

Rezoning Application and Checklist

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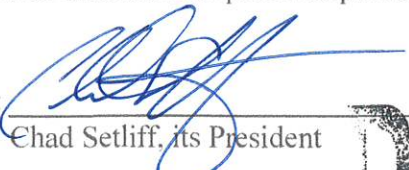
Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed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

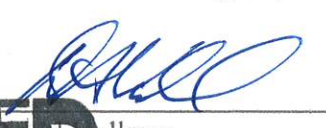
Rezoning Request				
Rezoning Type	☐ General use	☐ Conditional use	☒ Master plan	OFFICE USE ONLY Rezoning case #
	☐ Text change to zoning conditions			
Existing zoning base district: OX		Height: 12	Frontage: UL	Overlay(s): NA
Proposed zoning base district: CMP		Height: Varied	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-27B-2014				

General Information		
Date: 11/21/25	Date amended (1):	Date amended (2):
Property address: 2810 Blue Ridge Road, 4220 Lake Boone Trail, 4401 Lake Boone Trail		
Property PIN: 0785822820, 0785824031, 0785826556		
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 development applications only:	Total units: 0 dwelling units	Total square footage: 7,000,000 sf non-res
	Total parcels: 3	Total buildings: 20 maximum
Property owner name and address: See Exhibit A		
Property owner email: c/o Jamie Schwedler, jamieschwedler@parkerpoe.com		
Property owner phone: c/o Jamie Schwedler, (919) 835-4529		
Applicant name and address: Jamie Schwedler, 301 Fayetteville Street, Suite 1400, Raleigh, 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-profit corporation

University of North Carolina Health Care System,
a North Carolina state agency

By: 
Chad Setliff, its President

By: 
David Hollmer,
Vice President of Real Estate Development



Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 11/21/25	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-12-UL	Proposed zoning: CMP	

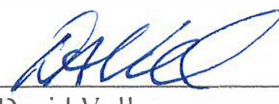
Narrative of Zoning Conditions Offered
All conditions as shown in corresponding Master Plan.

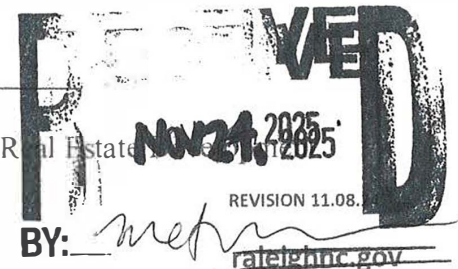
The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

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Vice President of Real Estate



Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case #
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See Master Plan sheet MP-00.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See Master Plan sheet MP-00.	

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

Urban Design Guidelines

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

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

Urban form designation: City Growth Center, Transit Emphasis Corridor, Frequent Transit Area

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

1

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

Response:

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

2

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

Response:

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

3

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

Response:

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

4

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

Response:

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

5

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

Response:

The applicant will work with transportation staff to ensure that there is adequate connectivity to the existing road and pedestrian amenities of the surrounding area.

6

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

Response:

The requested zoning will allow additional density and uses on the site, permitting vertical redevelopment to define streets and shared spaces.

7	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. Response: Appropriate pedestrian-friendly streetscapes will be incorporated at the site plan stage.
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: The location of buildings, parking, and service areas will be consistent with UDO standards, as applicable.
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: Open space areas will be provided in accordance with UDO requirements, as applicable, and master plan standards, and will be designed to ensure sufficient access and visibility.
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: Urban spaces will be provided as required by the UDO, as applicable.
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: The proposed CMP district would allow a mix of uses on the site.
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: Public open spaces shall be designed to ensure they are accessible and a desirable place to gather.
13	New public spaces should provide seating opportunities. Response: Public open spaces shall be designed to ensure they are accessible and a desirable place to gather.

14	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments. Response: Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage.
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: Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage. This hospital use has unique safety and layout needs that may dictate parking.
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 can make a significant improvement. Response: Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage.
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: There are several transit stops in close proximity to the site, including on Blue Ridge Road and Lake Boone Trail.
18	Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network. Response: Pedestrian connectivity will be provided as required by the UDO, as applicable.
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: Development in environmentally sensitive natural areas will adhere to federal, state, and local regulations and will minimize interventions.
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: New public and private streets will incorporate pedestrian facilities that are designed and scaled appropriately.

21	Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating. Response: Streets and driveways will be designed in accordance with UDO requirements, as applicable, at the site plan stage.
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: Street trees will be provided as required by the UDO, as applicable.
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: The requested zoning will allow additional uses and density which will permit vertical redevelopment to define adjacent streets and shared spaces.
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: Architectural elements will be designed at the site plan stage to be consistent with this policy.
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: Building design will be determined at the site plan stage in accordance with UDO standards, as applicable.
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: Sidewalks will be provided in accordance with UDO requirements, as applicable, to create a pedestrian-friendly environment.

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist 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.	☒	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☒	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☒	☐	☐	☐	☐
5. 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).	☐	☒	☐	☐	☐

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 Master Plan Checklist 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	☒	☐	☐	☐	☐

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 Trail (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.

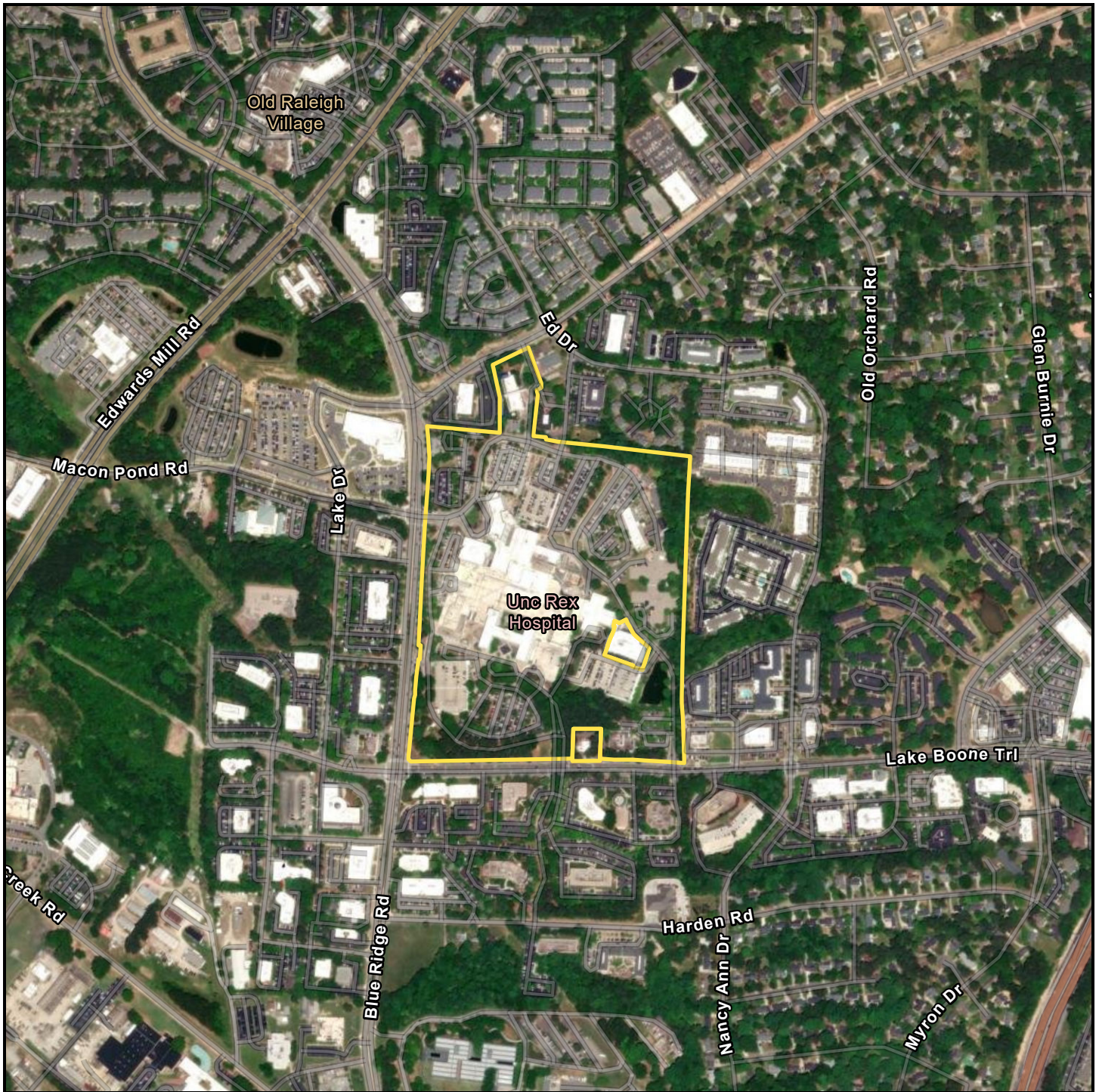
Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft 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 www.raleighnc.gov 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



0 400 800 1,600 ft
1 inch equals 800 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

SUMMARY OF ISSUES

A neighborhood meeting was held on November 19, 2025 (date) to discuss a potential rezoning located at 2810 Blue Ridge Rd, 4220 Lake Boone Trl, 4401 Lake Boone Trl (property address). The neighborhood meeting was held at 2800 Blue Ridge Road, Raleigh, NC (location). There were approximately 21 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of rezoning process and reason for request
Discussion of Campus Master Plan district and proposed subdistrict heights
Discussion of existing hospital buildings and adjacent hospital properties
Discussion of hospital long term planning and infrastructure
Discussion of parking onsite and in surrounding area
Discussion of traffic and transit in area
Discussion of noise related to hospital
Discussion of buffers and tree conservation area

ATTENDANCE ROSTER	
NAME	ADDRESS
Ann & John Alvi	3913 Bentley Brook Dr.
James & C. Beach Jr	408 Thompson Rd
Victoria Kling	3945 Stags Leap Circle
Jessica Terry	2831 Edridge Ct., Unit 102
Jon Edmond	555 S. Mangum Durham
Dudley & Sarah Gwaltney	3902 Stags Leap Circle
Clay Rightinger	4231 Woodlake Pl
Nick Mangus	3141 Hemlock Forest Cir.
Holly Cook/Jeff Hobart	3909 Bentley Meadow Ln.
April Keen	3601 Harden Rd.
Beatriz Martin	3724 Harden Rd.
Stuart Levin	3101 Doe Hill Raleigh
Gene Bressler	31156 Briar Stream Run
Cindy Holmes	3952 Stags Leap Circle, Raleigh 27612
Katie and Ellyas Kaplan-Seem	3904 Bentley Bridge Rd.
Larry Miller	510 Glenwood Ave.

