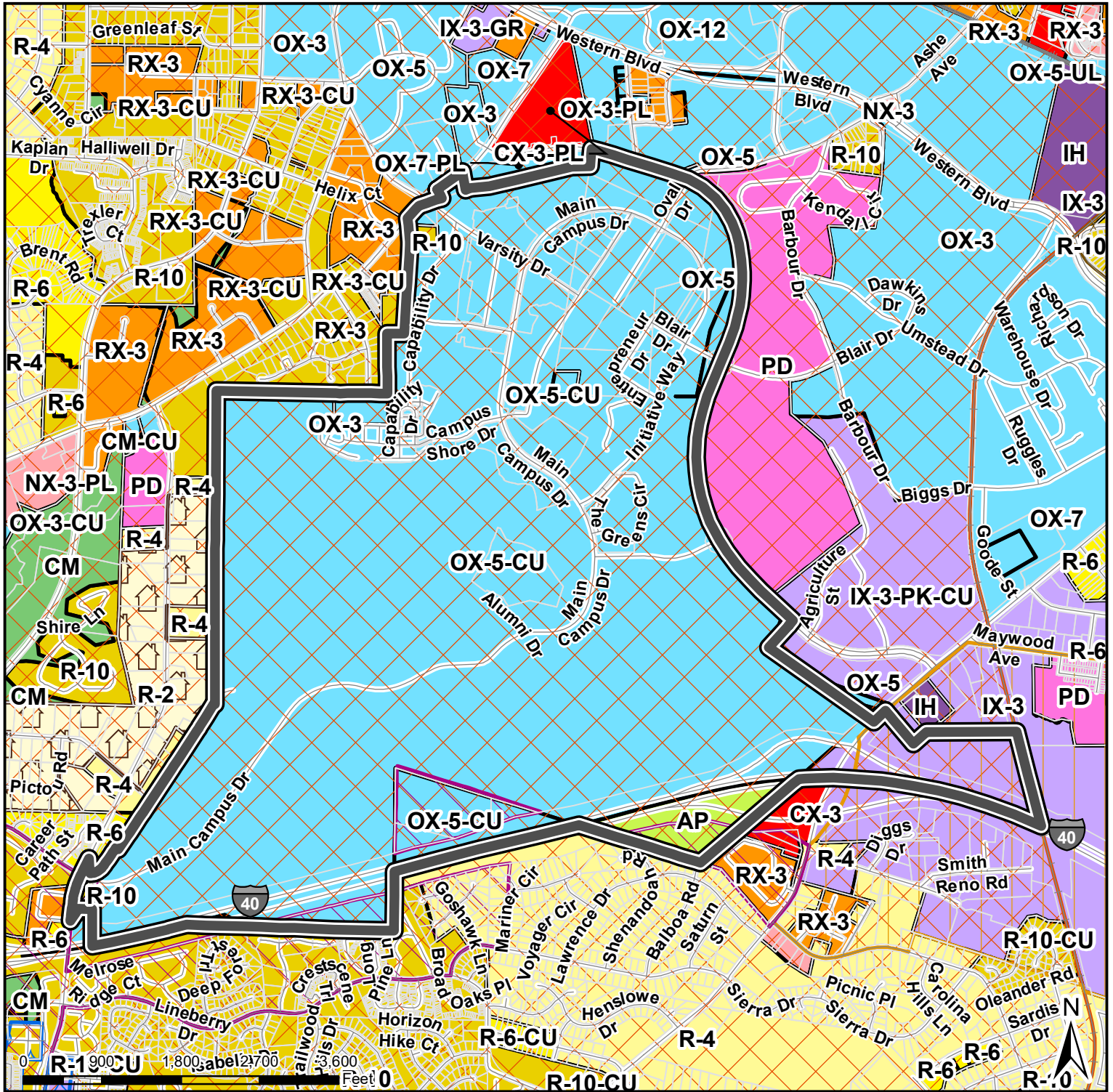
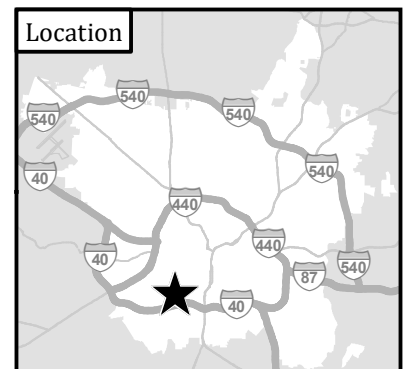


Existing Zoning

Z-65-2020



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



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	John Anagnost, Senior Planner
Department	Planning and Development
Date	May 21, 2021
Subject	Public Hearing Agenda Item: June 1, 2021 Meeting Rezoning Z-65-20 NCSU Centennial Campus

At its May 18, 2021 meeting, the City Council opened and closed a public hearing for the item described below. Written comments were received within 24 hours after the close of the public hearing and have been forwarded to the City Council. Included with the agenda materials is the draft ordinance to amend the official zoning map.

Z-65-20 NCSU Centennial Campus, on the south and west sides of Centennial Parkway, between Avent Ferry Road and Lake Wheeler Road, being Wake County PINs listed in Exhibit A of the attached application. Approximately 975.77 acres is requested to be rezoned by the State of North Carolina and the Endowment Fund of NCSU to Campus District, which would include a master plan. The submitted Campus master plan includes the following provisions:

- Sets maximum development square footages for subdistricts within the site. Overall development allowed on the site would increase by approximately 1.1 million square feet
- Sets maximum building heights for subdistricts that include heights of 7, 12, and 28 stories. The greatest building heights are designated in the northern part of the campus.
- Requirements for open space and tree conservation.
- Requirements for new or improved transportation facilities once specific amounts of development are reached.

Current zoning: Office Mixed Use-5 Stories-Conditional Use (OX-5-CU), Office Mixed Use-5 Stories (OX-5), Office Mixed Use-3 Stories (OX-3), Industrial Mixed Use-3 Stories (IX-3), Residential-10 (R-10), and Agriculture Productive (AP) with Special Residential Parking Overlay District (SRPOD), partial Special Highway Overlay District-1 (SHOD-1 partial), and partial Special Highway Overlay District-2 (SHOD-2 partial)

Requested zoning: Campus (CMP)

The request is **consistent** with the 2030 Comprehensive Plan.
The request is **consistent** with the Future Land Use Map.

The **Planning Commission** voted 8-0 to recommend approval of the request.

Attached are the Planning Commission Certified Recommendation (including the Staff Report), Zoning Conditions, Petition for Rezoning, and Neighborhood Meeting Report.



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 13004

CASE INFORMATION: Z-65-20 NCSU CENTENNIAL CAMPUS

Location	Centennial Parkway, on its south and west sides, between Avent Ferry Road and Lake Wheeler Road Address: 'See attachment A' PINs: See 'Attachment A' iMaps , Google Maps , Directions from City Hall
Current Zoning	OX-5-CU, OX-5, OX-3, IX-3, R-10, and AP w/ SRPOD, SHOD-1 (partial), and SHOD-2 (partial)
Requested Zoning	CMP-CU
Area of Request	975.77 acres
Corporate Limits	The rezoning site is within the corporate limits and ETJ of Raleigh.
Property Owner	The State of North Carolina, The Endowment Fund of NCSU
Applicant	Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601
Council District	District D
PC Recommendation Deadline	June 28, 2021

SUMMARY OF PROPOSED UDO MODIFICATIONS

1. Subdivision requirements do not apply per state law.
2. Public street connectivity requirements do not apply.
3. Stormwater requirements are regulated by the University's stormwater discharge permit from the state and not by the City.
4. Dimensional standards for building types do not apply.
5. Maximum height in feet does not apply for areas where maximum height in stories is less than 5 stories.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Institutional, Public Parks and Open Space, Regional Mixed Use, Low Density Residential
Urban Form	Parkway Corridor, Transit Emphasis Corridor
Consistent Policies	Policy LU 1.2—Future Land Use Map and Zoning Consistency

	Policy LU 2.1—Placemaking Policy LU 2.4—Large Site Development Policy LU 2.5—Healthy Communities Policy LU 5.6—Buffering Requirements Policy LU 8.9—Open Space in New Development Policy LU 8.10—Infill Development Policy LU 12.3—Reservations for Community Facilities Policy EP 2.5—Protection of Water Features Policy PR 3.13—Greenway Oriented Development Policy UD 2.5—Greenway Access Policy AP-AF 3—Greenway Connections Policy AP-AF 5—Network Connectivity
Inconsistent Policies	Policy LU 7.6—Pedestrian-Friendly Development Policy UD 1.3—Creating Attractive Facades Policy UD 2.3—Activating the Street Policy UD 6.2—Ensuring Pedestrian Comfort and Convenience

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
11/17/2020 (40 attendees) 11/18/2020 (30 attendees)	3/4/2021 (35 attendees)	3/30/2021; 4/13/2021	

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request is in the public interest and consistent with the Comprehensive Plan, including policies related to large site development, infill compatibility, and greenway access.
Recommendation	Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.
Motion and Vote	Motion: Rains Second: O'Haver In Favor: Bennett, Fox, Lampman, McIntosh, Miller, O'Haver, Rains, and Winters

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP
Planning and Development Deputy Director

Date: 4/13/2021

Staff Coordinator: John Anagnost: (919) 996-2638; John.Anagnost@raleighnc.gov



ZONING STAFF REPORT – CASE Z-65-20

Campus District

OVERVIEW

This rezoning petition is for the Centennial Campus of North Carolina State University (NCSU). The Centennial Campus was designed in the late 1980s as a southward extension of the earlier phases of the NCSU campus. It has been under continuous construction since the early 1990s. The existing zoning of the campus is primarily Office Mixed Use with maximum heights of three and five stories and conditions (OX-3-CU, OX-5-CU). A small portion of the campus in the northeast quadrant of I-40 and Lake Wheeler Road is zoned Industrial Mixed Use-3 Stories (IX-3).

The Special Residential Parking Overlay District is mapped on the entire campus. Three small areas along I-40 have the Special Highway Overlay District-1 (SHOD-1) applied. The existing OX zoning that covers the majority of the campus includes extensive zoning conditions that describe the development intensity infrastructure improvements that were part of the university's master plan for Centennial Campus. The proposed zoning for the site is the Campus (CMP) district with no overlay districts.

The earlier phases of NCSU's development are the North and Central Campuses which lie between Hillsborough Street and Western Boulevard to the north and south respectively. Gorman Street and Pullen Road form the western and eastern edges of these areas. Additionally, a residential area south of Western Boulevard between Avent Ferry Road and Gorman Street is known as South Campus. Centennial Campus forms the area generally bounded by Western Boulevard on the north, Avent Ferry Road and Trailwood Drive on the west, I-40 to the south, Lake Wheeler Road to the southeast, and Centennial Parkway on the northeast.

Much of the original master plan for Centennial Campus has been built. The northern part of the campus is the focal point for academic activities. This portion of the campus contains roughly 15 buildings containing mostly office, classroom, and research facilities. These buildings are focused around a grass quad. The quad is at the south end of Oval Drive. Oval Drive extends southward from Centennial Parkway and, with the quad, forms the axis of this area of the campus. The area north of the quad on the east side of Oval Drive is the most prominent part of the campus that has not been developed. Roughly 15 acres remain vacant in this location.

Residential uses are found to the south and east in the area between the academic buildings and Lake Raleigh. Lake Raleigh is a lake formed by a dam on Walnut Creek and located roughly in the center of Centennial Campus. South of Lake Raleigh, Main Campus Drive crosses the site connecting Trailwood Drive at its west end with Centennial Parkway on the east. Centennial Middle School is at the west end of Main Campus Drive. The chancellor's residence is east of the school and followed by the Park Alumni Center and the State View Hotel as one moves east along the north side of Main Campus Drive. The Lonnie Poole Golf

Course and Carol Johnson Poole Clubhouse occupy the land on the south side of Main Campus Drive.

Walnut Creek flows through Centennial Campus from northwest to southeast. The Walnut Creek Greenway Trail follows the creek and the north side of Lake Raleigh. Other trail segments are present extending north from Lake Raleigh toward Avent Ferry Road and north along Centennial Parkway from Lake Wheeler Road to Bilyeu Street. The site slopes generally downward from northwest to southeast. The north end of Centennial Parkway, Centennial Middle School, and the chancellor's residence are the three highest points of the site.

Centennial Campus is located south of the NCSU north and central campuses. Another tract of state property called Spring Hill is located on the east side of Centennial Parkway northeast of Centennial Campus. Spring Hill is zoned Planned Development (PD). Dix Park lies to the east beyond Spring Hill and is zoned Office Mixed Use (OX). The State Farmers Market is south of Spring Hill. Industrial Mixed Use (IX) zoning is mapped on the farmers market.

To the south across I-40 are low and moderate density residential neighborhoods zoned Residential-4 (R-4) and Residential-10 (R-10). Residential development is also present to the west along Trailwood Drive with a mix of densities that includes moderate and rural residential. Zoning here is R-4 and Residential-2 (R-2).

Avent Ferry Road passes to the northwest. The Mission Valley Shopping Center is located at the southeast corner of the intersection of Avent Ferry Road and Western Boulevard. It is zoned Commercial Mixed Use (CX). A bus rapid transit (BRT) station is planned to be located near this intersection to serve the Western BRT route.

The Future Land Use Map generally aligns with the existing uses. The campus is designated for Institutional uses. Spring Hill, the State Farmers Market, and Dix Park are recommended for Public Parks and Open Space. The neighborhoods to the south and west are mapped with the Low Density Residential category. Along Avent Ferry Road are Medium Density Residential, Office & Residential Mixed Use, and Community Mixed Use designations.

The Urban Form map designates Western Boulevard, Avent Ferry Road, Bilyeu Street, and Oval Drive as Transit Emphasis Corridors. Centennial Parkway between Avent Ferry Road and Bilyeu Street is an Urban Thoroughfare. Avent Ferry is also an Urban Thoroughfare in this area. Multiple Urban Form areas are mapped along the south side of Western Boulevard including a Core Transit Area, a Transit Oriented District, and a Mixed Use Center. I-40 is designated as a Parkway Corridor.

The proposed CMP zoning requires a master plan showing a layout of future development on the site. The master plan reflects the existing development pattern of the campus. Allowed building heights and square footages are aligned with the buildings that are already present. Open spaces, greenways, and Lake Raleigh are also retained in the master plan.

The primary impact of the rezoning is to increase the maximum building heights in the northern part of Centennial Campus. The current OX zoning limits height to three or five stories. The master plan would allow buildings to be up to 28 stories tall in the vacant land

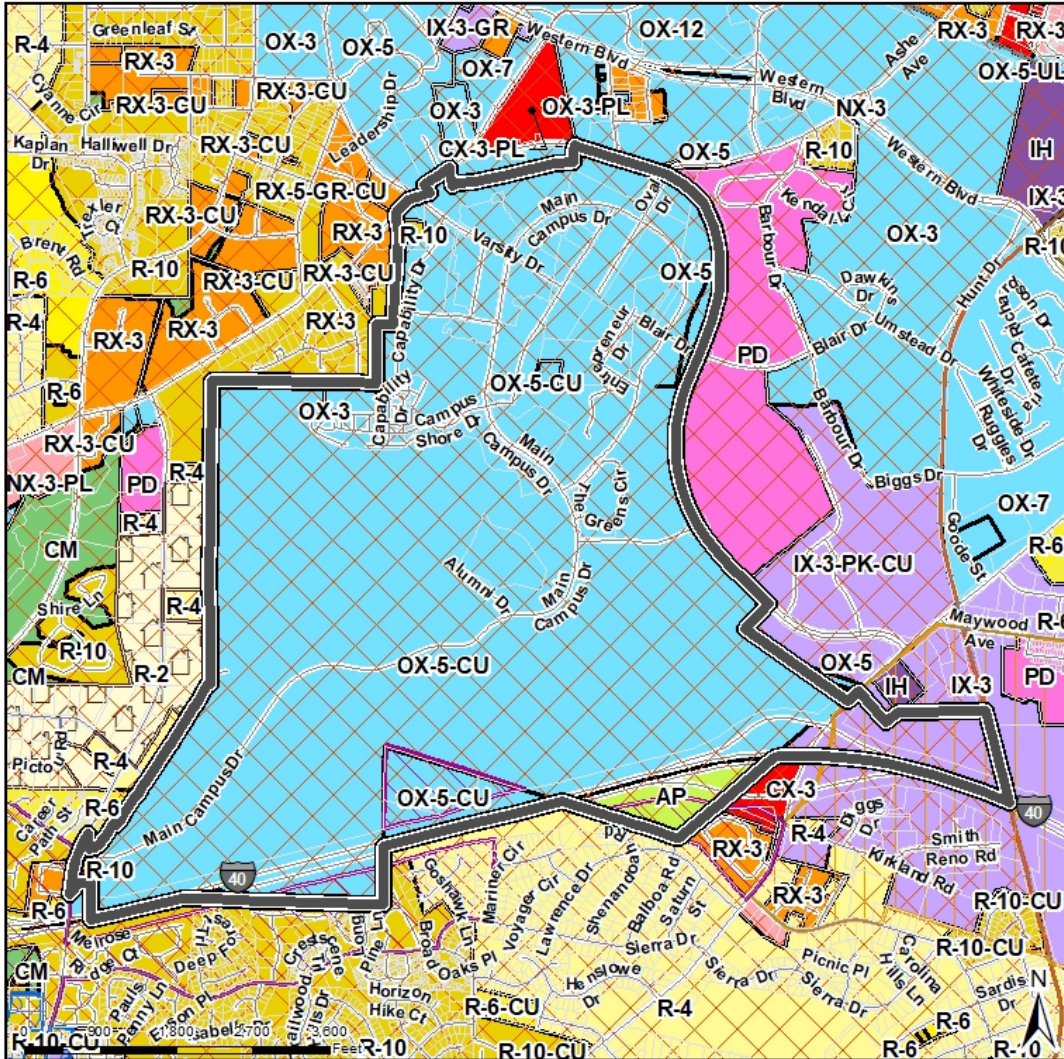
east of Oval Drive and up to 12 stories to the northwest of the quad. Buildings could be seven stories tall around the quad as well as immediately to the south. The allowed square footage of development is also proposed to be increased by roughly 1.2 million square feet.

OUTSTANDING ISSUES

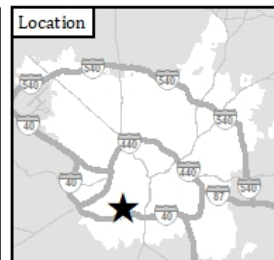
Outstanding Issues	None	Suggested Mitigation	N/A
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Existing Zoning

Z-65-2020



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



Map by Raleigh Department of City Planning (mansaff); 1/24/2020

Future Land Use

Z-65-2020



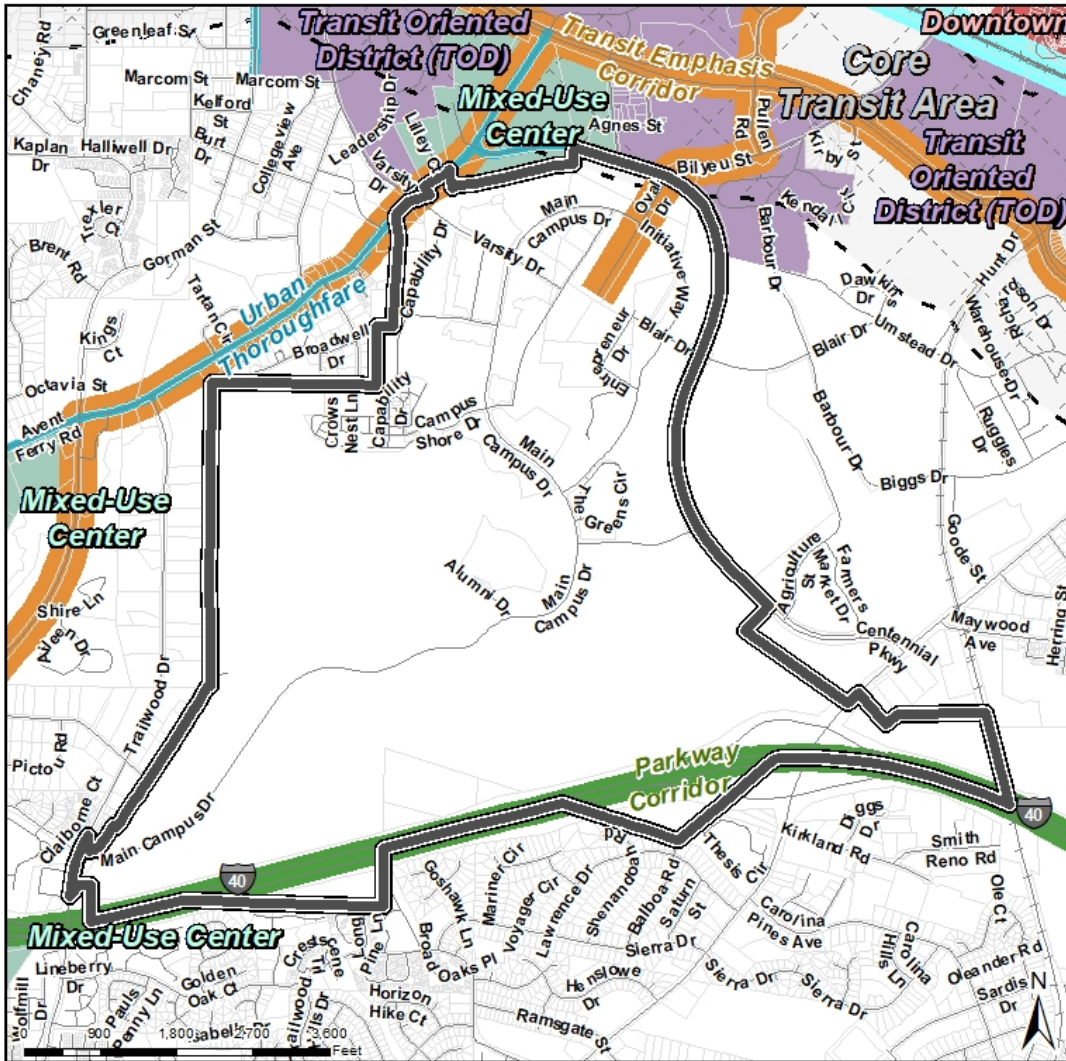
Property	NCSU Centennial Campus
Size	975.77 acres
Existing Zoning	R-10, AP, IX-3, OX-3, & OX-5-CU w/SRPOD, SHOD-1/2
Requested Zoning	CMP



Map by Raleigh Department of City Planning (mansaff); 1/24/2020

Urban Form

Z-65-2020



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



Map by Raleigh Department of City Planning (mansaff); 1/24/2020

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

- A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

Yes, the request is consistent with the Economic Prosperity and Equity Vision Theme by encouraging expansion of a state university that is a major driver of regional economic activity and internationally recognized research. New university activity will support the “innovation”, “research and development”, and “skilled labor force” espoused by this Vision Theme.

The Vision Theme of Greenprint Raleigh is aligned with the proposals protection of Walnut Creek and Lake Raleigh. The amount of development allowed in the southern part of the campus is restricted, and open space areas are concentrated in the subdistricts there. This ensures that intense development will not encroach on natural features.

The integration of the Walnut Creek Greenway Trail with the pedestrian network on Centennial Campus creates consistency with the Coordinating Land Use and Transportation Vision Theme by enabling transportation alternatives that connect to downtown Raleigh and other destinations. The transportation improvements shown in the TIA analysis also provide assurance that vehicular infrastructure will be adequate. The mixed of uses allowed in the CMP district enhances opportunities for shorter and fewer vehicle trips for users of the site.

Overall, the request is consistent with the 2030 Comprehensive Plan due to the new opportunities for academic and research activities, sensitivity to the environment, integration of land uses, and use of multi-modal transportation networks.

- B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

The main recommended Future Land Use for the site is Institutional, which indicates the user should be an institution such as a university. The user of the rezoning site is NCSU. The existing uses of the site and new uses contemplated by the proposed CMP master plan are those customarily associated with a university campus. Portions of the site designated for Public Parks and Open Space are identified for use as open space or recreational areas in the master plan.

- C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

Not applicable. The land use is specifically designated.

D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, the campus is served by existing facilities and infrastructure. The traffic impact analysis has identified transportation improvements that will be needed to maintain an appropriate level of service for vehicular traffic. These improvements are included by the master plan to be constructed once certain levels of development are reached.

Future Land Use

Future Land Use designation: Institutional, Public Parks and Open Space, Regional Mixed Use, Low Density Residential

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

The majority of the rezoning area falls under the Institutional Future Land Use category, which applies to sites “. . .occupied by colleges and universities. . .” The site will be used by NCSU for an educational campus with associated amenities. The designation also states that “. . .large institutions in a campus setting. . .are appropriately zoned CMP.” The requested district is CMP. The proposal is also consistent with the Public Parks and Open Space designation by preserving Lake Raleigh and the Walnut Creek Greenway Trail as open space areas. The rezoning does not propose development in peripheral areas where the Regional Mixed Use and Low Density Residential designations apply.

Urban Form

Urban Form designation: Parkway Corridor, Transit Emphasis Corridor

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other

The rezoning request does not include a frontage. However, the CMP master plan indicates that the highest density development on the campus will be in areas closest to the designated Transit Emphasis Corridors and Urban Thoroughfares. The only designation within the rezoning area, as opposed to along its boundaries, is a Transit Emphasis Corridor on Oval Drive. This is already one of the areas of campus with the highest concentration of active uses. The southern end of Oval Drive is a public plaza that connects with the central quad of the campus.

NCSU provides its own transit service, the Wolfline, with a route that travels along Oval Drive. Other Wolfline routes provides service on Centennial Parkway and Avent Ferry Road in the areas where there are Urban Form designations. Based on this combination of factors, the requested zoning will support transit use and a walkable environment by encouraging dense, active development in an area with existing pedestrian amenities and multiple transit options. The proposal also supports the Parkway Corridor on I-40 by restricting development in the subdistrict that abuts the highway.

