

**ORDINANCE NO. (2021) 238 ZC 821**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:**

**Section 1.** That the Zoning District Map, which is codified in Part 10 of the City of Raleigh Code, be and the same is hereby amended as follows:

- 1.     Z-65-20 – NCSU Centennial Campus**, located on the south and west sides of Centennial Parkway, between Avent Ferry Road and Lake Wheeler Road, being Wake County PINs listed in the attached Exhibit A. Approximately 975.77 acres rezoned to Campus (CMP).

Conditions dated:     See attached master plan.

**Section 2.** That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

**Section 3.** If this ordinance or any application thereof is held invalid as to any person or application thereof, such invalidity shall not affect other provisions or applications of the ordinances which can be given separate effect and to that end the provisions of this ordinance are declared to be severable.

**Section 4.** This ordinance is being adopted following a recommendation from the Raleigh City Planning Commission and a duly advertised public hearing of the Raleigh City Council held on May 18, 2021. Immediately following the public hearing, the Raleigh City Council voted 8 to 0 to adopt this ordinance and adjourn the meeting. Written comments were received by the City Clerk within twenty-four hours following the close of the public hearing and were provided to the City Council for consideration. On June 1, 2021, this ordinance appears on the agenda for a second reading and vote.

**Section 5.** That this ordinance shall become effective five (5) days after adoption.

**Adopted on First Reading:**             May 18, 2021

**Adopted on Second Reading:**         June 1, 2021

**Effective:**     June 6, 2021

**Distribution:** Planning and Development  
                  Inspections  
                  City Attorney  
                  Transcription Services – Taylor

## **EXHIBIT A**

0793520723, 0793638744, 0793556075, 0793466765, 0793466933, 0793476019, 0793477212, 0793479401, 0793773403, 0793766971, 0793679289, 0793763433, 0793669642, 0793677192, 0793666824, 0793665612, 0793654965, 0793658864, 0793656388, 0793764149, 0793766058, 0793505396, 0793407456, 0793405058, 1703018050, 0793707101, 0792396195, 0793576259, 0793551968, 0793349837, 0792097471, 0793537015, 0793547209, 0793640575, 0793553723, 0793564332, 0793575071, 0793441658, 0793446419, 0793446630, 0793444567, 0793443610, 0793444608, 0793445607, 0793446701, 0793446803, 0793445728, 0793444729, 0793444950, 0793446902, 0793445969, 0793675173, 0793673092, 0793676090, 0793664421, 0793766123, 0793661601, 0793569390, 0793525707

### **Parcels Owned by the State of North Carolina**

Property Address: 1001 Capability Drive, Raleigh, NC  
PIN: 0793520723  
Property Address: 320 Greens Circle, Raleigh, NC  
PIN: 0793638744  
Property Address: 1021 Main Campus Drive, Raleigh, NC  
PIN: 0793556075  
Property Address: 805 Lake Raleigh Road, Raleigh, NC  
PIN: 0793466765  
Property Address: 801 Lake Raleigh Road, Raleigh, NC  
PIN: 0793466933  
Property Address: 2431 Avent Ferry Road, Raleigh, NC  
PIN: 0793476019  
Property Address: 2425 Avent Ferry Road, Raleigh, NC  
PIN: 0793477212  
Property Address: 2303 Avent Ferry Road, Raleigh, NC  
PIN: 0793479401  
Property Address: 0 Centennial Parkway, Raleigh, NC  
PIN: 0793773403  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793766971  
Property Address: 830 Main Campus Drive, Raleigh, NC  
PIN: 0793679289  
Property Address: 691 Initiative Way, Raleigh, NC  
PIN: 0793763433  
Property Address: 850 Oval Drive, Raleigh, NC  
PIN: 0793669642  
Property Address: 0 Centennial Parkway, Raleigh, NC  
PIN: 0793677192  
Property Address: 914 Partners Way, Raleigh, NC  
PIN: 0793666824  
Property Address: 851 Partners Way, Raleigh, NC  
PIN: 0793665612

Property Address: 911 Partners Way, Raleigh, NC  
PIN: 0793654965  
Property Address: 890 Oval Drive, Raleigh, NC  
PIN: 0793658864  
Property Address: 0 Centennial Parkway, Raleigh, NC  
PIN: 0793656388  
Property Address: 0 Centennial Parkway, Raleigh, NC  
PIN: 0793764149  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793766058  
Property Address: 1509 Crump Road, Raleigh, NC  
PIN: 0793505396  
Property Address: 1501 Crump Road, Raleigh, NC  
PIN: 0793407456  
Property Address: 2101 Lineberry Drive, Raleigh, NC  
PIN: 0793405058  
Property Address: 1815 Lake Wheeler Road, Raleigh, NC  
PIN: 1703018050  
Property Address: 0 Balboa Road, Raleigh, NC  
PIN: 0793707101  
Property Address: 0 Lineberry Drive, Raleigh, NC  
PIN: 0792396195  
Property Address: 0 Varsity Drive, Raleigh, NC  
PIN: 793576259  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793551968  
Property Address: 739 Chappell Drive, Raleigh, NC  
PIN: 0793349837  
Property Address: 0 Trailwood Drive, Raleigh, NC  
PIN: 0792097471

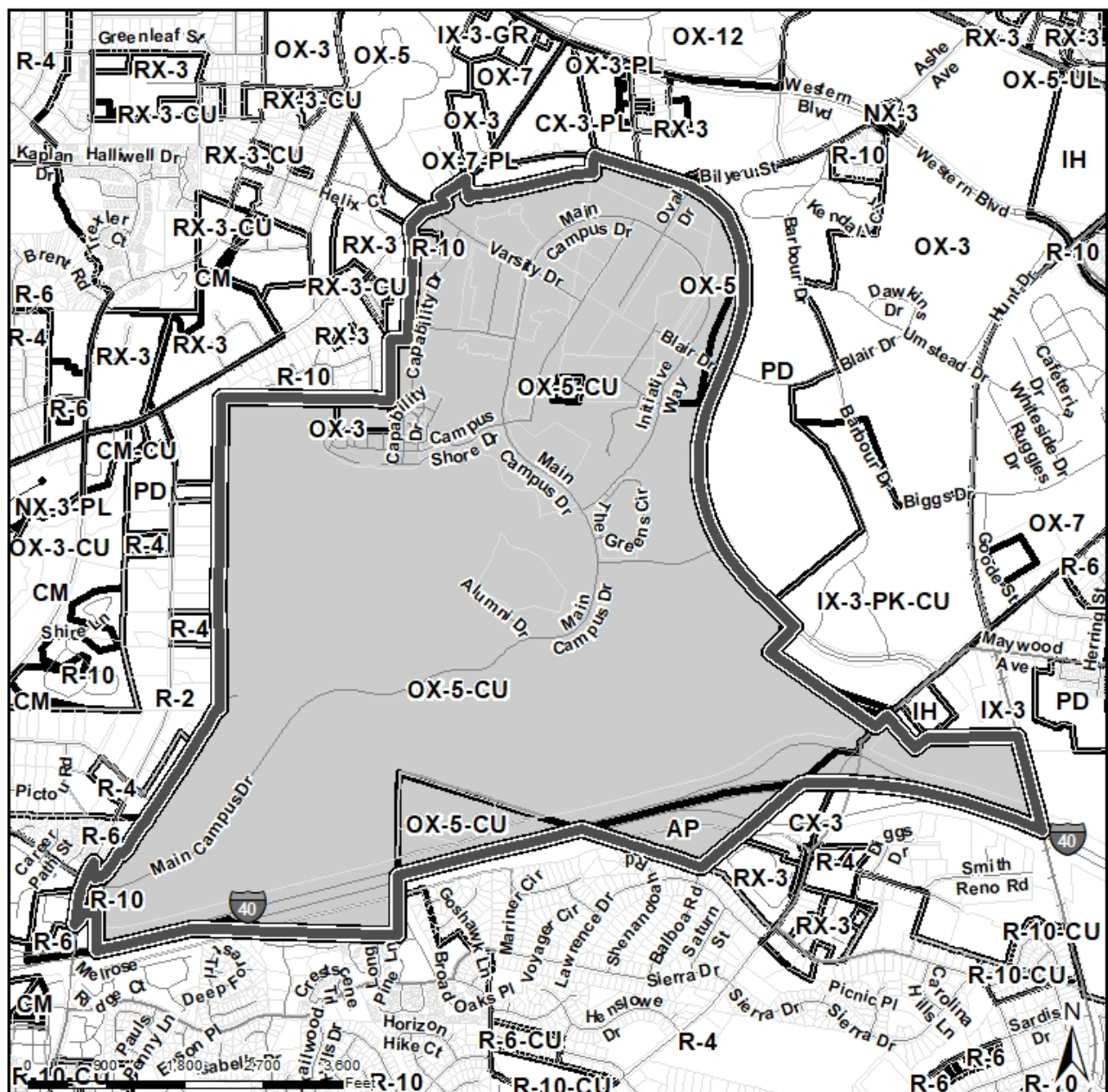
### **Parcels Owned by Endowment Fund of NC State University**

