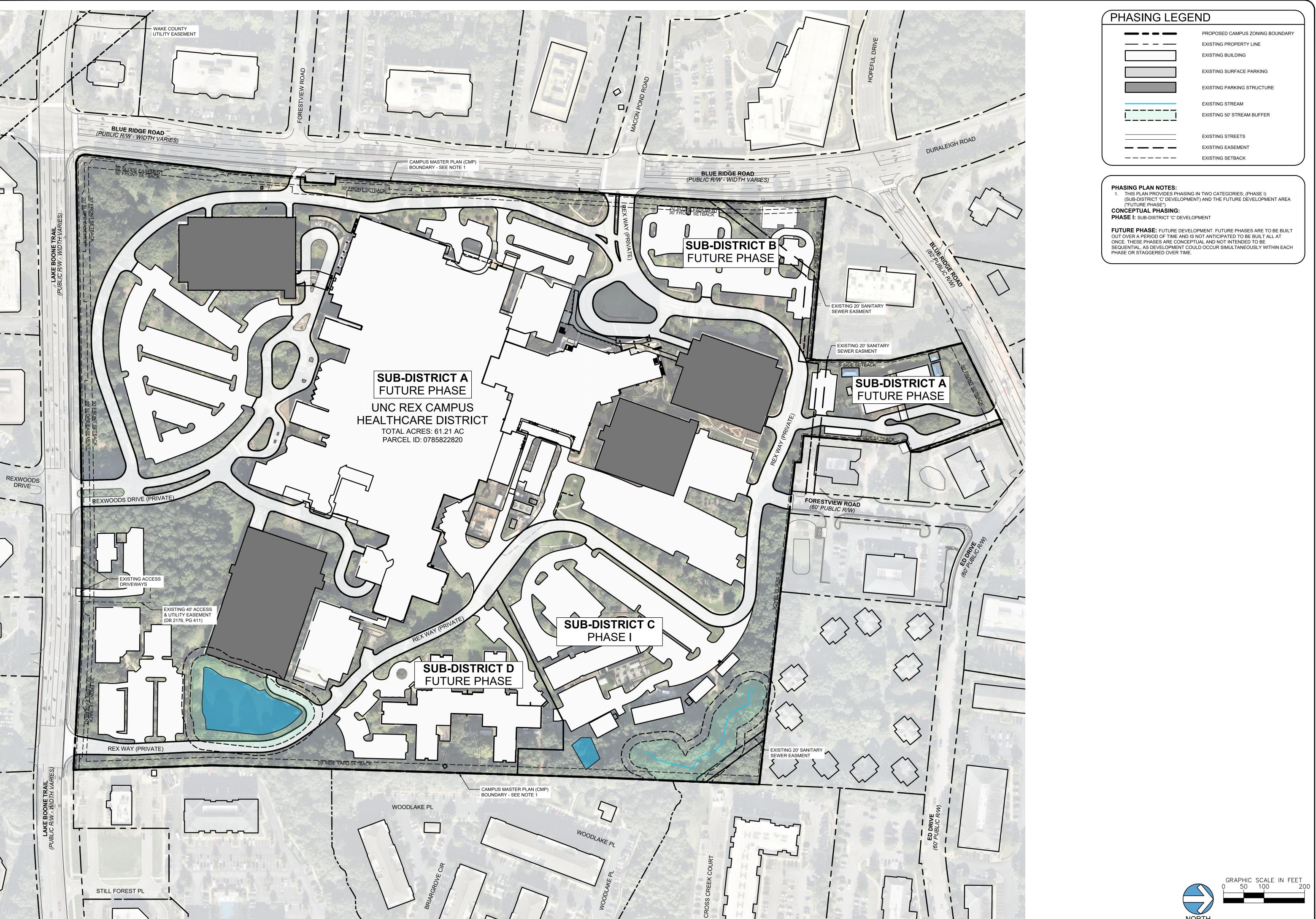


GENERALIZED STORMWATER



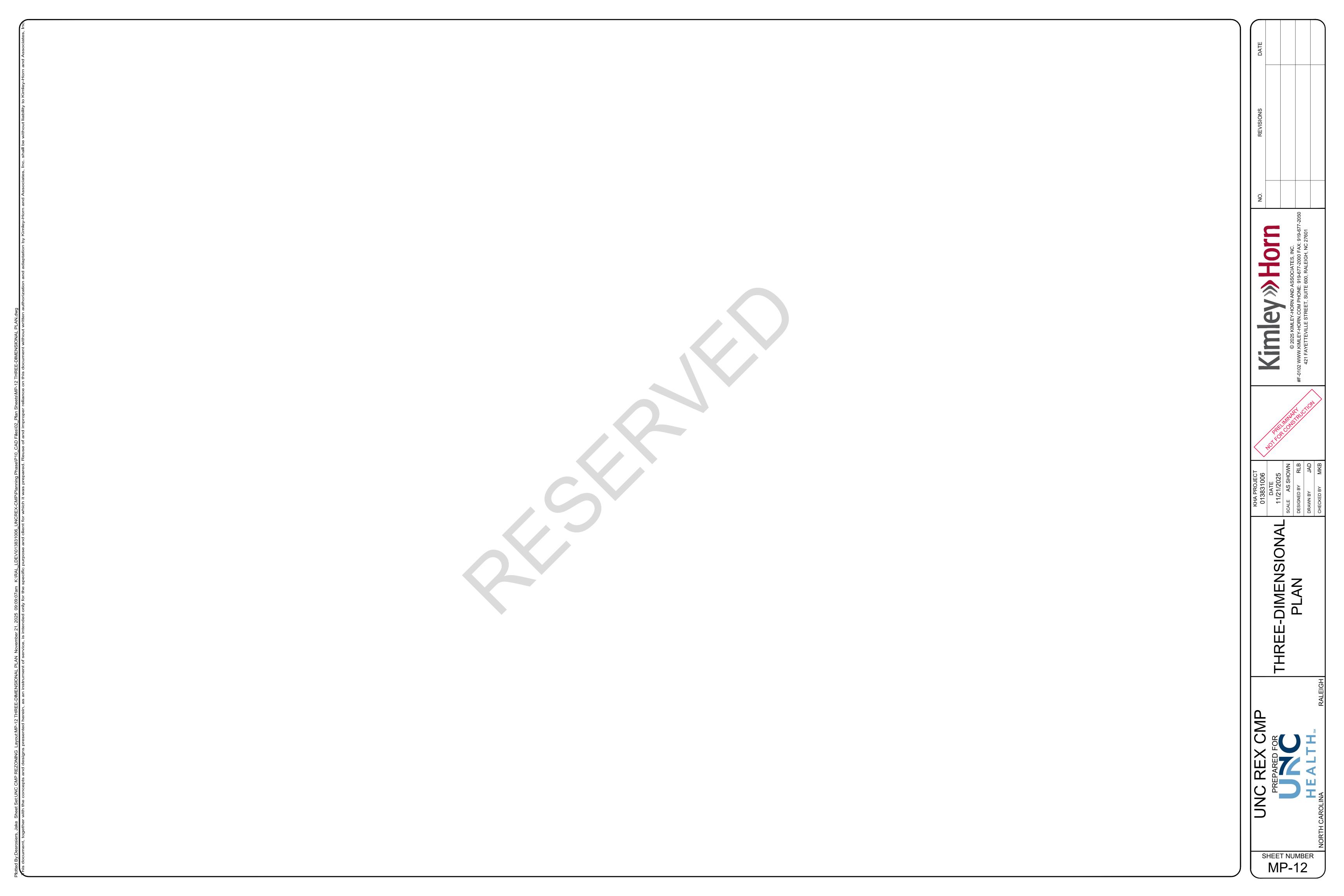


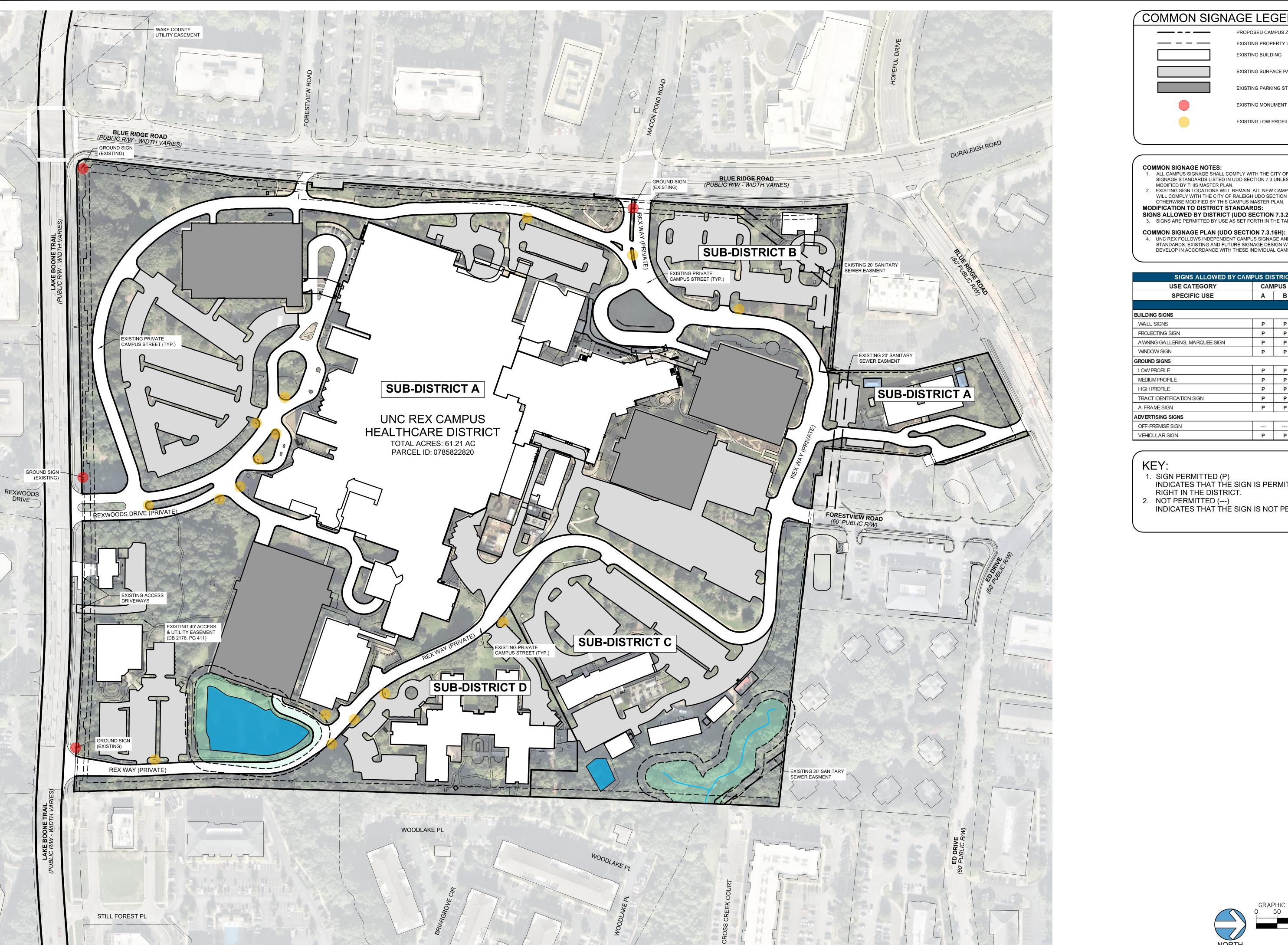


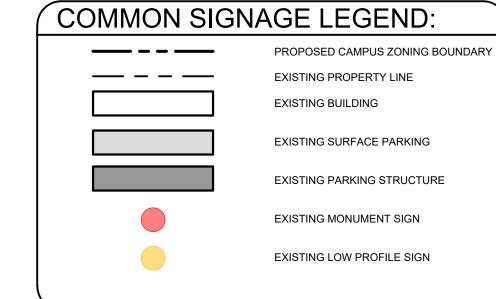


**PHASING** 

SHEET NUMBER MP-11







COMMON SIGNAGE NOTES:

1. ALL CAMPUS SIGNAGE SHALL COMPLY WITH THE CITY OF RALEIGH'S SIGNAGE STANDARDS LISTED IN UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS MASTER PLAN. 2. EXISTING SIGN LOCATIONS WILL REMAIN. ALL NEW CAMPUS SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS CAMPUS MASTER PLAN.