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

Centennial Campus is already mostly built and does not cause significant negative impacts for surrounding developments. The master plan includes buffers for adjacent residential areas that will mitigate impacts of new development on existing neighborhoods. The site is also buffered by other state property and I-40, which reduces impacts on the south and east sides. The proposed zoning is compatible with the surrounding area.

Public Benefits of the Proposed Rezoning

- The request will allow new opportunities for education, employment, and economic development for Raleigh and the Triangle region.
- The request will provide design flexibility that may allow for a more cohesive and innovative campus.

Detriments of the Proposed Rezoning

- The request would remove a number of zoning requirements for urban design that supports active uses and a high-quality pedestrian experience.
- The proposal may increase vehicle trips on nearby streets.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

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 proposal is to apply the CMP zoning district to an existing university campus. The Future Land Use designation for the site is Institutional, which indicates that public organizations such as colleges and universities are appropriate uses for the area. The Institutional designation specifically recommends the CMP zoning for campuses.

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.

The previously constructed portions of Centennial Campus arrange the buildings and public spaces on the campus into a cohesive place with a consistent design style, an extensive sidewalk network, and several outdoor areas that create focal points for activity. The proposed master plan retains the overall landscape architecture of the site and identifies scale and location of future development on the site that reinforce the existing spatial layout of the campus.

Policy LU 2.4—Large Site Development

Developments on large sites should set aside land for future parks and community facilities to help meet identified needs for public amenities and services and to offset the impacts of the development.

Policy LU 8.9—Open Space in New Development

New residential development should be developed with common and usable open space that preserves the natural landscape and the highest quality ecological resources on the site.

Policy LU 12.3—Reservations for Community Facilities

Plans for large sites should identify park and community facility needs and reserve appropriate portions of the site for schools, parks, public safety buildings, and other facilities.

Centennial Campus is developed with several plazas and open space areas that are accessible from the campus buildings. The campus includes recreational fields and a golf course. The requested zoning does not propose to remove these areas. The allowed amount of development in the areas with existing open space amenities is very low, indicating that those areas are intended to continue serving as outdoor amenities.

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 parks.

The master plan proposes new sidewalks, multi-use paths, and greenway trail extensions that will connect with the existing sidewalk and greenway network on the site. These features are also linked to public spaces throughout the campus. The combined effect of pedestrian facilities and public spaces is a site that makes it convenient and comfortable to travel on foot and spend time outdoors.

Policy LU 5.6—Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

The request includes a Neighborhood Transitions buffer along the western boundary of the rezoning area. The western edge of the site is the only portion that is directly adjacent to low density neighborhoods. The require transition area will ensure that there is a vegetated area and a building and parking setback along the boundary. The master plan also limits the allowed building heights in this area of the site to reduce visual impacts of tall buildings. These factors provide the appropriate amount of transition between existing residential development and new development on the campus.

Policy LU 8.10—Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

An area in the northeast part of the Centennial Campus remains undeveloped. The zoned height of five stories in that area may make the campus less desirable for some users. Taller development in that area would not be a sharp change in the development pattern as the buildings in the vicinity are multi-story, institutional buildings.

Policy EP 2.5—Protection of Water Features

Protect, restore, and preserve rivers, streams, floodplains, and wetlands. These water bodies provide valuable stormwater and surface water management and ecological, visual, and recreational benefits.

The proposed master plan focuses the most intense development in the northern part of the campus. Lower height and little development are proposed in the areas

around Lake Raleigh and Walnut Creek. The master plan also preserves the tree conservation areas and greenway corridors in these areas. The limitation on development and retention of open areas around water features shows that the campus will have low environmental impact while enhancing recreational benefits.

Policy PR 3.13—Greenway Oriented Development

Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.

Policy UD 2.5—Greenway Access

Safe and clearly marked access points to the city’s greenway system should be provided in new and existing mixed-use centers where feasible.

The Walnut Creek Greenway Trail passes through Centennial Campus. The previously built parts of the campus integrate the greenway trail into pedestrian networks and link the trail with active uses on the site. The rezoning request would maintain this existing relationship while expanding the greenway trail network and making new connections with internal streets and the surrounding area.

The rezoning request is **inconsistent** with the following policies:

Policy LU 7.6—Pedestrian-Friendly Development

New and redeveloped commercial and mixed-use developments should be pedestrian-friendly.

Policy UD 1.3—Creating Attractive Facades

Well-designed and articulated building facades, storefront windows, and attractive signage and lighting should be used to create visual interest. Monolithic or box-like facades should be avoided to promote the human quality of the street.

Policy UD 2.3—Activating the Street

New retail and mixed-use centers should activate the pedestrian environment of the street frontage in addition to internal pedestrian networks and connections, particularly along designated Main Street corridors.

Policy UD 6.2—Ensuring Pedestrian Comfort and Convenience

Promote a comfortable and convenient pedestrian environment by requiring that buildings face the sidewalk and street area, avoid excessive setbacks, and provide direct pedestrian connections. On-street parking should be provided along pedestrian oriented streets and surface parking should be to the side or in the rear. This should be applied in new development, wherever feasible, especially on Transit Emphasis and Main Street corridors and in mixed-use centers.

The campus master plan removes the dimensional standards that control things like transparency and blank wall area. These standards are intended to improve the pedestrian experience by ensuring that building facades create visual interest along the street. The proposed master plan would allow large expanses of blank, opaque buildings facing streets and sidewalks. This outcome would not be as supportive of walking as including the normal dimensional standards.

Area Plan Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy AP-AF 3—Greenway Connections

The greenway connections identified in Map AP-AF1 should be provided in any redevelopment scenario and should include easement dedication and trail construction. This guidance should be used to inform conditional use rezoning requests and Planned Development (PD) rezonings.

The proposed master plan includes an extension of an existing greenway trail on the north side of Varsity Drive.

Policy AP-AF 5—Network Connectivity

Support transportation network modifications that enhance connectivity, including new public streets at Mission Valley Shopping Center, Avent Ferry Road Shopping Center, and throughout the multifamily developments along the corridor between Chappell Drive and Gorman Street.

Transportation improvements are proposed by the master plan at specific points during the future development of the site. These improvements include new street and pedestrian connections that will make a more connected network between the campus and the surrounding area.

*The rezoning request is **inconsistent** with the following policies:*

No inconsistent policies identified.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	39	Higher than citywide average.
Walk Score	30	37	Higher than citywide average.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary: [Scores are for the south end of Oval Drive.] The rezoning site has a range of walk scores that range from significantly higher than the citywide average near Avent Ferry Road to significantly lower than the citywide average in the southern part of the campus. The reported score reflects the area of Centennial Campus with the most density and active uses. Due to the institutional scale of the campus, there are not many shopping destinations within easy walking distance. However, the proposed master plan may increase the likelihood of shopping and services within the campus itself. The master plan also proposes new pedestrian facilities that may improve the Walk Score. It is not clear whether the Transit Score incorporates the Wolfline transit service. The campus is well served by the Wolfline routes, and two GoRaleigh routes are present on Avent Ferry Road. Overall, the ability to travel without a private vehicle is greater at Centennial Campus than in Raleigh on average and may further improve as a result of the rezoning. Additional development of the site may have the effect of reducing per-capita carbon emissions.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	Yes

Larger Apartment	34.0	Yes
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Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The request allows all residential building types, which may allow new residents in Raleigh to produce lower carbon emissions than the average existing resident.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request would allow additional development on the site that may include residential uses.
Does it include any subsidized units?	No	
Does it permit a variety of housing types beyond detached houses?	Yes	All residential building types and a range of building heights are allowed by the master plan.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	Subdivision ordinances do not apply to state-owned property. Lot sizes are not regulated. The rezoning request would allow denser residential development than the citywide average lot size produces.
Is it within walking distance of transit?	Yes	NCSU operates a bus service called the Wolfline that serves the interior of the campus. Two GoRaleigh routes provide service on Avent Ferry Road.

*The average lot size for detached residential homes in Raleigh is 0.28 acres.

Summary: The proposal increases the potential housing supply on the site. The supply may take many forms as all residential building types and heights of up to 28 stories are permitted. The site is also served by multiple transit routes. The proposal may contribute to overall housing and transportation affordability for the surrounding area and Raleigh.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks. A portion of the site west of Initiative Drive is Z-65-20 NCSU Centennial Campus Page 5 March 16, 2021 included in the Dorothea Dix Hospital back campus (WA2473). That campus was determined eligible for the National Register of Historic Places in 1989.

Impact Identified: None.

Parks and Recreation

1. NCSU Centennial Campus is located between two of Raleigh's largest and most popular parks: Dorothea Dix Park to the east and Lake Johnson Park to the west.
2. The Walnut Creek Greenway Trail, which connects these properties with the rest of the Capital Area Greenway System, passes through the NCSU Centennial Campus, running along the northern banks of Walnut Creek and Lake Raleigh. The current master plan indicates that "Greenway alignment and connections are existing and will be maintained as shown on the master plan."
3. Maintenance of the Walnut Creek Greenway Trail infrastructure on NCSU property is the responsibility of NCSU. City of Raleigh greenway maintenance staff coordinates with NCSU on inspections and major issues.
4. Opportunities should be considered to further activate the designated open space areas (including Subdistrict F), better integrate these areas with the Walnut Creek Greenway Trail, or otherwise provide opportunities for improved public access. For example, development of a natural surface or paved trail along the southern bank of Lake Raleigh would provide a substantial recreational resource in this area that would benefit the Capital Area Greenway system.
5. The Avent Ferry Road Corridor Study recommends a pedestrian connection between the northern terminus of the greenway trail at Varsity Drive and the intersection of Centennial Parkway & Avent Ferry Road. This connection would provide a dedicated bike/pedestrian route between the intersection of Centennial Parkway & Avent Ferry Road in the north to the Walnut Creek Greenway Trail along Campus Shore Drive to the south.

Impact Identified: The applicant may wish to consider additional activation and connection between open space areas and developed areas of the site and nearby area.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	213,834	1,277,587	6,516,017
Waste Water	213,834	1,277,587	6,516,017

Impact Identified:

1. The proposed rezoning would add 6,302,183 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area
2. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy
3. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developed

Stormwater

Floodplain	FEMA
Drainage Basin	Walnut Creek
Stormwater Management	UDO Chapter 9
Overlay District	n/a

Impact Identified: No downstream structural impacts identified.

Transportation

Site Location and Context

Location

The Z-65-2020 site is the Centennial Campus of North Carolina State University, which is in southwest Raleigh, between Western Boulevard on the north and I-40 on the south as well as Avent Ferry Road and Trailwood Drive on the west and Centennial Parkway on the east.

Access

There are multiple points of vehicle and non-motorized access described in the Campus Plan.

Area Plans

The Z-65-2020 site is located within the Avent Ferry Corridor Plan, which plan is focused on the development of Avent Ferry as a walkable and bikeable corridor. The adoption of the Avent Ferry Corridor Study resulted in a custom streetscape plan being adopted by City Council, which includes a separated bicycle facility, improved pedestrian facilities and crossings, and improved transit amenities.

Existing and Planned Infrastructure

Streets

Centennial Campus is surrounded by the following public Streets:

Street Name	Who Maintains	Street Plan (Map T-1) Designation
Western Boulevard	NCDOT	Six-Lane Divided Avenue
Avent Ferry Road	NCDOT	Four-Lane Divided Avenue
Centennial Parkway	NCDOT	Four-Lane Divided Avenue

The following Street provide the primary vehicle access to Centennial Campus:

Street Name	Who Maintains	Street Plan (Map T-1) Designation
Main Campus Drive	NCSU	Four-Lane Divided Avenue
Achievement Drive	NCSU	Four-Lane Divided Avenue
Blair Drive	NCSU	Two-Lane Undivided Avenue
Oval Drive	NCSU	Four-Lane Divided Avenue
Bilyeu Street	City of Raleigh	Two-Lane Divided Avenue
Varsity Drive (east of Aventure Ferry Road)	NCSU	Four-Lane Divided Avenue
Varsity Drive (west of Aventure Ferry Road)	City of Raleigh	Two-Lane Divided Avenue

In accordance with UDO section 8.3.2, the block perimeter in CMP districts is 4,000 ft. or as set by the master plan. The following table describes the perimeter of the blocks along the edge of Centennial Campus:

#	Block	Approximate Perimeter
1	Main Campus Drive, Varsity Drive, Aventure Ferry Road, Trailwood Drive	21,900'
2	Varsity Drive, Main Campus Drive, Oval Drive, Centennial Parkway, Aventure Ferry Road	6,500'
3	Blair Drive, Centennial Parkway, Oval Drive, Initiative Way	4,500'
4	Achievement Drive, Centennial Parkway, Blair Drive, Initiative Way	6,300'
5	Main Campus Drive, Centennial Parkway, Lake Wheeler Road, Sierra Drive, Lineberry Drive, Trailwood Drive	25,500'

The Master Plan proposes street connections that would bisect blocks number one and three, improving access to the campus. This is consistent with Comprehensive Plan Policy T 2.3, Eliminating Gaps. The connection within block one, between Capability Drive and Chappell Drive, would require connection to a new street built by redevelopment of adjacent private property. The connection within block three, between Initiative Way and Centennial Parkway is wholly within Centennial Campus.

Existing blocks internal to Centennial Campus within the built areas are generally 2,000 to 4,000 feet in perimeter. The Master Plan proposes additional internal streets to provide street grid in portions on the campus not yet developed.

There are three locations serving Centennial campus where the Street Plan (Map T-1 in the Comprehensive Plan) does not match the existing condition.

1. **Varsity Drive between Avent Ferry Road and Western Boulevard:** This street is planned to be a two-lane divided avenue but is currently built as two lanes without a median or left turn lane. It also lacks sidewalks and a bikeway. The campus plan requires improvements to this street, including adding medians or center turn lanes, a protected bikeway and sidewalks. This is consistent with Map T-1.
2. **Main Campus Drive, from the entrance to the Lonnie Poole Golf Course to Trailwood Drive:** The street plan calls for a four-lane divided avenue, but it is currently built as two lanes without a median or left turn lane. It also lacks sidewalks and a bikeway. The campus plan requires addition of left turn lanes and intersecting streets and major driveways as well as construction of a shared use path. These improvements will generally implement a two-lane divided avenue. This is inconsistent with Map T-1, but the Traffic Impact Analysis (TIA) indicates that capacity will be sufficient for campus build out. If this CMP district is adopted, Map T-1 should be amended to designate this section of Main Campus Drive as a two-lane divided avenue.
3. **A proposed four-lane divided avenue connecting to I-40:** This new location street would require the construction of a new interchange with I-40. The campus plan does not include these improvements, which is inconsistent with Map T-1 and Map T-5 (Planned Interchanges and Grade Separations). The TIA indicates that capacity will be sufficient for campus build out. Indications from NCDOT are that an interchange with I-40 at this location is not cost effectively because it proximity to other exits would require it to be a non-standard design. If this CMP district is adopted, Maps T-1 and T-5 should be amended to remove these improvements.

Sidewalks

Sidewalks are generally complete on all street within and around Centennial Campus. There are three exceptions:

- One exception is along the south side of Centennial Parkway between Avent Ferry Road and Nazareth Street. This sidewalk is currently under construction by the City of Raleigh as a capital improvement project.
- Another exception is Main Campus Drive at the end nearest Trailwood Drive. There is no sidewalk on either side between Centennial Middle School and Trailwood Drive. There is not sidewalk on the south side between Centennial Middle School and Achievement Drive. The campus plan proposes to construct a shared use path along

- the north side of Main Campus Drive from Achievement Drive to Trailwood Drive. It would connect to the Walnut Creek Greenway Trail at Achievement Drive.
- A third exception is on the east side of Varsity Drive between Western Boulevard and Leadership Drive. The campus plan requires improvements to Varsity Drive between Avent Ferry Road and Western Boulevard. These improvements will include a sidewalks.

Bikeways and Greenways

There are several bikeways serving Centennial Campus. Bicycle lanes exist on Varsity Drive between Avent Ferry Road and Partners Way as well as between Centennial Parkway and Initiative Way. Both are within camps. There are existing shared use paths along Centennial Parkway between Nazareth Street and Lake Wheeler Road as well as on the northwest side of Avent Ferry Road.

Other bikeways on City streets serving Centennial Campus include bicycle lanes and a shared use path of Pullen Road and Bilyeu Street between Western Boulevard and Centennial Parkway. This bikeway connects to the Centennial Parkway shared use path and Oval Drive. There are also shared use markings on Nazareth Street and Bicycle Lanes on Maywood Avenue.

Greenway trails also serve as bikeways in this area. The Walnut Creek Trail runs through Centennial Campus and the Rocky Branch Trail is along Western Boulevard north of Centennial Campus. An improvement to the Walnut Creek Greenway Trail is programmed. The project will upgrade the greenway trail to follow the stream, rather than the sidewalk on Trailwood Drive and Avent Ferry Road. It is nearing construction. There is also a north-south greenway trail between Capability Drive and Main Campus Drive that connects to the Walnut Creek Trail. The campus plan proposes to extend this trail to the border of campus so that it may be connected to Avent Ferry Road and Centennial Parkway. This improvement is recommended by the Avent Ferry Corridor Plan.

The campus plan also requires construction of a bike/pedestrian connection to Nazareth Street, generally parallel to and west of Oval Drive as well as a shared use path along Main Campus Drive between Trailwood Drive and Achievement Drive.

The campus plan requires improvements to Varsity Drive between Avent Ferry Road and Western Boulevard. These improvements will include a protected bikeway. These three connections are consistent with Comprehensive Plan policies T 5.1 and T 5.4.

Transit

Centennial Campus is served by GoRaleigh and NCSU Wolfline transit service. Go Raleigh route 11 provides service from downtown Raleigh to Trailwood Hills along Western Boulevard and Avent Ferry Road. Route 11L provides service between North Carolina State University and Buck Jones Road. Both routes run every 30 minutes during peak times and hourly during off-peak times. The stops closest to Centennial Campus are at Varsity Drive. Wolfline bus service has many routes connecting different parts of NCSU's campus.

The Wake Transit Plan includes two major improvements serving Centennial Campus:

- Bus rapid transit along Western Boulevard between Downtown Raleigh and Cary is in the early stages of design. Stops serving Centennial Campus will be located at Pullen Road and Avent Ferry Road.
- Frequent bus service is planned between Centennial Campus and North Hills. This route will follow Pullen Road, Oberlin Road, and Lassiter Mill Road.

Other Projects in the Area

There are a number of programmed transportation project in the area:

- A sidewalk is under construction along the south side of Centennial Parkway between Avent Ferry Road and Nazareth Street. This is a City of Raleigh capital improvement.
- East of the site, an improvement to the Walnut Creek Greenway Trail is planned. The project, which will begin construction soon, will upgrade the greenway trail to follow the stream, rather than the sidewalk on Trailwood Drive and Avent Ferry Road. Total length of the project will be less than 1,000 feet.
- On the north side of Centennial Campus, bus rapid transit along Western Boulevard is in the early stages of design.
- A pedestrian underpass is also planned to cross Western Boulevard at Avent Ferry Road.
- NCDOT and the North Carolina State Farmers Market are making changes to access to the Farmers Market. A new driveway is under construction that will connect to Lake Wheeler Road at Maywood Avenue. Coordinated with this are changes to the intersection of Lake Wheeler Road and Centennial Parkway to reduce congestion.

Traffic Impact Analysis (TIA) Determination

Based on the Envision results, approval of case Z-65-20 would increase the amount of projected vehicular peak hour trips for the site as indicated in the table below. The proposed rezoning from OX-5-CU, OX-3, R-10, AP and IX-3 to CMP is projected to have 779 new trips in the AM peak hour and 714 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-65-20 Existing Land Use University Campus	Daily	AM	PM
	35,051	3,289	3,372
Z-65-20 Current Zoning Entitlements Office Mixed Use	Daily	AM	PM
	91,273	8,763	8,425
Z-65-20 Proposed Zoning Maximums Campus	Daily	AM	PM
	99,343	9,541	9,138
Z-65-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	8,070	779	714

Traffic Impact Analysis (TIA) Findings

Transportation staff have reviewed a TIA prepared by Kimley-Horn and Associates (KHA). The analysis studies both link as well as intersection capacity and makes several recommendations. Phased improvements tied to the construction of specific amounts of square foot or other events are included in master plan sheet MP-10. The improvements are repeated here for convenience:

- Varsity Drive
 - Widen to a 2-Lane Divided section from Avent Ferry Road to Western Boulevard with a Median or Center two-way left-turn lane and provide protected Bicycle and Pedestrian Facilities
- Main Campus Drive
 - Widen to a provide left-turn lanes from Trailwood Drive to the Park Alumni Center and provide a shared Bicycle and Pedestrian Facility from Trailwood Drive to Achievement Drive
- *New Roadway Connections*
 - Connection from Capability Drive to Avent Ferry Road in the vicinity of Research Drive (in furtherance of the connectivity concept Avent Ferry Corridor Study conducted by the City of Raleigh in 2019)
 - Connection from Initiative Way to Centennial Parkway
- *Bicycle and Pedestrian Improvements*
 - Add a bike/ped connection from Centennial Parkway into Centennial Campus between Oval Drive and Avent Ferry Road and provide enhancement of the existing crosswalk on Centennial Parkway east of Nazareth Street. The enhancement of the crosswalk may include improving the existing crosswalk or moving the crosswalk if a safe, controlled crossing is not feasible at its current location.
 - Add a bike/ped connection from the existing greenway north of Varsity Drive to the edge of Campus property
 - Add separated bicycle and pedestrian facilities on Varsity Drive between Avent Ferry Road and Western Boulevard
 - Add a bike/ped shared facility on Main Campus Drive south of Achievement Drive to Trailwood Drive
- *Avent Ferry Road and Varsity Drive*
 - Construct an additional westbound left-turn lane on Varsity Drive with a minimum of 300 feet of storage to provide dual westbound left-turn lanes on that approach
 - Extend the northbound right-turn lane on Avent Ferry Road to provide 575 feet of storage
 - Investigate providing enhanced east-west bicycle and pedestrian elements at the intersection of Avent Ferry Road at Varsity Drive
- *Centennial Parkway at Oval Drive/Bilyeu Street*
 - Restripe the northbound approach to provide dual northbound left-turn lanes and a shared through/right-turn lane on Oval Drive
 - Extend the eastbound right-turn lane on Centennial Parkway to provide 475 feet of storage
- *Centennial Parkway at Lake Wheeler Road*
 - Provide an additional eastbound right-turn lane on Centennial Parkway with 650 feet of storage to provide dual right-turn lanes on that approach

See the attached technical review memo for additional details regarding the TIA, improvements, and phasing.

Impact Identified: Traffic impacts and associated mitigations have been studied in the TIA. The master plan provides requirements for when transportation improvements must be complete.

Urban Forestry

There is an existing Centennial Campus Tree Conservation Plan that was prepared in 2013. It was not recorded, but the plan was agreed to by NC State University and City of Raleigh. Plan sheet MP-7 shows the 2013 tree conservation plan as being maintained in the master plan.

Impact Identified: None.

Impacts Summary

The rezoning request may produce impacts to the surrounding street network from increased vehicle trips.

Mitigation of Impacts

The proposed master plan will require certain street improvements to be installed as development of the campus reaches specified levels in the future. No additional mitigations are recommended.

CONCLUSION

The proposed rezoning applies to the Centennial Campus of NC State University. The campus is currently zoned mostly with OX districts with heights of three and five stories. The requested district is CMP. A master plan is provided for the CMP district. The master plan sets maximum heights and development totals for subdistricts within the campus. The overall effect of the rezoning would be to increase the allowed height in portions of the campus to seven, twelve, and twenty-eight stories. Around one million square feet of additional development would also be allowed. The majority of the additional development proposed would occur in the northeastern part of the campus.

The rezoning request is supported by the Future Land Use Map designation of Institutional because NCSU is a university and the recommended zoning for Institutional is CMP. The Urban Form Map is also aligned with the request due to the concentration of development in areas of the campus that are well-suited to pedestrians and have the highest level of transit service. Other policies related to preserving natural features and providing open space in large developments are also consistent with the rezoning proposal. Policies that call for pedestrian-friendly streetscapes do not support the request. The master plan would permit a lower quality of street design by exempting future development from blank wall area and transparency requirements. The rezoning is consistent with the 2030 Comprehensive Plan.

CASE TIMELINE

Date	Action	Notes
11/17/2021 & 11/18/2021	First neighborhood meeting (two meeting times)	
11/24/2020	Application submitted	Re-submittal required for master plan
1/27/2021	Second application submittal	Re-submittal required for master plan
3/4/2021	Second neighborhood meeting	
3/5/2021	Third application submittal	Re-submittal required for master plan
3/19/2021	Application complete	
3/30/2021	Request placed on Planning Commission agenda for discussion	Deferred to allow applicant to provide information about NCSU urban design policies.
4/13/2021	Request placed on Planning Commission agenda for discussion	Planning Commission recommends approval.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	OX-3-CU, OX-3, OX-5, IX-3, R-10, AP	CX-3-PL, OX-7-PL, OX-3-PL	R-10, R-4	PD, IX-3-PK-CU, IX-3, IH, CX-20-CU	RX-3, R-10, R-4, R-2
Additional Overlay	SRPOD, SHOD-1	SRPOD	SRPOD, SHOD-1, SHOD-2	SRPOD, SHOD-2	SRPOD, SHOD-1
Future Land Use	Institutional	Medium Density Residential, Community Mixed Use, Office/Research & Development	Low Density Residential	Public Parks and Open Space, Regional Mixed Use	Office & Residential Mixed Use, Medium Density Residential, Low Density Residential
Current Land Use	University	University, Retail, Office	Low Density Residential, Moderate Density Residential	Open Space, Office	Low Density Residential, Moderate Density Residential
Urban Form	Transit Emphasis Corridor, Parkway Corridor	Transit Emphasis Corridor, Urban Thoroughfare, Core Transit Area	Parkway Corridor	None	Transit Emphasis Corridor, Urban Thoroughfare

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-5-CU, OX-5, OX-3, IX-3, R-10, and AP w/ SRPOD, SHOD-1 (partial), and SHOD-2 (partial)	CMP
Total Acreage	975.77	975.77
Setbacks:		
Front	5'	50'*
Side	0' or 6'	
Rear	0' or 6'	
Residential Density:		
Max. # of Residential Units	1,200	1,311
Max. Gross Building SF	12,635,000	13,800,000
Max. Gross Office SF	8,875,000	9,660,000
Max. Gross Retail SF	624,000	690,000
Max. Gross Industrial SF	1,872,000	2,070,000
Potential F.A.R	0.3	0.32

*Setbacks apply to the site boundary that abuts residential zoning districts.