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

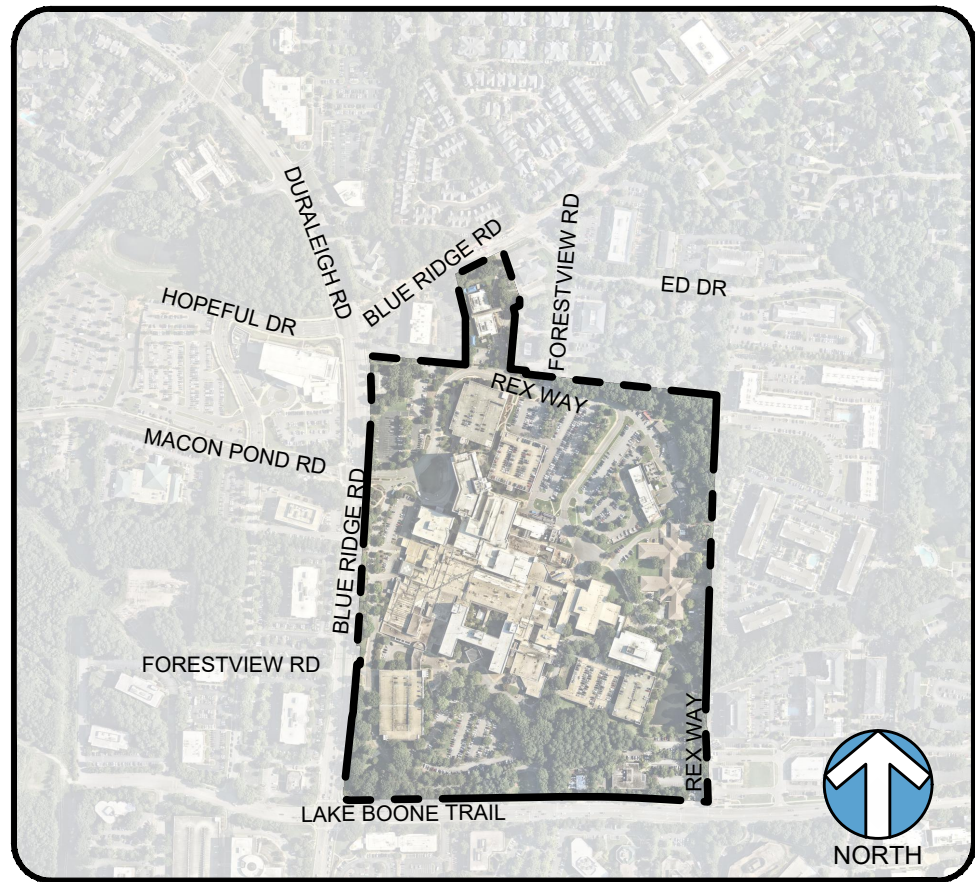
Parcel 3

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:

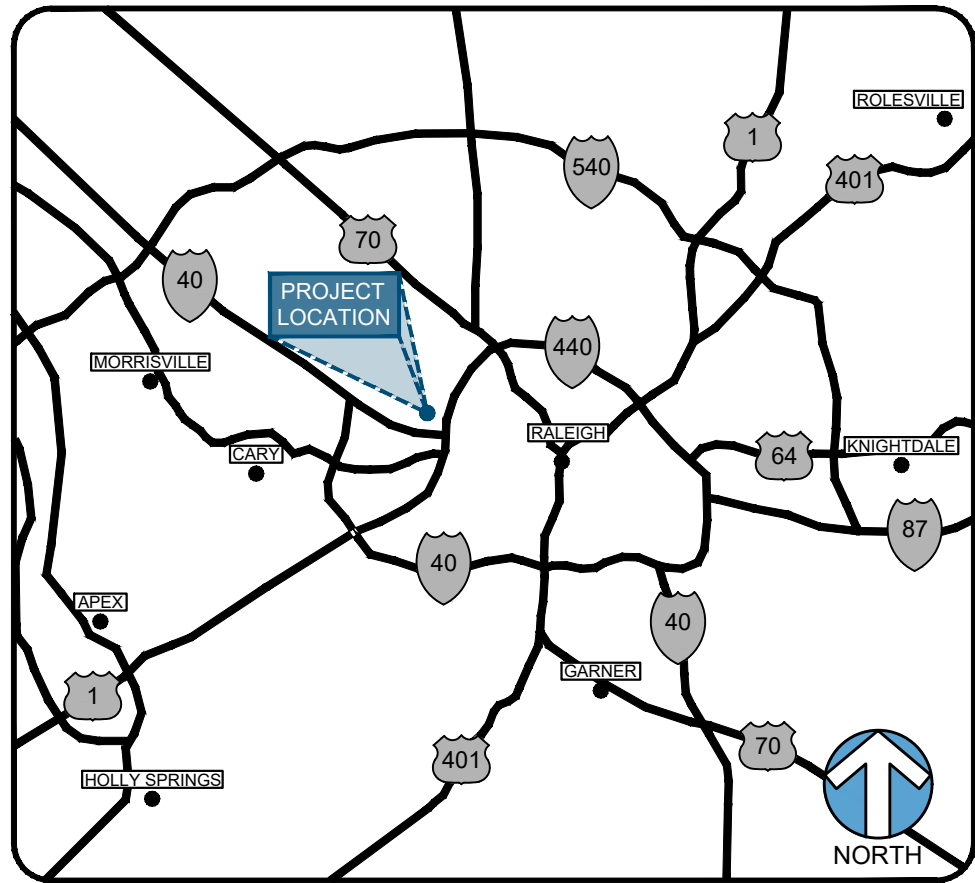
- MP-0 GENERAL POLICIES
- MP-1 EXISTING CONDITIONS MAP
- MP-2 GENERAL LAYOUT MAP
- MP-2.1 GENERAL TABLE OF USES
- MP-3 STREET AND BLOCK LAYOUT PLAN
- MP-4 DEVELOPMENT PLAN
- MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN
- MP-6 PARKING PLAN
- MP-7 CAMPUS GREEN SPACE PLAN
- MP-8 TREE CONSERVATION PLAN - EXISTING
- MP-8.1 PROPOSED TREE CONSERVATION PLAN
- MP-9 MAJOR UTILITIES PLAN
- MP-10 GENERALIZED STORMWATER PLAN
- MP-11 PHASING PLAN
- MP-12 THREE-DIMENSIONAL PLAN
- MP-13 COMMON SIGNAGE PLAN

PROJECT LOCATION MAP



SCALE: 1" = 800'

PROJECT LOCATION MAP



NOT TO SCALE

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



PREPARED BY:



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
EMAIL: RICHARD.BROWN@KIMLEY-HORN.COM

TRAFFIC/ CIVIL ENGINEER:
KIMLEY-HORN

421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: RICHARD ADAMS, PE
PHONE: (919) 906-7917
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