Property Address: 0 Alumni Drive, Raleigh, NC  
PIN: 0793537015  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793547209  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793640575  
Property Address: 2401 Research Drive, Raleigh, NC  
PIN: 0793553723  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793564332  
Property Address: 1751 Varsity Drive, Raleigh, NC  
PIN: 0793575071  
Property Address: 1101 Capability Drive, Raleigh, NC  
PIN: 0793441658

Property Address: 0 Campus Shore Drive, Raleigh, NC  
PIN: 0793446419  
Property Address: 2430 Campus Shore Drive, Raleigh, NC  
PIN: 0793446630  
Property Address: 0 Capability Drive, Raleigh, NC  
PIN: 0793444567  
Property Address: 0 Capability Drive, Raleigh, NC  
PIN: 0793443610  
Property Address: 0 Capability Drive, Raleigh, NC  
PIN: 0793444608  
Property Address: 0 Capability Drive, Raleigh, NC  
PIN: 0793445607  
Property Address: 1231 Twin Branches Way, Raleigh, NC  
PIN: 0793446701  
Property Address: 1221 Twin Branches Way, Raleigh, NC

PIN: 0793446803  
Property Address: 1220 Twin Branches Way, Raleigh, NC  
PIN: 0793445728  
Property Address: 1221 Capability Court, Raleigh, NC  
PIN: 0793444729  
Property Address: 0 Dry River Court, Raleigh, NC  
PIN: 0793444950  
Property Address: 1211 Twin Branches Way, Raleigh, NC  
PIN: 0793446902  
Property Address: 1201 Twin Branches Way, Raleigh, NC  
PIN: 0793445969  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793675173  
Property Address: 0 Main Campus Drive, Raleigh, NC  
PIN: 0793673092  
Property Address: 0 Centennial Parkway, Raleigh, NC  
PIN: 0793676090  
Property Address: 1811 Varsity Drive, Raleigh, NC  
PIN: 0793664421  
Property Address: 0 Entrepreneur Drive, Raleigh, NC  
PIN: 0793766123  
Property Address: 1801 Varsity Drive, Raleigh, NC  
PIN: 0793661601  
Property Address: 901 Main Campus Drive, Raleigh, NC  
PIN: 0793569390  
Property Address: 0 Alumni Drive, Raleigh, NC  
PIN: 0793525707

**Z-65-2020**



<b>Property</b>	NCSU Centennial Campus
<b>Size</b>	975.77 acres
<b>Existing Zoning</b>	R-10, AP, IX-3, OX-3, & OX-5-CU w/SRPOD, SHOD-1/2
<b>Requested Zoning</b>	CMP





1001 CAPABILITY DRIVE  
RALEIGH, NC 27606

MP-00.....	GENERAL POLICY STATEMENTS
MP-1.....	EXISTING CONDITIONS MAP
MP-2.....	GENERAL LAYOUT & STREET BLOCK PLAN
MP-2.1.....	TABLE OF USES
MP-3.....	DEVELOPMENT PLAN
MP-4.....	PEDESTRIAN CIRCULATION PLAN
MP-4.1.....	TRANSPORTATION IMPROVEMENTS PLAN
MP-5.....	PARKING PLAN
MP-6.....	OPEN SPACE PLAN
MP-7.....	TREE CONSERVATION PLAN
MP-8.....	MULTI-UTILITIES PLAN
MP-9.....	GENERALIZED STORMWATER PLAN
MP-10.....	PHASING PLAN
MP-11.....	3D MODELS/RENDERINGS
MP-12.....	COMMON SIGNAGE PLAN

REZONING CASE: REZN-0065-2020  
MASTER PLAN: MP-1-20  
SUBMITTAL DATE: NOVEMBER 20, 2020

APPLICANT:  
THE STATE OF NORTH CAROLINA AND  
THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF  
NORTH CAROLINA STATE UNIVERSITY

PREPARED BY:

Kimley»Horn

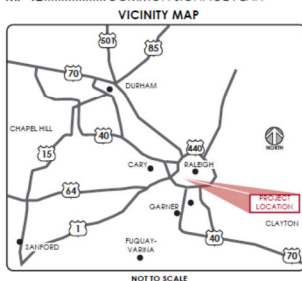
421 FAYETTEVILLE STREET, SUITE 600  
RALEIGH, NC 27601  
P (919) 677-2000  
F (919) 677-2050  
NC CERTIFICATE OF AUTHORIZATION: F-0102

**CONSULTANT TEAM:**

**LAND PLANNER/LANDSCAPE  
ARCHITECT/TRAFFIC/CIVIL:**  
**KIMLEY-HORN**  
421 FAYETTEVILLE STREET, SUITE 600  
RALEIGH, NC 27601  
P (919)677-2000  
CONTACT: RICHARD BROWN, P.L.A.

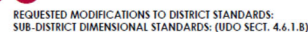
**LAND-USE ATTORNEY:**  
**PARKER POE ATTORNEYS &**  
**COUNSELORS AT LAW**  
301 FAYETTEVILLE STREET #1400,  
RALEIGH, NC 27601  
P (919)828-0564  
CONTACT: JAMIE SCHWEDLER

**SURVEYOR:**  
**JOHN A. EDWARDS & CO.**  
333 WADE AVENUE  
RALEIGH, NC 27605  
P (919) 828-4428



NOT TO SCALE

**CAMPUS MASTER PLAN**  
**CENTENNIAL CAMPUS AT NORTH CAROLINA STATE UNIVERSITY**

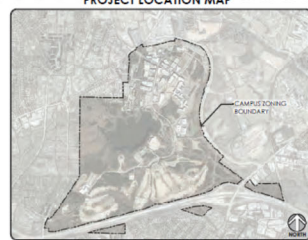


SUB-DISTRICT DIMENSIONAL STANDARDS (FOR ALL SECTORS)	SUGGESTED MINIMUM	
	MINIMUM	MAXIMUM
BUILDING HEIGHT (CMP)	4.2/8	MP-2
ALLOWABLE BUILDING TYPES	1.6/2	MP-2
PERMANENT STREET SIDEWALKS	1.6/1	MP-2
SIDE STREET SIDEWALKS	4.1/8.2	MP-2
INTERIOR SIDE-REAR SIDEWALKS	4.1/8.2	MP-2
NEIGHBORHOOD TRANSITION ZONES	1.6/2	MP-2
SIGNAGE	7/3	MP-12
LANDSCAPE AND TREENING	7.2/4.7.5	MP-2
OUTDOOR DISPLAY AND STORAGE	1.6/2	MP-2
PARKING AND LOADING	7/1	MP-5
OPEN SPACE	1.5/3	MP-4
<b>SECTOR-SPECIFIC PLANNING CLARIFICATIONS</b>		
GROUND FLOOR ELEVATION	1.6/78	MP-1
TRANSITIONING	1.6/1	MP-1
BLANK WALL	1.5/10	MP-3
PERMIT RESIDENTIAL GARAGE PARKING	1.5/12	MP-3
OUTDOOR CAFE	1.5/12	MP-3