**The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.



Raleigh

MEMO

TO: Bynum Walter, AICP, Comprehensive Planning Supervisor

FROM: Eric J. Lamb, PE, Transportation Planning Manager

DATE: March 24, 2021

SUBJECT: Traffic Impact Analysis Review for Z-65-20/MP-1-20 – NC State University Centennial Campus Rezoning

We have reviewed the updated Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates (KHA) for the NC State University Centennial Campus Rezoning, case number Z-65-20/MP-1-20. The following memorandum summarizes the most relevant information pertaining to the study as well as City Staff's review of the analysis and recommendations.

Development Details

<i>Site Location:</i>	West Raleigh south of NC State University and bordered by Avent Ferry Road, Centennial Parkway, and I-40
<i>Address/Property PIN(s):</i>	Multiple properties as depicted on the Centennial Campus Master Plan
<i>Current Zoning:</i>	R-10, AP, IX-3, OX-3, & OX-5-CU w/SRPOD, SHOD-1/2
<i>Proposed Zoning:</i>	CMP
<i>Existing Land Use:</i>	Academic, multifamily housing (mid-rise, private and university), general office
<i>Allowable Land Use:</i>	Same uses as existing, 11,800,000 GFA (4,774,279 GFA currently constructed)
<i>Maximum Proposed Zoning Land Use:</i>	Same uses as existing, 13,800,000 GFA
<i>Build-out Year:</i>	2030

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

Background

This TIA was scoped to replace the roadway improvements identified in the 1988 Conditional Use Zoning case. Many of those recommendations have been implemented or are no longer relevant or viable. Table 1 summarizes the status of those recommendations and identifies those that were evaluated in the current study.

Table 1: Previous Recommendations – 1988 Conditional Use Zoning

Location	Recommendation	Responsibility	Status	Evaluated in Current Study?
Western Blvd, Gorman St to DT	Widen to 6-lane divided	NCDOT	Plan updated to 4-lane divided with BRT lanes	Yes
I-40	New interchange and access road	NCDOT	Removed because not allowed by NCDOT. Traffic routed to existing interchanges.	No
Maywood Ave. at Lake Wheeler Rd	Realignment	City of Raleigh	Recommendation removed	No
Sullivan Drive, Varsity Dr. to Gorman St.	Widen	University	Removed due to lack of projected traffic	No
Greenleaf St., Varsity Dr. to Gorman St.	Widen	University	Removed due to change in street type	No
Main Campus Drive, Achievement Dr. to Trailwood Dr.	Widen to 4-lane divided	University	No change	Yes
Varsity Dr., Avent Ferry Rd. to Western Blvd.	Widen to 4-lane divided	University	No change	Yes
Varsity Dr., Western to Sullivan	Widen to 4-lane divided	University	Removed due to lack of projected traffic	No
Main Campus Dr., Oval Dr. to Varsity Dr.	Widen to 4-lane divided	University	No change. Not analyzed since it is internal to campus.	No
Pullen Rd Extension	Widen to 4-lane divided		No change	Yes
Bilyeu St. Extension	Widen to 4-lane divided	University	Removed – Not necessary per traffic analysis; road constructed as 2-lane divided	No
Centennial Parkway, Avent Ferry Rd to Lake Wheeler Rd	Construction		Completed	No
Oval Dr., Centennial Pkwy. to Main Campus Dr.	Widen to 4-lane divided	University	Completed	No
Varsity Dr., Avent Ferry Rd. to Main Campus Dr.	Widen to 4-lane divided	University	Completed	No
Southernmost Street, parallel to I-40 from Main Campus Dr. to Centennial Pkwy.	Construction		Eliminated in 2002 agreement	No

Study Area & Analysis Scenarios

The TIA analyzed the following scenarios to understand the impacts of the proposed rezoning:

1. Existing Year No Build (2020)
2. Design Year No Build (2030)
3. Design Year Build (2030) – Scenario 1 (existing entitlements)
4. Design Year Build (2030) – Scenario 2 (proposed master plan)
5. Design Year Build Mitigated (2030) – Scenario 1 (existing entitlements)
6. Design Year Build Mitigated (2030) – Scenario 2 (proposed Master Plan)

The following roadway links were studied:

- Western Boulevard east of Avent Ferry Road
- Western Boulevard west of Avent Ferry Road
- Western Boulevard east of Pullen Road
- Varsity Drive west of Avent Ferry Road
- Pullen Road north of Western Boulevard
- Bilyeu Street north of Centennial Parkway
- Centennial Parkway north of Achievement Drive
- Avent Ferry Road east of Trailwood Drive
- Gorman Street north of I-40
- Lake Wheeler Road north of I-40
- Main Campus Drive east of Trailwood Drive

The following intersections were studied:

- | | |
|--|---------------------|
| 1. Avent Ferry Road at Varsity Drive | <i>(Signalized)</i> |
| 2. Lake Wheeler Road at Centennial Parkway | <i>(Signalized)</i> |
| 3. Oval Drive at Centennial Parkway | <i>(Signalized)</i> |
| 4. Main Campus Drive at Varsity Drive (Existing Year Only) | <i>(Signalized)</i> |

Traffic Volumes and Trip Generation

KHA made the following assumptions as agreed to by City staff regarding traffic volumes:

- 10th Edition ITE Trip Generation Manual
- Due to the impact of the COVID-19 pandemic on traffic, new counts were not collected. The most recent link-level volume data and intersection turning movement count data available were collected and increased based on the annual growth rates below to estimate existing volumes (2020).
- Streetlight data was used to estimate turning movement counts where no other data was available.
- The following growth rates were applied to estimate future volumes on roadway links (2030): Western Boulevard east of Pullen Road (1.5%), Lake Wheeler Road (2%), all other links (0.5%)
- The following growth rates were applied to estimate future volumes at study intersections (2030): northbound/southbound approaches on Lake Wheeler Road (2%), all other intersections and approaches (0.5%)
- Traffic was rerouted at the intersection of Lake Wheeler Road and the Farmers' Market to account for planned access changes.

The Master Plan divides the campus into subdistricts, which were grouped into two pods for the TIA analysis based on the different development patterns and intensities of these two parts of campus. Trip generation was estimated separately for each of the two pods, based on the intensities summarized in Table 2.

Table 2: Projected New Building Square Footage by Campus Pod

Campus Pod	Master Plan Subdistricts	Scenario 1 Intensity (Existing Entitlements)	Scenario 2 Intensity (Proposed Master Plan)
Pod 1	A, B, D	5,416,656 s.f.	6,958,606 s.f.
Pod 2	C, E, G, H, I	1,609,065 s.f.	2,067,115 s.f.

KHA made the following assumptions regarding trip generation as agreed to by City staff:

- The following percentage breakdown by land use was assumed for both scenarios: Academic (30%), Corporate (40%), Residential – Private (15%), Residential University (15%)
- The trip generation of academic buildings and university-owned housing was estimated together under Land Use Code 550/University/College. For all scenarios, this land use was estimated based on students for daily trips and based on square footage for peak hour trips. This is supported by the number of studies available for each study period.
- Private multi-family housing and office uses were estimated independently.
- 2017 Cordon line counts covering all entry and exit points to Pod 1 (the northern section) were adjusted to remove cut-through traffic and then compared to the existing land uses. This comparison allowed for an estimate of a single comprehensive reduction in Pod 1 for each study period (daily trips, AM peak hour trips, PM peak hour trips) to account for internal capture and bike/ped/transit mode use.
- The observed Pod 1 reduction was applied to estimate University and office trip generation for the Build scenarios in Pod 1. Private multifamily housing was estimated using dense multi-use urban rates in the Pod 1 Build scenarios to account for the planned density in that pod.
- Pod 2 trip generation was estimated using general urban/suburban rates and 50% of the internal capture/bike/ped/transit reduction observed in Pod 1.
- Tables 3 and 4 summarize the resulting trip generation for the full campus under Build Scenarios 1 and 2 respectively.

Table 3: Scenario 1 (existing entitlements) Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
				In	Out	Total	In	Out	Total
Pod 1									
Multifamily Housing (Mid-Rise) - Private	221	772 o.d.u.	2,956	59	159	218	134	79	213
University/ College	550	7,088 students (daily trips)/ 1,624,997 s.f. (peak hour trips)	11,891	1,364	407	1,771	608	1,293	1,901
General Office Building	710	2,166,662 s.f.	21,102	1,774	289	2,063	338	1,777	2,115
Combined Internal Capture & Bike/Ped/Transit Reduction			-5,690	-1,058	-484	-1,542	-307	-555	-862
Pod 1 External Trips Subtotal			30,259	2,139	371	2,510	773	2,594	3,367
Pod 2									
Multifamily Housing (Low-Rise) - Private	220	241 d.u.	1,784	25	85	110	81	48	129
University/ College	550	2,106 students (daily trips)/ 482,720 s.f. (peak hour trips)	5,016	405	121	526	181	384	565
General Office Building	710	643,626 s.f.	6,268	543	88	631	107	561	668
Combined Internal Capture & Bike/Ped/Transit Reduction (50% of Pod 1)			-1,127	-164	-103	-267	-60	-90	-150
Pod 2 External Trips Subtotal			11,941	809	191	1,000	309	903	1,212
Total External Trips			42,200	2,948	562	3,510	1,082	3,497	4,579

Table 4: Scenario 2 (proposed Master Plan) Trip Generation

Land Use	ITE Code	Intensity	Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
				In	Out	Total	In	Out	Total
Pod 1									
Multifamily Housing (Mid-Rise) - Private	221	992 o.d.u.	3,798	75	204	279	173	101	274
University/ College	550	9,106 students (daily trips)/ 2,087,582 s.f. (peak hour trips)	14,676	1,752	523	2,275	781	1,661	2,442
General Office Building	710	2,783,442 s.f.	27,110	2,273	370	2,643	429	2,254	2,683
Combined Internal Capture & Bike/Ped/Transit Reduction			-7,205	-1,358	-621	-1,979	-393	-708	-1,101
Pod 1 External Trips Subtotal			38,379	2,742	476	3,218	990	3,308	4,298
Pod 2									
Multifamily Housing (Low-Rise) - Private	220	310 d.u.	2,303	32	108	140	102	60	162
University/ College	550	2,705 students (daily trips)/ 620,135 s.f. (peak hour trips)	5,843	521	155	676	232	494	726
General Office Building	710	826,846 s.f.	8,052	691	113	804	136	711	847
Combined Internal Capture & Bike/Ped/Transit Reduction (50% of Pod 1)			-1,397	-210	-131	-341	-77	-115	-191
Pod 2 External Trips Subtotal			14,801	1,034	245	1,279	393	1,150	1,544
Total External Trips			53,180	3,776	721	4,497	1,383	4,458	5,842

Site Traffic Distribution

Streetlight data (based on aggregate smartphone data) was used to estimate existing trip distribution to and from each campus pod. Trips generated by the proposed campus expansion were then distributed based on a modification of the existing observed distribution. The modification was based on the location of planned uses and the location of available capacity on Centennial Parkway. Greater density is planned on the east part of campus, while existing density is located on the west part of campus. The future distribution accounts for that difference as well as the expected additional shift to the use of Centennial Parkway as congestion on the west side of the campus increases.

Figure 1: Trip Distribution



Results and Impacts

The results of the link-level analysis are summarized in Table 5. This analysis was based on the Florida Quality/Level of Service Manual. Those roadways with a proposed cross-section different from the current section are highlighted in blue. Locations where the proposed roadway section capacity to meet Level of Service D or E is less than the projected traffic volume are highlighted in red.

Table 5: Link-Level Analysis Results

Link	Traffic Volume (vpd)			Cross-Section		Proposed Section Capacity – LOS D/E* (vpd)
	Existing	Build – Scenario 1	Build-Scenario 2	Existing	Proposed	
Western Blvd., west of Avent Ferry Rd.	34,000	44,676	46,992	4-Lane Divided	4-Lane Divided	41,790
Western Blvd., east of Avent Ferry Rd.	36,500	42,181	43,136	4-Lane Divided	4-Lane Divided	41,790
Western Blvd., east of Pullen Rd.	27,000	33,915	34,464	4-Lane Divided	4-Lane Divided	41,790
Varsity Drive, west of Avent Ferry Rd.	9,550	12,199	12,748	2-Lane Undivided	2-Lane Divided	16,380
Pullen Rd., North of Western Blvd.	19,000	24,292	25,390	2-Lane Undivided	2-Lane Undivided	15,600
Bilyeu St., north of Centennial Pkwy.	5,000	9,502	10,600	2-Lane Divided	2-Lane Divided	15,600
Centennial Pkwy., north of Achievement Dr.	10,000	17,491	19,281	4-Lane Divided	4-Lane Divided	39,800
Avent Ferry Rd., east of Trailwood Dr.	20,500	23,766	24,315	5-Lane with TWLTL	5-Lane with TWLTL	37,810
Main Campus Dr., east of Trailwood Dr.	5,000	15,566	18,191	2-Lane Undivided	2-Lane Divided	16,380
Gorman St., north of I-40	16,500	24,358	26,148	4-Lane Divided	4-Lane Divided	39,800
Lake Wheeler Rd., north of I-40	21,000	34,551	36,747	4-Lane Divided	4-Lane Divided	33,800

*The Florida Quality/Level of Service Manual does not provide a capacity threshold for level of service E on urban arterials with a posted speed limit over 35 mph. For these segments, LOS D capacity is listed.

The analysis found significant capacity available in Centennial Parkway, Avent Ferry Road, and Gorman Street, along with several other segments. Potential capacity issues were identified on the following segments:

- **Western Boulevard, west of Pullen Road** – Capacity is under projected volumes under each of the Build scenarios. The auxiliary lanes on the segment west of Avent Ferry Road provide additional capacity that is not quantified by the Q/LOS manual. Planned Bus-Rapid Transit service on the corridor will also add capacity as well as prevent the addition of general-purpose lanes.
- **Pullen Road, north of Western Boulevard** – Existing volumes exceed capacity and both scenarios are expected to increase volumes. Available traffic data indicate that volumes are spread throughout the day, which increase the daily capacity of the segment beyond that estimated in the Q/LOS manual. Recent pedestrian and bicycle infrastructure investments on

the section south of Western Boulevard added multi-modal capacity and existing turn lanes and roundabouts on the northern end of the corridor provide intersection capacity. Widening for vehicular lanes is constrained along much of the corridor by property restrictions and adopted plans for the City and University show the two-lane section.

- **Main Campus Drive, east of Trailwood** – Projected volumes under both scenarios exceed projected capacity. However, capacity is expected to be sufficient with the new turn lanes incorporated into the proposed section.
- **Lake Wheeler Road, North of I-40** – Projected volumes under both scenarios exceed estimated capacity. Based on the length of this and the distance between major intersections on each end, intersection analysis at the interchange and at Centennial Parkway will be the most useful tool to understand capacity needs.

The results of the intersection-level analysis are summarized in Tables 6 and 7. For brevity, the Build scenarios without mitigations are not included.

Table 6: Intersection Level of Service Analysis Results - AM

Intersection	Existing	No-Build	Build Scenario 1	Build Scenario 1 mitigated	Build Scenario 2	Build Scenario 2 Mitigated
Avent Ferry Rd. at Varsity Dr. (Signalized)	C (31.1)	C (34.1)	E (56.0)	D (47.1)	E (65.4)	E (57.2)
Varsity Dr. at Main Campus Dr. (Unsignalized)	B (12.4)	-	-	-	-	-
Centennial Pkwy. At Oval Dr./Bilyeu St. (Signalized)	B (17.2)	B (17.7)	C (29.9)	C (25.8)	C (34.6)	C (29.8)
Centennial Pkwy. At Lake Wheeler Rd. (Signalized)	A (8.3)	B (19.9)	C (25.5)	C (20.1)	C (28.7)	C (22.9)

Table 6: Intersection Level of Service Analysis Results - PM

Intersection	Existing	No-Build	Build Scenario 1	Build Scenario 1 mitigated	Build Scenario 2	Build Scenario 2 Mitigated
Avent Ferry Rd. at Varsity Dr. (Signalized)	C (30.4)	C (31.6)	D (42.5)	D (47.1)	D (47.8)	D (50.3)
Varsity Dr. at Main Campus Dr. (Unsignalized)	B (12.8)	-	-	-	-	-
Centennial Pkwy. At Oval Dr./Bilyeu St. (Signalized)	B (19.7)	C (20.0)	F (81.2)	D (35.9)	F (128.9)	D (45.2)
Centennial Pkwy. At Lake Wheeler Rd. (Signalized)	C (26.2)	C (29.0)	F (97.4)	D (35.7)	F (141.6)	D (42.1)

The two intersections studied along Centennial Parkway are projected to operate at level of service F during the PM peak hour under both Build scenarios, but the proposed mitigations bring the projected operations to an acceptable level of service.

Study Recommendations

The analysis performed by KHA indicates that the proposed campus rezoning will have impacts to the surrounding roadway network and intersections but can be mitigated with the study’s recommended improvements. The improvements recommended to support the build-out of the proposed Master Plan are summarized below.

Staff coordinated with KHA to identify straightforward phasing for each improvement that would facilitate University planning of infrastructure as well as City review of projects as they are developed. Phasing is summarized in Table 7. Phasing is primarily based on total square footage of new buildings, exclusive of the type of use. The square footage trigger for each improvement assumes an average trip generation rate per square foot. While the same square footage of different uses generates a different number of trips, staff expects this approach will not substantively change the timeline of mitigations relative to a use-based approach and will simplify implementation for all parties.

- Varsity Drive
 - Widen to a 2-Lane Divided section from Avent Ferry Road to Western Boulevard with a Median or Center two-way left-turn lane and provide protected Bicycle and Pedestrian Facilities
- Main Campus Drive
 - Widen to provide left-turn lanes from Trailwood Drive to the Park Alumni Center and provide a shared Bicycle and Pedestrian Facility from Trailwood Drive to Achievement Drive
- *New Roadway Connections*
 - Connection from Capability Drive to Avent Ferry Road in the vicinity of Research Drive (in furtherance of the connectivity concept Avent Ferry Corridor Study conducted by the City of Raleigh in 2019)
 - Connection from Initiative Way to Centennial Parkway
- *Bicycle and Pedestrian Improvements*
 - Add a bike/ped connection from Centennial Parkway into Centennial Campus between Oval Drive and Avent Ferry Road and provide enhancement of the existing crosswalk on Centennial Parkway east of Nazareth Street. The enhancement of the crosswalk may include improving the existing crosswalk or moving the crosswalk if a safe, controlled crossing is not feasible at its current location.
 - Add a bike/ped connection from the existing greenway north of Varsity Drive to the edge of Campus property
 - Add separated bicycle and pedestrian facilities on Varsity Drive between Avent Ferry Road and Western Boulevard
 - Add a bike/ped shared facility on Main Campus Drive south of Achievement Drive to Trailwood Drive
- *Avent Ferry Road and Varsity Drive*
 - Construct an additional westbound left-turn lane on Varsity Drive with a minimum of 300 feet of storage to provide dual westbound left-turn lanes on that approach
 - Extend the northbound right-turn lane on Avent Ferry Road to provide 575 feet of storage
 - Investigate providing enhanced east-west bicycle and pedestrian elements at the intersection of Avent Ferry Road at Varsity Drive
- *Centennial Parkway at Oval Drive/Bilyeu Street*
 - Restripe the northbound approach to provide dual northbound left-turn lanes and a shared through/right-turn lane on Oval Drive
 - Extend the eastbound right-turn lane on Centennial Parkway to provide 475 feet of storage
- *Centennial Parkway at Lake Wheeler Road*
 - Provide an additional eastbound right-turn lane on Centennial Parkway with 650 feet of storage to provide dual right-turn lanes on that approach

Table 7: Recommended Improvements and Phasing

Location	Improvement	Threshold ¹ (Square Footage or other threshold)
Bicycle and Pedestrian		
Centennial Parkway between Oval Drive and Avent Ferry Road	Provide bike/ped connection from Centennial Parkway into Campus and protected crosswalk on Centennial Parkway	July 1, 2027 (Expected opening year of Bus rapid Transit Operation on Western Boulevard)
Greenway North of Varsity Drive	Extend existing greenway to northern edge of Campus property	Complete within 1 year of an approved site plan of the adjacent property showing continuation of the greenway.
Varsity Drive Between Avent Ferry Road and Western Boulevard	Provide protected bicycle and pedestrian facilities	2,000,000 square feet of gross floor area of additional development on campus. Centerline should be adjusted as needed to fit this improvement without impacts to private property. Adjustments can be made to the section as needed to avoid impacts to the Greek Village development that has already been permitted on the corridor.
Main Campus Drive south of Achievement Drive to Trailwood Drive	Provide shared off-street bicycle and pedestrian facility	2,000,000 square feet of gross floor area of additional development
Link-Level		
Main Campus Drive south of Achievement Drive to Trailwood Drive	Widen to provide left-turn lanes at intersections	2,000,000 square feet of gross floor area of additional development
Varsity Drive Between Avent Ferry Road and Western Boulevard	Widen to a 2-lane Divided Section (Either Median or TWLTL)	2,000,000 square feet of gross floor area of additional development on campus. The centerline should be adjusted as needed to fit this improvement without impacts to private property. Adjustments can be made to the section as needed to avoid impacts to the Greek Village development that has already been permitted on the corridor.

¹The additional development on campus as referenced above refers to development on Centennial Campus above and beyond the 4,795,627 square feet of gross floor area existing or entitled under an approved site plan at the time of this CMP rezoning.

Table 7: Recommended Improvements and Phasing Continued

Intersection-Level		
Avent Ferry Road at Varsity Drive	Construct Dual Westbound Left-Turn Lanes on Varsity Drive	4,100,000 square feet of gross floor area of additional development
	Extend Northbound Right-Turn on Avent Ferry Road	Complete in conjunction with the widening of Varsity Drive at 2,000,000 square feet of gross floor area of additional development on campus
	Provide enhanced east-west bicycle and pedestrian elements	Complete in conjunction with the widening of Varsity Drive at 2,000,000 square feet of gross floor area of additional development on campus
Lake Wheeler Road at Centennial Parkway	Provide Dual Eastbound Right-Turn lanes on Centennial Parkway	4,100,000 square feet of gross floor area of additional development
Centennial Parkway at Oval Drive	Restripe Northbound Approach to provide dual left-turn lanes and a shared through/right-turn lane	1,400,000 square feet of gross floor area of additional development
	Extend Eastbound Right-Turn Lane on Centennial Parkway	2,300,000 square feet of gross floor area of additional development
New Connections		
Initiative Way to Centennial Parkway (between Oval Drive and Blair Drive)	Construct New Roadway Connection	4,100,000 square feet of gross floor area of additional development
Capability Drive to western edge of Campus Property	Construct New Roadway Connection	Earlier of a) construction of a new building west of Capability Drive and south of Research Drive (i.e. redevelopment in the location of the existing parking lot) or b) within one year of an approved site plan for the adjacent off-campus property showing the connection to the Campus boundary.

¹The additional development on campus as referenced above refers to development on Centennial Campus above and beyond the 4,795,627 square feet of gross floor area existing or entitled under an approved site plan at the time of this CMP rezoning.

Conclusions

City Staff agrees with the overall analysis performed in the TIA for the Centennial Campus Rezoning and makes no further recommendations at this time.