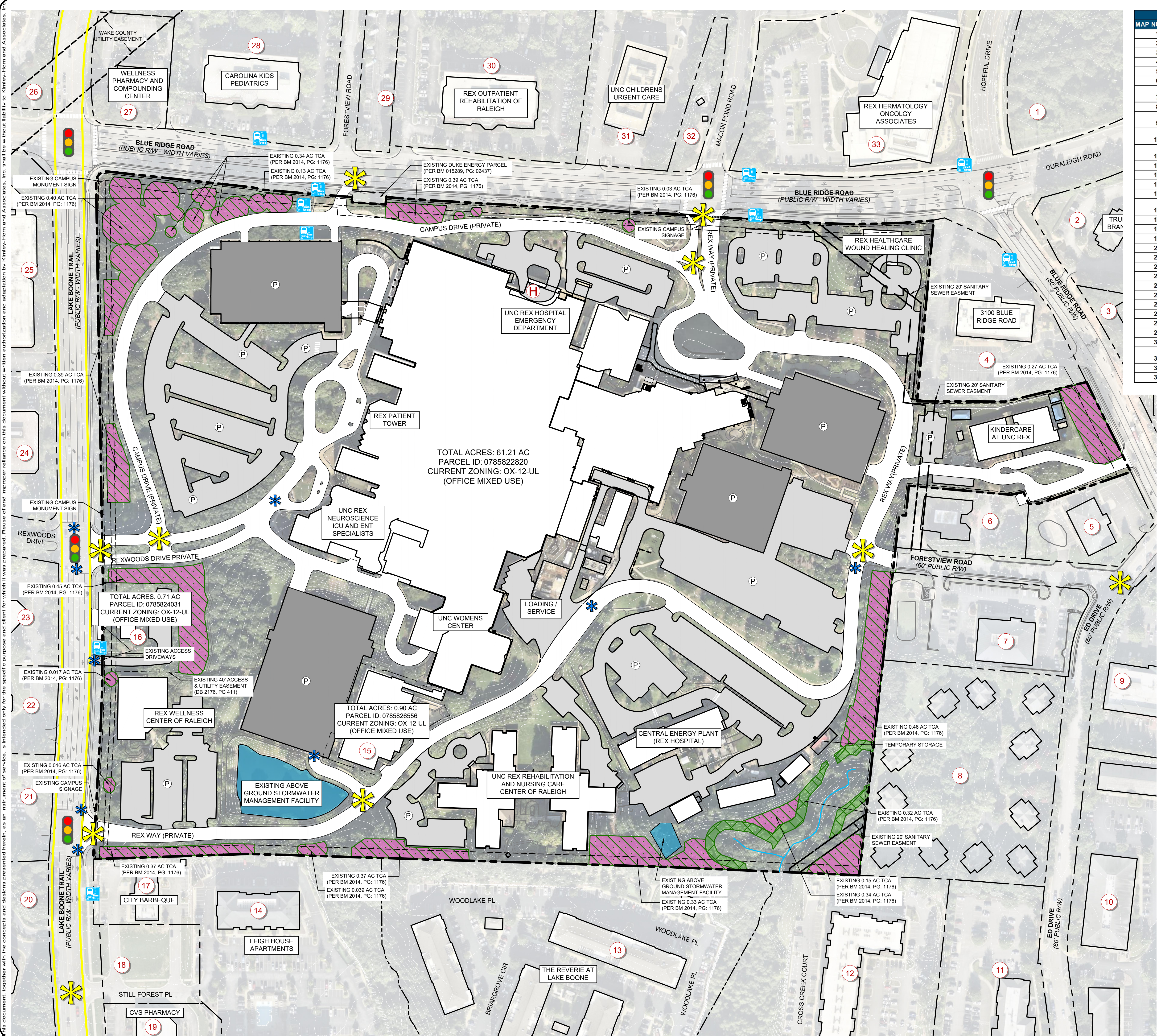
SUMMARY OF COMPLIANCE WITH APPLICABLE REQUIREMENTS OF UDO SECTION 4.1.1.E					
CODE SECTION	USE	YES	NO	N/A	SHEET
SEC. 4.1.1.E.1	COLLEGES AND UNIVERSITIES	-	-	X	-
	HOSPITALS	X	-	-	MP-2
SEC. 4.1.1.E.2	FLEXIBLE PLACEMENT OF BUILDINGS	X	-	-	MP-4
	UNIFIED TREATMENT OF SIGNS	X	-	-	MP-13
	OPEN SPACE	X	-	-	MP-7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

- 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.
- 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.
- 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.
- UNLESS OTHERWISE MODIFIED BY THE CMP, THE DISTRICT STANDARDS SHALL COMPLY WITH THE OFFICE MIXED-USE (OX) DISTRICT REQUIREMENTS, AS APPLICABLE.
- NO URBAN FRONTAGE REQUIREMENTS SHALL APPLY TO ANY PORTION OF THIS CAMPUS MASTER PLAN.

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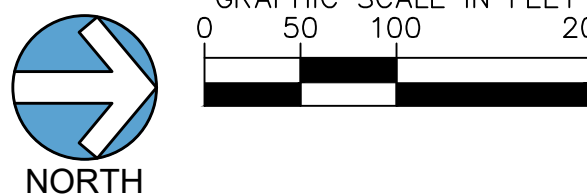
ADJOINING PROPERTY IDENTIFICATION INFORMATION			
MAP NUMBER	PROPERTY IDENTIFICATION NUMBER	DEED ACRES	PROPERTY OWNER
1	0785636900	20.48 AC	REX HOSPITAL INC
2	0785746114	1.60 AC	DURALEIGH COMMERCE I LLC
3	0785746205	0.59 AC	BURTON, ELIZABETH A
4	0785737887	2.36 AC	HTA-BLUE RIDGE, LLC
5	0785842120	0.92 AC	A & A BUILDING LLC
6	0785832824	0.85 AC	BLACK ROCK INVESTMENTS LLC
7	0785834859	1.89 AC	FORESTVIEW MEDICAL BUILDING CONDOMINIUM OWNERS ASS.
8	0785837863	4.46 AC	RIDGECROFT CONDOMINIUMS
9	0785846452	3.60 AC	REXVIEW MEDICAL PARTNERS LLC CONDOMINIUM
10	0785943146	6.41 AC	REXVIEW MEDICAL & PROFESSIONAL PARK CONDO ASSOC
11	0785933877	3.81 AC	ED DRIVE MEDICAL OFFICE CONDOS OWNERS ASSOC
12	0785933580	8.18 AC	TBR/CORO CROSS CREEK OWNER LLC
13	0785922964	9.98 AC	RALEIGH LAKE BOONE LLC
14	0785922368	5.93 AC	BEL LEIGH LIMITED PARTNERSHIP
15	0785826556	0.90 AC	REX HOSPITAL INC
16	0785824031	0.71 AC	UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM
17	0785920043	0.74 AC	WORLD TRADE PROPERTIES LLC
18	0785922003	0.87 AC	T&T LAKE BOONE LLC
19	0785924006	1.36 AC	HACHMANN LLC
20	0785912507	5.52 AC	SUMMIT AT LAKE BOONE LLC THE
21	0785818541	2.78 AC	EGMP 4201 LAKE BOONE TRAIL LLC
22	0785816689	1.37 AC	EGMP 4207 LAKE BOONE TRAIL LLC
23	0785814583	2.51 AC	EGMP 4301 LAKE BOONE TRAIL LLC
24	0785810774	2.31 AC	EGMP 4325 LAKE BOONE TRAIL LLC
25	0785717617	3.62 AC	BLUE RIDGE PROPERTY OWNER LLC
26	0785710619	4.61 AC	ATRIUM AT BLUE RIDGE LLC THE
27	0785712956	0.97 AC	MONTES RIDGE LLC
28	0785722175	3.09 AC	BRM PARTNERS LLC
29	0785722533	0.60 AC	BRM PARTNERS II LLC
30	0785722795	3.22 AC	BRM PARTNERS III LLC
31	0785732161	1.84 AC	UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM
32	0785732285	0.46 AC	REX HOSPITAL INC
33	0785732641	4.39 AC	REX HOSPITAL INC

EXISTING CONDITIONS LEGEND:

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- BUILDING
- SURFACE PARKING
- PARKING STRUCTURE
- STREAM
- 50' STREAM BUFFER
- STREETS
- UTILITY EASEMENT
- 2' CONTOURS
- ON-STREET BIKE LANE
- ACCESS EASEMENT
- EXISTING SETBACK
- PREVIOUSLY APPROVED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY APPROVED SECONDARY TREE CONSERVATION AREA (TCA)
- PUBLIC TRANSIT STOP
- STREET INTERSECTION
- PEDESTRIAN CROSSING
- SIGNALIZED INTERSECTION
- HELIPAD
- ABOVE GROUND STORMWATER MANAGEMENT FACILITY

EXISTING CONDITIONS NOTES:

- THE EXISTING 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.
- 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 EXISTING AREAS SCHEDULED FOR FUTURE REDEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.



DATE

NO.

REVISIONS

Kimley»Horn

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#F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

KHA PROJECT
013831006

DATE
11/21/2025

SCALE
AS SHOWN

DESIGNED BY
RJB

DRAWN BY
JAD

CHECKED BY
MKB

EXISTING
CONDITIONS MAP

UNC REX CMP
PREPARED FOR
UNC HEALTH
NORTH CAROLINA

RALEIGH

SHEET NUMBER
MP-1



	PROPOSED CAMPUS SUB-DISTRICT	(A)
	PROPOSED CAMPUS SUB-DISTRICT	(B)
	PROPOSED CAMPUS SUB-DISTRICT	(C)
	PROPOSED CAMPUS SUB-DISTRICT	(D)
	PROPOSED CAMPUS ZONING BOUNDARY	
	EXISTING PROPERTY LINE	
	EXISTING BUILDING	
	EXISTING SURFACE PARKING	
	EXISTING PARKING STRUCTURE	
	EXISTING STREAM	
	EXISTING 50' STREAM BUFFER	
	EXISTING STREETS	
	EXISTING EASEMENT	
	EXISTING SETBACK	
	EXISTING CAMPUS STREET (PRIVATE) TO REMAIN	
	EXISTING HELIPAD	
	EXISTING SIGNALIZED INTERSECTION	

THE CAMPUS BOUNDARIES SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARIES 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 DIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.

2. THE PROPOSED NEW STREET NETWORK ALIGNMENT AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGING PENDING FINAL DESIGN AND APPROVAL.
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 SECTION 4.8 - CAMPUS MASTER PLAN DISTRICT DESIGN CRITERIA AND STANDARDS, A SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
6. EXCEPT WHERE SPECIFICALLY DESIGNATED BY THIS CMP, THE CAMPUS DISTRICT SHALL BE DESIGNATED AS A CAMPUS DISTRICT. REFERENCES 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.