**MASTER PLAN KEY NOTES:**

- MASTER PLAN KEY NOTES:**
1. THIS MASTER PLAN IS A GENERAL STATEMENT OF THE POLICY AND GOALS OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO THE REQUIREMENTS OF THE NORTH CAROLINA MASTER PLAN ACT, CHAPTER 160A, ARTICLE 1, SECTION 1.01.
2. THIS DOCUMENT IS NOT AN ACT AND DOES NOT CONSTITUTE THE ACTS OF THE GENERAL ASSEMBLY. APPROVALS REQUIRED BY THE ACTS OF THE GENERAL ASSEMBLY ARE NOTED BY THE WORDS "ACT" OR "ACTS" THROUGHOUT THIS DOCUMENT.
3. THIS DOCUMENT IS NOT A CONTRACT AND DOES NOT CONSTITUTE A CONTRACT. APPROVALS REQUIRED BY CONTRACTS ARE NOTED BY THE WORDS "CONTRACT" OR "CONTRACTS" THROUGHOUT THIS DOCUMENT.
4. THIS DOCUMENT IS NOT A LEGAL INSTRUMENT AND DOES NOT CONSTITUTE A LEGAL INSTRUMENT. APPROVALS REQUIRED BY LEGAL INSTRUMENTS ARE NOTED BY THE WORDS "LEGAL INSTRUMENT" OR "LEGAL INSTRUMENTS" THROUGHOUT THIS DOCUMENT.
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65. THIS DOCUMENT IS NOT A MANNER OF BIRTH AND DOES NOT CONSTITUTE A MANNER OF BIRTH. APPROVALS REQUIRED BY MANNERS OF BIRTH ARE NOTED BY THE WORDS "MANNER OF BIRTH" OR "MANNERS OF BIRTH" THROUGHOUT THIS DOCUMENT.
66. THIS DOCUMENT IS NOT A MANNER OF GROWTH AND DOES NOT CONSTITUTE A MANNER OF GROWTH. APPROVALS REQUIRED BY MANNERS OF GROWTH ARE NOTED BY THE WORDS "MANNER OF GROWTH" OR "MANNERS OF GROWTH" THROUGHOUT THIS DOCUMENT.
67. THIS DOCUMENT IS NOT A MANNER OF DEVELOPMENT AND DOES NOT CONSTITUTE A MANNER OF DEVELOPMENT. APPROVALS REQUIRED BY MANNERS OF DEVELOPMENT ARE NOTED BY THE WORDS "MANNER OF DEVELOPMENT" OR "MANNERS OF DEVELOPMENT" THROUGHOUT THIS DOCUMENT.
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71. THIS DOCUMENT IS NOT A MANNER OF BETTERMENT AND DOES NOT CONSTITUTE A MANNER OF BETTERMENT. APPROVALS REQUIRED BY MANNERS OF BETTERMENT ARE NOTED BY THE WORDS "MANNER OF BETTERMENT" OR "MANNERS OF BETTERMENT" THROUGHOUT THIS DOCUMENT.
72. THIS DOCUMENT IS NOT A MANNER OF ENHANCEMENT AND DOES NOT CONSTITUTE A MANNER OF ENHANCEMENT. APPROVALS REQUIRED BY M

### PROJECT LOCATION MAP



NOT TO SCALE

REVISIONS	DATE
RESPONSE TO CITY OF BALDWIN COMMENTS – 1ST REVIEW	1/27/21
RESPONSE TO CITY OF BALDWIN COMMENTS – 2ND REVIEW	3/2/21
RESPONSE TO CITY OF BALDWIN COMMENTS – 3RD REVIEW	3/19/21

#### STATEMENT OF CONSISTENCY

1. THE SUBJECT PROPERTY ("SITE") IS GENERALLY BORDERED BY CENTENNIAL PARKWAY TO THE NORTH AND EAST, 440 TO THE SOUTH, AND AVENUE FERRY ROAD AND TRAILWOOD DRIVE TO THE WEST. THE WESTERN ADJACENT PROPERTIES ARE LARGELY SINGLE-FAMILY HOMES AND APARTMENTS. ADJACENT PROPERTIES TO THE EAST OF CENTENNIAL PARKWAY ARE PREDOMINANTLY OWNED BY THE STATE OF NORTH CAROLINA, AND ARE THE WESTERN EDGE OF DORCHESTER PARK. THE SUBJECT PROPERTY IS DESIGNATED AS LARGELY "INSTITUTIONAL" IN THE FUTURE LAND USE MAP ("FLUM"), WITH THE LAND ALONG WALTON CREEK AND LAKE RALEIGH DESIGNATED AS PUBLIC PARKS & OPEN SPACE AND "CULTURAL AREAS." THE INSTITUTIONAL CATEGORY APPLIES TO LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES, WHILE INSTITUTIONAL USE IS PERMITTED IN APPROPRIATE ZONING DISTRICTS. THE PROPOSED ZONING TO CAMP DIRECTLY CONFORMS TO THE FLUM DESIGNATION.
2. THE SUBJECT PROPERTY ALSO FALLS WITHIN THE PRIORITY AREAS FOR ECONOMIC DEVELOPMENT ("ED") OF THE 2030 COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN REBUTES TO "ECONOMIC DEVELOPMENT" AS THE PROCESS OF LOCAL WEALTH CREATION, MANIFESTED BY GROWTH IN JOBS, INCOME AND INVESTMENT, AND SUPPORTED BY APPROPRIATE INFRASTRUCTURE, SOCIAL AND NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THE FOLLOWING ED POLICIES:
  - A. POLICY ED 4.6 ACADEMIC SECTOR PARTNERSHIPS, ENCOURAGE COOPERATIVE EFFORTS BETWEEN LOCAL EMPLOYERS AND UNIVERSITIES, COLLEGE AND TECHNICAL COLLEGES TO DEVELOP EDUCATION, WORKFORCE TRAINING, AND RESEARCH PROGRAMS. FOSTER COLLABORATIONS THAT PROVIDE EMPLOYMENT OPPORTUNITIES FOR RALEIGH'S YOUTH. THE UNIQUE ENVIRONMENT ON CENTENNIAL CAMPUS - WHERE ACADEMIA AND INDUSTRY WORK TOGETHER SIDE-BY-SIDE - IS WELL SUITED TO FURTHER THIS POLICY OBJECTIVE. THE PROPOSED DEVELOPMENT OF CENTENNIAL CAMPUS WILL PROVIDE CONTINUED OPPORTUNITIES FOR ACADEMICS, EDUCATION, WORKFORCE TRAINING, RESEARCH PROGRAMS, AND PUBLIC-PRIVATE COLLABORATIONS, YIELDING ECONOMIC BENEFITS FOR RALEIGH AND THE STATE.
  - B. 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. THE PROPOSED ZONING WILL FURTHER THE THREE-TIERED TEACHING, RESEARCH AND STANCE-OUTREACH MISSION OF THE STATE UNIVERSITY BY PROVIDING OPPORTUNITIES FOR PUBLIC UNIVERSITY AND PUBLIC-PRIVATE PARTNERSHIP DEVELOPMENT ON CENTENNIAL CAMPUS.
  - C. POLICY ED 4.11 INTERNSHIPS, ENCOURAGE THE CHANGE OF COMMERCIAL AND OTHER PRIVATE-SECTOR ORGANIZATIONS TO DEVELOP AND SUPPORT INTERNSHIP PROGRAMS TO CONNECT WITH LOCAL UNIVERSITY STUDENTS AND RETAIN THEM IN THE AREA. THE PROPOSED ZONING AND ACCOMPANYING MASTER PLAN WILL ALLOW THE STATE TO CONTINUE THE DEVELOPMENT OF A ROBUST AND VIBRANT CAMPUS WHERE INDUSTRY AND ACADEMIA CO-CREATE AND WORK COLLABORATIVELY ACROSS DISCIPLINES. THESE PHYSICAL CO-LOCATIONS CREATE SIGNIFICANT OPPORTUNITIES FOR STUDENT INTERNSHIPS WHICH IN TURN HELP TO CREATE A ROBUST AND CAPABLY SKILLED WORKFORCE ABLE TO SUPPORT LOCAL ORGANIZATIONS AND EMPLOYERS IN THE LONG TERM.
  - D. POLICY ED 5.4 DESIGNING KNOWLEDGE INDUSTRY WORKPLACES, ENCOURAGE THE DEVELOPMENT OF HIGH-QUALITY ENVIRONMENTS THAT COMBINE OFFICIALS SPACE, HOUSING, AND SUPPORT RETAIL AND SERVICES, SUCH AS CENTENNIAL CAMPUS OR NORTH HILLS, TO COMPLETE EFFECTIVELY FOR AND ATTRACT INNOVATIVE WORKERS TO RALEIGH. THE PROPOSED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL CAMPUS FOR TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP OPPORTUNITIES. THIS WILL FURTHER ENABLE RALEIGH TO ATTRACT EIGHT OFFICE TALENTS, INVESTORS, AND RESIDENTS ON THE CAMPUS AND TO THE SURROUNDING AREAS.
  - E. POLICY ED 7.3 UNIVERSITY PARTNERSHIPS, PARTNER WITH AREA UNIVERSITIES TO DEVELOP STRATEGIES TO SUPPORT CREATIVE INDUSTRIES. THE PROPOSED ZONING WILL PAVE THE WAY FOR THE CONTINUED GROWTH AND EVOLUTION OF CENTENNIAL CAMPUS. CURRENTLY OVER SEVENTY-FIVE (75) PARTNER COLLABORATIONS CREATE CHARGE AT CENTENNIAL CAMPUS, REGARDING THE CONTINUED EVOLUTION OF CENTENNIAL CAMPUS WILL ALLOW THE IMPACT OF THE INSTITUTION, AND THESE PARTNERSHIPS TO GROW OVER TIME.
  - F. POLICY ED 8.4 LEVERAGING ACADEMIC INSTITUTIONS, COLLABORATE WITH THE STATE OF NORTH CAROLINA, LOCAL COLLEGES, UNIVERSITIES, RESEARCH INSTITUTIONS, AND THE CHAMBERS OF COMMERCE TO MAXIMIZE THEIR CONTRIBUTIONS IN SHAPING THE CITY'S ECONOMIC FUTURE. THE PROPOSED ZONING WILL PROVIDE THE UNIVERSITY WITH A FRAMEWORK FOR ITS CONTINUED CONTRIBUTIONS TO THE CITY AND THE STATE, THROUGH THE CONTRIBUTION OF ITS TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES. THE PROPOSED ZONING WILL PROVIDE THE OPPORTUNITY TO CONTINUE TO YIELD TREMENDOUS CONTRIBUTIONS TO THE REGION.
3. THE PROPOSED ZONING IS ALSO CONSISTENT WITH THE FOLLOWING POLICIES OF SECTION 3 OF THE 2030 COMPREHENSIVE PLAN (LAND USE):
  - A. 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. THE REQUESTED ZONING MAP AMENDMENT IS CONSISTENT WITH THE FLUM DESIGNATION AND THE PROPOSED ZONING SUPPORTS THE COMPREHENSIVE PLAN POLICIES. THE STATE'S CAMPUS SETTING DIRECTLY CONFORMS TO THE FLUM DESIGNATION AND PROPOSED CAMP DISTRICT.