EJL/ac

CENTENNIAL CAMPUS

NORTH CAROLINA STATE UNIVERSITY
 1001 CAPABILITY DRIVE
 RALEIGH, NC 27606

MASTER PLAN SHEET INDEX:

- 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..... MAJOR UTILITIES PLAN
- MP-9..... GENERALIZED STORMWATER PLAN
- MP-10..... PHASING PLAN
- MP-11..... 3D MODELS/RENDERINGS
- MP-12..... COMMON SIGNAGE PLAN

CAMPUS MASTER 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

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 NC CERTIFICATE OF AUTHORIZATION: F-0102

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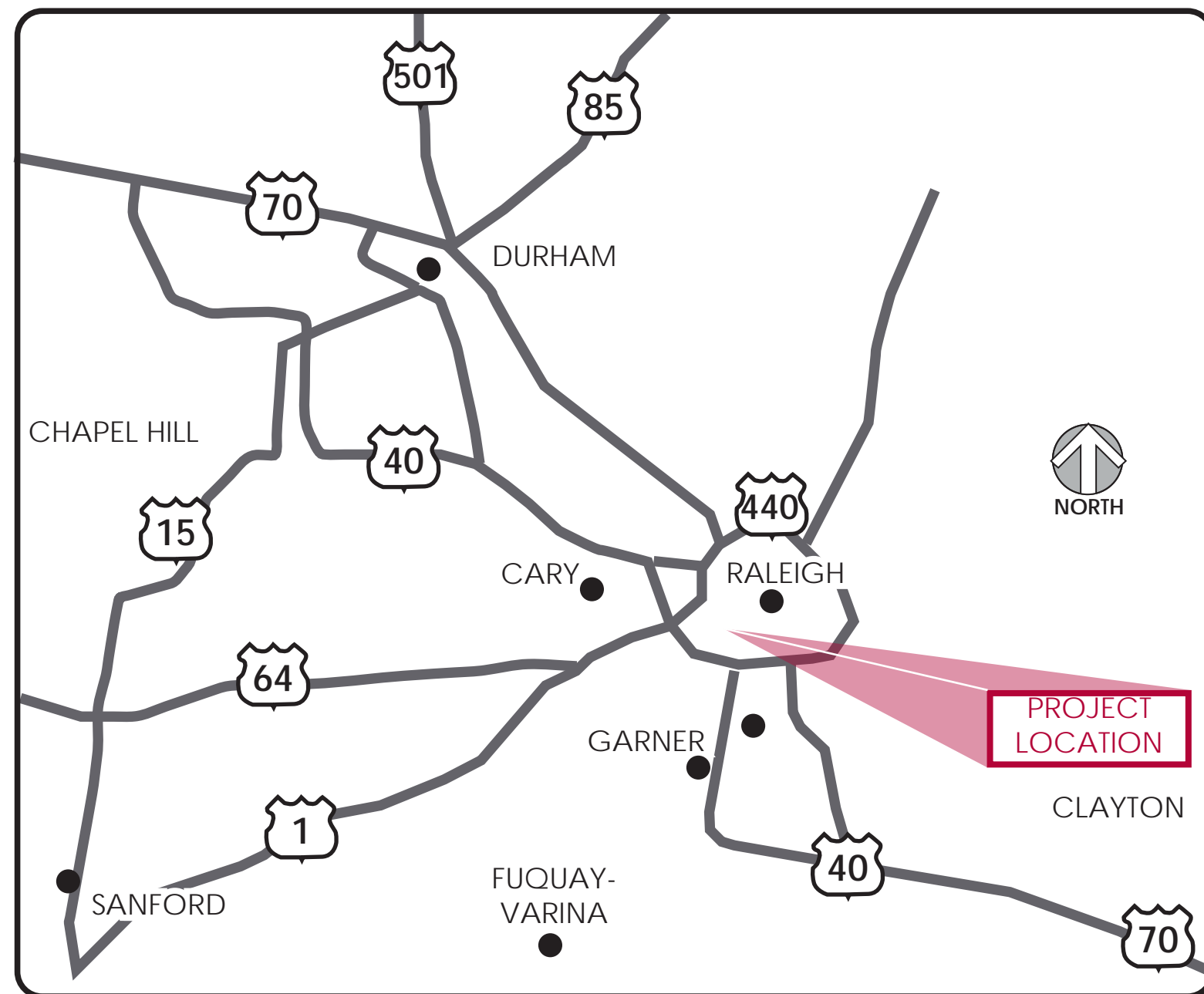
REQUESTED MODIFICATIONS TO DISTRICT STANDARDS: SUB-DISTRICT DIMENSIONAL STANDARDS: (UDO SECT. 4.6.1.B)

MODIFIED STANDARD	UDO SECTION	SHEET
BUILDING HEIGHT (CMP)	4.6.2.B	MP-2
ALLOWABLE BUILDING TYPES	1.4.2	MP-2
PRIMARY STREET SETBACKS	4.6.1.B.1	MP-3
SIDE STREET SETBACKS	4.6.1.B.2	MP-3
INTERIOR SIDE/REAR SETBACKS	4.6.1.B.2	MP-3
NEIGHBORHOOD TRANSITION ZONES	3.5.2	MP-3
SIGNAGE	7.3	MP-12
LANDSCAPE AND SCREENING	7.2.4; 7.2.5	MP-2
OUTDOOR DISPLAY AND STORAGE	7.5.2	MP-2
PARKING AND LOADING	7.1	MP-5
OPEN SPACE	1.5.3.c	MP-6
SPECIAL MASTER PLAN CLARIFICATIONS		
GROUND FLOOR ELEVATION	1.5.7.B	MP-3
TRANSPARENCY	1.5.9	MP-3
BLANK WALL	1.5.10	MP-3
PRIVATE RESIDENTIAL GARAGE PARKING	1.5.12	MP-3
OUTDOOR AMENITY	1.5.3.c	MP-6

MASTER PLAN KEY NOTES:

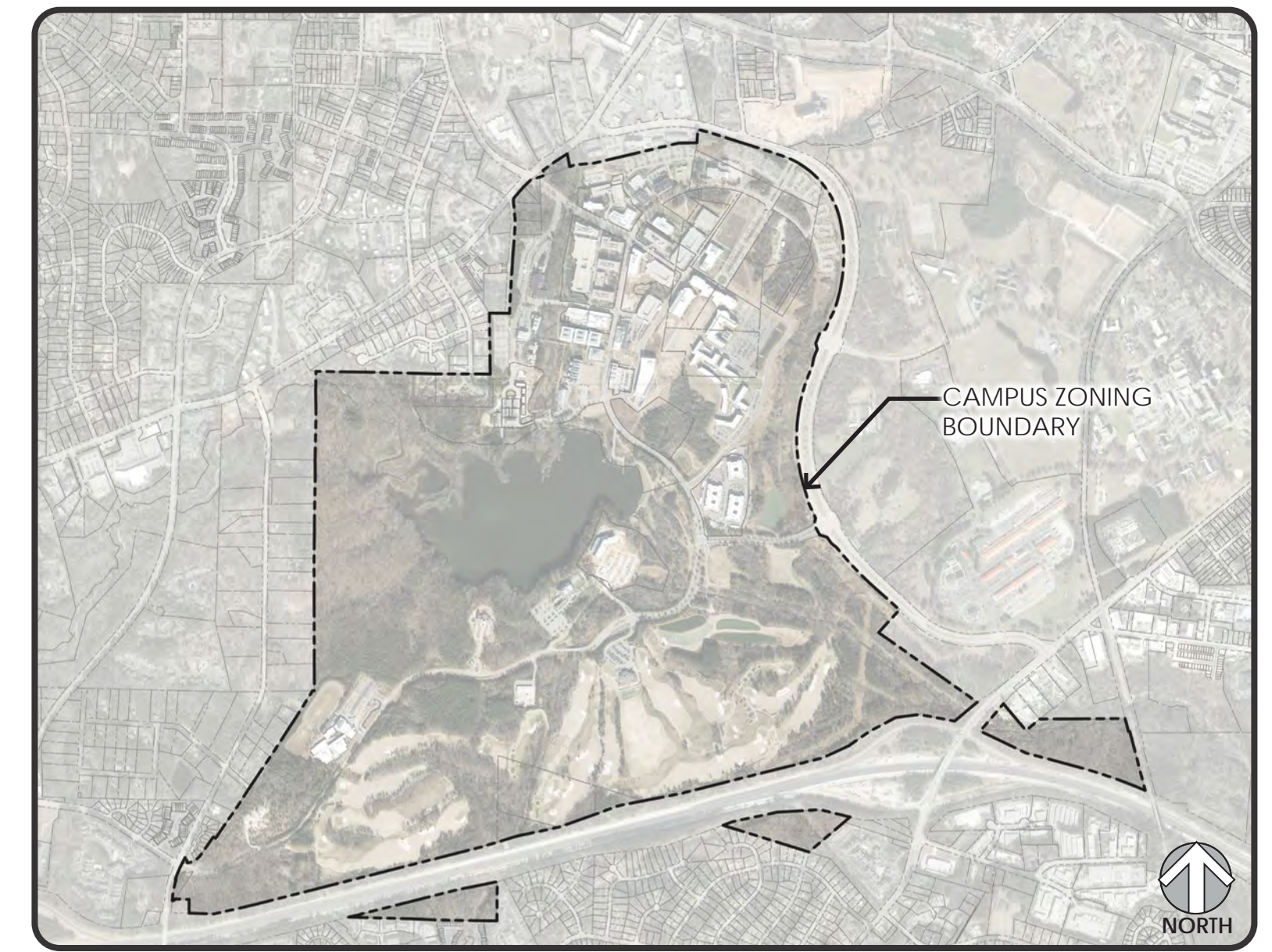
1. THIS CAMPUS IS AN AREA OF LAND OWNED BY THE SOVEREIGN STATE OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO LOCAL SUBDIVISION REGULATIONS OR SUBDIVISION REVIEW PROCEDURES.
2. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT SHALL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.
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. AS SUCH, THE BLOCKS, LOTS, AND ACCESS STANDARDS OF UDO ARTICLE 8.3 SHALL NOT APPLY TO THIS CMP.
4. ALTHOUGH THE STANDARDS OF ARTICLE 1.5 CANNOT BE DIRECTLY MODIFIED BY THE CMP ZONING, CENTENNIAL CAMPUS IS AN AREA OF LAND OWNED BY THE SOVEREIGN STATE OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO THE SUBDIVISION REGULATIONS OR SUBDIVISION REVIEW PROCEDURES OF UDO ARTICLE 8. ADDITIONALLY, THIS APPLICATION ELECTS THAT THIS CMP IS NOT SUBJECT TO THE STANDARDS OF UDO SECTION 3. AS SUCH, THE FOLLOWING STANDARDS OF 1.5 ARE, BY DEFAULT, NOT APPLICABLE TO THIS CMP:
 - 1.5.2 LOTS
 - 1.5.4 (A) PRIMARY AND SIDE STREET DESIGNATION
 - 1.5.4 (B) PEDESTRIAN ACCESS REQUIREMENT
5. ALL CONDITIONS SHOWN IN CORRESPONDING MASTER PLAN ARE SUBJECT TO APPROVALS UNDER N.C.G.S. SECTION 160D-913.
6. UTILITY FEES FOR DEVELOPMENT UP TO 11,800,000 SQUARE FEET OF GROSS FLOOR AREA (THE "1988 ENTITLEMENT THRESHOLD") SHALL BE ADMINISTERED PURSUANT TO AN EXISTING MEMORANDUM OF AGREEMENT BETWEEN NORTH CAROLINA STATE UNIVERSITY AND THE CITY OF RALEIGH DATED JUNE 15, 2015. TO DATE, 4,795,627 SQUARE FEET OF GROSS FLOOR AREA OF THE 1988 ENTITLEMENT THRESHOLD HAS BEEN DEVELOPED. FOR DEVELOPMENT ABOVE THE 1988 ENTITLEMENT THRESHOLD, UTILITY FEES WILL BE CHARGED BY THE CITY OF RALEIGH PURSUANT TO THE FEE STRUCTURE FOR DEVELOPMENT IN PLACE AT THE TIME OF SUBMITTAL, TO THE EXTENT PERMITTED OR REQUIRED BY NORTH CAROLINA LAW.
7. FOR ANY DEVELOPMENT PLAN APPLICATION THAT PROPOSES TO INCREASE GROSS FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPMENT PLAN APPLICATION SHALL PROVIDE THE EXISTING GROSS FLOOR AREA WITHIN THE MASTER PLAN AREA. FOR THE PURPOSE OF THIS REQUIREMENT, EXISTING GROSS FLOOR AREA INCLUDES DEVELOPMENT ENTITLED UNDER AN APPROVED SITE PLAN WHICH HAS NOT BEEN CONSTRUCTED.

VICINITY MAP



NOT TO SCALE

PROJECT LOCATION MAP



NOT TO SCALE

CAMPUS MASTER PLAN
 CENTENNIAL CAMPUS AT NORTH CAROLINA STATE UNIVERSITY

Kimley»Horn

SEALS:



REVISIONS	DATE
RESPONSE TO CITY OF RALEIGH COMMENTS - 1ST REVIEW	1/27/21
RESPONSE TO CITY OF RALEIGH COMMENTS - 2ND REVIEW	3/2/21
RESPONSE TO CITY OF RALEIGH 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, I-40 TO THE SOUTH, AND AVENT 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 ON THE WESTERN EDGE OF DORTHEA DIX PARK. THE SUBJECT PROPERTY IS DESIGNATED AS LARGELY "INSTITUTIONAL" IN THE FUTURE LAND USE MAP ("FLUM"), WITH THE LAND ALONG WALNUT CREEK AND LAKE RALEIGH DESIGNATED AS "PUBLIC PARKS & OPEN SPACE" AND "CRITICAL AREAS." THE INSTITUTIONAL CATEGORY APPLIES TO LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES. WHILE INSTITUTIONAL USES ARE PERMITTED IN APPROPRIATE ZONING DISTRICTS, THE PROPOSED REZONING TO CMP 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 REFERS TO "ECONOMIC DEVELOPMENT" AS THE PROCESS OF LOCAL WEALTH CREATION, MANIFESTED BY GROWTH IN JOBS, INCOME AND INVESTMENT, AND SUPPORTED BY IMPROVEMENTS IN THE SOCIAL, BUILT, AND NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THE FOLLOWING ED POLICIES:
 - A. POLICY ED 4.6 ACADEMIC SECTOR PARTNERSHIPS, ENCOURAGE COOPERATIVE EFFORTS BETWEEN LOCAL EMPLOYERS AND UNIVERSITIES, COLLEGES, AND TECHNICAL COLLEGES TO DEVELOP EDUCATION, WORKFORCE TRAINING, AND RESEARCH PROGRAMS. FOSTER COLLABORATIONS THAT PROVIDE EMPLOYMENT OPTIONS 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 STATEWIDE-OUTREACH MISSION OF NC STATE UNIVERSITY BY PROVIDING OPPORTUNITIES FOR FUTURE UNIVERSITY AND PUBLIC-PRIVATE PARTNERSHIP DEVELOPMENT ON CENTENNIAL CAMPUS.
 - C. POLICY ED 4.11 INTERNSHIPS, ENCOURAGE THE CHANGE OF COMMERCE 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 NC STATE TO CONTINUE THE DEVELOPMENT OF A ROBUST AND VIBRANT CAMPUS WHERE INDUSTRY AND ACADEMIA CO-LOCATE 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 5.6 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. 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 KEY OFFICE TENANTS, INVESTORS, AND RESIDENTS ON THE CAMPUS AND TO THE SURROUNDING AREAS.
 - E. POLICY ED 7.5 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 COLLABORATORS OPERATE ON-SITE AT CENTENNIAL CAMPUS, REAPING THE BENEFITS OF STUDENT TALENT AND ACCESS TO WORLD-CLASS FACULTY AND RESEARCHERS. 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, 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. THE PROPOSED ZONING WILL PROVIDE THE UNIVERSITY WITH A FRAMEWORK FOR ITS CONTINUED CONTRIBUTIONS TO THE CITY AND THE STATE. THROUGH THE CONTINUATION OF ITS TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES, CENTENNIAL CAMPUS HAS THE OPPORTUNITY TO CONTINUE TO YIELD TREMENDOUS CONTRIBUTIONS TO THE REGION.
3. THE PROPOSED REZONING 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 USES SUPPORT THE COMPREHENSIVE PLAN POLICIES. NC STATE'S CAMPUS SETTING DIRECTLY CONFORMS TO THE FLUM DESIGNATION AND PROPOSED CMP 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 SO THAT NEW DEVELOPMENT OPPORTUNITIES WITHIN THE EXISTING URBAN FABRIC OF RALEIGH ARE IMPLEMENTED WITHOUT ADVERSE IMPACTS ON LOCAL CHARACTER AND APPEARANCE. THE PROPOSED CMP MASTER PLAN TAKES INTO ACCOUNT THE NATURAL CHARACTERISTICS OF THE CAMPUS AND THE SURROUNDING AREAS WHILE PROVIDING A FRAMEWORK FOR GROWTH WITHIN THE CAMPUS THAT IS ALIGNED WITH THE 21ST CENTURY MIXED-USE URBAN LEARN/LIVE/WORK/PLAY ENVIRONMENT WHERE ACADEMIA AND INDUSTRY COLLIDE TO INNOVATE.

C. POLICY LU 9.1 PLANNING FOR THE TECH SECTOR, PLAN FOR AND DESIGNATE ADEQUATE LAND FOR OFFICES, 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, LABORATORIES, AND FLEX SPACE BUILDINGS IN ORDER TO ACCOMMODATE THE CONTINUED GROWTH OF NC STATE'S TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES ON CENTENNIAL CAMPUS. THE LOCATION OF NC STATE'S COLLEGE OF ENGINEERING ON CENTENNIAL CAMPUS MAKES PARTNERSHIP OPPORTUNITIES AT CENTENNIAL ATTRACTIVE TO THE TECH SECTOR, AMONG OTHER PARTNERS.

D. 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. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL TO FURTHER THE THREE-TIERED TEACHING, RESEARCH AND STATEWIDE-OUTREACH MISSION, AND MODERNIZE THE ZONING FRAMEWORK TO ALIGN WITH THE NEW UDO. THIS STREAMLINING OF CENTENNIAL'S ENTITLEMENTS WILL ALLOW THE UNIVERSITY FLEXIBILITY TO MEET ITS MISSION WHILE CREATING A CLEAR FRAMEWORK FOR ITS FUTURE GROWTH.

4. THE PROPOSED REZONING 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 CONTINUE TO PROVIDE A NETWORK OF GREENWAY TRAILS AND PEDESTRIAN TRAILS TO THE PUBLIC ACROSS THE APPROXIMATELY 1000 ACRE CAMPUS, WITH EXTENSIVE CONNECTIONS TO THE PUBLIC TRANSPORTATION SYSTEM.

B. POLICY PR 3.13 GREENWAY-ORIENTED DEVELOPMENT, DEVELOPMENT ADJACENT TO OR ENCOMPASSING A DESIGNATED GREENWAY CORRIDOR OR GREENWAY CONNECTOR SHOULD PROVIDE LINKS BETWEEN INTERNAL PEDESTRIAN INFRASTRUCTURE AND THE GREENWAY NETWORK, WHERE APPROPRIATE. THE DEVELOPMENT SHOULD PRO-ACTIVELY RESPOND TO GREENWAYS AS AN AMENITY, 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 ENCOMPASSED IN THE AREA. THE PROPOSED DEVELOPMENT WILL ALSO PROVIDE THE OPPORTUNITY FOR THE INCORPORATION OF EXISTING GREENWAYS AND GREENWAY CONNECTORS INTO NEW INTERNAL PEDESTRIAN INFRASTRUCTURE IN A RESPONSIBLE MANNER.

C. POLICY PR 5.5 ENCOURAGE PUBLIC OPEN SPACE IN REZONINGS, ENCOURAGE THE PROVISION OF PUBLICLY ACCESSIBLE OPEN SPACE DURING THE CONSIDERATION OF ZONING PETITIONS. THE REQUESTED ZONING PROVIDES FOR OVER 25% OF THE TOTAL LAND AREA AS OPEN SPACE ON THE CAMPUS. IF THE AREAS OF THE GOLF COURSE AND LAKE RALEIGH WERE INCLUDED IN THIS CALCULATION, THE OPEN SPACE AREA WOULD BE CLOSER TO 50% OF THE TOTAL LAND AREA.

D. POLICY PR 7.1 CONTEXTUAL DEVELOPMENT, COMPLEMENT THE ONGOING GROWTH AND DEVELOPMENT OF THE CENTENNIAL AND MAIN CAMPUSES 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 SPACES AND PARKS TO COMPLEMENT THE PROPOSED DEVELOPMENT OF CENTENNIAL. THIS IN TURN WILL SUPPORT THE CITY'S VISION FOR DOROTHEA DIX PARK, WHICH BUTTRESSES CENTENNIAL CAMPUS TO ITS EAST, AND IS ENVISIONED AS A SIGNIFICANT AMENITY AND DESTINATION. CREATING A MODERN FRAMEWORK FOR CENTENNIAL WILL COMPLEMENT THE CITY'S VISION FOR DIX PARK IN THIS GROWING AREA OF RALEIGH.

E. POLICY PR 7.2 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 ALLOWS 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:

THIS 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 ACADEMIC AND INDUSTRY COLLIDE TO INNOVATE. THE MASTER PLAN OUTLINES A COMPREHENSIVE VIEW OF THE CAMPUS' DEVELOPMENT, PROVIDING PARAMETERS FOR DEVELOPMENT OF THE CAMPUS INTO THE FUTURE CONCENTRATING MUCH OF THE NEW DEVELOPMENT IN AREAS LARGELY INTERNAL TO THE CAMPUS – PRIME LOCATION TO CREATE THESE "COLLISIONS" TO DRIVE INNOVATION.

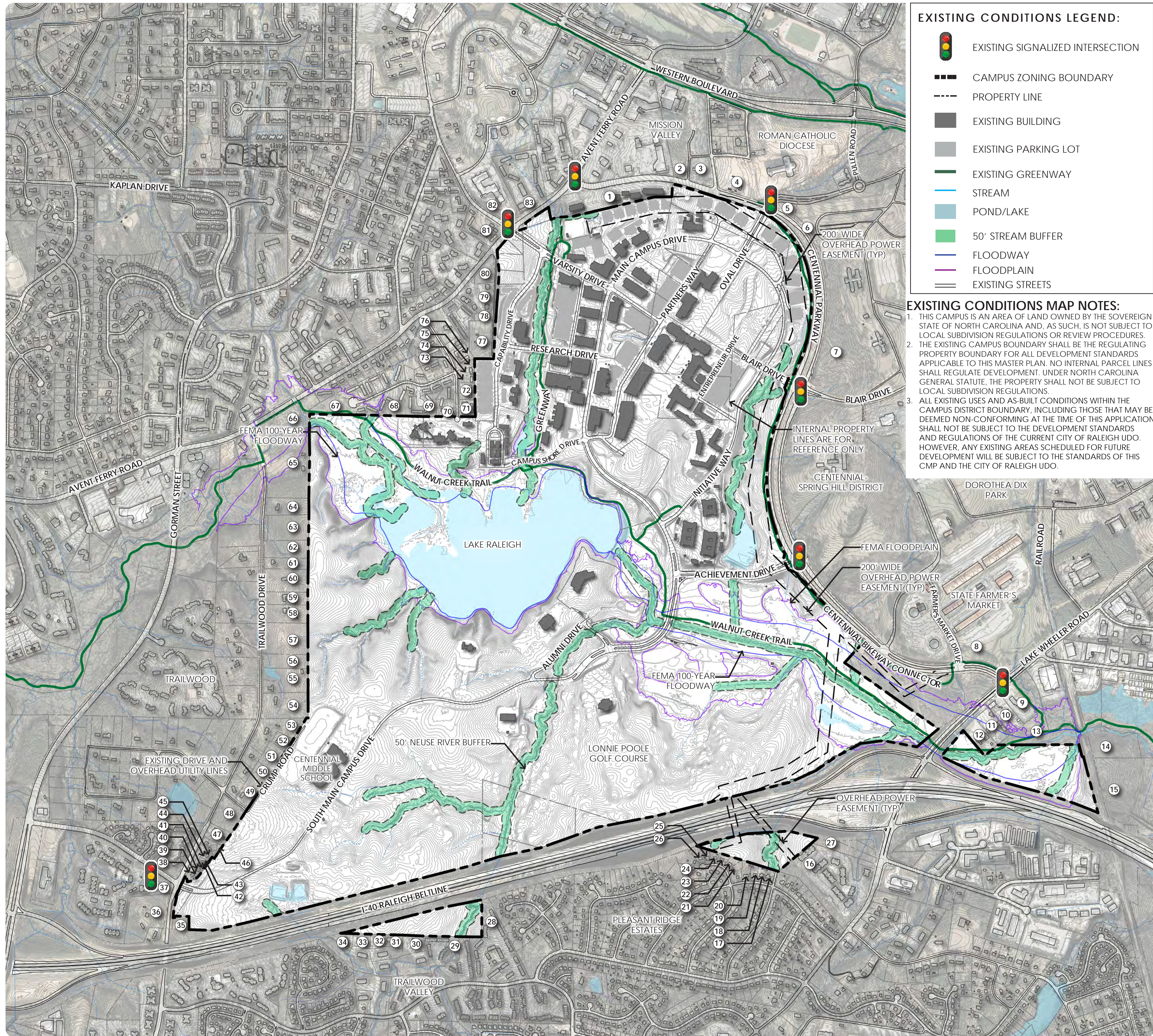
THE UNIQUE ENVIRONMENT ATTRACTS PUBLIC, PRIVATE AND NON-PROFIT PARTNERS, DEVELOPS A PREPARED WORKFORCE AND DRIVES THE REGION'S ECONOMIC PROSPERITY. CENTENNIAL CAMPUS ALSO PROVIDES MANY ADDITIONAL BENEFITS TO THE SURROUNDING COMMUNITY. ALONGSIDE STATE OF THE ART ACADEMIC, OFFICE BUILDINGS AND LABORATORIES, 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 STRENGTHEN THE UNIVERSITY'S CONTRIBUTION TO THE CITY'S ECONOMIC AND SOCIAL FABRIC IN MYRIAD WAYS. IN ADDITION TO OUTLINING OPPORTUNITIES FOR FUTURE DEVELOPMENT, THE MASTER PLAN MAINTAINS NC 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.