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

PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREET (MIN.)	10'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	3'
FROM REAR LOT LINE (MIN.)	3'

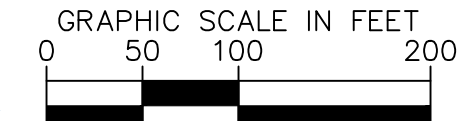
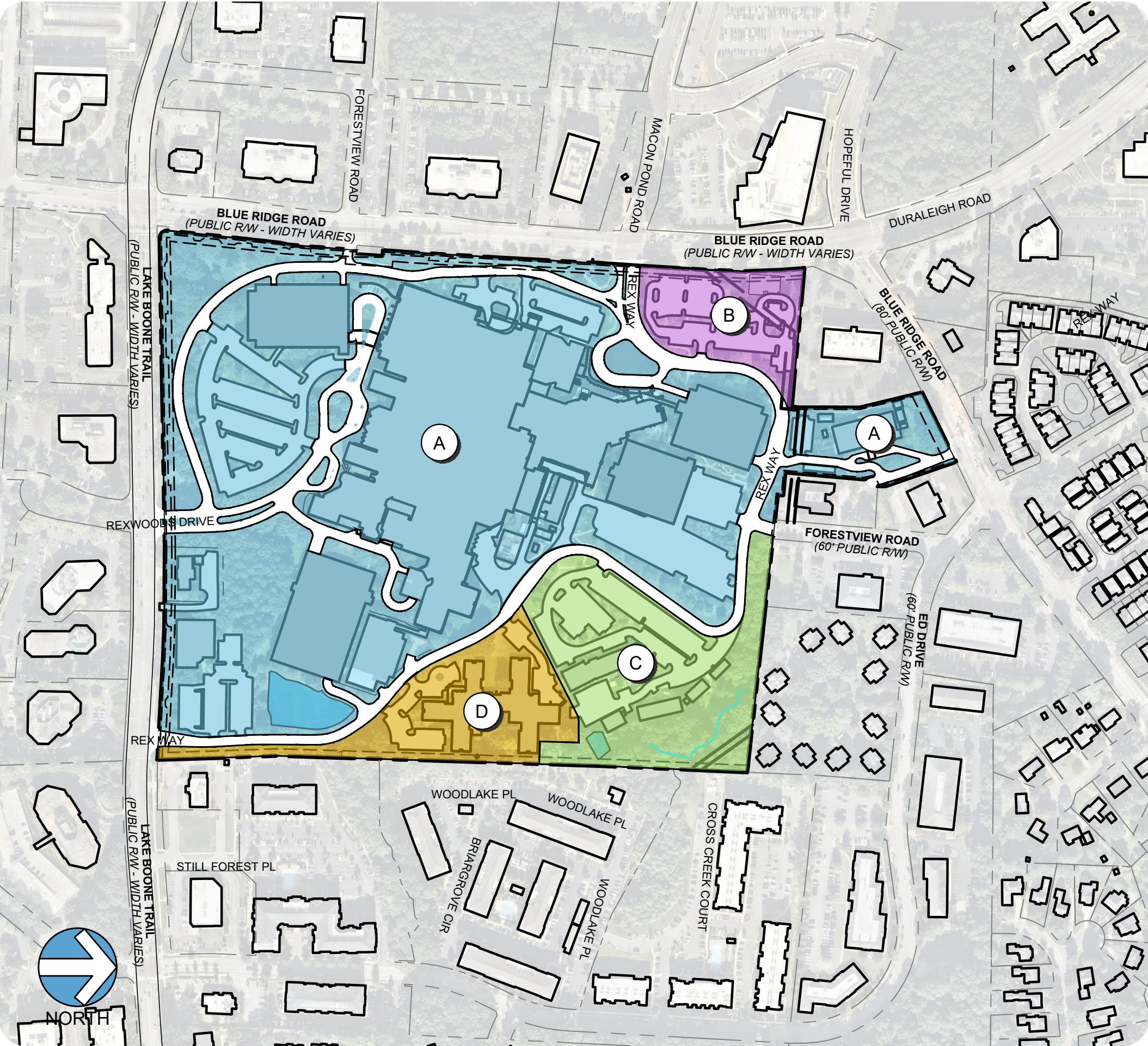


TABLE OF USES					
USE CATEGORY	CAMPUS SUB-DISTRICT				DEFINITION / USE STANDARDS
SPECIFIC USE	A	B	C	D	
RESIDENTIAL					
HOUSEHOLD LIVING AS LISTED BELOW:					SEC. 6.2.1.
MULTI UNIT SUPPORTIVE HOUSING RESIDENCE	-	-	-	-	
SUPPORTIVE HOUSING RESIDENCE	-	-	-	-	
GROUP LIVING AS LISTED BELOW:					SEC. 6.2.2.
CONGREGATE CARE	P	P	P	P	SEC. 6.2.2.C.
HOSPICE	P	P	P	P	SEC. 6.2.2.C.
CONTINUING CARE RETIREMENT COMMUNITY	P	P	P	P	SEC. 6.2.2.E
REST HOME	P	P	P	P	SEC. 6.2.2.F.
SOCIAL SERVICES AS LISTED BELOW:					SEC. 6.2.3.
EMERGENCY SHELTER TYPE A	P	P	P	P	SEC. 6.2.3.B.
EMERGENCY SHELTER TYPE B	P	P	P	P	SEC. 6.2.3.C.
SPECIAL CARE FACILITY	P	P	P	P	SEC. 6.2.3.D.
PUBLIC & INSTITUTIONAL					
CIVIC AS LISTED BELOW:					SEC. 6.3.1.
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	P	P	-	-	SEC. 6.3.1.C.
PARKS, COMMON GREEN SPACE AREA AND GREENWAYS	P	P	P	P	SEC. 6.3.2.
MINOR UTILITIES	P	P	P	P	SEC. 6.3.3.A.
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:			L		SEC. 6.3.3.B.
TELECOMMUNICATION TOWER: (<250 FT)	L	L	L	L	SEC. 6.3.3.C.
TELECOMMUNICATION TOWER: (>250 FT)	S	S	S	S	SEC. 6.3.3.D.
COMMERCIAL					
DAY CARE AS LISTED BELOW:					SEC. 6.4.1.
DAY CARE, HOME	P	P	P	P	SEC. 6.4.1.B.
DAY CARE CENTER	P	P	P	P	SEC. 6.4.1.C.
INDOOR RECREATION AS LISTED BELOW:					SEC. 6.4.2.
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM	P	P	P	P	SEC. 6.4.2.
HEALTH CLUB	P	P	P	P	SEC. 6.4.2.C.
SPORTS ACADEMY	P	P	P	P	SEC. 6.4.2.D.
MEDICAL	P	P	P	P	SEC. 6.4.3.
OFFICE	P	P	P	P	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)	P	P	P	P	SEC. 6.4.5.
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	-	-	-	-	
OVERNIGHT LODGING, AS LISTED BELOW:					
HOSPITALITY HOUSE	P	P	P	P	SEC. 6.4.6.C.
PARKING, AS LISTED BELOW:					SEC. 6.4.7.
PARKING FACILITY	P	P	P	P	SEC. 6.4.7.A.
PASSENGER TERMINAL, AS LISTED BELOW:					SEC. 6.4.8.
HELIPORT, SERVING HOSPITALS	P	P	P	P	SEC. 6.4.8.B.
HELIPORT, ALL OTHERS	P	P	P	P	SEC. 6.4.8.C.
PERSONAL SERVICE AS LISTED BELOW:					SEC. 6.4.9.
BEAUTY / HAIR SALON	P	P	P	P	SEC. 6.4.9.D.
COPY CENTER	P	P	P	P	SEC. 6.4.9.E
OPTOMETRIST	P	P	P	P	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	P	P	P	P	SEC. 6.5.4.
OPEN					
AGRICULTURE, EXCEPT AS LISTED BELOW:	-	-	-	-	
COMMUNITY GARDEN	P	-	-	-	SEC. 6.6.1.B.
COMMUNITY GARDEN (ON SITE SALES)	P	-	-	-	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 SPECIAL USE (SEE RIGHT-HAND COLUMN FOR DEFINITIONS OF SPECIAL 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

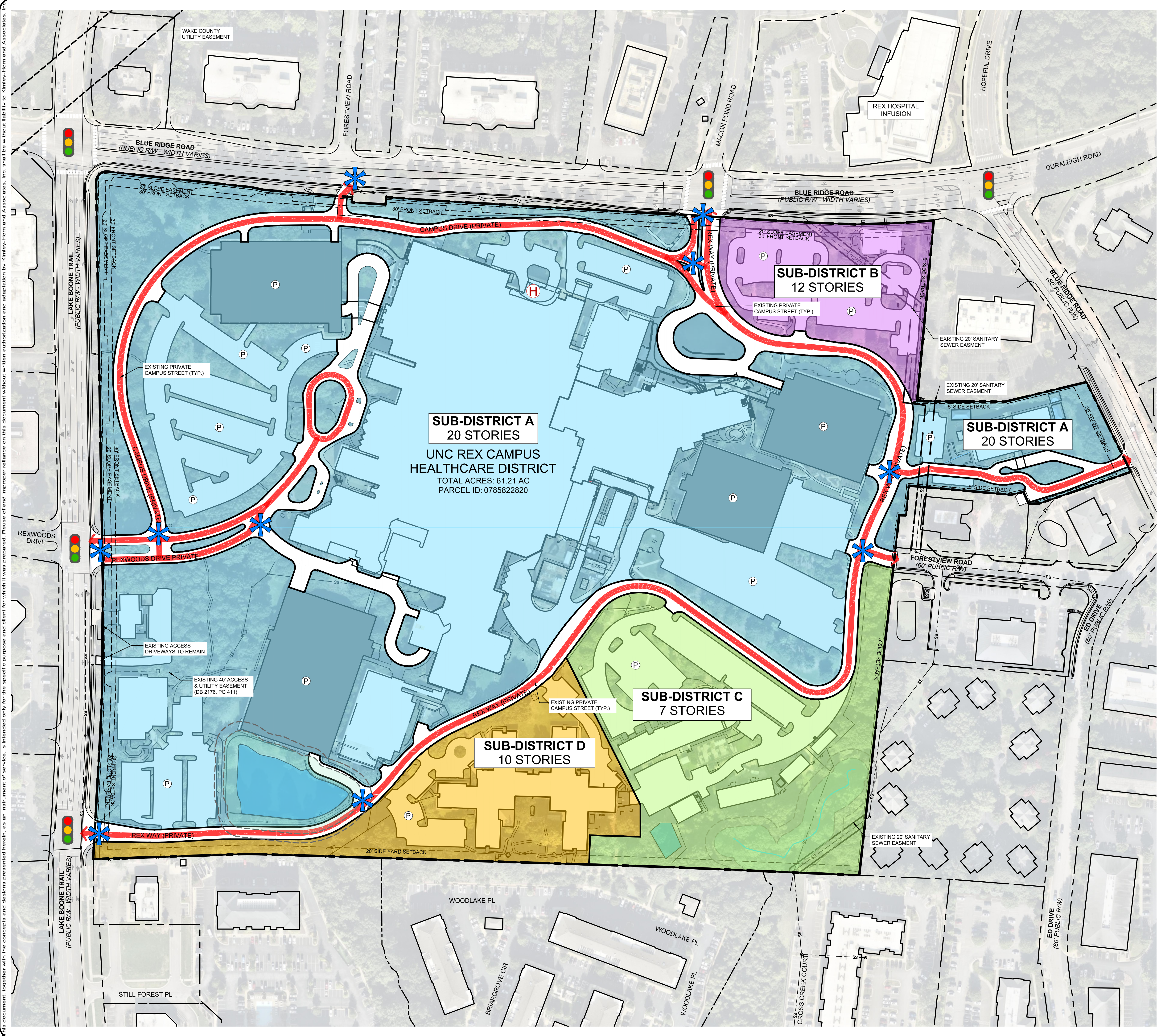
SCALE: 1" = 300'