- B. POLICY LU 5.1 REINFORCING THE URBAN PATTERN, NEW DEVELOPMENT SHOULD ACKNOWLEDGE EXISTING BUILDINGS AND, MORE GENERALLY, THE SURROUNDING AREA. QUALITY DESIGN AND SITE PLANNING IS REQUIRED THAT NEW DEVELOPMENT COMPLEMENT EXISTING BUILDINGS AND THE URBAN PATTERN. THE REQUESTED ZONING WILL PROVIDE A FRAMEWORK FOR GROWTH WITHIN THE CAMPUS THAT IS ALIGNED WITH THE 2030 CENTURY MIXED-USE URBAN LEARN-LIVE-WORK-PLAY ENVIRONMENT WHERE ACADEMIA AND INDUSTRY COLLECT TO THE CAMPUS.
  - C. POLICY LU 6.1 PLANNING FOR THE TECHNICAL SECTOR, PLAN FOR AND DESIGNATE ADEQUATE LAND FOR OFFICE, LABORATORIES, BUSINESS INCUBATORS, AND FLEX SPACE BUILDINGS TO ACCOMMODATE RALEIGH'S GROWING TECHNOLOGY INDUSTRIES ON THE FUTURE LAND USE MAP. THE PROPOSED MASTER PLAN INCLUDES PROVISIONS TO ACCOMMODATE OFFICE, LABORATORY, AND FLEX SPACE BUILDINGS IN ORDER TO ACCOMMODATE THE CONTINUED GROWTH OF THE STATE'S TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES ON CENTENNIAL CAMPUS. THE LOCATION OF THE STATE'S COLLEGE OF ENGINEERING ON CENTENNIAL CAMPUS CREATES PARTNERSHIP OPPORTUNITIES AT CENTENNIAL ATTRACTIVE TO THE TECH SECTOR, AMONG OTHER PARTNERS.
  - D. POLICY LU 6.2 COORDINATING INSTITUTIONAL GROWTH, EXPAND AND COORDINATE PARTNERSHIPS AMONG THE CITY'S MAJOR LARGE INSTITUTIONS TO COORDINATE FUTURE GROWTH AND DEVELOPMENT OF THESE INSTITUTIONS WITH SURROUNDING LAND USES AND HIGHBORHOODS. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL TO FURTHER THE THREE-TIERED TEACHING, RESEARCH AND STANCE-OUTREACH MISSION, AND MODERNIZE THE ZONING FRAMEWORK TO ALIGN WITH THE NEW UDO. THIS STREAMLINING OF CENTENNIAL'S BUILDING CODES WILL ALLOW THE UNIVERSITY FLEXIBILITY TO MEET ITS MISSION WHILE CREATING A CLEAR FRAMEWORK FOR ITS FUTURE GROWTH.
4. THE PROPOSED ZONING IS ALSO CONSISTENT WITH THE FOLLOWING POLICIES OF SECTION 8 OF THE 2030 COMPREHENSIVE PLAN (PARKS, RECREATION, AND OPEN SPACE):
    - A. POLICY PR 1.8 INTEGRATE PARKS AND TRANSPORTATION OPTIONS, UTILIZE EXISTING AND FUTURE PUBLIC TRANSPORTATION CENTERS, GREENWAY TRAILS AND PEDESTRIAN CONNECTIONS TO PROVIDE ACCESS TO PARKS, RECREATION AND CULTURAL OPPORTUNITIES THROUGHOUT GROWTH AREAS AND CITY-WIDE. THE REQUESTED ZONING WILL ALLOW CENTENNIAL CAMPUS TO CONTRIBUTE TO PROVIDE A NETWORK OF GREENWAY TRAILS AND PEDESTRIAN CONNECTIONS TO THE PUBLIC ACROSS THE APPROXIMATELY 1,000 ACRE CAMPUS, WITH EXTENSIVE CONNECTIONS TO THE PUBLIC TRANSPORTATION SYSTEM.
    - B. POLICY PR 1.9 GREENWAY-ORIENTED DEVELOPMENT, DEVELOPMENT ADJACENT TO OR BICOMPASSING A DESIGNATED GREENWAY CORRIDOR OR GREENWAY CORRIDOR SHOULD PROVIDE LINKS BETWEEN PEDESTRIAN INFRASTRUCTURE AND THE GREENWAY NETWORK, WHERE APPROPRIATE. THE DEVELOPMENT SHOULD PRO-ACTIVELY RESPOND TO GREENWAYS AS AN AMBITY, INCORPORATING AND MAINTAINING GREENWAY VIEWSHEDS AND AESTHETIC CHARACTER, AS WELL AS STORM WATER MANAGEMENT AND FLOOD CONTROL BENEFITS. THE REQUESTED ZONING WILL MAINTAIN SEVERAL GREENWAY TRAILS BICOMPASSING IN THE AREA. THE PROPOSED DEVELOPMENT WILL ALSO PROVIDE THE OPPORTUNITY FOR THE BICOMPASSING OF EXISTING GREENWAYS AND GREENWAY CONNECTIONS INTO NEW INTERNAL PEDESTRIAN INFRASTRUCTURE IN A RESPONSIBLE MANNER.
    - C. POLICY PR 1.10 ENCOURAGE PUBLIC OPEN SPACE IN REDEVELOPMENT, ENCOURAGE THE PROVISION OF PUBLICLY ACCESSIBLE OPEN SPACE DURING THE CONSIDERATION OF ZONING PETITIONS. THE REQUESTED ZONING PROVIDES FOR OVER 28% OF THE TOTAL LAND AREA AS OPEN SPACE ON THE CAMPUS. IF THE AREA OF THE DOCK WOODS LAKE RALEIGH WERE INCLUDED IN THIS CALCULATION, THE OPEN SPACE AREA WOULD BE CLOSE TO 30% OF THE TOTAL LAND AREA.
    - D. POLICY PR 2.1 CULTURAL DEVELOPMENT, COMPLEMENT THE ONGOING GROWTH AND DEVELOPMENT OF THE CENTENNIAL AND MAJOR CAMPUS OF NORTH CAROLINA STATE UNIVERSITY, THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE'S STATE FARMER'S MARKET, AND OTHER REGIONAL INSTITUTIONS. THE REQUESTED ZONING WILL PROVIDE OPEN SPACE AND PARKS TO COMPLEMENT THE PROPOSED DEVELOPMENT OF CENTENNIAL. THIS IN TURN WILL PROVIDE THE CITY'S VISION FOR DORCHESTER PARK, WHICH INCLUDES OPEN SPACE TO ITS EAST, AND IS ENVIROINMENT AS A SIGNIFICANT AMBITY AND DESTINATION. CREATING A MODERN FRAMEWORK FOR CENTENNIAL WILL COMPLEMENT THE CITY'S VISION FOR DORCHESTER PARK AND THE GROWING AREA OF RALEIGH.
    - E. POLICY PR 2.2 INTEGRATION INTO PARK SYSTEM, INTEGRATE INTO AND BUILD UPON THE CITY'S REGIONAL PARK AND GREENWAY SYSTEM, AND BE MUTUALLY SUPPORTIVE OF OTHER CITY PARKS AND CULTURAL INSTITUTIONS. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL AND ALLOW FOR THE EXISTING GREENWAY TRAILS TO BE MAINTAINED AND INTEGRATED INTO THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL ALSO CONTINUE TO PROVIDE AMPLE OPEN SPACE FOR RECREATION SUCH AS LAKE RALEIGH AND THE LAKE RALEIGH WOODS AREA.