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EXISTING CONDITIONS LEGEND:

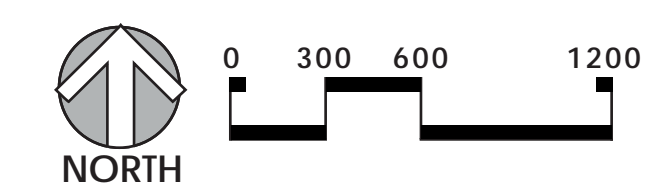
- EXISTING SIGNALIZED INTERSECTION
- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING GREENWAY
- STREAM
- POND/LAKE
- 50' STREAM BUFFER
- FLOODWAY
- FLOODPLAIN
- EXISTING STREETS

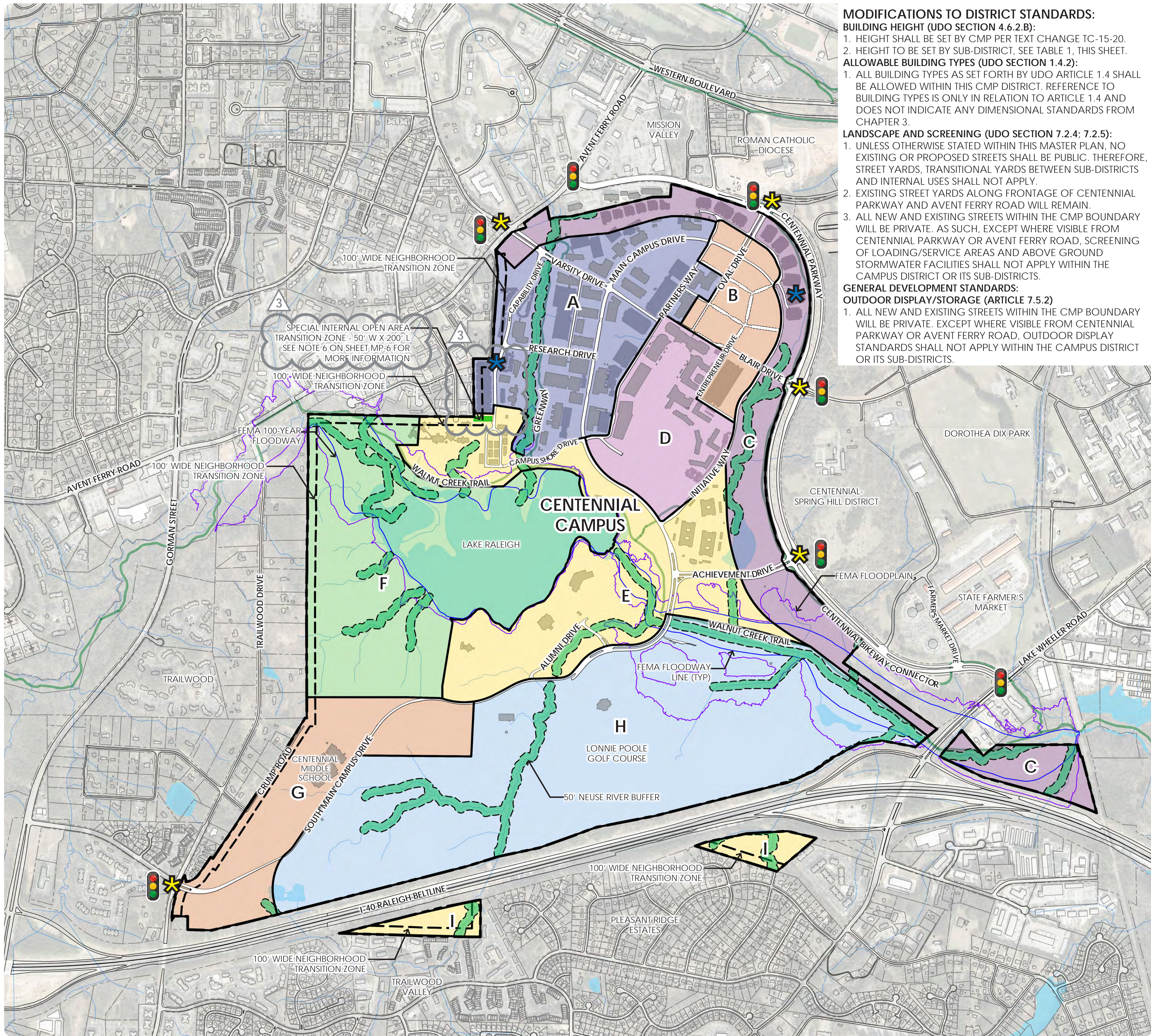
EXISTING CONDITIONS MAP NOTES:

1. THIS CAMPUS IS AN AREA OF LAND OWNED BY THE SOVEREIGN STATE OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO LOCAL SUBDIVISION REGULATIONS OR REVIEW PROCEDURES.
2. THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
3. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE 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 DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.

ADJOINING PROPERTY OWNER INFO

MAP NUMBER	REAL ESTATE ID NUMBER	DEED ACRES	OWNER
1	12428	7.51	Roman Catholic Diocese
2	023906	10.87	CBC Real Estate Company Inc.
3	034292	2.04	State Employees Credit Union
4	409010	26.83	Holy Name of Jesus Cathedral
5	224469	0.42	State of North Carolina
6	452986	0.74	State of North Carolina
7	431244	128.73	State of North Carolina
8	431242	85.62	State of North Carolina
9	042168	2.00	NKHBM LLC
10	066607	2.00	Rong Hsu
11	070061	1.90	DMF Properties, LLC
12	080586	1.83	Mark and Richard Porter
13	003803	6.40	Chamco II Inc.
14	034611	8.50	JPB Holdings LLC
15	051220	77.64	MK South LLC
16	061330	13.13	HRA Village Green LLC
17	075718	0.38	Pauline H. Wester
18	055334	0.33	Dianne P. Woodby
19	074108	0.35	Shirley Derr
20	074119	0.55	Mary Patricia Bean & Herbert I. Cunningham Jr.
21	127092	0.32	Thomas A. Wood
22	127093	0.33	McDonald & Deborah Morrison
23	127094	0.32	Matthew Radermacher
24	127095	0.29	Wanda Gayle Kilpatrick
25	127096	0.32	Billy G. Jr. & Brena S. Tart
26	127097	0.52	William and Sheila Newsome
27	031994	1.57	KIA Investment Group LLC
28	200854	8.69	Orchard Pointe Lmtd. Partnership
29	259312	4.43	Trailwood Valley Townhome Assn. Inc.
30	303608	1.23	Trailwood Heights Condominium Assoc. Inc.
31	293808	0.68	Trailwood Heights Condominium Assoc. Inc.
32	293807	0.65	Trailwood Heights Condominium Assoc. Inc.
33	277234	0.74	Trailwood Heights Condominium Assoc. Inc.
34	277235	0.95	Trailwood Heights Condominium Assoc. Inc.
35	435465	0.67	City of Raleigh
36	145730	5.00	Trailwood Apartments LLC
37	252143	25.00	ZP Campus Edge LLC
38	183099	0.18	Delores and Charles Hedgepeth
39	183098	0.11	Pamela W. Hines
40	183097	0.10	James Deon Pearson
41	183096	0.11	Megan and Ronnie Lucas Aguilar
42	183095	0.12	Shaker and Saher Asad
43	183094	0.11	Katie Magee and Brian Michael Bouterse
44	183093	0.11	Brian Michael Bouterse
45	183092	0.11	Rod D. Metzler
46	183100	0.15	Trailside Commons Homeowners Assoc.
47	013433	1.02	City of Raleigh
48	004387	2.16	W Anderson Marlowe III
49	069100	1.73	Rebecca F. and Steven G. Hall
50	010075	0.60	Han Ching Fang
51	018139	1.10	Dwight David and Keith William Dickens
52	007994	0.75	Paul M. Moore Jr.
53	068812	3.06	Charles W. Suggs
54	046512	3.79	Sue Wood and Bernie Garrett McQueen Jr.
55	041543	2.88	Danielle Rae Pender and Thomas J. Kwak
56	078750	1.75	Kelly and David Andrew Weitz
57	036914	4.37	Bluerose Holdings LLC
58	013148	2.50	Elouise P. Church
59	001286	1.89	Patricia Anne Beach and William Mark Barden
60	049541	3.18	Patricia A. and Lucy Brooks Wicker
61	007303	1.55	Shirley R. and J. Wendell Gilliam
62	080657	2.52	Alice Y. Scales and Gloria Y. Perkinson
63	009267	3.29	State of North Carolina
64	069883	2.50	New Leaf Development LLC
65	002642	6.22	Thomas J. Aurand and Eleanor N. Aurand Trustee
66	002641	3.04	Eleanor N. Aurand and Thomas J. Aurand Trustee
67	044308	2.02	University Apts Investor LLC
68	044320	4.22	University Apts Investor LLC
69	084496	1.05	University Apts Investor LLC
70	066018	0.49	University Apts Investor LLC
71	007615	0.86	Nellie F. Brafford
72	005855	0.85	Trustee of the Fern-Taylor Family Trust
73	044313	0.39	University Apts Investor LLC
74	044312	0.37	University Apts Investor LLC
75	044311	0.37	University Apts Investor LLC
76	015024	0.95	University Apts Investor LLC
77	073068	2.50	Ruth and Dwight H. Wadford
78	055428	0.36	Centennial Land Company LLC
79	023089	2.74	Pine Knoll Apts LLC
80	069403	1.21	State of North Carolina
81	013884	3.00	Dobs Inc.
82	110686	508.06	State of North Carolina
83	017622	6.74	State of North Carolina





MODIFICATIONS TO DISTRICT STANDARDS:

- BUILDING HEIGHT (UDO SECTION 4.6.2.B):**
 1. HEIGHT SHALL BE SET BY CMP PER TEXT CHANGE TC-15-20.
 2. HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET.
- ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2):**
 1. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT. REFERENCE TO BUILDING TYPES IS ONLY IN RELATION TO ARTICLE 1.4 AND DOES NOT INDICATE ANY DIMENSIONAL STANDARDS FROM CHAPTER 3.

- LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5):**
 1. 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.
 2. EXISTING STREET YARDS ALONG FRONTAGE OF CENTENNIAL PARKWAY AND AVENT FERRY ROAD WILL REMAIN.
 3. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. AS SUCH, EXCEPT WHERE VISIBLE FROM CENTENNIAL PARKWAY OR AVENT FERRY ROAD, SCREENING OF LOADING/SERVICE AREAS AND ABOVE GROUND STORMWATER FACILITIES SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.

- GENERAL DEVELOPMENT STANDARDS:**
OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2)
 1. ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. EXCEPT WHERE VISIBLE FROM CENTENNIAL PARKWAY OR AVENT FERRY ROAD, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.

MASTER PLAN LEGEND:

- EXISTING SIGNALIZED INTERSECTION
- CAMPUS ACCESS POINT
- PROPOSED UNIVERSITY STREET CONNECTION REFER TO SHEET MP-4.1 FOR MORE INFORMATION
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING GREENWAY
- EXISTING BUILDING
- 50' NEUSE RIVER BUFFER
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- EXISTING STREETS
- POTENTIAL NEW STREETS
- 100' NEIGHBORHOOD TRANSITION ZONE
- A - NORTHWEST SUB-DISTRICT
- B - NORTH OVAL SUB-DISTRICT
- C - PARKWAY SUB-DISTRICT
- D - THE OVAL SUB-DISTRICT
- E - LAKEFRONT SUB-DISTRICT
- F - LAKE RALEIGH RECREATIONAL SUB-DISTRICT
- G - SOUTHWESTERN SUB-DISTRICT
- H - GOLF COURSE SUB-DISTRICT
- I - SOUTHERN RESIDENTIAL SUB-DISTRICT

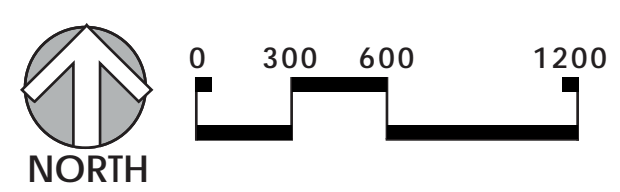
TABLE 1: SUB-DISTRICT SUMMARY

SUB-DISTRICT	APPROXIMATE ACREAGE	MAXIMUM HEIGHT/STORIES (BY SUB-DISTRICT)
A	112 AC	12
B	37 AC	28
C	96 AC	7
D	58 AC	7
E	129 AC	7
F*	181 AC	3
G	76 AC	5
H	270 AC	3
I	17 AC	3
TOTAL	975.77 ACRES INCLUDED IN CMP	

* DEVELOPMENT IS ANTICIPATED TO BE LIMITED TO MINIMAL ANCILLARY STRUCTURES SUPPORTING THE PRIMARY ACTIVITIES WITHIN THE SUB-DISTRICT/ZONE.

GENERAL LAYOUT & STREET BLOCK PLAN NOTES:

- THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
- STREET NETWORK ALIGNMENT AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
- NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
- ALL NEW AND EXISTING STREETS SHOWN WITHIN THE MASTER PLAN SHALL BE PRIVATE. EXACT LOCATIONS FOR NEW STREETS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS WITHIN EACH SUB-DISTRICT.
- EXCEPT WHERE SPECIFICALLY REFERENCED IN ARTICLE 4.6 - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.



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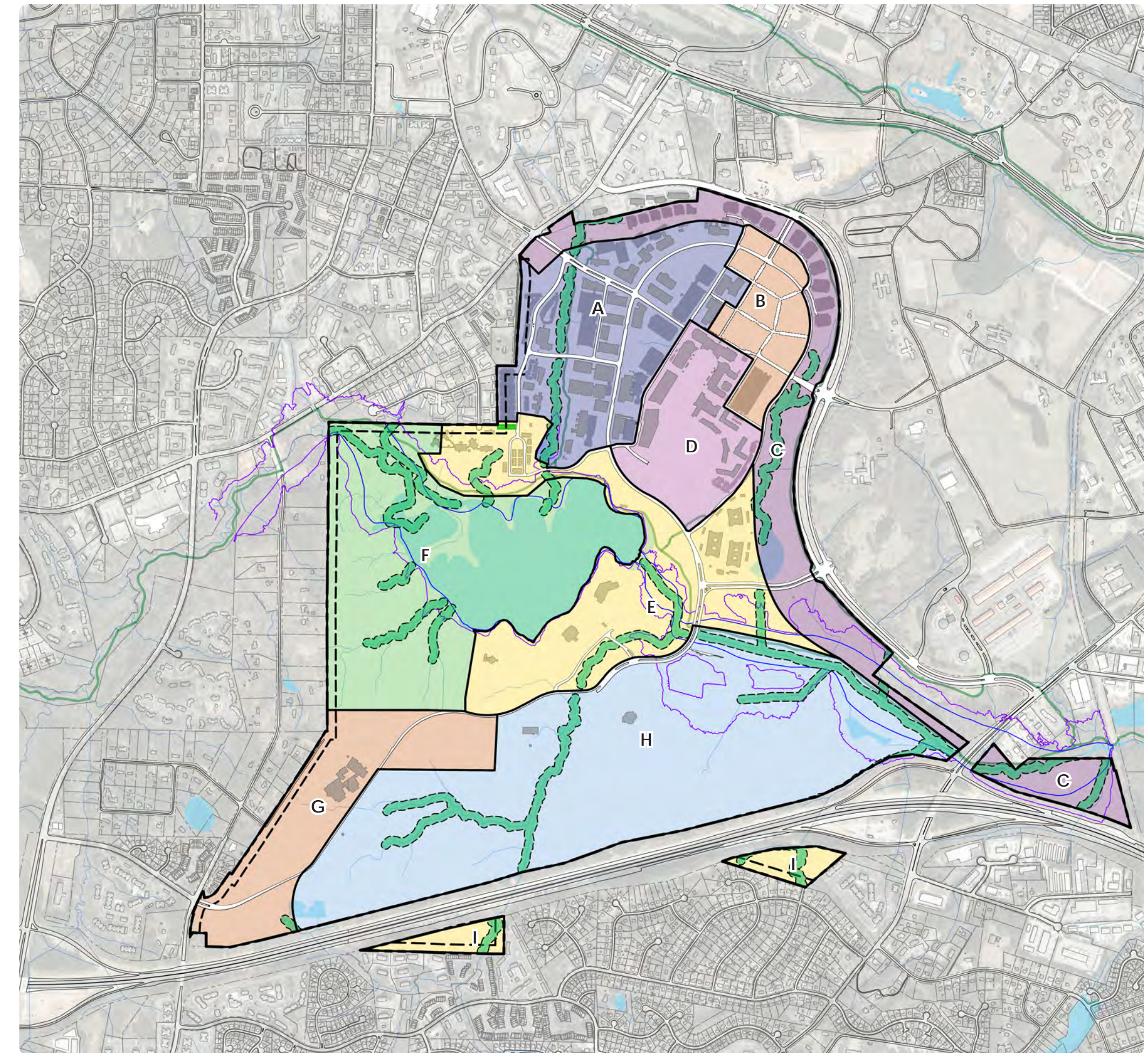
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TABLE 1.1: TABLE OF USES

USE CATEGORY	CAMPUS SUB-DISTRICT								
	A	B	C	D	E	F	G	H	I
RESIDENTIAL									
SINGLE UNIT LIVING	P	P	P	P	P	---	P	P	P
TWO UNIT LIVING	P	P	P	P	P	---	P	P	P
MULTI UNIT LIVING	P	P	P	P	P	---	P	P	P
COTTAGE COURT	P	P	P	P	P	---	P	P	P
CONSERVATION DEVELOPMENT	P	P	P	P	P	---	P	P	P
COMPACT DEVELOPMENT	P	P	P	P	P	---	P	P	P
MULTI UNIT SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	---	P	P	P
SUPPORTIVE HOUSING RESIDENCE	P	P	P	P	P	---	P	P	P
GROUP LIVING, AS LISTED BELOW:	P	P	P	P	P	---	P	P	P
BOARDING HOUSE	P	P	P	P	P	---	P	P	P
CONGREGATE CARE	P	P	P	P	P	---	P	P	P
DORMITORY, FRATERNITY, SORORITY	P	P	P	P	P	---	P	P	P
CONTINUING CARE RETIREMENT COMMUNITY	P	P	P	P	P	---	P	P	P
REST HOME	P	P	P	P	P	---	P	P	P
EMERGENCY SHELTER TYPE A	P	P	P	P	P	---	P	P	P
EMERGENCY SHELTER TYPE B	P	P	P	P	P	---	P	P	P
SPECIAL CARE FACILITY	P	P	P	P	P	---	P	P	P
PUBLIC & INSTITUTIONAL									
CIVIC, EXCEPT AS LISTED BELOW:									
COLLEGE, COMMUNITY COLLEGE, UNIVERSITY	P	P	P	P	P	---	P	P	---
SCHOOL, PUBLIC OR PRIVATE (K-12)	P	P	P	P	P	---	P	P	---
PARKS, OPEN SPACE AND GREENWAYS	P	P	P	P	P	---	P	P	P
MINOR UTILITIES	P	P	P	P	P	---	P	P	P
MAJOR UTILITIES, EXCEPT AS LISTED BELOW:	---	---	---	---	---	P	P	P	P
TELECOMMUNICATION TOWER (<250 FT)	---	---	---	---	---	---	P	---	---
TELECOMMUNICATION TOWER (>250 FT)	---	---	---	---	---	---	P	---	---
COMMERCIAL									
DAY CARE, HOME	P	P	P	P	P	---	P	P	P
DAY CARE CENTER	P	P	P	P	P	---	P	P	P
INDOOR RECREATION, AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
ADULT ESTABLISHMENT	---	---	---	---	---	---	---	---	---
DANCE, MARTIAL ARTS, MUSIC STUDIO, OR CLASSROOM	P	P	P	P	P	---	P	P	---
HEALTH CLUB	P	P	P	P	P	---	P	P	---
SPORTS ACADEMY	P	P	P	P	P	---	P	P	---
MEDICAL	P	P	P	P	P	---	P	P	---
OFFICE	P	P	P	P	P	---	P	P	---
OUTDOOR RECREATION, AS LISTED BELOW:	---	---	---	---	---	---	---	---	---
GOLF COURSE	---	---	---	---	---	---	P	P	---
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (<250 SEATS)	P	P	P	P	P	---	P	P	---
OUTDOOR SPORTS OR ENTERTAINMENT FACILITY (>250 SEATS)	P	P	P	P	P	---	P	P	---
OVERNIGHT LODGING, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	P
HOMESTAY	P	P	P	P	P	---	P	P	P
BED AND BREAKFAST	P	P	P	P	P	---	P	P	P
HOSPITALITY HOUSE	P	P	P	P	P	---	P	P	P
COMMERCIAL PARKING FACILITY	P	P	P	P	P	---	P	P	---
REMOTE PARKING FACILITY	P	P	P	P	P	---	P	P	---
PASSENGER TERMINAL, AS LISTED BELOW:	---	---	---	---	---	---	---	---	---
AIRFIELD, LANDING STRIP	---	---	---	---	---	---	---	---	---
HELIPORT, SERVING HOSPITALS	P	P	P	P	P	---	P	P	---
HELIPORT, ALL OTHERS	P	P	P	P	P	---	P	P	---
PERSONAL SERVICE, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
ANIMAL CARE (INDOOR) EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
VETERINARY CLINIC/HOSPITAL	P	P	P	P	P	---	P	P	---
ANIMAL CARE (OUTDOOR)	P	P	P	P	P	---	P	P	---
BEAUTY/HAIR SALON	P	P	P	P	P	---	P	P	---
COPY CENTER	P	P	P	P	P	---	P	P	---
OPTOMETRIST	P	P	P	P	P	---	P	P	---
BAR, NIGHTCLUB, TAVERN LOUNGE	P	P	---	---	P	---	P	P	---
EATING ESTABLISHMENT	P	P	P	P	P	---	P	P	---
FOOD TRUCK	P	P	P	P	P	---	P	P	---
RETAIL SALES, EXCEPT AS LISTED BELOW:	P	P	P	P	P	---	P	P	---
PAWNSHOP	---	---	---	---	---	---	---	---	---
VEHICLE FUEL SALES	---	---	---	---	---	---	P	P	---
VEHICLE SALES/RENTAL	P	P	P	P	P	---	P	P	---

USE CATEGORY	CAMPUS SUB-DISTRICT								
	A	B	C	D	E	F	G	H	I
INDUSTRIAL									
HEAVY INDUSTRIAL, EXCEPT AS LISTED BELOW:									
DETENTION CENTER, JAIL, PRISON	---	---	---	---	---	---	---	---	---
TOWING YARD FOR VEHICLES	---	---	---	---	---	---	---	---	---
LIGHT INDUSTRIAL									
BREWERY, WINERY, DISTILLERY, CIDERY	P	P	P	P	P	---	P	P	---
LIGHT MANUFACTURING	P	P	P	P	P	---	P	P	---
RESEARCH & DEVELOPMENT	P	P	P	P	P	---	P	P	---
SELF-SERVICE STORAGE	---	---	---	---	---	---	---	---	---
CAR WASH	---	---	---	---	---	---	---	---	---
VEHICLE REPAIR (MINOR)	---	---	---	---	---	---	---	---	---
VEHICLE REPAIR (MAJOR)	---	---	---	---	---	---	---	---	---
VEHICLE REPAIR (COMMERCIAL VEHICLE)	---	---	---	---	---	---	---	---	---
WAREHOUSE & DISTRIBUTION	---	---	---	---	---	---	P	P	---
WASTE-RELATED SERVICES	---	---	P	---	---	---	P	P	---
WHOLESALE TRADE	---	---	---	---	---	---	P	P	---
OPEN									
AGRICULTURE, EXCEPT AS LISTED BELOW:									
COMMUNITY GARDEN	P	P	P	P	P	P	P	P	P
PLANT NURSERY	P	P	P	P	P	P	P	P	P
PRODUCE STAND	P	P	P	P	P	P	P	P	P
RESTRICTED AGRICULTURE	P	P	P	P	P	P	P	P	---
URBAN FARM	P	P	P	P	P	---	P	P	P
RESOURCE EXTRACTION	---	---	---	---	---	---	---	---	---

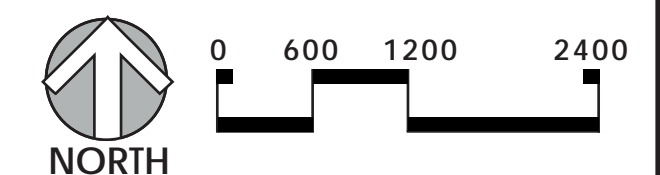
KEY: P = PERMITTED USE --- = USE NOT PERMITTED

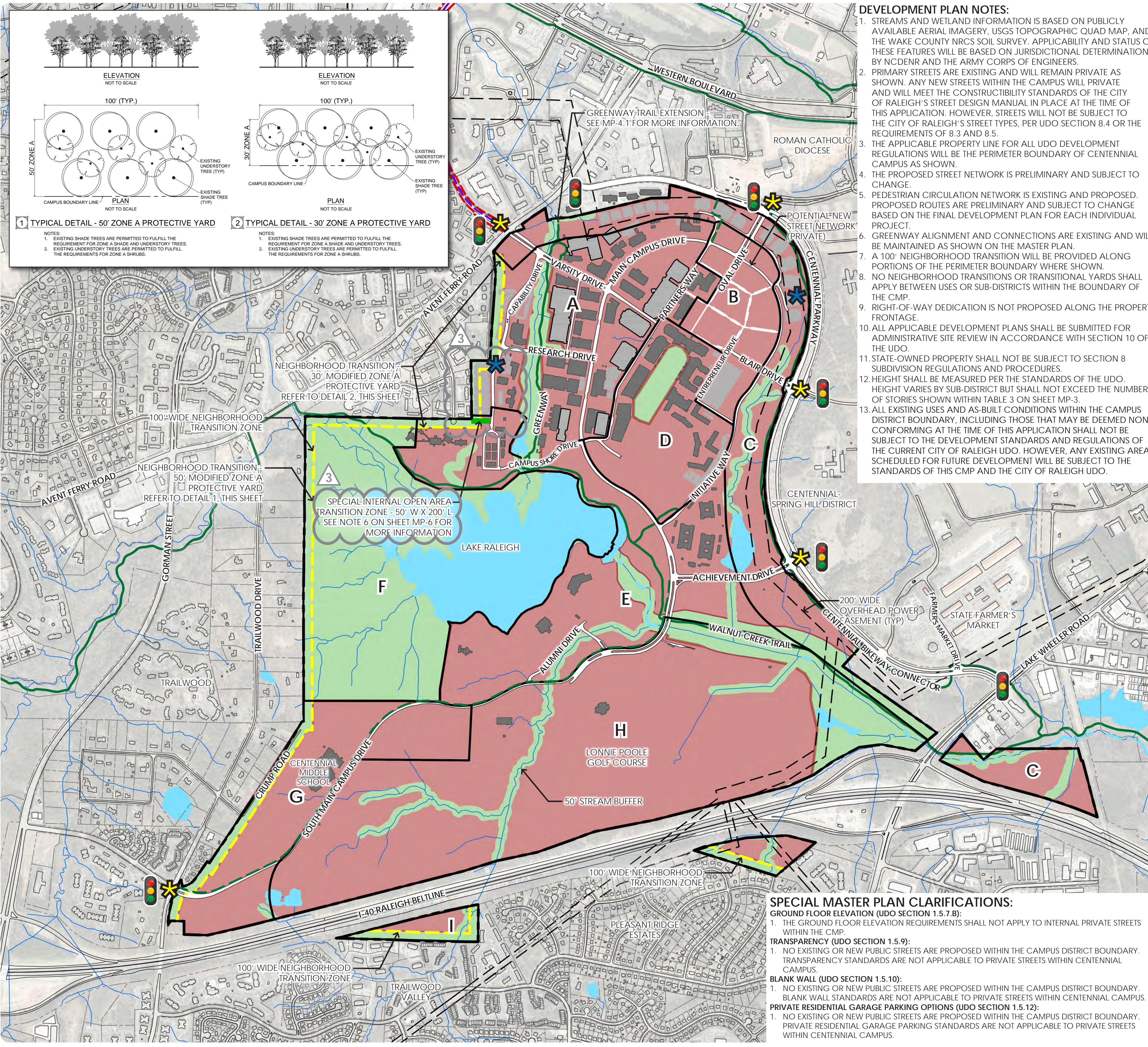


KEY MAP

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 UDO.
2. ALL LAND USES WITHIN THE CMP 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) ARE PERMITTED.