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		UNC REX CMP PREPARED FOR UNC HEALTH SM NORTH CAROLINA		GENERAL TABLE OF USES		KHA PROJECT 013831006 DATE 11/21/2025 SCALE AS SHOWN DESIGNED BY RLB DRAWN BY JAD CHECKED BY MKB		PRELIMINARY NOT FOR CONSTRUCTION		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601		NO.		REVISIONS		DATE	
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Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-3 STREET AND BLOCK LAYOUT PLAN November 21, 2025 07:33:15am K:\RAL_LDEV\013831006_UNCREX-CMP\Planning Phase\P10_CAD Files\02_Plan Sheets\MP-3 STREET AND BLOCK LAYOUT PLAN.dwg
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STREET/BLOCK LAYOUT LEGEND:

[Blue Box]	PROPOSED CAMPUS SUB-DISTRICT (A)
[Purple Box]	PROPOSED CAMPUS SUB-DISTRICT (B)
[Green Box]	PROPOSED CAMPUS SUB-DISTRICT (C)
[Yellow Box]	PROPOSED CAMPUS SUB-DISTRICT (D)
[Dashed Line]	PROPOSED CAMPUS ZONING BOUNDARY
[Thin Solid Line]	EXISTING PROPERTY LINE
[Thick Solid Line]	EXISTING BUILDING
[Grey Box]	EXISTING SURFACE PARKING
[Dark Grey Box]	EXISTING PARKING STRUCTURE
[Blue Line]	EXISTING STREAM
[Green Line]	EXISTING 50' STREAM BUFFER
[Thin Solid Line]	EXISTING STREETS
[Dashed Line]	EXISTING EASEMENT
[Dashed Line]	EXISTING SETBACK
[Red Line]	EXISTING CAMPUS STREET (PRIVATE) TO REMAIN
[Blue Star]	EXISTING STREET INTERSECTION
[Red Star]	EXISTING HELIPAD
[Traffic Light]	EXISTING SIGNALIZED INTERSECTION

GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:

- 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.
- ANY EXISTING, PROPOSED OR RE-ALIGNED STREETS WITHIN THE CAMPUS DISTRICT BOUNDARY SHALL BE PRIVATE.
- NO PUBLIC STREET SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
- 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.
- 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):

- 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):

- 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.
- 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:

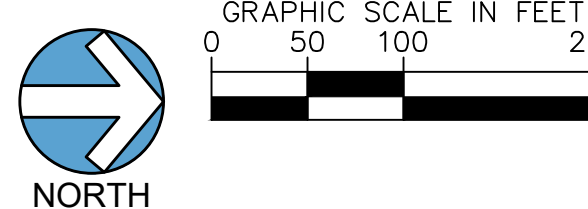
- OUTDOOR DISPLAY/STORAGE (UDO SECTIONS 7.2.2)
- ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. EXCEPT WHERE VISIBLE FROM BLUE RIDGE ROAD OR LAKE BOONE TRAIL, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.

CAMPUS SUB-DISTRICT SUMMARY		
SUB-DISTRICT	AREA (ACRES)	MAX. STORIES
A	46.92 AC	20 STORIES
B	2.84 AC	12 STORIES
C	7.05 AC	7 STORIES
D	4.40 AC	10 STORIES

LOT DIMENSIONS 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 STREET (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 STREET (MIN.)	10'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	3'
FROM REAR LOT LINE (MIN.)	3'



UNC REX CMP
PREPARED FOR
UNC HEALTH
NORTH CAROLINA

STREET AND BLOCK
LAYOUT PLAN

RALEIGH

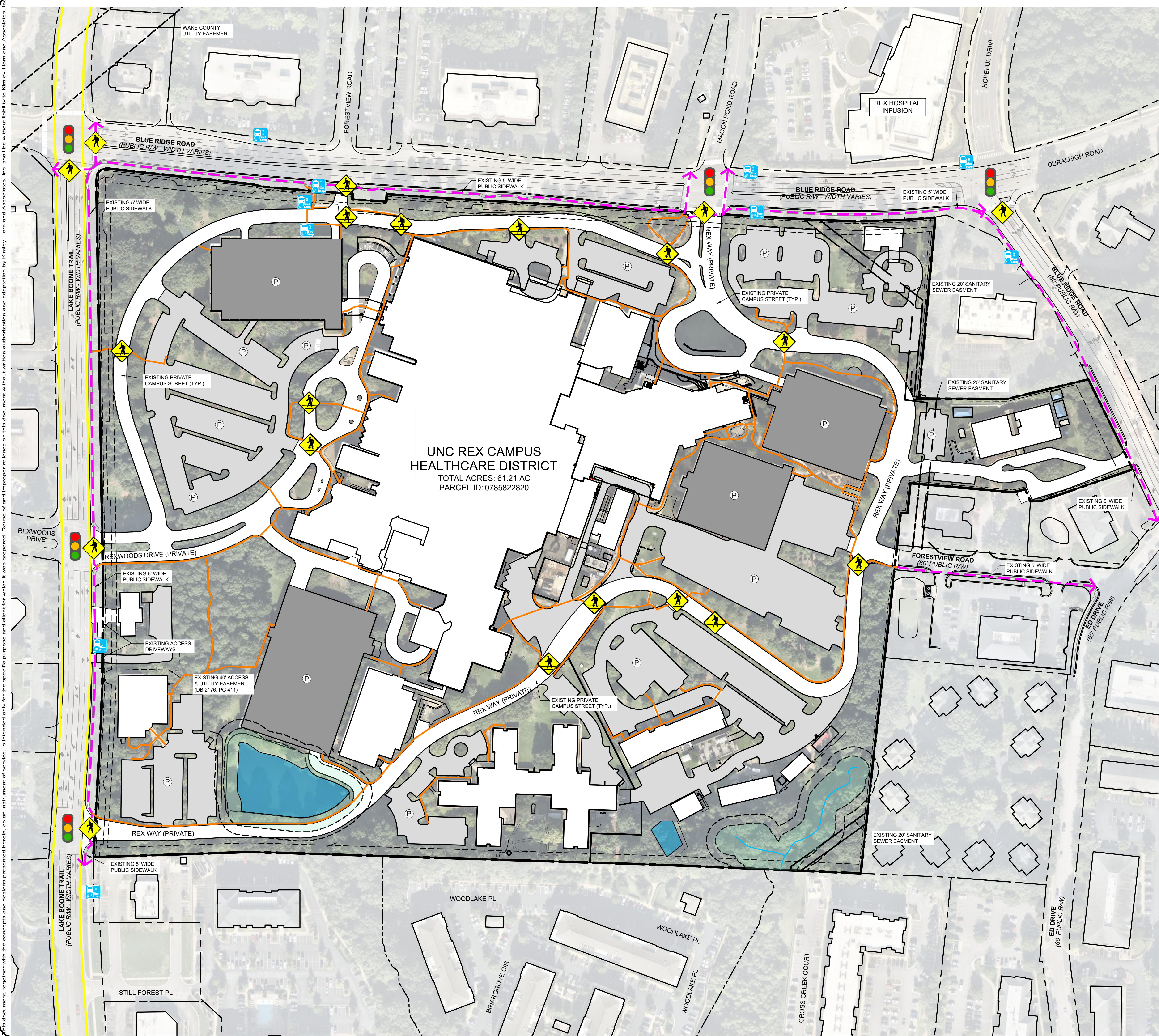
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421 FAVETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601

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AS SHOWN
DESIGNED BY
RJB
DRAWN BY
JAD
CHECKED BY
MKB

DATE
NO.
REVISIONS

SHEET NUMBER
MP-3

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN November 21, 2025 11:58:04am K:\RAL_LDEV\013831008_UNCREX-CMP\Planning Phase\10_CAD Files\02_Plan Sheets\MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN.dwg
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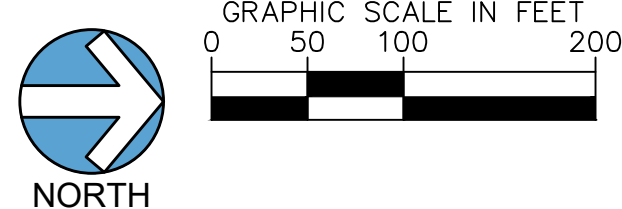


PEDESTRIAN CIRCULATION LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING PUBLIC SIDEWALKS
- EXISTING CAMPUS SIDEWALKS
- EXISTING ON-STREET BIKE LANE
- PEDESTRIAN CROSSWALK/CAMPUS CONNECTION
- PEDESTRIAN CROSSWALK / CAMPUS CONNECTION
- EXISTING PUBLIC TRANSIT STOP
- EXISTING SIGNALIZED INTERSECTION

- MODIFICATIONS TO DISTRICT STANDARDS:**
STREETS & BLOCKS (UDO SECTION 8.3):
- 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.
 - THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HEREBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.
 - PARCELS WITHIN THE CAMPUS BOUNDARY SHALL BE EXEMPT FROM THE GREENWAY CONNECTION REQUIREMENTS OF UDO SECTION 8.3.4(D).