#### PUBLIC BENEFITS:

THE ZONING REQUEST PAVES THE WAY FOR THE CONTINUED GROWTH AND EVOLUTION OF NORTH CAROLINA STATE UNIVERSITY'S CENTENNIAL CAMPUS. CENTENNIAL CAMPUS IS A NATIONALLY KNOWN DESTINATION FOR PARTNERSHIP AND COLLABORATION AMONG LEADERS IN BUSINESS, RESEARCH AND EDUCATION - A PLACE WHERE ACADEMIA AND INDUSTRY COLLECT TO INNOVATE. THE MASTER PLAN FURTHER A COMPREHENSIVE VIEW OF THE CAMPUS DEVELOPMENT, PROVIDING PARAMETERS FOR DEVELOPMENT OF THE CAMPUS INTO THE FUTURE COINTEGRATING MUCH OF THE NEW DEVELOPMENT IN AREAS LARGELY INTERNAL TO THE CAMPUS - PRIME LOCATION TO CREATE "COLLOIDS" TO DRIVE INNOVATION.

THE UNIQUE ENVIRONMENT ATTRACTS PUBLIC, PRIVATE AND NON-PROFIT PARTNERS, DEVELOPS A PREPARED WORKFORCE AND DRIVES THE REGION'S ECONOMIC PROSPERITY. CENTENNIAL CAMPUS ALSO PROVIDES MANY ADDITIONAL BENEFITS TO THE SURROUNDING COMMUNITY. ALONGSIDE STATE OF THE ART ACADEMIC, OFFICE BUILDINGS AND LABORATORIES, CENTENNIAL CAMPUS OFFERS WALKING TRAILS, LAKE RALEIGH, A CHAMPIONSHIP GOLF COURSE, LIVING OPPORTUNITIES AND OPEN PUBLIC SPACES. THE CAMPUS ALSO OFFERS PROGRAMMING OPEN TO THE PUBLIC INCLUDING FOOD TRUCKS, MOVIE NIGHTS AND LIVE CONCERTS.

THE ZONING REQUEST WILL PAVE THE WAY FOR THE FUTURE GROWTH OF THE UNIVERSITY. THE FUTURE GROWTH OF THE UNIVERSITY WILL FURTHER ENHANCE THE UNIVERSITY'S CONTRIBUTION TO THE CITY'S ECONOMIC AND SOCIAL FABRIC IN MIRACULOUS WAYS. IN ADDITION TO OUTLIVING OPPORTUNITIES FOR FUTURE DEVELOPMENT, THE MASTER PLAN MAINTAINS THE STATE'S COMMITMENT TO PROVIDING OPEN SPACE, PRESERVING THE TREE CANOPY AND LAKE RALEIGH WOODS AND PROVIDING RECREATION AREAS FOR ITS STUDENTS, EMPLOYEES, RESIDENTS, AND GUESTS.

NC STATE  
UNIVERSITY

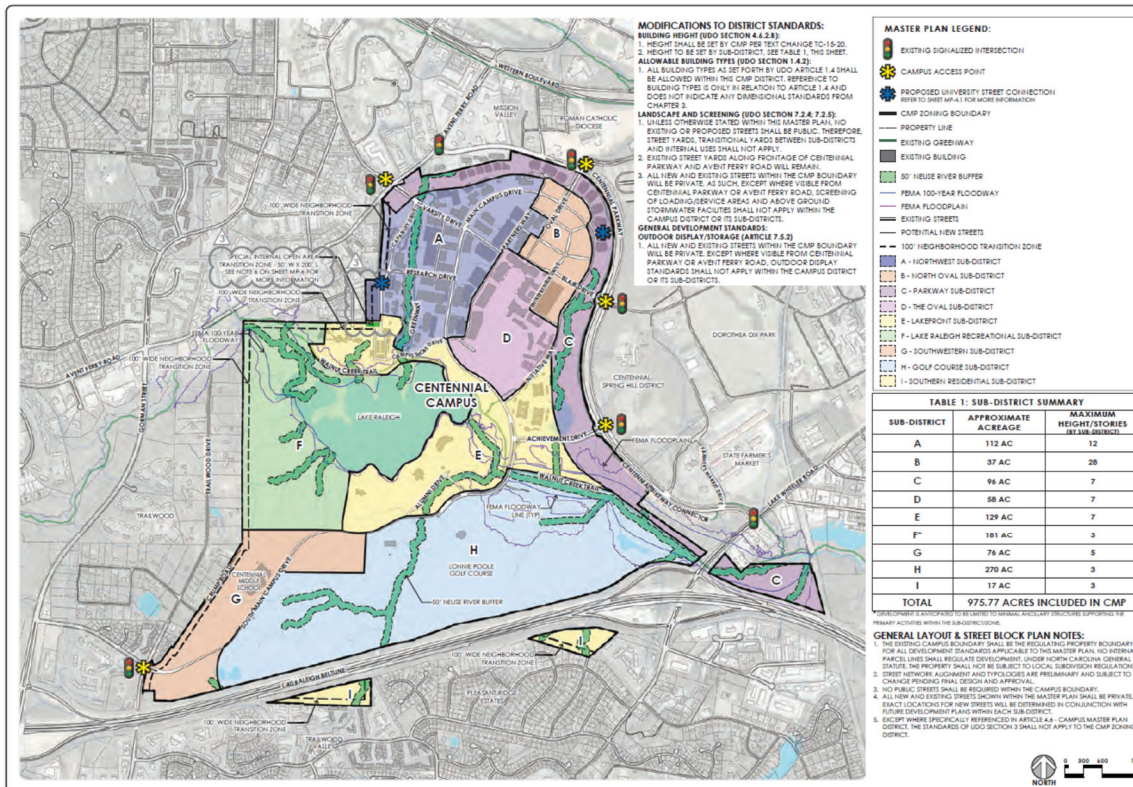
Kimley-Horn

CAMPUS MASTER PLAN  
NORTH CAROLINA  
STATE UNIVERSITY  
CENTENNIAL CAMPUS

GENERAL POLICY STATEMENTS  
(REIN-0005-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA  
NOVEMBER 20, 2020

DESIGNED BY: MMS  
DRAWN BY: VAO  
CHECKED BY: RLS

SHEET  
MP-00



NC STATE  
UNIVERSITY

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CAMPUS MASTER PLAN  
NORTH CAROLINA  
STATE UNIVERSITY  
CENTENNIAL CAMPUS

GENERAL LAYOUT & STREET BLOCK PLAN  
(REIN-0005-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA  
NOVEMBER 20, 2020