DEVELOPMENT PLAN NOTES:

- 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 NCDENR AND THE ARMY CORPS OF ENGINEERS.
- PRIMARY STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE CAMPUS WILL PRIVATE AND WILL MEET THE CONSTRUCTION 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.
- THE APPLICABLE PROPERTY LINE FOR ALL UDO DEVELOPMENT REGULATIONS WILL BE THE PERIMETER BOUNDARY OF CENTENNIAL CAMPUS AS SHOWN.
- THE PROPOSED STREET NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE.
- 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.
- GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.
- A 100' NEIGHBORHOOD TRANSITION WILL BE PROVIDED ALONG PORTIONS OF THE PERIMETER BOUNDARY WHERE SHOWN.
- NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE CMP.
- RIGHT-OF-WAY DEDICATION IS NOT PROPOSED ALONG THE PROPERTY FRONTAGE.
- ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE UDO.
- STATE-OWNED PROPERTY SHALL NOT BE SUBJECT TO SECTION 8 SUBDIVISION REGULATIONS AND PROCEDURES.
- 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 TABLE 3 ON SHEET MP-3.
- 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 DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.

DEVELOPMENT LEGEND:

- EXISTING SIGNALIZED INTERSECTION
- CAMPUS ACCESS POINT
- PROPOSED UNIVERSITY STREET CONNECTION - REFER TO SHEET MP-4.1 FOR MORE INFORMATION
- CMP ZONING BOUNDARY
- PROPERTY LINE
- 100' NEIGHBORHOOD TRANSITION ZONE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING PARKING GARAGE
- DEVELOPABLE AREA
- OPEN SPACE
- EXISTING GREENWAY
- STREAM
- POND/LAKE
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS

TABLE 2: OVERALL DENSITY SUMMARY

CURRENT DENSITY ALLOWED (PER Z-5-87)	11,800,000 GFA
EXISTING/CONSTRUCTED BUILDING AREA (GFA)	4,795,627 GFA
REMAINING DENSITY ALLOCATION (PER Z-5-87)	7,025,721 GFA
PROPOSED NEW GFA	2,000,000 GFA
PROPOSED OVERALL MAXIMUM DENSITY	13,800,000 GFA

TABLE 3: DEVELOPMENT PLAN / DENSITY ALLOCATION

SUB-DISTRICT	HEIGHT/STORIES (BY SUB-DISTRICT)	DEVELOPMENT DENSITIES (RANGES BY SUB-DISTRICT) ²
A	12	1,500,000 - 2,500,000 SF
B	28	3,000,000 - 5,000,000 SF
C	7	200,000 - 300,000 SF
D	7	500,000 - 1,000,000 SF
E	7	500,000 - 1,000,000 SF
F ¹	3 STRY/50'	0 - 10,000 SF
G	5 STRY/80'	500,000 - 1,000,000 SF
H	3 STRY/50'	25,000 - 75,000 SF
I	3	75,000 - 150,000 SF
EXISTING/CONSTRUCTED BUILDING AREA (GFA)	-	4,795,627 SF
TOTAL DENSITY (GFA):		NOT TO EXCEED 13,800,000 SF

¹ STRUCTURES WITHIN THIS SUB-DISTRICT WILL LIKELY BE LIMITED TO SUPPORT STRUCTURES, SUCH AS PAVILIONS, RESTROOM BUILDINGS, RECREATION, RESEARCH, ETC.
² DEVELOPMENT DENSITY RANGES BY SUB-DISTRICT CONTEMPLATE SUGGESTED DENSITY ALLOCATION ACROSS THE ENTIRE CAMPUS. MAXIMUM TOTAL DENSITY SHALL BE 13,800,000 SF. ONLY THE MAXIMUM DENSITY LIMIT PER SUB-DISTRICT IS ENFORCEABLE; THE LOWER BOUND IS NOT AN ENFORCEABLE DEVELOPMENT MINIMUM.

MODIFICATIONS TO DISTRICT STANDARDS:

PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.1):

- MEASURED FROM THE REGULATING CAMPUS BOUNDARY
- NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP.

SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.2):

- MEASURED FROM THE REGULATING CAMPUS BOUNDARY
- NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP.

INTERIOR SIDE/REAR SETBACKS (UDO SECTION 4.6.1.B.2):

- 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):

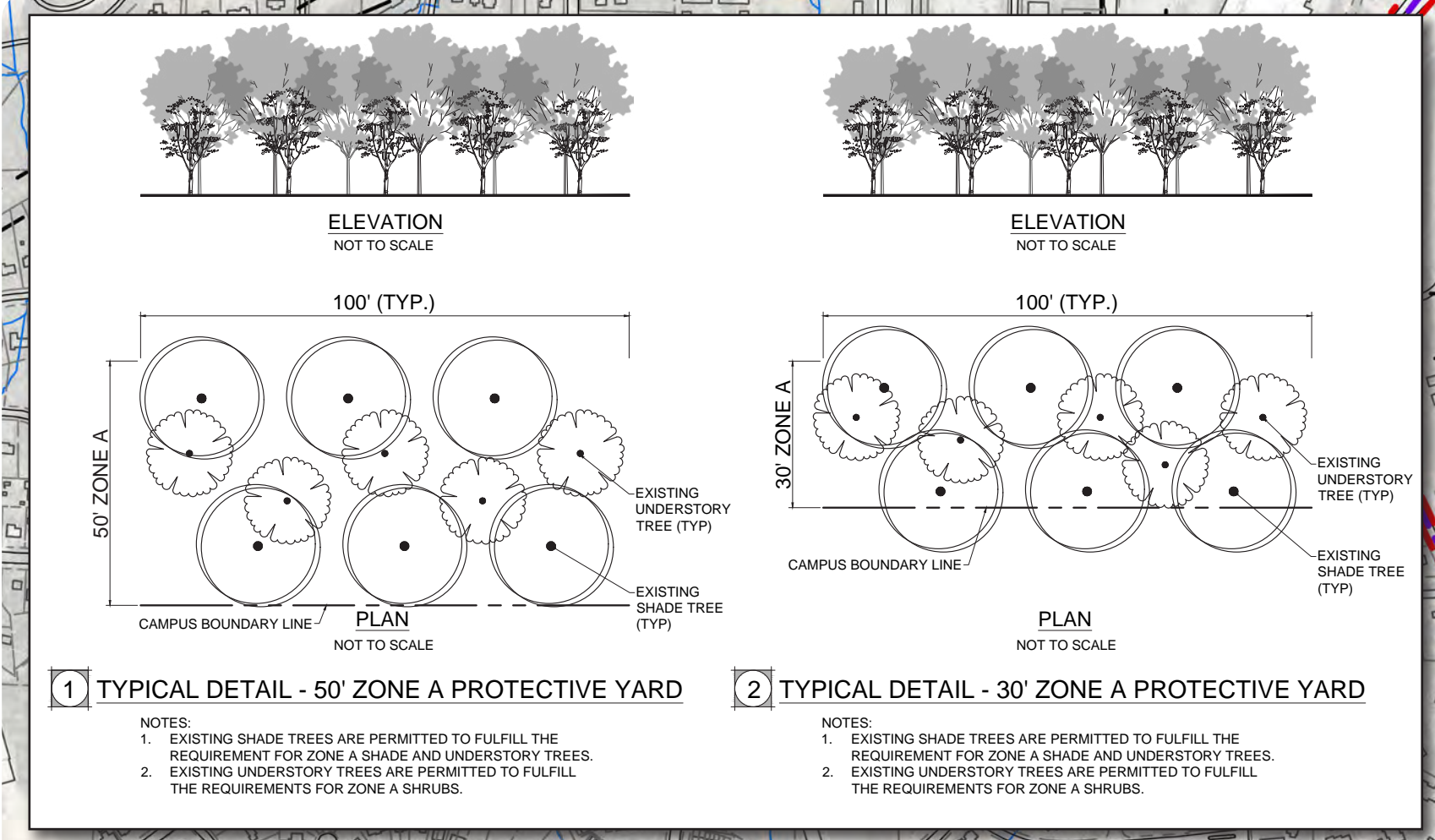
- APPLICABILITY OF THE NEIGHBORHOOD TRANSITION ZONE SHALL BE LIMITED TO LOCATIONS WHERE THE CMP BOUNDARY IMMEDIATELY ADJOINS A PROPERTY OF AN R-1, R-2, R-4, R-6, OR R-10 DISTRICT, EXCEPT WHERE THE ADJUTING PROPERTY CONTAINS A CIVIC USE.
- NEIGHBORHOOD TRANSITION ZONES, WHERE APPLICABLE, SHALL COMPLY WITH THE REQUIREMENTS OF UDO SECTION 3.5.2, EXCEPT THAT TRANSITION ZONE A—PROTECTIVE YARD, SHALL ALLOW FOR EXISTING QUALIFYING TREES OR TREE PROTECTION AREAS TO SATISFY THE PLANTING STANDARD OF THE PROTECTIVE YARD. REFER TO DETAILS, THIS SHEET.

LOADING (UDO SECTION 7.2):

- 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(D)1-3):

- 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. AS SUCH, THE STREETS AND BLOCKS STANDARDS OF UDO ARTICLE 8.3 SHALL NOT APPLY TO THIS CMP.



1 TYPICAL DETAIL - 50' ZONE A PROTECTIVE YARD
 NOTES:
 1. EXISTING SHADE TREES ARE PERMITTED TO FULFILL THE REQUIREMENT FOR ZONE A SHADE AND UNDERSTORY TREES.
 2. EXISTING UNDERSTORY TREES ARE PERMITTED TO FULFILL THE REQUIREMENTS FOR ZONE A SHRUBS.

2 TYPICAL DETAIL - 30' ZONE A PROTECTIVE YARD
 NOTES:
 1. EXISTING SHADE TREES ARE PERMITTED TO FULFILL THE REQUIREMENT FOR ZONE A SHADE AND UNDERSTORY TREES.
 2. EXISTING UNDERSTORY TREES ARE PERMITTED TO FULFILL THE REQUIREMENTS FOR ZONE A SHRUBS.

SPECIAL MASTER PLAN CLARIFICATIONS:

GROUND FLOOR ELEVATION (UDO SECTION 1.5.7.B):

- THE GROUND FLOOR ELEVATION REQUIREMENTS SHALL NOT APPLY TO INTERNAL PRIVATE STREETS WITHIN THE CMP.

TRANSPARENCY (UDO SECTION 1.5.9):

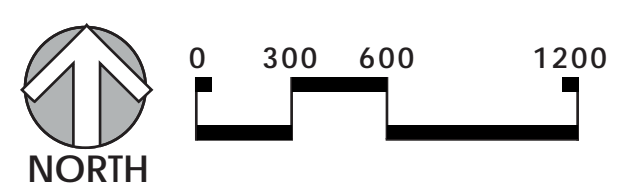
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN CENTENNIAL CAMPUS.

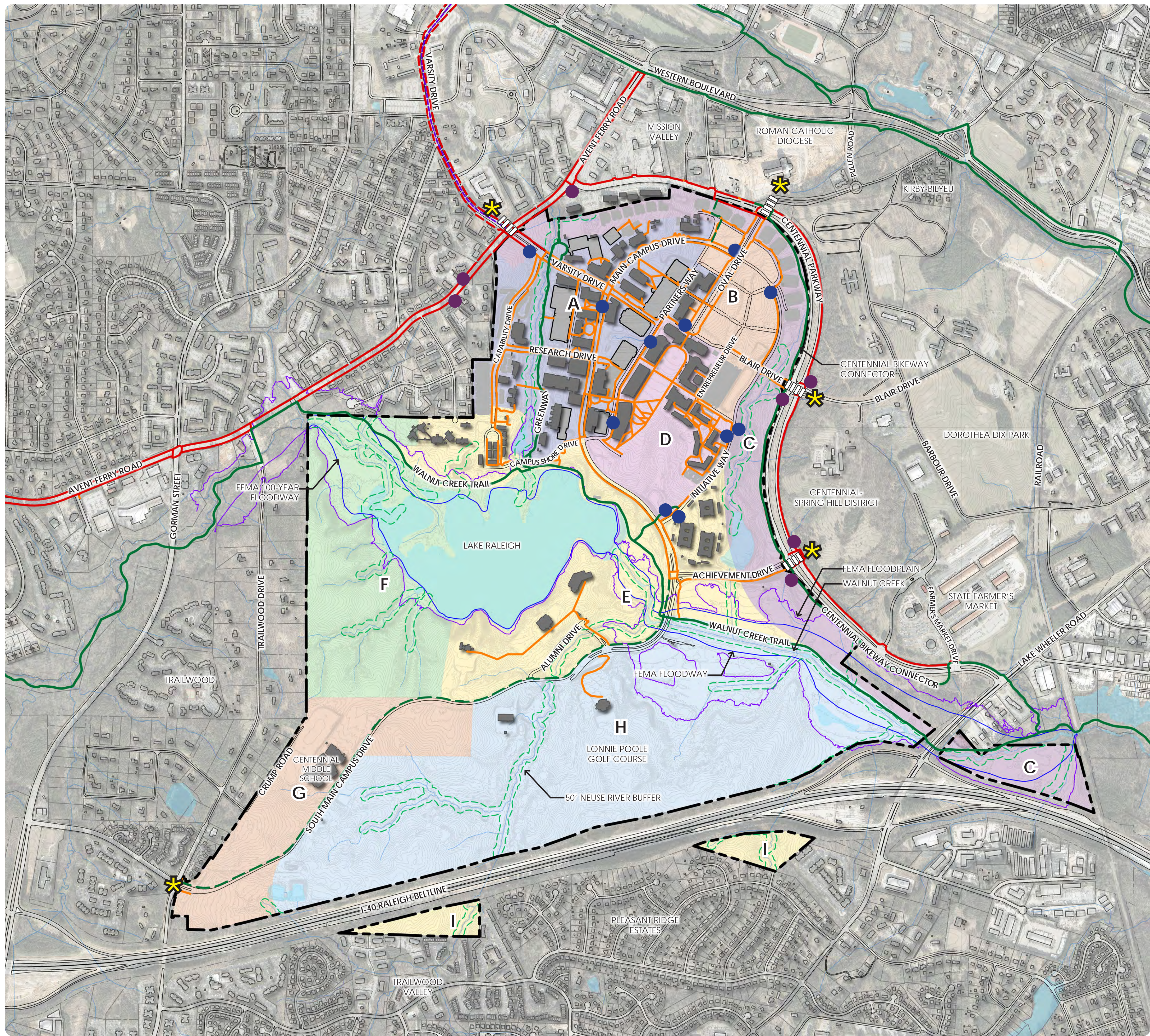
BLANK WALL (UDO SECTION 1.5.10):

- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN CENTENNIAL CAMPUS.

PRIVATE RESIDENTIAL GARAGE PARKING OPTIONS (UDO SECTION 1.5.12):

- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. PRIVATE RESIDENTIAL GARAGE PARKING STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN CENTENNIAL CAMPUS.



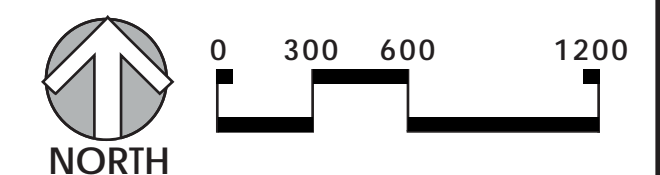


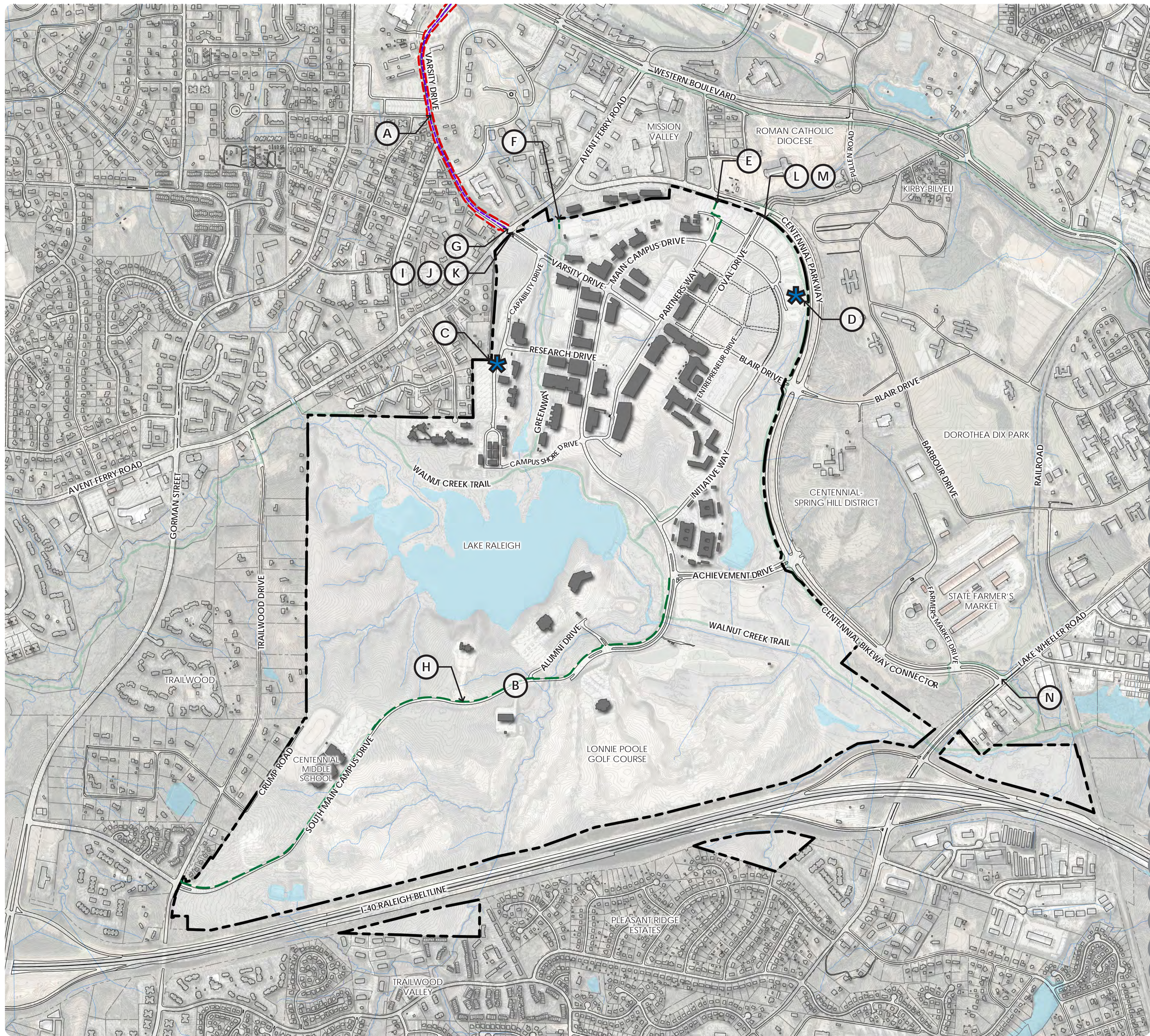
CIRCULATION LEGEND:

- CAMPUS ACCESS POINT
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING PARKING GARAGE
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING PUBLIC SIDEWALKS
- PROPOSED PUBLIC SIDEWALKS
REFER TO SHEET MP-4.1 FOR MORE INFORMATION
- EXISTING GREENWAY
- PROPOSED 10' MULTI-USE PATH
REFER TO SHEET MP-4.1 FOR MORE INFORMATION
- PROPOSED BIKE LANE
REFER TO SHEET MP-4.1 FOR MORE INFORMATION
- KEY PEDESTRIAN CROSSWALK
- EXISTING PUBLIC TRANSIT STOP
- EXISTING WOLFLINE BUS STOP
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS

PEDESTRIAN CIRCULATION NOTES:

1. PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
2. ALL TRANSIT LOCATIONS MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF THE UNIVERSITY ON ANY PRIVATE STREET WITHIN CENTENNIAL CAMPUS.
3. NO TRANSIT EASEMENTS EXIST ON THE CAMPUS AND MAY NOT BE RECORDED ON STATE-OWNED LANDS.
4. 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.
5. GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.





CIRCULATION LEGEND:

- PROPOSED UNIVERSITY STREET CONNECTION
REFER TO NOTES 3 AND 4 (THIS SHEET)
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING PUBLIC SIDEWALKS
- PROPOSED PUBLIC SIDEWALKS
- EXISTING GREENWAY
- PROPOSED 10' MULTI-USE PATH
- PROPOSED BIKE LANE
- EXISTING STREETS
- POTENTIAL NEW STREETS

TRANSPORTATION/MOBILITY IMPROVEMENTS NOTES:

1. PROPOSED IMPROVEMENTS ARE AS FOLLOWS.
2. TIMING/PHASING OF IMPROVEMENTS AS OUTLINED BELOW ARE LISTED WITHIN TABLE 4 OF THE PHASING PLAN - SHEET MP-10.

LINK LEVEL IMPROVEMENTS

- (A)** WIDEN VARSITY DRIVE TO A 2-LANE DIVIDED SECTION FROM AVENT FERRY ROAD TO WESTERN BOULEVARD WITH A MEDIAN OR CENTER TWO-WAY LEFT-TURN LANE AND PROVIDE PROTECTED BICYCLE AND PEDESTRIAN FACILITIES.
- (B)** WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT-TURN LANES AT STREET INTERSECTIONS AND MAJOR DRIVEWAYS FROM TRAILWOOD DRIVE TO THE PARK ALUMNI CENTER.

NEW CONNECTIVITY IMPROVEMENTS

- (C)** CONNECTION FROM CAPABILITY DRIVE TO THE WESTERN CAMPUS BOUNDARY IN THE GENERAL VICINITY OF RESEARCH DRIVE (IN FURTHERANCE OF THE CONNECTIVITY CONCEPT SHOWN IN THE AVENT FERRY CORRIDOR STUDY CONDUCTED BY THE CITY OF RALEIGH IN 2019). GENERAL LOCATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - EXACT LOCATION TO BE DETERMINED.
- (D)** CONNECTION FROM INITIATIVE WAY TO CENTENNIAL PARKWAY SUBJECT TO NCDOT AND DUKE ENERGY APPROVAL. GENERAL LOCATION BETWEEN OVAL DRIVE AND BLAIR DRIVE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY- EXACT LOCATION AND LEVEL OF ACCESS TO BE DETERMINED.

BIKE/PED IMPROVEMENTS

- (E)** ADD A BIKE/PEDESTRIAN CONNECTION FROM CENTENNIAL PARKWAY INTO CENTENNIAL CAMPUS BETWEEN OVAL DRIVE AND AVENT FERRY ROAD AND PROVIDE ENHANCEMENT OF THE EXISTING CROSSWALK ON CENTENNIAL PARKWAY EAST OF NAZARETH STREET.
- (F)** EXTEND GREENWAY TRAIL NORTH TO THE CAMPUS BOUNDARY AS SHOWN VIA PAVED, WOODEN BOARDWALK, OR COMPARABLE CONNECTION. EXACT LOCATION/CONNECTION POINT TO BE DETERMINED BASED ON TOPOGRAPHIC SURVEY CONDITIONS.
- (G)** PROVIDE ENHANCED EAST-WEST BICYCLE AND PEDESTRIAN ELEMENTS AT THE INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.
- (H)** ADD A BIKE/PEDESTRIAN SHARED FACILITY ON THE NORTH SIDE OF MAIN CAMPUS DRIVE SOUTH OF ACHIEVEMENT DRIVE TO TRAILWOOD DRIVE.