MODIFICATION TO DISTRICT STANDARDS:
SIGNS ALLOWED BY DISTRICT (UDO SECTION 7.3.2):
3. SIGNS ARE PERMITTED BY USE AS SET FORTH IN THE TABLE PROVIDED.

4. UNC REX FOLLOWS INDEPENDENT CAMPUS SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO DEVELOP IN ACCORDANCE WITH THESE INDIVIDUAL CAMPUS STANDARDS.

SIGNS ALLOWED BY CAMPUS DISTRICTS				
USE CATEGORY	CAN	CAMPUS SUB-DISTRICT		
SPECIFIC USE	Α	В	С	D
BUILDING SIGNS				
WALL SIGNS	Р	Р	Р	Р
PROJECTING SIGN	Р	Р	Р	Р
AWNING GALLERING, MARQUEE SIGN	Р	Р	Р	Р
WNDOW SIGN	Р	Р	Р	Р
GROUND SIGNS				
LOW PROFILE	Р	Р	Р	Р
MEDIUM PROFILE	Р	Р	Р	Р
HIGH PROFILE	Р	Р	Р	Р
TRACT IDENTIFICATION SIGN	Р	Р	Р	Р
A-FRAME SIGN	Р	Р	Р	Р
ADVERTISING SIGNS				
OFF-PREMISE SIGN				
VEHICULAR SIGN	Р	Р	Р	Р

1. SIGN PERMITTED (P)

INDICATES THAT THE SIGN IS PERMITTED BY RIGHT IN THE DISTRICT.

NOT PERMITTED (---)
 INDICATES THAT THE SIGN IS NOT PERMITTED.

COMMON SIGNAGE PLA



SHEET NUMBER MP-13

NORTH