DESIGNED BY: MMS  
DRAWN BY: VAO  
CHECKED BY: RLS

SHEET  
MP-2



**LAND USE NOTES:**

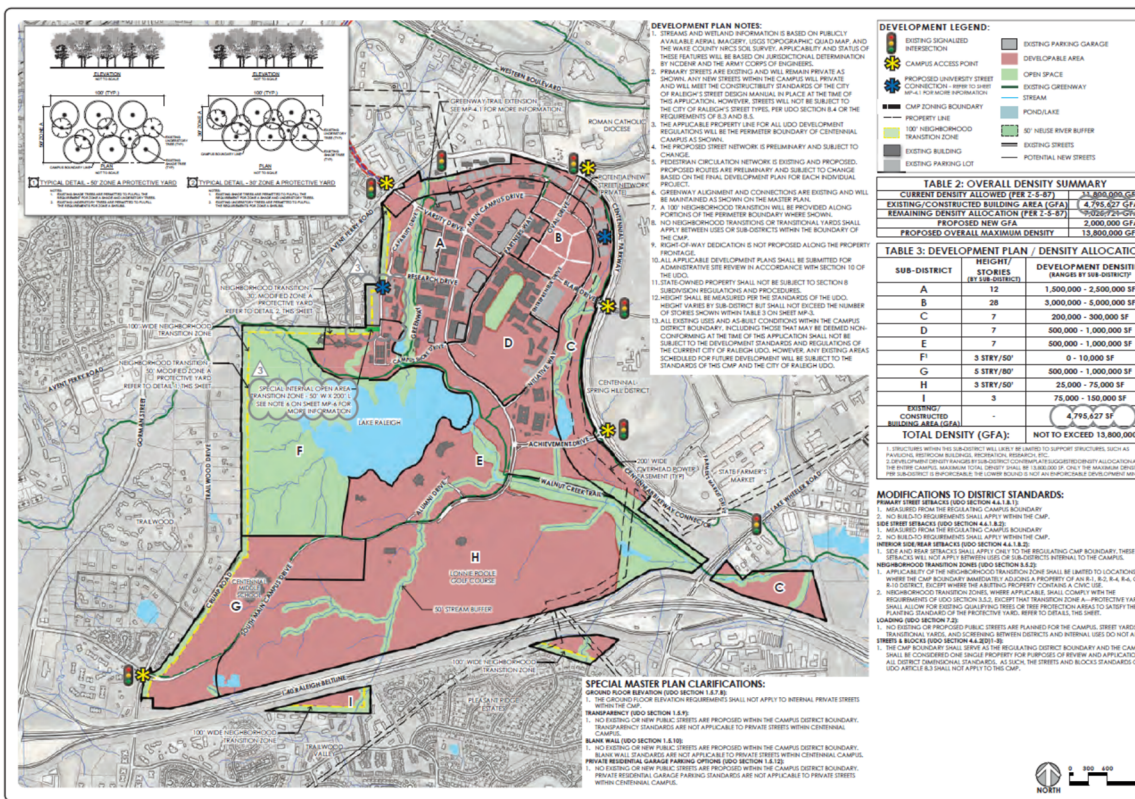
1. ANY EXISTING USE OR FACILITY WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION OR NOT SPECIFICALLY COVERED IN THE TABLE OF USES (TABLE 1.1) SHALL NOT BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CURRENT CITY OF RALEIGH UOZ.
2. ALL LAND USES WITHIN THE CAMP SHALL BE PER THE TABLE OF USES AS LISTED IN TABLE 1.1 (THIS SHEET).
3. EXCEPT WHERE LIMITED BY THIS MASTER PLAN, ALL COLLEGE, COMMUNITY COLLEGE AND UNIVERSITY PRINCIPAL AND ACCESSORY USES INCLUDING LAB, LIGHT MANUFACTURING, UTILITIES AND WASTE SERVICES/FACILITIES RELATED TO THE UNIVERSITY OPERATIONS SHALL BE PERMITTED.

CAMPUS MASTER PLAN  
NORTH CAROLINA  
STATE UNIVERSITY  
CENTENNIAL CAMPUS

**TABLE OF USES**  
REZN-0045-2020 | W-P-1-20 | RALEIGH, NORTH CAROLINA  
NOVEMBER 20, 2020

CHECKED BY: RLB

SHEET  
MP-2.1



Kimley  Horn

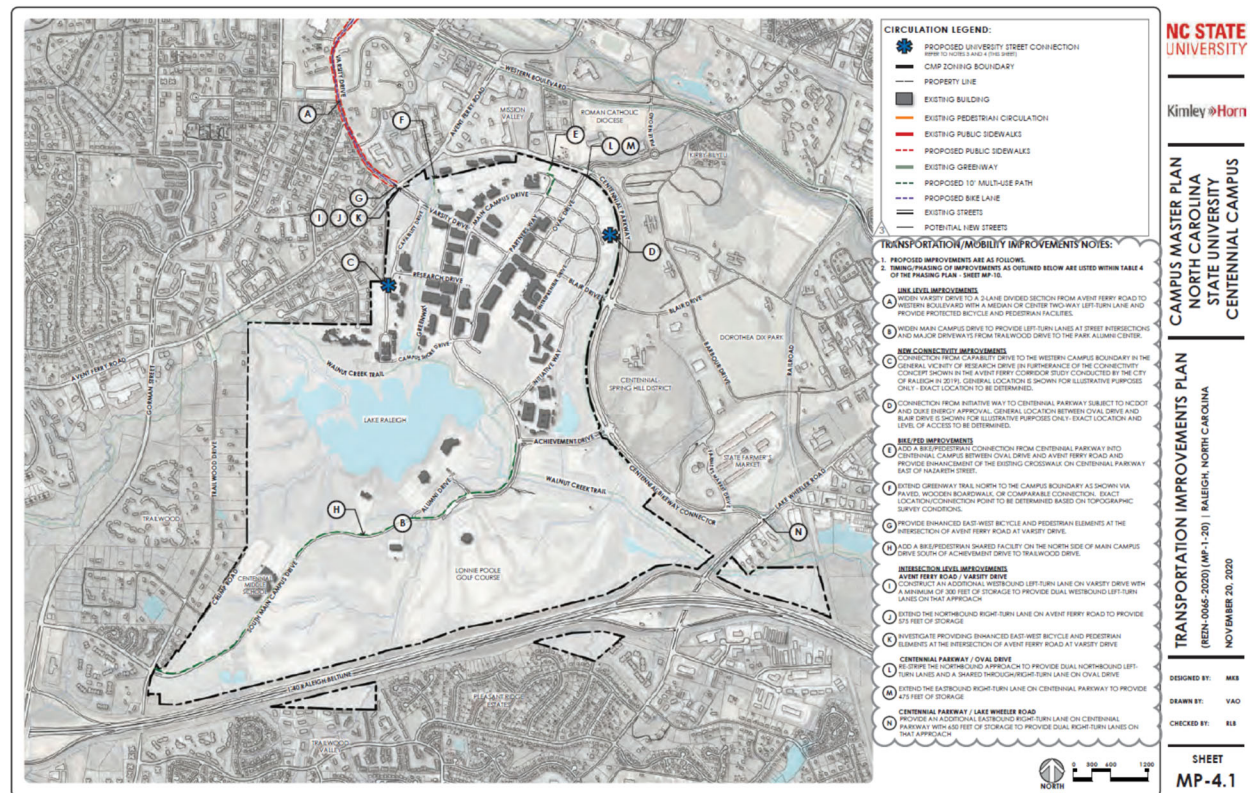
CAMPUS MASTER PLAN  
NORTH CAROLINA  
STATE UNIVERSITY  
CENTENNIAL CAMPUS

DEVELOPMENT PLAN  
(REZN-0045-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA  
NOVEMBER 20, 2020