INTERSECTION LEVEL IMPROVEMENTS

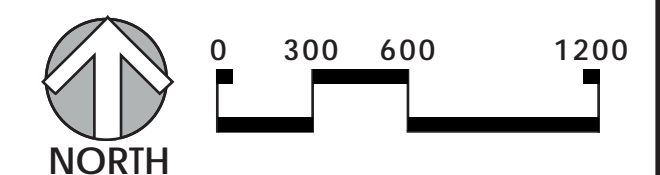
- (I)** AVENT FERRY ROAD / VARSITY DRIVE
CONSTRUCT AN ADDITIONAL WESTBOUND LEFT-TURN LANE ON VARSITY DRIVE WITH A MINIMUM OF 300 FEET OF STORAGE TO PROVIDE DUAL WESTBOUND LEFT-TURN LANES ON THAT APPROACH
- (J)** EXTEND THE NORTHBOUND RIGHT-TURN LANE ON AVENT FERRY ROAD TO PROVIDE 575 FEET OF STORAGE
- (K)** INVESTIGATE PROVIDING ENHANCED EAST-WEST BICYCLE AND PEDESTRIAN ELEMENTS AT THE INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE

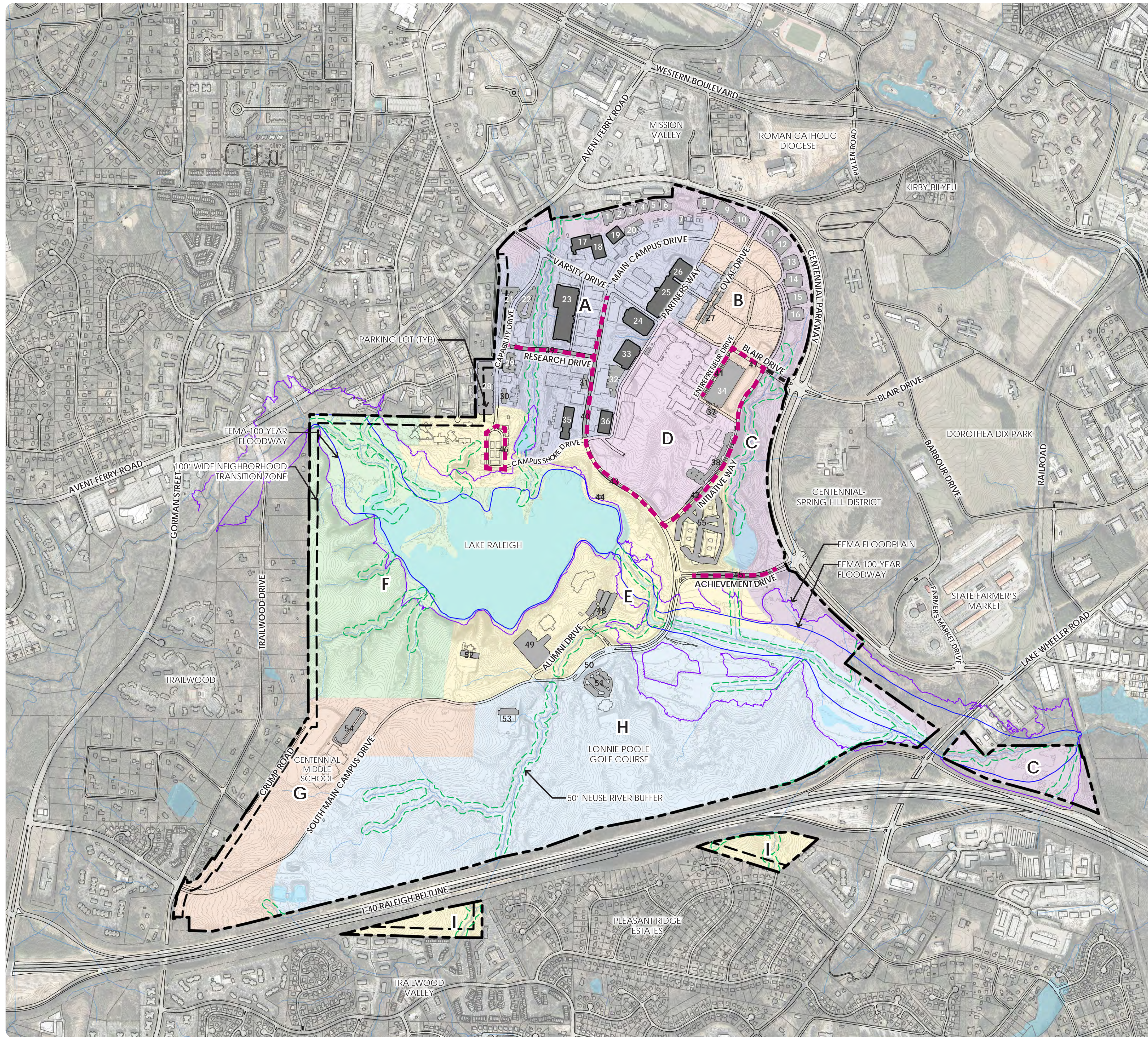
CENTENNIAL PARKWAY / OVAL DRIVE

- (L)** RE-STRIPE THE NORTHBOUND APPROACH TO PROVIDE DUAL NORTHBOUND LEFT-TURN LANES AND A SHARED THROUGH/RIGHT-TURN LANE ON OVAL DRIVE
- (M)** EXTEND THE EASTBOUND RIGHT-TURN LANE ON CENTENNIAL PARKWAY TO PROVIDE 475 FEET OF STORAGE

CENTENNIAL PARKWAY / LAKE WHEELER ROAD

- (N)** PROVIDE AN ADDITIONAL EASTBOUND RIGHT-TURN LANE ON CENTENNIAL PARKWAY WITH 650 FEET OF STORAGE TO PROVIDE DUAL RIGHT-TURN LANES ON THAT APPROACH





PARKING LEGEND:

- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING SURFACE LOT
- EXISTING STRUCTURED PARKING
- EXISTING BUILDING
- EXISTING ON-STREET PARKING
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS

EXISTING PARKING SUMMARY

SURFACE PARKING:	4,766 SPACES
STRUCTURED PARKING:	4,978 SPACES
TOTAL PARKING ON CAMPUS:	9,744 SPACES

TABLE 4: EXISTING PARKING TABLE

FACILITY	SPACE COUNT		
1	52 SPACES	27	104 SPACES
2	201 SPACES	28	332 SPACES
3	201 SPACES	29	53 SPACES
4	201 SPACES	30	32 SPACES
5	201 SPACES	31	21 SPACES
6	201 SPACES	32	79 SPACES
7	14 SPACES	33	595 SPACES
8	60 SPACES	34	321 SPACES
9	87 SPACES	35	349 SPACES
10	45 SPACES	36	98 SPACES
11	75 SPACES	37	26 SPACES
12	71 SPACES	38	131 SPACES
13	54 SPACES	39	51 SPACES
14	51 SPACES	40	82 SPACES
15	90 SPACES	41	70 SPACES
16	64 SPACES	42	44 SPACES
17	232 SPACES	43	17 SPACES
18	144 SPACES	44	7 SPACES
19	105 SPACES	45	58 SPACES
20	63 SPACES	46	48 SPACES
21	152 SPACES	47	12 SPACES
22	75 SPACES	48	260 SPACES
23	1732 SPACES	49	209 SPACES
24	464 SPACES	50	33 SPACES
25	456 SPACES	51	152 SPACES
26	803 SPACES	52	0 SPACES
		53	17 SPACES
		54	191 SPACES
		55	458 SPACES
		TOTAL	9,744

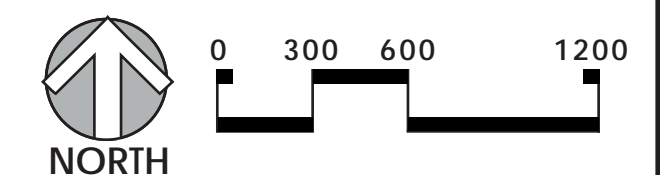
MODIFICATIONS TO DISTRICT STANDARDS:

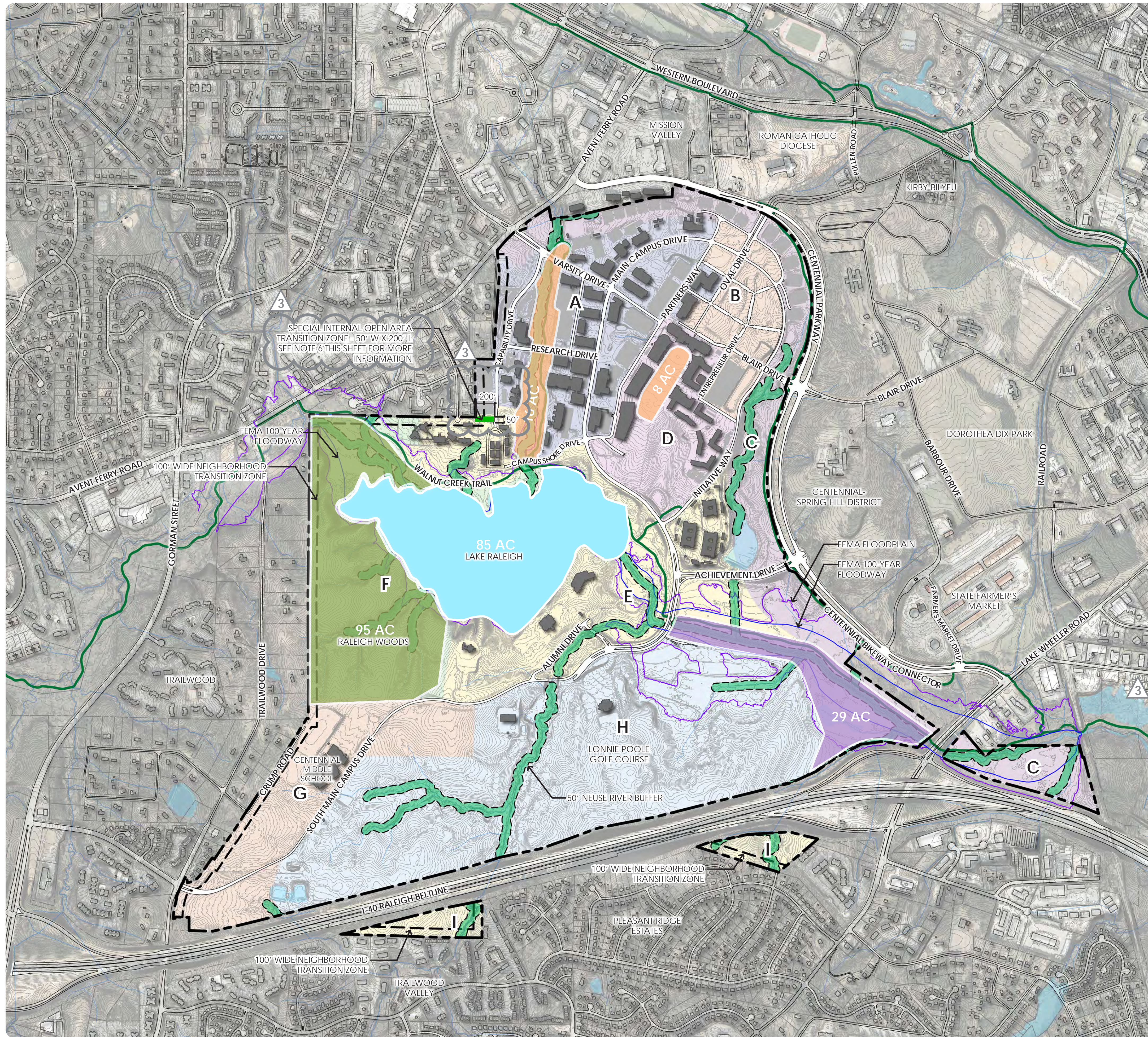
PARKING AND LOADING (UDO SECTION 7.1):

- CENTENNIAL CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER THE CMP.
- EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS AND PARKING STRUCTURES. THE TOTALS IN TABLE 4 (THIS SHEET) DOES NOT INCLUDE ALL SPACES LOCATED WITHIN INDIVIDUAL RESIDENTIAL DWELLING UNITS.
- REMOTE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE CENTENNIAL CAMP.
- EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE CAMPUS BOUNDARY.

SPECIALIZED VEHICULAR PARKING PROVISIONS:

- ONE PARKING SPACE IS REQUIRED PER DWELLING UNIT; HOWEVER, NO MORE THAN TWO ON-SITE PARKING SPACES PER DWELLING UNIT ARE ALLOWED.
- NO VEHICLE PARKING IS REQUIRED FOR THE FIRST SIXTEEN DWELLING UNITS.
- ONE PARKING SPACE PER 500 SQUARE FEET IS REQUIRED FOR ALL NON-RESIDENTIAL GROSS FLOOR AREA OR THE MINIMUM NUMBER OF PARKING SPACES SET FORTH IN SECTION 7.1.2.C., WHICHEVER IS LESS.
- NO VEHICLE PARKING IS REQUIRED FOR THE FIRST 10,000 SQUARE FEET OF GROUND STORY GROSS FLOOR AREA.
- A 25% REDUCTION IN THE NUMBER OF REQUIRED PARKING SPACES IS ALLOWED FOR USES WITH A MAIN ENTRANCE WITHIN A WALKING DISTANCE OF 1,320 FEET OF AN OPERATING TRANSIT STOP OR STOPS PROVIDED THE STOPS ARE ALL WITHIN 1,320 FEET WALKING DISTANCE OF EACH OTHER, WITH SERVICE FROM 6 AM TO 8 PM WHERE SERVICE INTERVALS ARE NO LONGER THAN 15 MINUTES DURING PEAK COMMUTE HOURS.





OPEN SPACE LEGEND:

- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING GREENWAY
- EXISTING BUILDING
- GENERAL RECREATION
- LAKE RALEIGH
- RALEIGH WOODS
- BUFFERS AND PERMANENT OPEN SPACE
- 50' NEUSE RIVER BUFFER
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- 100' NEIGHBORHOOD TRANSITION ZONE
- SPECIAL INTERNAL OPEN AREA

TABLE 5: OPEN SPACE ALLOCATION

TYPE	OPEN SPACE AREA (ACRES)
GENERAL RECREATION AREA (INCLUDING GREENWAYS)	29
LAKE RALEIGH AND PROPOSED ADDITION	85
CONSERVATION/WILDLIFE AREA	95
BUFFERS AND PERMANENT OPEN SPACE NETWORK	24
TOTAL OPEN SPACE	233 ACRES

OPEN SPACE NOTES:

- OPEN SPACE AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- THESE AREAS REPRESENT OPEN SPACE THAT IS SET ASIDE BY NORTH CAROLINA STATE UNIVERSITY TO PROVIDE FOR SHARED, COMMON OPEN SPACES FOR THE OVERALL CAMPUS.
- WHILE THE TOTAL OPEN SPACE REQUIRED FOR EACH CATEGORY WILL BE MAINTAINED, THESE AREAS WILL NOT BE RECORDED OR DEDICATED AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE STATE OF NORTH CAROLINA.
- GREENWAYS ARE TO REMAIN PRIVATE LAND WITH NO EASEMENTS REQUIRED.
- THIS CAMPUS MASTER PLAN WILL SET ASIDE OPEN SPACE TOTALING 233 ACRES (24% OF THE CAMPUS AREA). OPEN SPACE FOR EACH SUB-DISTRICT OR INDIVIDUAL DEVELOPMENT PROJECT WILL BE SATISFIED BY THIS OPEN SPACE PLAN. QUALIFYING OPEN SPACE SHALL CONSIST OF BUT IS NOT LIMITED TO: LAKE RALEIGH, FORESTED AREAS, PARKS, RECREATION FIELDS/AREAS PLAZAS AND SQUARES, NEIGHBORHOOD PARKS, AMENITY AREAS, AND GREENWAYS.
- THIS SPECIAL OPEN AREA IS INTENDED TO PROVIDE AN OPEN AREA SEPARATION BETWEEN THE EXISTING NORTH SHORE RESIDENTIAL DEVELOPMENT AND FUTURE DEVELOPMENT WITHIN DISTRICT A. THE LOCATION SHOWN ON THIS PLAN IS APPROXIMATE. THIS OPEN AREA SHALL NOT BE SUBJECT TO THE OPEN SPACES STANDARDS AS DEFINED BY UDO ARTICLE 2.5.

THE FOLLOWING USES ARE PROHIBITED:

- PRINCIPAL BUILDINGS
- PARKING
- STREET/ALLEY

PERMITTED ACTIVITY WITHIN THIS AREA SHALL INCLUDE THE FOLLOWING:

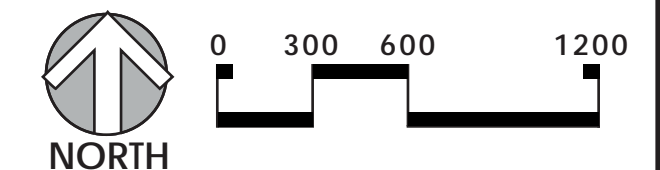
- PROTECTIVE YARD
- LANDSCAPING, GARDEN
- FENCE/WALL
- PLAYGROUND
- PEDESTRIAN WALKWAYS

- THIS OPEN AREA DESIGNATION SHALL BE SUBORDINATE TO ANY EXISTING RECORDED EASEMENTS AS WELL AS AN UNRECORDED EASEMENT FOR EMERGENCY EGRESS BENEFITING THE PARCEL TO THE WEST/SOUTHWEST (PIN: 0793349837).
- PROTECTIVE YARDS AND OTHER STANDARDS OF THE OVERLAPPING NEIGHBORHOOD TRANSITION ZONE ARE NOT MODIFIED BY THIS PROVISION.

MODIFICATIONS TO DISTRICT STANDARDS:

COVERAGE GENERAL REQUIREMENT (UDO SECTION 1.5.3.c):

- THE PROPOSED OPEN SPACE PLAN SHALL SATISFY ALL OPEN SPACE REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL OPEN SPACE REQUIREMENTS SHALL APPLY, INCLUDING OUTDOOR AMENITY AREA GENERAL REQUIREMENTS AND STANDARDS UNDER UDO SECTION 1.5.3(c).
- OPEN SPACE LOCATIONS AND ACREAGES FOR THE OVERALL CAMPUS AREA AS ILLUSTRATED ON THE OPEN SPACE PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH WITHIN THIS CAMPUS MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF THE UNIVERSITY AND THE STATE OF NORTH CAROLINA. HOWEVER, THE TOTAL OPEN SPACE PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN IN TABLE 5.
- INDIVIDUAL DEVELOPMENTS SHALL NOT BE REQUIRED TO PROVIDE OPEN SPACE WITHIN A SPECIFIC DEVELOPMENT OR SUB-DISTRICT.





NC STATE UNIVERSITY
 Centennial Campus Tree Conservation Requirements
 12/16/13

Summary	Area (Acres)	
Total Area	967.7	10%
Required Tree Conservation	96.77	
Total Tree Conservation Areas Provided	97.43	10.07%

TREE CONSERVATION AREA DATA

Key	Description	Area (SF)	Area to Remove	New Subtotal Area (SF)	Area (Acres)	% of Tract
Primary Tree Conservation Areas						
P1	Neuse Riparian Buffer Zone 2	17,425				
P2	Neuse Riparian Buffer Zone 2	22,496				
P3	Neuse Riparian Buffer Zone 2	20,933				
P4	Neuse Riparian Buffer Zone 2	54,929	1,380	53,549		
P5	Neuse Riparian Buffer Zone 2	6,332				
P6	Neuse Riparian Buffer Zone 2	2,075				
P7	Neuse Riparian Buffer Zone 2	239,789	2,255	237,534		
P8	Neuse Riparian Buffer Zone 2	22,397				
P9	Neuse Riparian Buffer Zone 2	27,059				
P10	Neuse Riparian Buffer Zone 2	25,873				
P11	Neuse Riparian Buffer Zone 2	13,322				
P12	Neuse Riparian Buffer Zone 2	28,158				
P13	Neuse Riparian Buffer Zone 2	39,047				
P14	Neuse Riparian Buffer Zone 2	13,936				
P15	Neuse Riparian Buffer Zone 2	33,029				
P16	Neuse Riparian Buffer Zone 2	74,423				
P17	Neuse Riparian Buffer Zone 2	17,721				
P18	Neuse Riparian Buffer Zone 2	51,605				
P19	Neuse Riparian Buffer Zone 2	19,680				
P20	Neuse Riparian Buffer Zone 2	7,927				
P21	Neuse Riparian Buffer Zone 2	32,339				
P22	Neuse Riparian Buffer Zone 2	38,042				
P23	Neuse Riparian Buffer Zone 2	85,823				
P24	Neuse Riparian Buffer Zone 2	98,325				
P25	Neuse Riparian Buffer Zone 2	5,591				
P26	Neuse Riparian Buffer Zone 2	8,178				
P27	Neuse Riparian Buffer Zone 2	2,415				
P28	Neuse Riparian Buffer Zone 2	4,413				
P29	Neuse Riparian Buffer Zone 2	6,367				
P30	Neuse Riparian Buffer Zone 2	27,637				
P31	Neuse Riparian Buffer Zone 2	15,533				
P32	50 TD Yard	4,849				
P33	50 TD Yard Average	153,989				
P34	50 TD Yard Average	151,663				
P35	50 TD Yard	51,482				
P36	50 TD Yard	91,825				
P37	Neuse Riparian Buffer Zone 2	8,215	3,615	4,600		
P38	Neuse Riparian Buffer Zone 2	7,499				
P39	50 TD Yard	82,119				
P40	Zoning Condition	1,339,303	92,681	1,246,622		
P41	50 TD Yard	16,253				
P42	50 TD Yard	19,281				
P43	50 TD Yard	20,547				
P44	50 TD Yard	19,913				
P45	50 TD Yard	43,569				
P46	50 TD Yard	35,496				
Subtotal		3,074,963	106,131	2,974,832	68.29	7.06%
Secondary Tree Conservation Areas						
S1	65' Buffer	85,308				
S2	Buffer (30' Av. depth)	22,127				
S3	Buffer (30' Av. depth)	19,922				
S4	65' Buffer	124,374	2,350	122,024		
S5	65' Buffer	40,703	9,590	31,113		
S6	65' Buffer	86,374				
S7	65' Buffer	63,299				
S8	65' Buffer	10,654				
S9	65' Buffer	72,007				
S10	65' Buffer	62,865				
S11	50' Major Thoroughfare	52,128				
S12	50' Major Thoroughfare	18,637				
Subtotal		660,618	11,945	648,669	14.89	1.54%
Alternative Means of Compliance						
A1	2x25' Buffer around Lake Raleigh area adjacent to creek	372,173	4,800	367,373		
A2	area adjacent to creek	12,399				
A3	area adjacent to creek	42,794				
A4	area adjacent to creek	45,296				
A5	area adjacent to creek	9,561				
Subtotal		482,348	4,800	477,548	10.96	1.13%
Additional Areas - Primary Tree Conservation Area						
Pa	Primary TCA - Zoning Condition			28,955		
Additional Areas - Alternative Means of Compliance						
Aa	Alternate Compliance TCA			4,216		
Ab	Alternate Compliance TCA			70,596		
Ac	Alternate Compliance TCA			14,406		
Ad	Alternate Compliance TCA			17,034		
Ae	Alternate Compliance TCA			6,527		
Subtotal				142,844	3.28	0.34%
TOTAL TREE CONSERVATION AREA				4,243,891	97.43	10.07%

NOTE:
 All area square footage labeled on the plan are the final subtotals as listed in the above table dated 12-16-2013.

LEGEND

- PRIMARY TREE CONSERVATION AREAS NEUSE RIPARIAN BUFFER ZONE 2
- PRIMARY TREE CONSERVATION AREAS ZONING CONDITION
- PRIMARY TREE CONSERVATION AREAS (50' WIDE THOROUGHFARE DISTRICT YARDS)
- SECONDARY TREE CONSERVATION AREAS (65' WIDE PERIMETER YARDS)
- ALTERNATE MEANS OF COMPLIANCE
- EXISTING TREE CONSERVATION AREAS TO BE REMOVED
- REVISIONS TO TREE CONSERVATION AREAS



Adjustments to the Centennial Campus Tree Conservation Plan
 APPROVED UNDER TRANSACTION #257379
 NC State University
 911 Partners Way

Consultants

Professional Seals

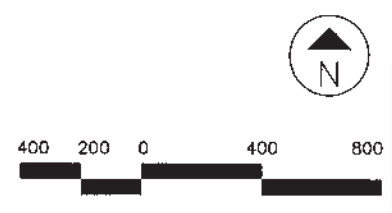


Revisions

No.	Description	Date	By
1.	Modifications per NCSU	09.05.13	NYJ
2.	Modifications per NCSU	11.7.13	LED
3.	City Comments	12.16.13	LED

Date Issued: 09.05.13
 Scale: 1"=400'
 Drawn by: NYJ
 Checked by: BHS
 Sheet No.

TC-1



TREE CONSERVATION NOTES:

- THIS PLAN HAS BEEN PREVIOUSLY APPROVED BY THE CITY OF RALEIGH ON 12/20/2013 AND IS PROVIDED FOR REFERENCE ONLY FOR PURPOSES OF THE CMP APPLICATION.
- SECONDARY AND ALTERNATE COMPLIANCE TREE CONSERVATION AREAS SHOWN ARE CONSIDERED SEARCH AREAS.
- THESE AREAS REPRESENT TREE PRESERVATION THAT IS SET ASIDE BY NORTH CAROLINA STATE UNIVERSITY TO MEET THE REQUIREMENTS OF THE CITY OF RALEIGH. HOWEVER, TREE CONSERVATION AREAS SHALL NOT BE RECORDED WITHIN STATE-OWNED PROPERTIES.
- THESE AREAS WILL NOT BE RECORDED OR DEDICATED AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE STATE OF NORTH CAROLINA. SUCH MODIFICATIONS MAY BE PROCESSED AS A MASTER PLAN AMENDMENT PURSUANT TO SECTION 4.6.4.A.5 AND 4.6.4.A.6 WITHOUT TRIGGERING A REZONING.