- PEDESTRIAN CIRCULATION NOTES:**
- PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
 - ALL EXISTING TRANSIT LOCATIONS MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF UNC REX ON ANY EXISTING OR PROPOSED PRIVATE STREET OR PRIVATE ACCESSWAY WITHIN THE CAMPUS.
 - 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.
 - EXCEPT WHERE MODIFIED BY THIS MASTER PLAN, WHERE APPLICABLE, ROAD AND PEDESTRIAN IMPROVEMENTS WILL COMPLY WITH UDO SECTION 8.5.5.



UNC REX CMP
PREPARED FOR
UNC
HEALTH
NORTH CAROLINA

BIKE AND
PEDESTRIAN
CIRCULATION PLAN

RALEIGH

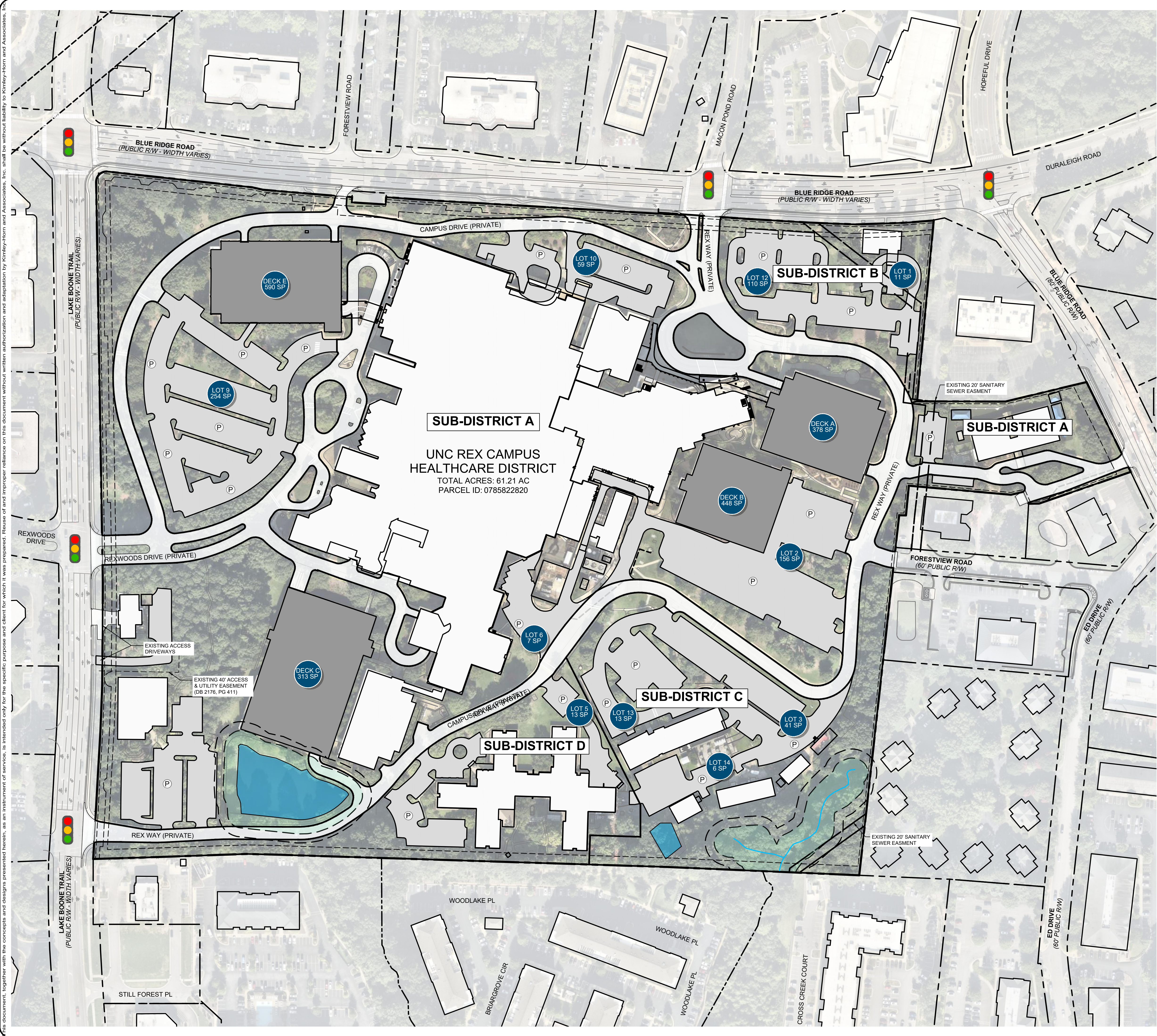
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KHA PROJECT	013831006	DATE	11/21/2025	SCALE	AS SHOWN	DESIGNED BY	RLB	DRAWN BY	JAD	CHECKED BY	MKB
NO.		REVISONS		DATE							

SHEET NUMBER
MP-5

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-6 PARKING PLAN November 21, 2025 09:05:48am K:\RAL_LDE\013831006 UNC-REX-CMP-Planning Phase\10 CAD Files\02 Plan Sheets\MP-6 PARKING PLAN.dwg
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PARKING LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- (P) EXISTING SURFACE PARKING
- (P) EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING SIGNALIZED INTERSECTION

MODIFICATIONS TO DISTRICT STANDARDS:

PARKING AND LOADING (UDO SECTION 7.1):

- UNC REX CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER THE CMP.
- REMOTE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE UNC REX CMP.
- EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE CAMPUS BOUNDARY.
- NO MAXIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.
- NO MINIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.

PARKING NOTES:

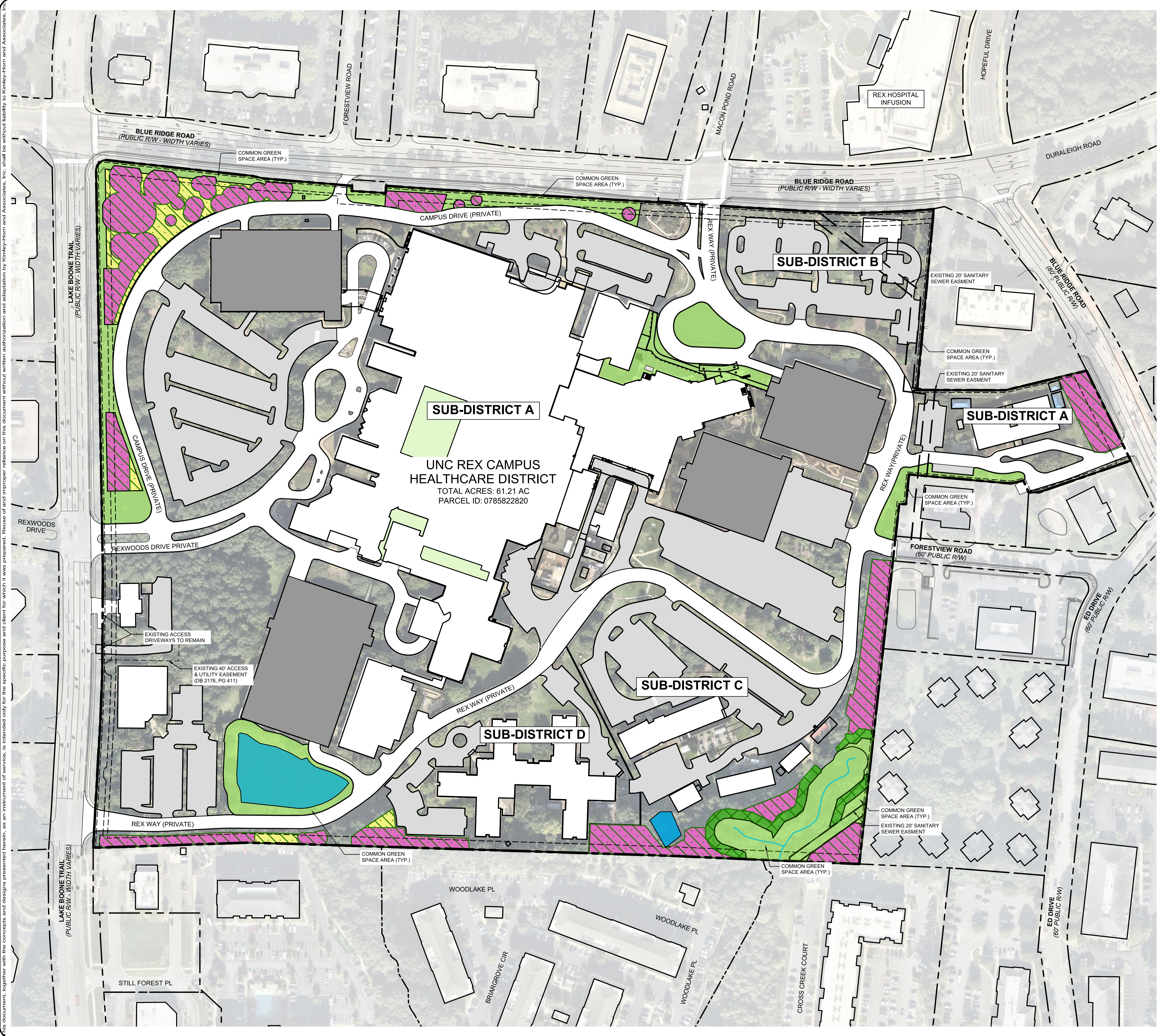
- EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS AND PARKING STRUCTURES.
- PARKING IS CONCEPTUAL AND MAY BE MODIFIED AT SITE PLAN WITHOUT AN AMENDMENT TO THIS MASTER PLAN.