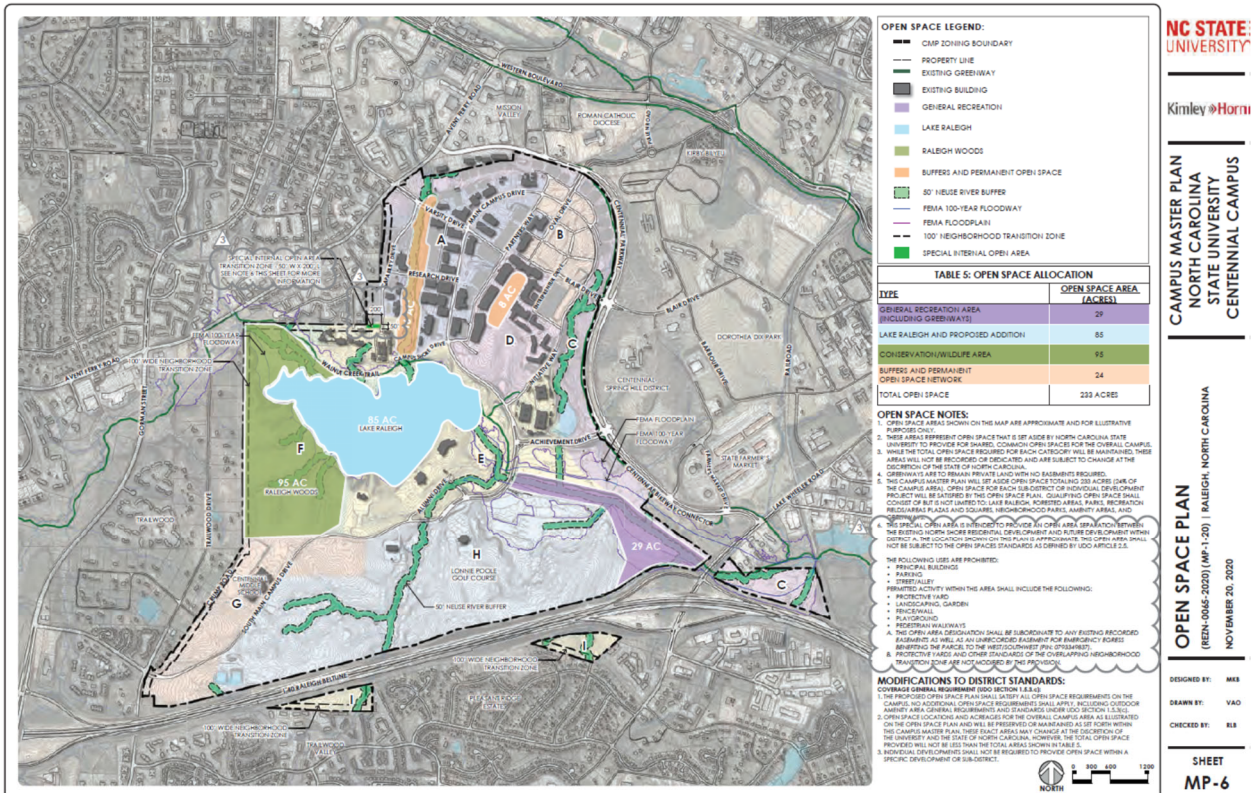
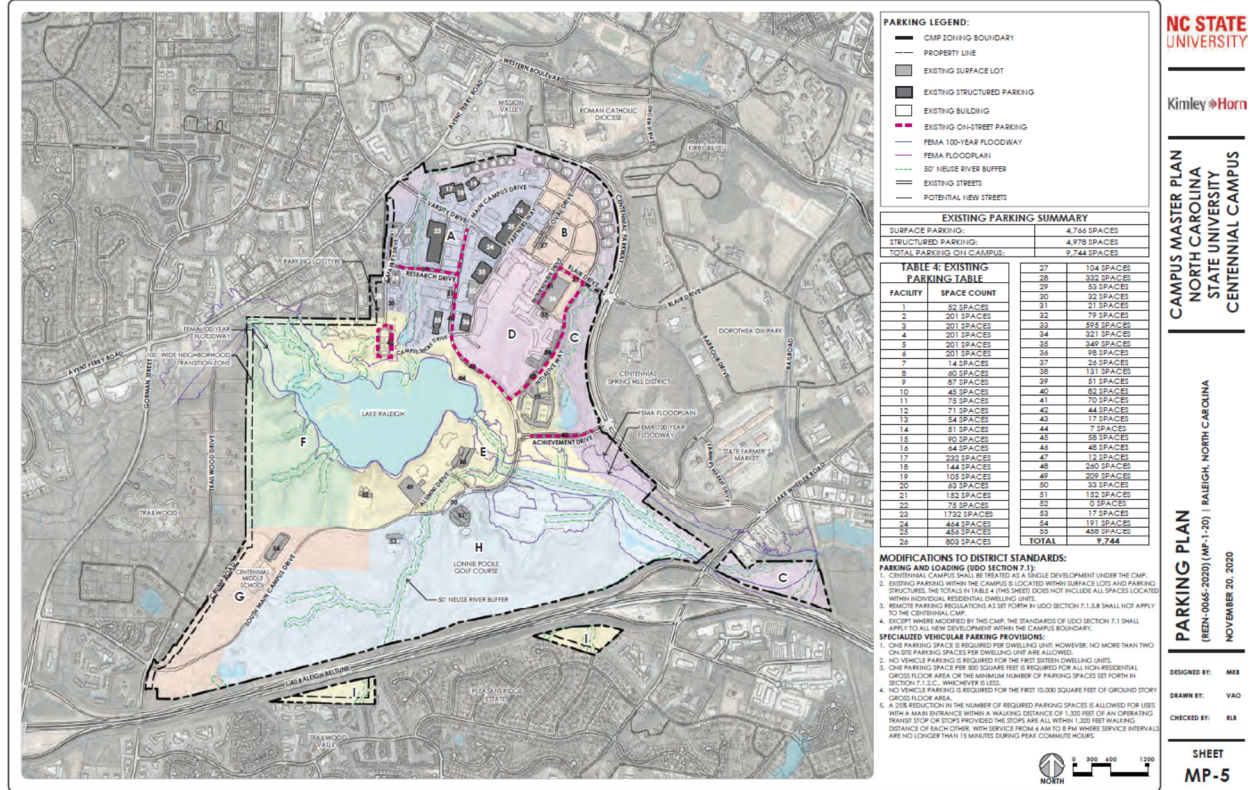
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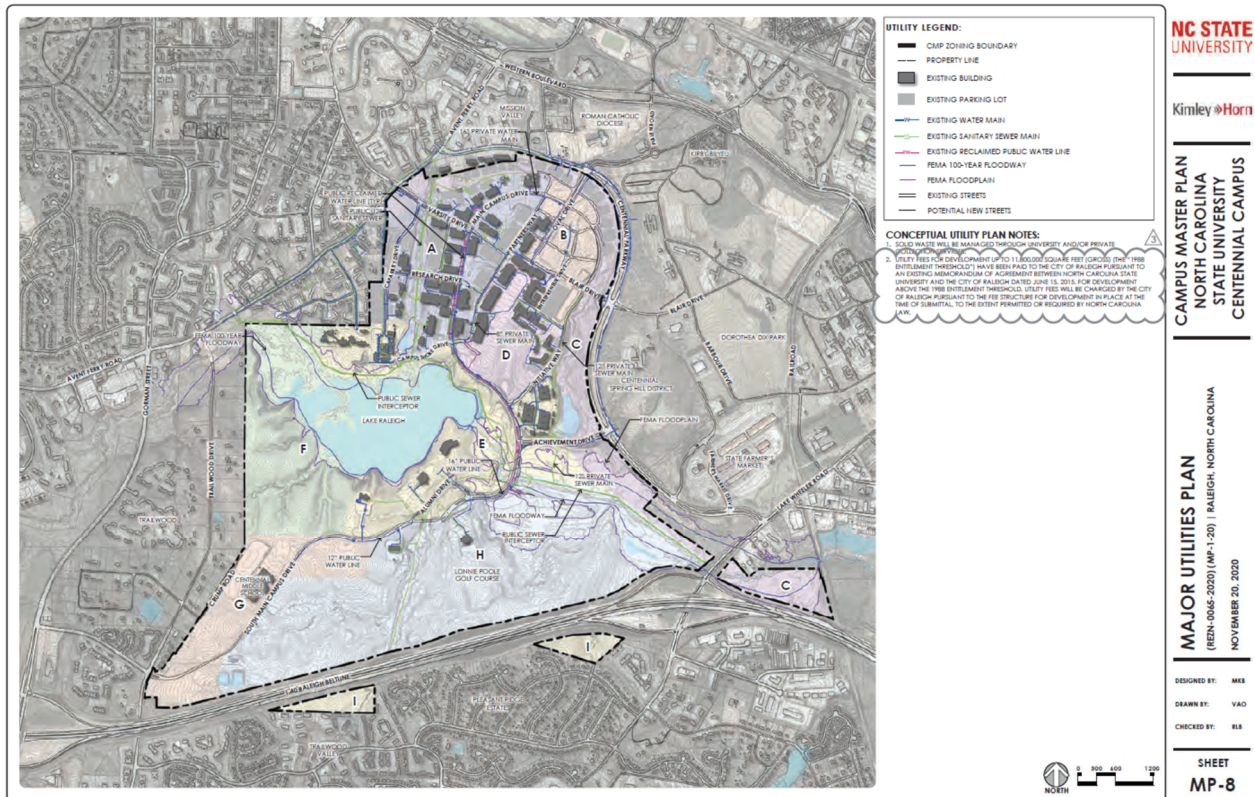
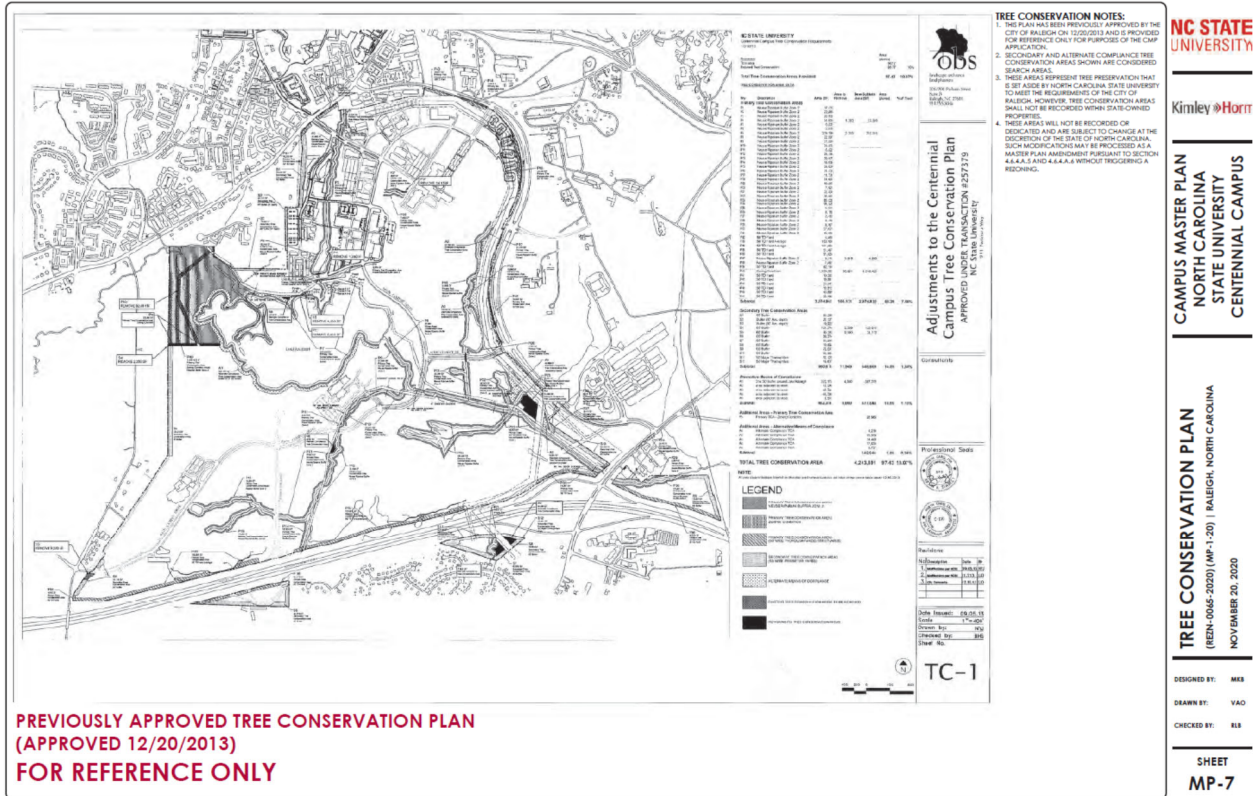