EXISTING SUMMARY 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
EXISTING PARKING SUMMARY TOTAL	
SURFACE PARKING:	670 SPACES
STRUCTURED PARKING:	1,729 SPACES
TOTAL PARKING ON CAM PUS:	2,399 SPACES

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-7 CAMPUS GREEN SPACE PLAN November 21, 2025 12:28:55pm K:\RAL_LDEV\013831006 UNC-REX-CMP-Planning Phase\PT0_CAD Files\02_Plan Sheets\MP-7 CAMPUS GREEN SPACE PLAN.dwg
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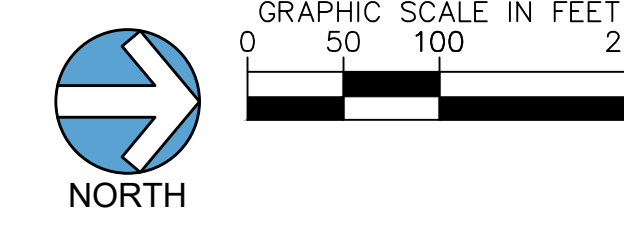


CAMPUS GREEN SPACE LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- CAMPUS GREEN SPACE AREA
- PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY RECORDED SECONDARY TREE CONSERVATION AREA
- RELOCATED TREE CONSERVATION AREA SEE SHEET MP-8.1

PROPOSED COMMON 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
A	3.59 AC
B	0 AC
C	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.
 - THE FOLLOWING USES ARE PROHIBITED WITHIN A DESIGNATED CAMPUS GREEN SPACE AREA:
 - PRINCIPAL BUILDINGS
 - PARKING
 - STREET/ALLEY
 - PROTECTIVE YARDS ARE NOT MODIFIED BY THIS PROVISION.
- SPECIAL CLARIFICATIONS - CAMPUS GREEN SPACE AREA:**
- 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.
 - 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).
 - 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 SUB-DISTRICT.
 - 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.)
 - PUBLIC AND/OR PRIVATE UTILITIES WILL BE ALLOWED WITHIN CAMPUS GREEN SPACE AREAS, AS NECESSARY.
 - 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.



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UNC REX CMP

PREPARED FOR

UNC HEALTH

NORTH CAROLINA

CAMPUS GREEN SPACE PLAN

MP-7

REVISIONS

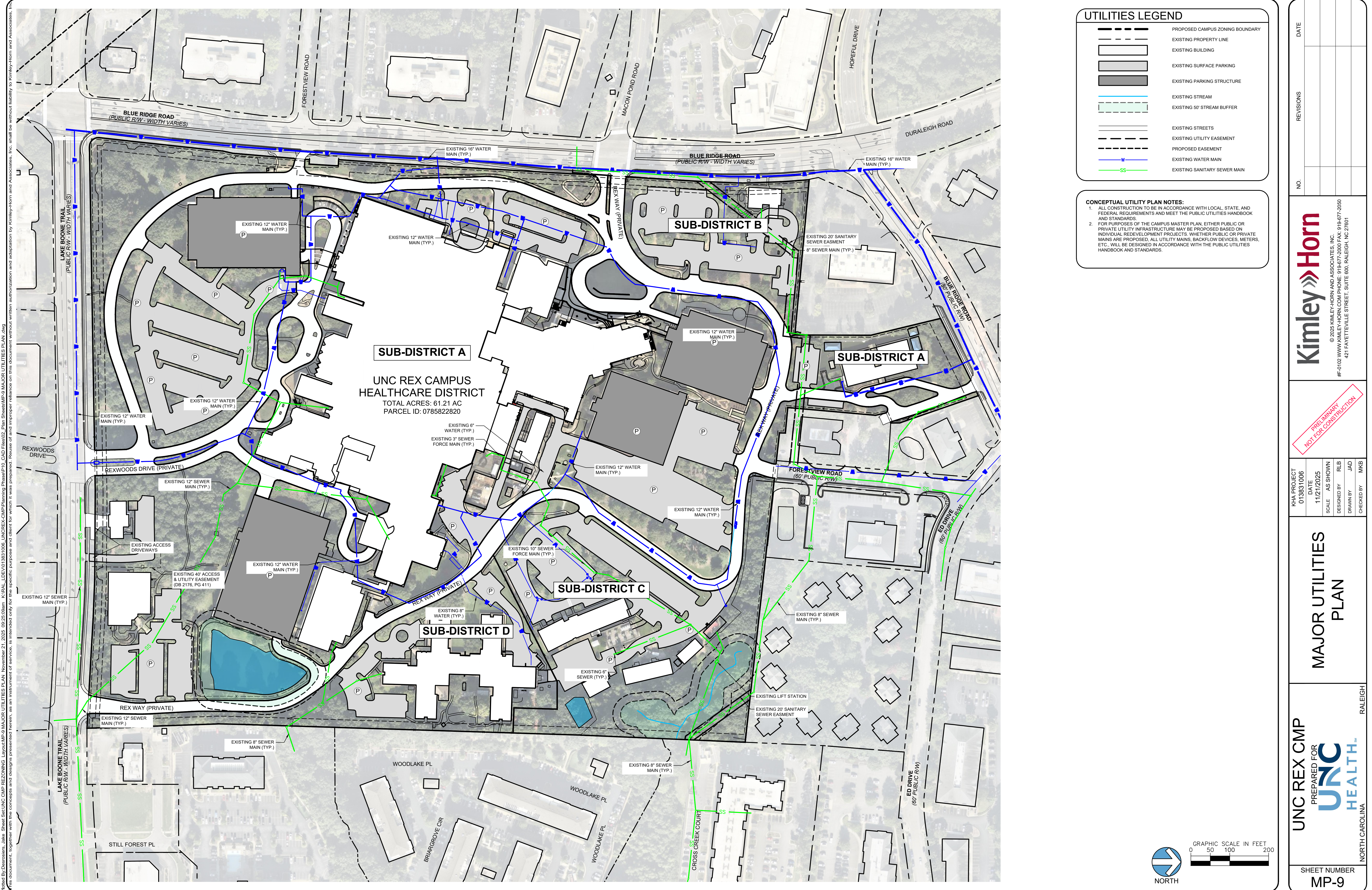
NO.	DATE	REVISIONS

PROJECT INFORMATION

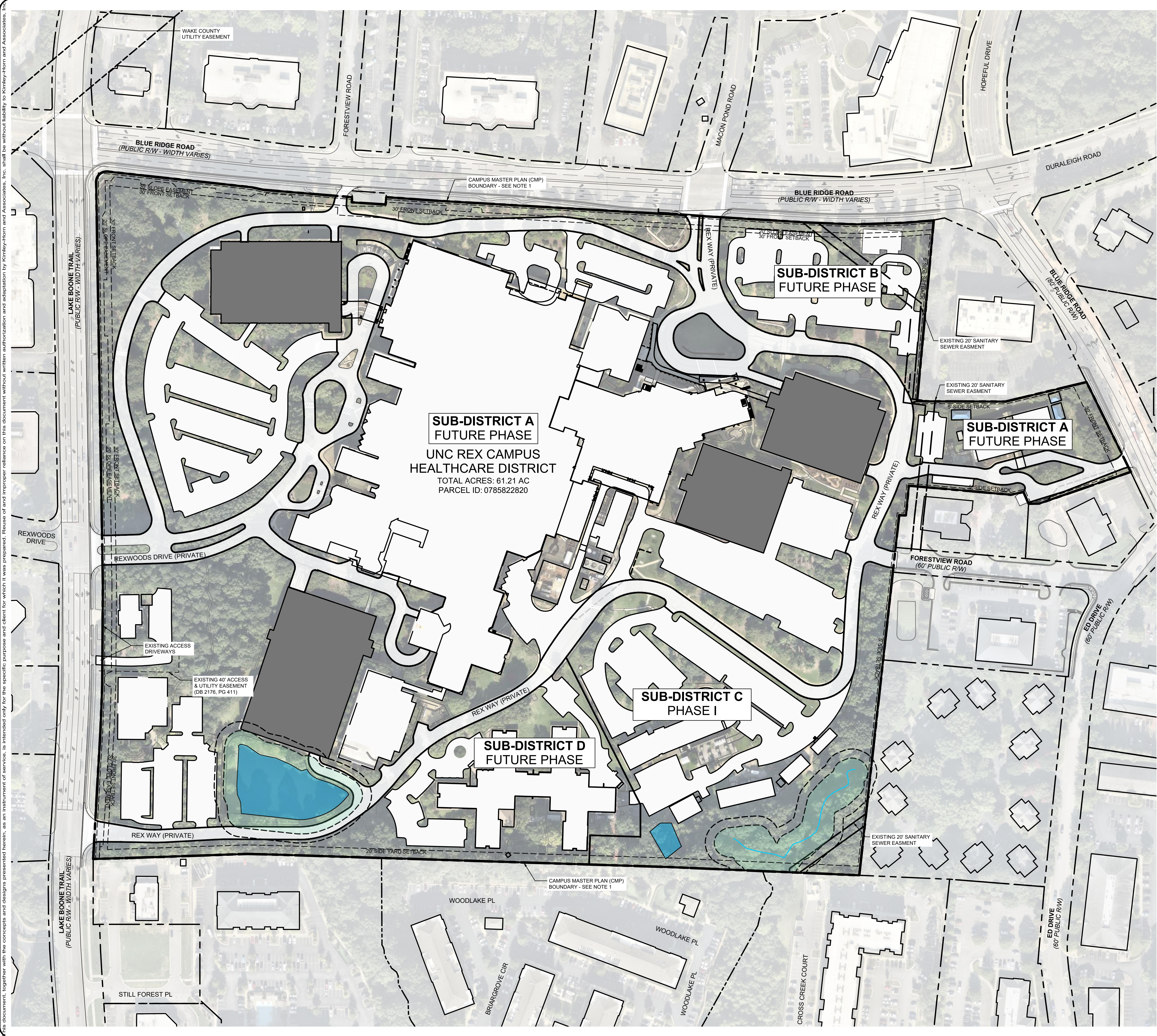
PROJECT NO.	DATE	SCALE	AS SHOWN	DESIGNED BY	RLB	DRAWN BY	JAD	CHECKED BY	MMB
013831006	11/21/2025	1"=50'							

UNC REX CMP

MP-7



Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-11 PHASING PLAN November 21, 2025 12:36:53pm K:\RAL_LDEV\013831006 UNC-REX-CMP-Planning Phase P-10_CAD Files\02_Plan Sheets\MP-11 PHASING PLAN.dwg
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PHASING LEGEND

PROPOSED CAMPUS ZONING BOUNDARY

EXISTING PROPERTY LINE

EXISTING BUILDING

EXISTING SURFACE PARKING

EXISTING PARKING STRUCTURE

EXISTING STREAM

EXISTING 50' STREAM BUFFER

EXISTING STREETS

EXISTING EASEMENT

EXISTING SETBACK

PHASING PLAN NOTES:

1. THIS PLAN PROVIDES PHASING IN TWO CATEGORIES: (PHASE I) (SUB-DISTRICT 'C' DEVELOPMENT) AND THE FUTURE DEVELOPMENT AREA ('FUTURE PHASE').

CONCEPTUAL PHASING:

PHASE I: SUB-DISTRICT 'C' DEVELOPMENT

FUTURE PHASE: FUTURE DEVELOPMENT. FUTURE PHASES ARE TO BE BUILT OUT OVER A PERIOD OF TIME AND IS NOT ANTICIPATED TO BE BUILT ALL AT ONCE. THESE PHASES ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL. AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH PHASE OR STAGGERED OVER TIME.

NORTH

GRAPHIC SCALE IN FEET

0

50

100

200

UNC REX CMP

PREPARED FOR

UNC HEALTH

NORTH CAROLINA

PHASING PLAN

KHA PROJECT

013831006

DATE

11/21/2025

SCALE

AS SHOWN

DESIGNED BY

RLB

DRAWN BY

JAD

CHECKED BY

MLB

Kimley»Horn

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NO.

DATE

REVISIONS

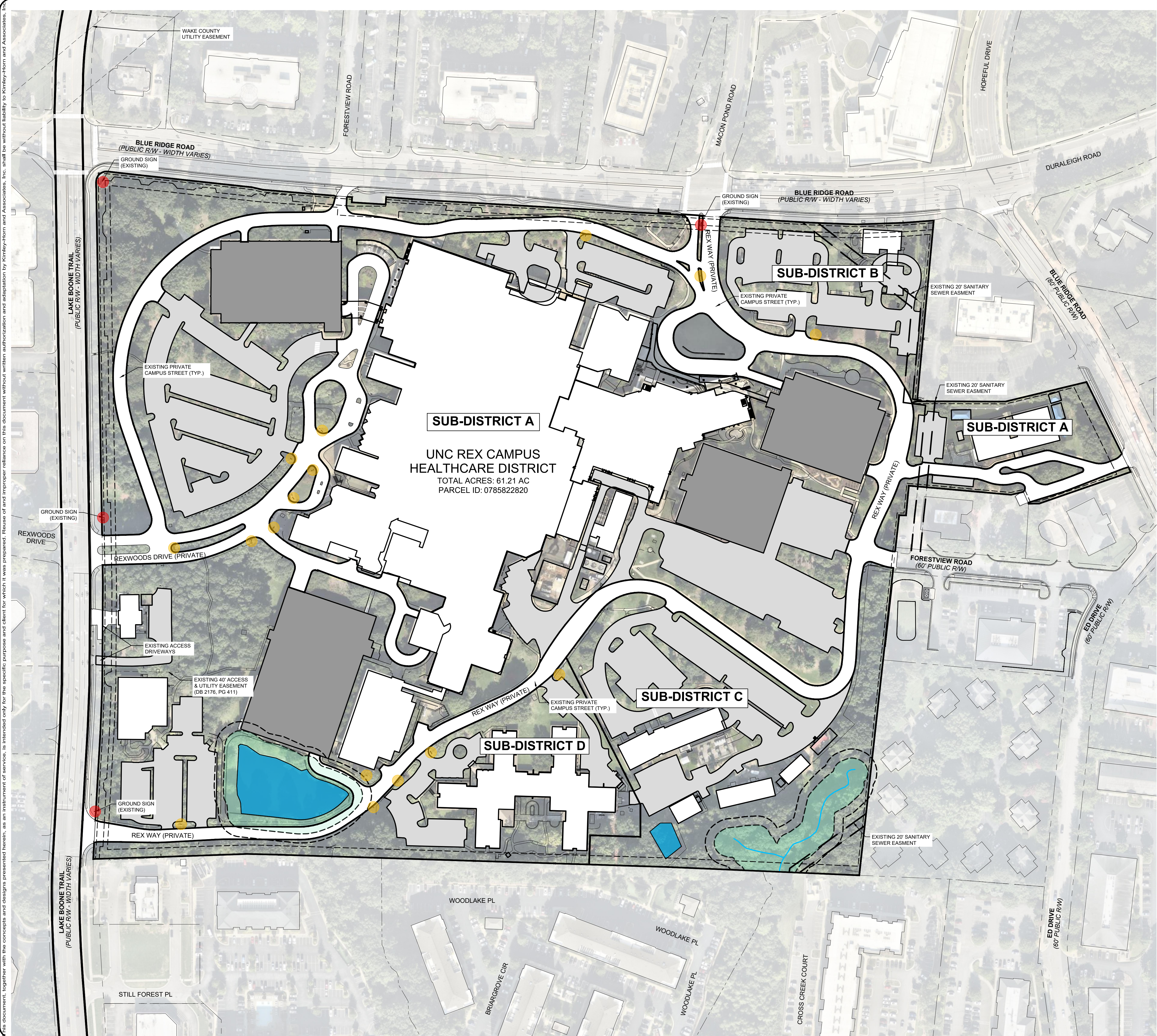
UNC REX CMP

MP-11

SHEET NUMBER

RALEIGH

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-13 COMMON SIGNAGE PLAN November 21, 2025 09:10:40am K:\RAL_LDE\013831006 UNC-REX-CMP-Planning Phase\10 CAD Files\02 Plan Sheets\MP-13 COMMON SIGNAGE PLAN.dwg
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COMMON SIGNAGE LEGEND:

	PROPOSED CAMPUS ZONING BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING SURFACE PARKING
	EXISTING PARKING STRUCTURE
	EXISTING MONUMENT SIGN
	EXISTING LOW PROFILE SIGN

COMMON SIGNAGE NOTES:

- 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.
- 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):

- SIGNS ARE PERMITTED BY USE AS SET FORTH IN THE TABLE PROVIDED.

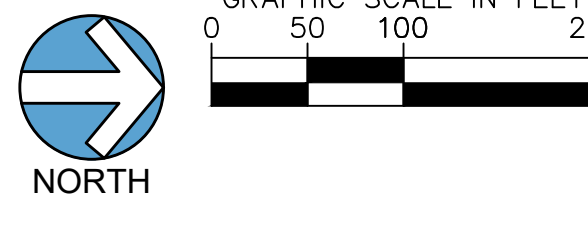
COMMON SIGNAGE PLAN (UDO SECTION 7.3.16H):

- 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	CAMPUS SUB-DISTRICT			
SPECIFIC USE	A	B	C	D
BUILDING SIGNS				
WALL SIGNS	P	P	P	P
PROJECTING SIGN	P	P	P	P
AWNING, GALLERIES, MARQUEE SIGN	P	P	P	P
WINDOW SIGN	P	P	P	P
GROUND SIGNS				
LOW PROFILE	P	P	P	P
MEDIUM PROFILE	P	P	P	P
HIGH PROFILE	P	P	P	P
TRACT IDENTIFICATION SIGN	P	P	P	P
A-FRAME SIGN	P	P	P	P
ADVERTISING SIGNS				
OFF-PREMISE SIGN	---	---	---	---
VEHICULAR SIGN	P	P	P	P

KEY:

- SIGN PERMITTED (P)
INDICATES THAT THE SIGN IS PERMITTED BY RIGHT IN THE DISTRICT.
- NOT PERMITTED (---)
INDICATES THAT THE SIGN IS NOT PERMITTED.



UNC REX CMP PREPARED FOR 	COMMON SIGNAGE PLAN		RALEIGH NORTH CAROLINA	
	KHA PROJECT 013831006			
	DATE 11/21/2025	SCALE AS SHOWN		
SHEET NUMBER MP-13		DESIGNED BY RLB	CHECKED BY JAD	
		DRAWN BY JAD	NO.	
			REVISIONS	
			DATE	

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