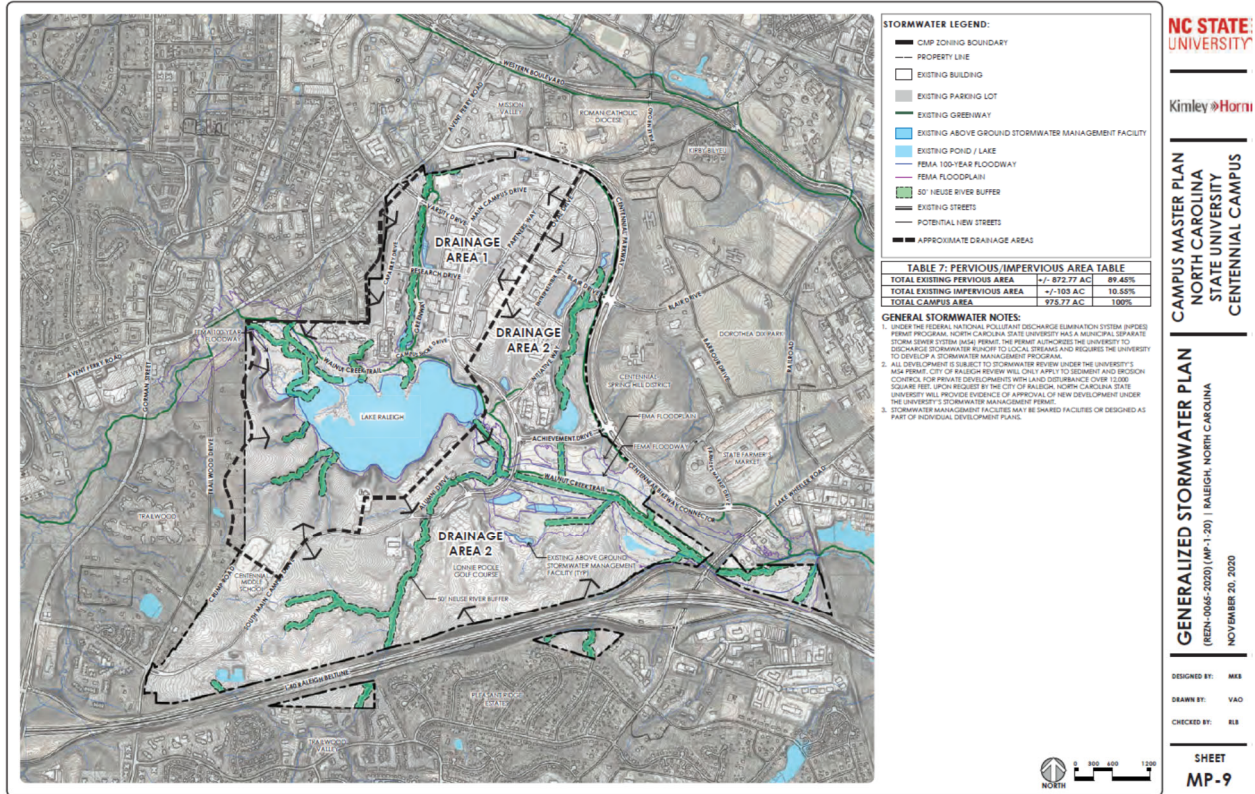












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CAMPUS MASTER PLAN  
NORTH CAROLINA  
STATE UNIVERSITY  
CENTENNIAL CAMPUS

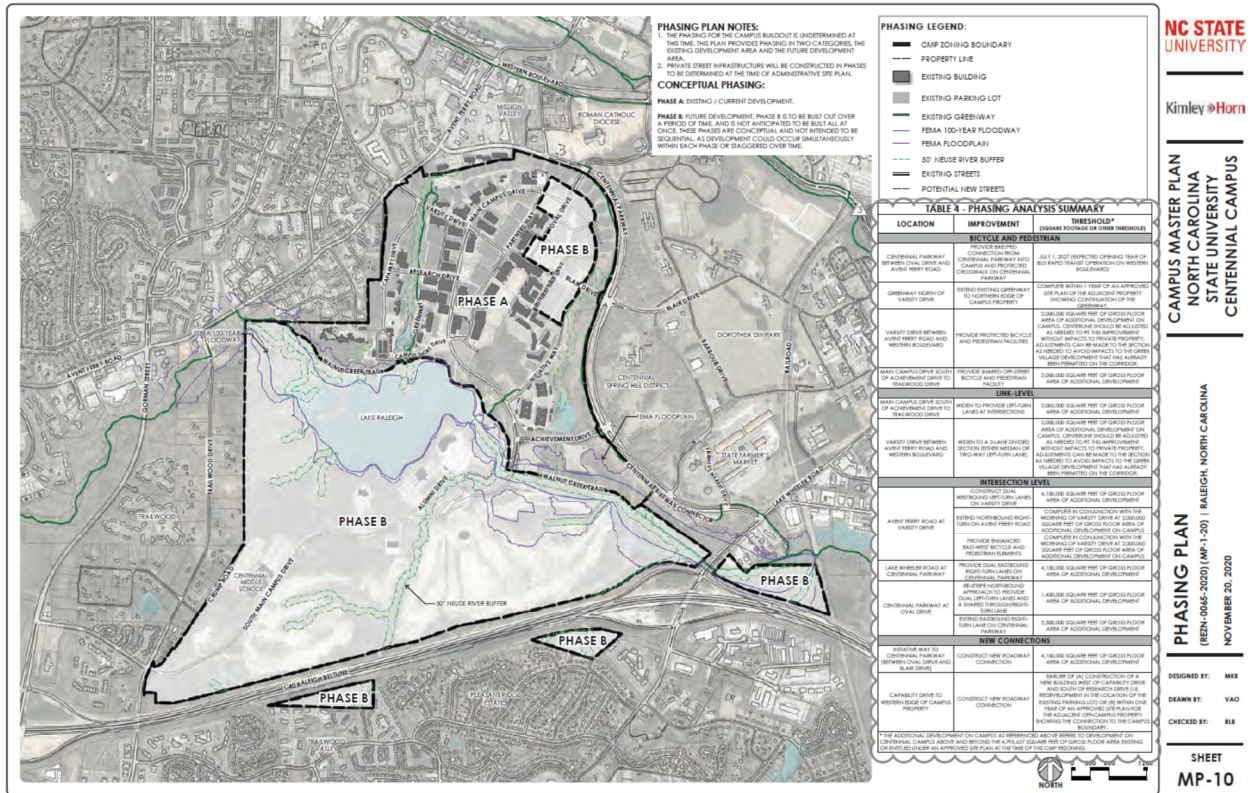
GENERALIZED STORMWATER PLAN  
(KEN-0045-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA  
NOVEMBER 20, 2020

DESIGNED BY: MKS

DRAWN BY: VAO

CHECKED BY: RLS

SHEET  
MP-9



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CAMPUS MASTER PLAN  
NORTH CAROLINA  
STATE UNIVERSITY  
CENTENNIAL CAMPUS

PHASING PLAN  
(KEN-0045-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA  
NOVEMBER 20, 2020

DESIGNED BY: MKS

DRAWN BY: VAO

CHECKED BY: RLS

SHEET  
MP-10