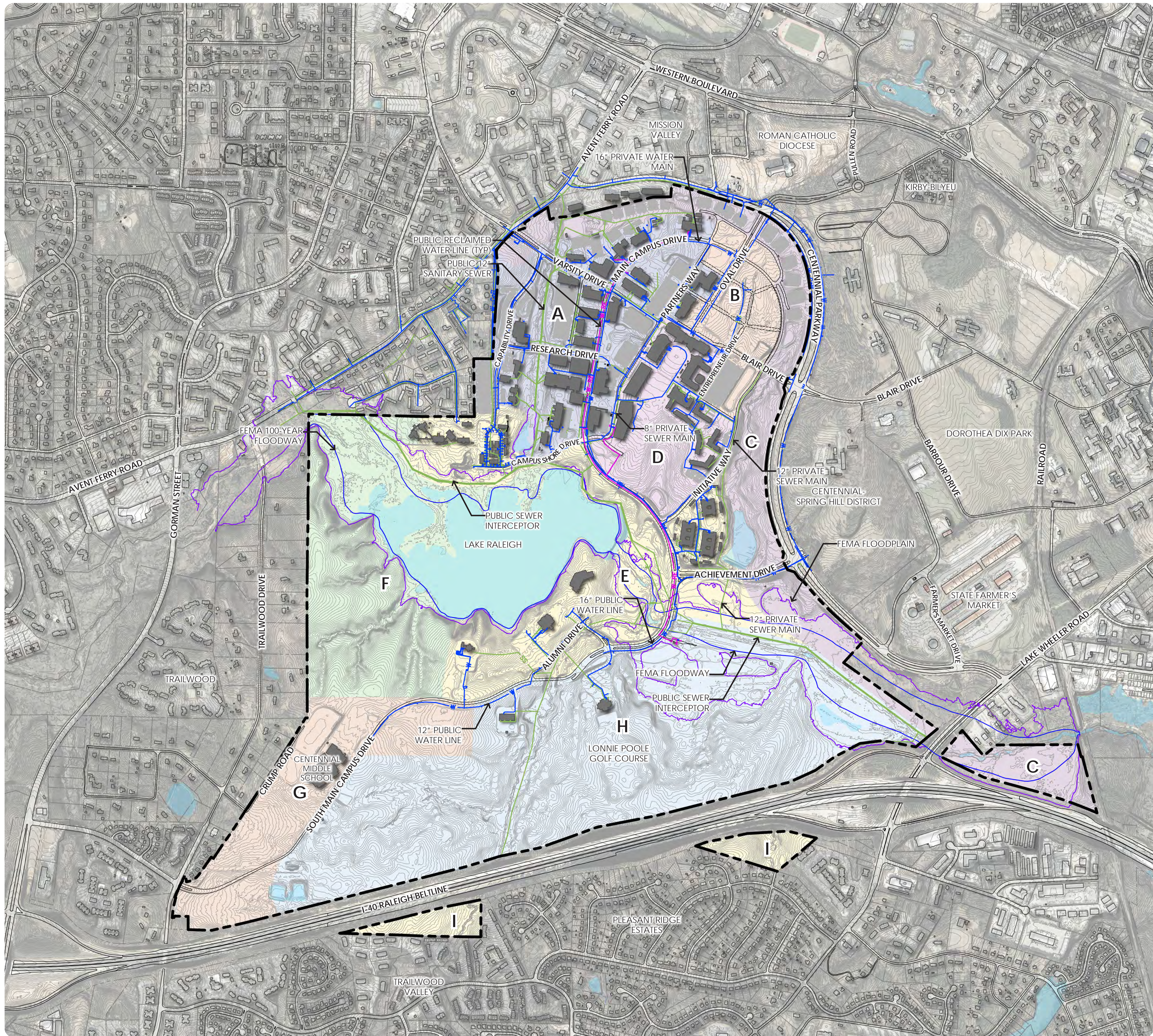
CAMPUS MASTER PLAN
NORTH CAROLINA
STATE UNIVERSITY
CENTENNIAL CAMPUS

TREE CONSERVATION PLAN
 (REZN-0065-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MKB
 DRAWN BY: VAO
 CHECKED BY: RLB

SHEET
MP-7

PREVIOUSLY APPROVED TREE CONSERVATION PLAN
(APPROVED 12/20/2013)
FOR REFERENCE ONLY



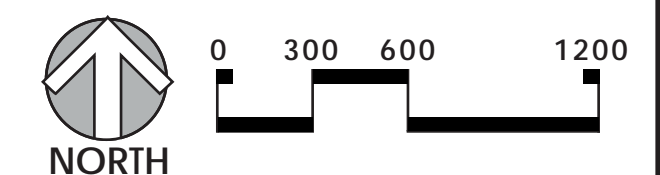
UTILITY LEGEND:

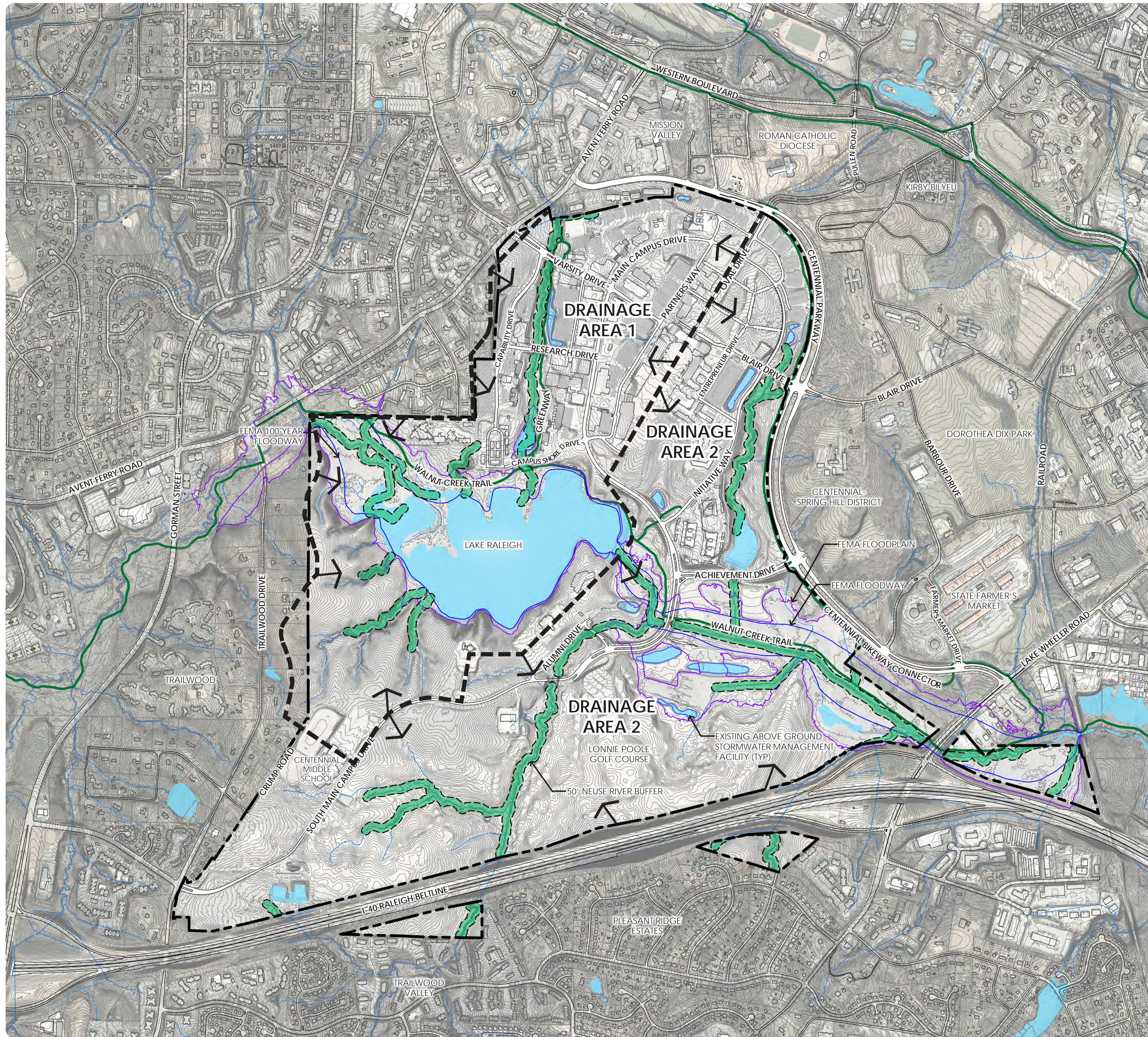
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING RECLAIMED PUBLIC WATER LINE
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- EXISTING STREETS
- POTENTIAL NEW STREETS

CONCEPTUAL UTILITY PLAN NOTES:

1. SOLID WASTE WILL BE MANAGED THROUGH UNIVERSITY AND/OR PRIVATE COLLECTION SERVICES.
2. UTILITY FEES FOR DEVELOPMENT UP TO 11,800,000 SQUARE FEET (GROSS) (THE "1988 ENTITLEMENT THRESHOLD") HAVE BEEN PAID TO THE CITY OF RALEIGH PURSUANT TO AN EXISTING MEMORANDUM OF AGREEMENT BETWEEN NORTH CAROLINA STATE UNIVERSITY AND THE CITY OF RALEIGH DATED JUNE 15, 2015. FOR DEVELOPMENT ABOVE THE 1988 ENTITLEMENT THRESHOLD, UTILITY FEES WILL BE CHARGED BY THE CITY OF RALEIGH PURSUANT TO THE FEE STRUCTURE FOR DEVELOPMENT IN PLACE AT THE TIME OF SUBMITTAL, TO THE EXTENT PERMITTED OR REQUIRED BY NORTH CAROLINA LAW.

3





STORMWATER LEGEND:

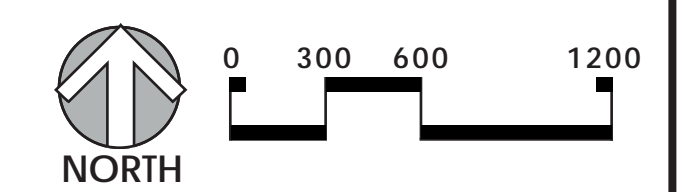
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING GREENWAY
- EXISTING ABOVE GROUND STORMWATER MANAGEMENT FACILITY
- EXISTING POND / LAKE
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS
- APPROXIMATE DRAINAGE AREAS

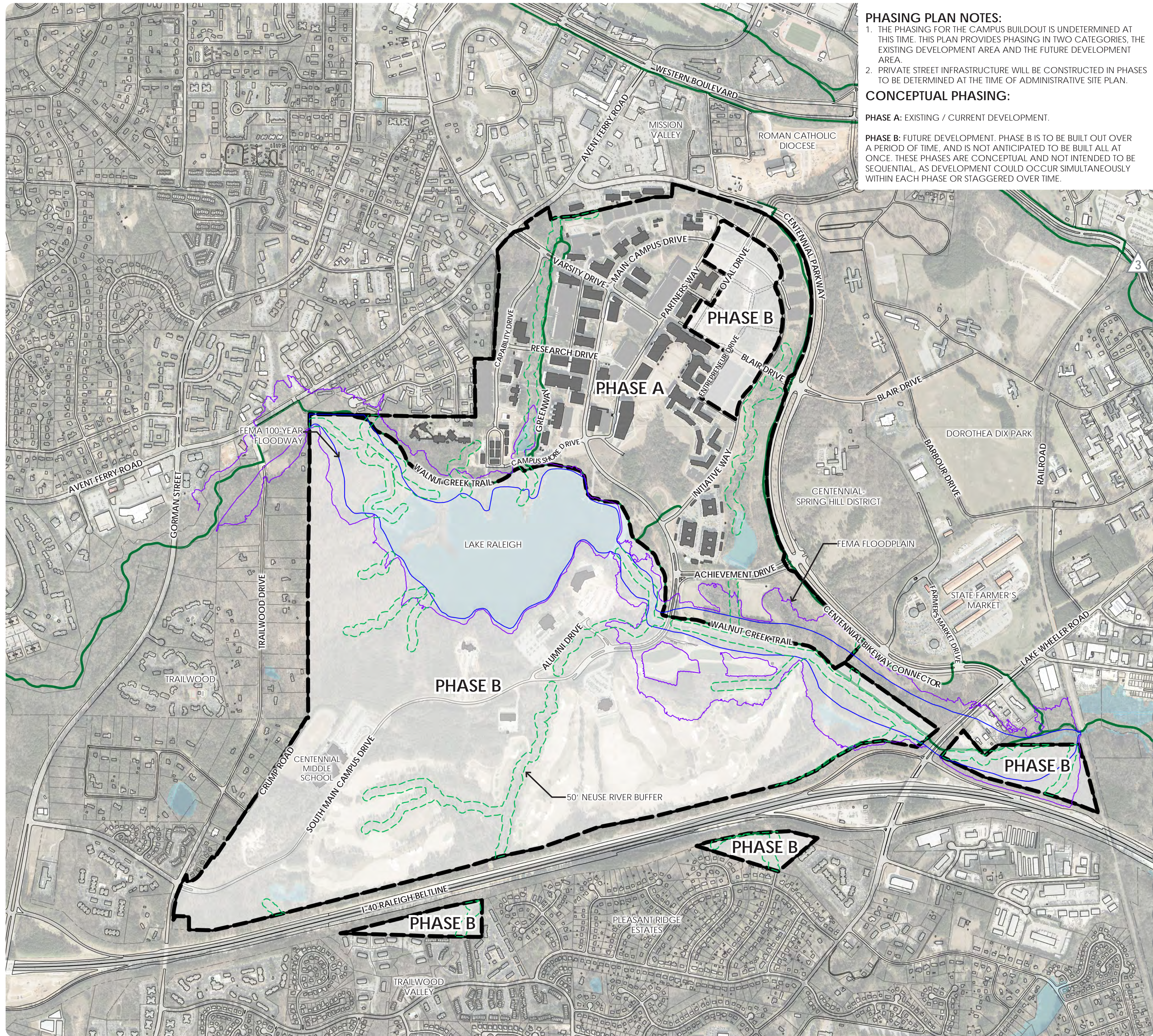
TABLE 7: PERVIOUS/IMPERVIOUS AREA TABLE

Category	Area (AC)	Percentage
TOTAL EXISTING PERVIOUS AREA	+/- 872.77 AC	89.45%
TOTAL EXISTING IMPERVIOUS AREA	+/- 103 AC	10.55%
TOTAL CAMPUS AREA	975.77 AC	100%

GENERAL STORMWATER NOTES:

1. UNDER THE FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PROGRAM, NORTH CAROLINA STATE UNIVERSITY HAS A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT. THE PERMIT AUTHORIZES THE UNIVERSITY TO DISCHARGE STORMWATER RUNOFF TO LOCAL STREAMS AND REQUIRES THE UNIVERSITY TO DEVELOP A STORMWATER MANAGEMENT PROGRAM.
2. ALL DEVELOPMENT IS SUBJECT TO STORMWATER REVIEW UNDER THE UNIVERSITY'S MS4 PERMIT. CITY OF RALEIGH REVIEW WILL ONLY APPLY TO SEDIMENT AND EROSION CONTROL FOR PRIVATE DEVELOPMENTS WITH LAND DISTURBANCE OVER 12,000 SQUARE FEET. UPON REQUEST BY THE CITY OF RALEIGH, NORTH CAROLINA STATE UNIVERSITY WILL PROVIDE EVIDENCE OF APPROVAL OF NEW DEVELOPMENT UNDER THE UNIVERSITY'S STORMWATER MANAGEMENT PERMIT.
3. STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.





PHASING PLAN NOTES:
1. THE PHASING FOR THE CAMPUS BUILDOUT IS UNDETERMINED AT THIS TIME. THIS PLAN PROVIDES PHASING IN TWO CATEGORIES, THE EXISTING DEVELOPMENT AREA AND THE FUTURE DEVELOPMENT AREA.
2. PRIVATE STREET INFRASTRUCTURE WILL BE CONSTRUCTED IN PHASES TO BE DETERMINED AT THE TIME OF ADMINISTRATIVE SITE PLAN.

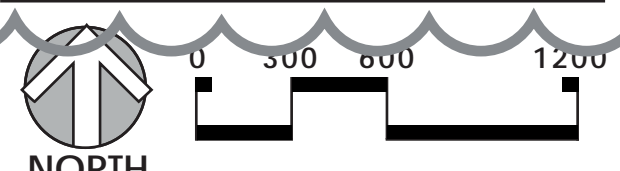
CONCEPTUAL PHASING:
PHASE A: EXISTING / CURRENT DEVELOPMENT.
PHASE B: FUTURE DEVELOPMENT. PHASE B IS TO BE BUILT OUT OVER A PERIOD OF TIME, AND IS NOT ANTICIPATED TO BE BUILT ALL AT ONCE. THESE PHASES ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL, AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN EACH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

- PHASING LEGEND:**
- CMP ZONING BOUNDARY
 - PROPERTY LINE
 - EXISTING BUILDING
 - EXISTING PARKING LOT
 - EXISTING GREENWAY
 - FEMA 100-YEAR FLOODWAY
 - FEMA FLOODPLAIN
 - - - 50' NEUSE RIVER BUFFER
 - EXISTING STREETS
 - - - POTENTIAL NEW STREETS

TABLE 4 - PHASING ANALYSIS SUMMARY

LOCATION	IMPROVEMENT	THRESHOLD* (SQUARE FOOTAGE OR OTHER THRESHOLD)
BICYCLE AND PEDESTRIAN		
CENTENNIAL PARKWAY BETWEEN OVAL DRIVE AND AVENT FERRY ROAD	PROVIDE BIKE/PEDESTRIAN CONNECTION FROM CENTENNIAL PARKWAY INTO CAMPUS AND PROTECTED CROSSWALK ON CENTENNIAL PARKWAY	JULY 1, 2027 (EXPECTED OPENING YEAR OF BUS RAPID TRANSIT OPERATION ON WESTERN BOULEVARD)
GREENWAY NORTH OF VARSITY DRIVE	EXTEND EXISTING GREENWAY TO NORTHERN EDGE OF CAMPUS PROPERTY	COMPLETE WITHIN 1 YEAR OF AN APPROVED SITE PLAN OF THE ADJACENT PROPERTY SHOWING CONTINUATION OF THE GREENWAY.
Varsity Drive between Avent Ferry Road and Western Boulevard	PROVIDE PROTECTED BICYCLE AND PEDESTRIAN FACILITIES	2,000,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT ON CAMPUS. CENTERLINE SHOULD BE ADJUSTED AS NEEDED TO FIT THIS IMPROVEMENT WITHOUT IMPACTS TO PRIVATE PROPERTY. ADJUSTMENTS CAN BE MADE TO THE SECTION AS NEEDED TO AVOID IMPACTS TO THE GREEK VILLAGE DEVELOPMENT THAT HAS ALREADY BEEN PERMITTED ON THE CORRIDOR.
Main Campus Drive south of Achievement Drive to Trailwood Drive	PROVIDE SHARED OFF-STREET BICYCLE AND PEDESTRIAN FACILITY	2,000,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
LINK-LEVEL		
Main Campus Drive south of Achievement Drive to Trailwood Drive	WIDEN TO PROVIDE LEFT-TURN LANES AT INTERSECTIONS	2,000,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
Varsity Drive between Avent Ferry Road and Western Boulevard	WIDEN TO A 2-LANE DIVIDED SECTION (EITHER MEDIAN OR TWO-WAY LEFT-TURN LANE)	2,000,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT ON CAMPUS. CENTERLINE SHOULD BE ADJUSTED AS NEEDED TO FIT THIS IMPROVEMENT WITHOUT IMPACTS TO PRIVATE PROPERTY. ADJUSTMENTS CAN BE MADE TO THE SECTION AS NEEDED TO AVOID IMPACTS TO THE GREEK VILLAGE DEVELOPMENT THAT HAS ALREADY BEEN PERMITTED ON THE CORRIDOR.
INTERSECTION LEVEL		
Avent Ferry Road at Varsity Drive	CONSTRUCT DUAL WESTBOUND LEFT-TURN LANES ON VARSITY DRIVE	4,100,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
	EXTEND NORTHBOUND RIGHT-TURN ON AVENT FERRY ROAD	COMPLETE IN CONJUNCTION WITH THE WIDENING OF VARSITY DRIVE AT 2,000,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT ON CAMPUS
Lake Wheeler Road at Centennial Parkway	PROVIDE ENHANCED EAST-WEST BICYCLE AND PEDESTRIAN ELEMENTS	COMPLETE IN CONJUNCTION WITH THE WIDENING OF VARSITY DRIVE AT 2,000,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT ON CAMPUS
	PROVIDE DUAL EASTBOUND RIGHT-TURN LANES ON CENTENNIAL PARKWAY	4,100,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
Centennial Parkway at Oval Drive	RE-STRIP NORTHBOUND APPROACH TO PROVIDE DUAL LEFT-TURN LANES AND A SHARED THROUGH/RIGHT-TURN LANE	1,400,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
	EXTEND EASTBOUND RIGHT-TURN LANE ON CENTENNIAL PARKWAY	2,300,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
NEW CONNECTIONS		
Initiative Way to Centennial Parkway (between Oval Drive and Blair Drive)	CONSTRUCT NEW ROADWAY CONNECTION	4,100,000 SQUARE FEET OF GROSS FLOOR AREA OF ADDITIONAL DEVELOPMENT
Capability Drive to Western Edge of Campus Property	CONSTRUCT NEW ROADWAY CONNECTION	EARLIER OF (A) CONSTRUCTION OF A NEW BUILDING WEST OF CAPABILITY DRIVE AND SOUTH OF RESEARCH DRIVE (I.E. REDEVELOPMENT IN THE LOCATION OF THE EXISTING PARKING LOT) OR (B) WITHIN ONE YEAR OF AN APPROVED SITE PLAN FOR THE ADJACENT OFF-CAMPUS PROPERTY SHOWING THE CONNECTION TO THE CAMPUS BOUNDARY.

* THE ADDITIONAL DEVELOPMENT ON CAMPUS AS REFERENCED ABOVE REFERS TO DEVELOPMENT ON CENTENNIAL CAMPUS ABOVE AND BEYOND THE 4,795,627 SQUARE FEET OF GROSS FLOOR AREA EXISTING OR ENTITLED UNDER AN APPROVED SITE PLAN AT THE TIME OF THIS CMP REZONING.





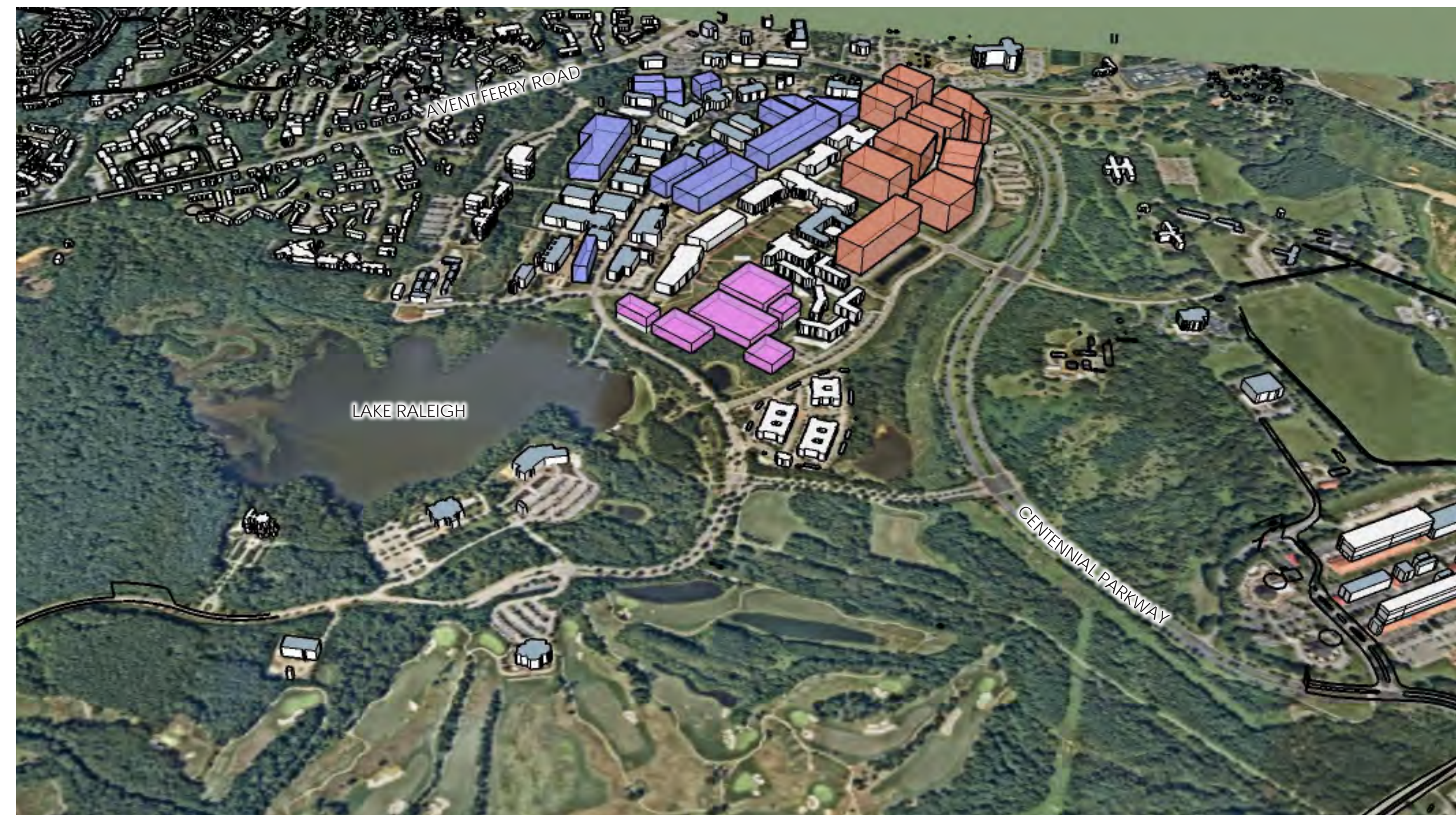
PERSPECTIVE VIEW 'A' - PLAN VIEW



PERSPECTIVE VIEW 'B' - LOOKING SOUTHWEST



PERSPECTIVE VIEW 'C' - LOOKING NORTHEAST



PERSPECTIVE VIEW 'D' - LOOKING NORTHWEST

3D MODELS AND RENDERING NOTES:

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

3D MODELS AND RENDERINGS

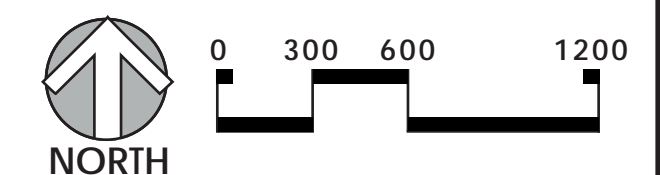
(REZN-0065-2020) (MP-1+20) | RALEIGH, NORTH CAROLINA

NOVEMBER 20, 2020

DESIGNED BY: MKB

DRAWN BY: VAO

CHECKED BY: RLB



Parcel 12

Property Address: 691 Initiative Way, Raleigh, NC
PIN: 0793763433
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 016214/02708
Acreage: 9.38ac

Parcel 13

Property Address: 850 Oval Drive, Raleigh, NC
PIN: 0793669642
Owner: State of North Carolina
Owner Address: 1321 Mail Service Center, Raleigh, NC 27699-1300
Deed Book/Page: 013320/01380
Acreage: 10.17ac

Parcel 14

Property Address: 0 Centennial Parkway, Raleigh, NC
PIN: 0793677192
Owner: State of North Carolina
Owner Address: State Property Office; 1321 Mail Service Center, Raleigh, NC 27699-1300
Deed Book/Page: 016050/00200
Acreage: 1.41ac

Parcel 15

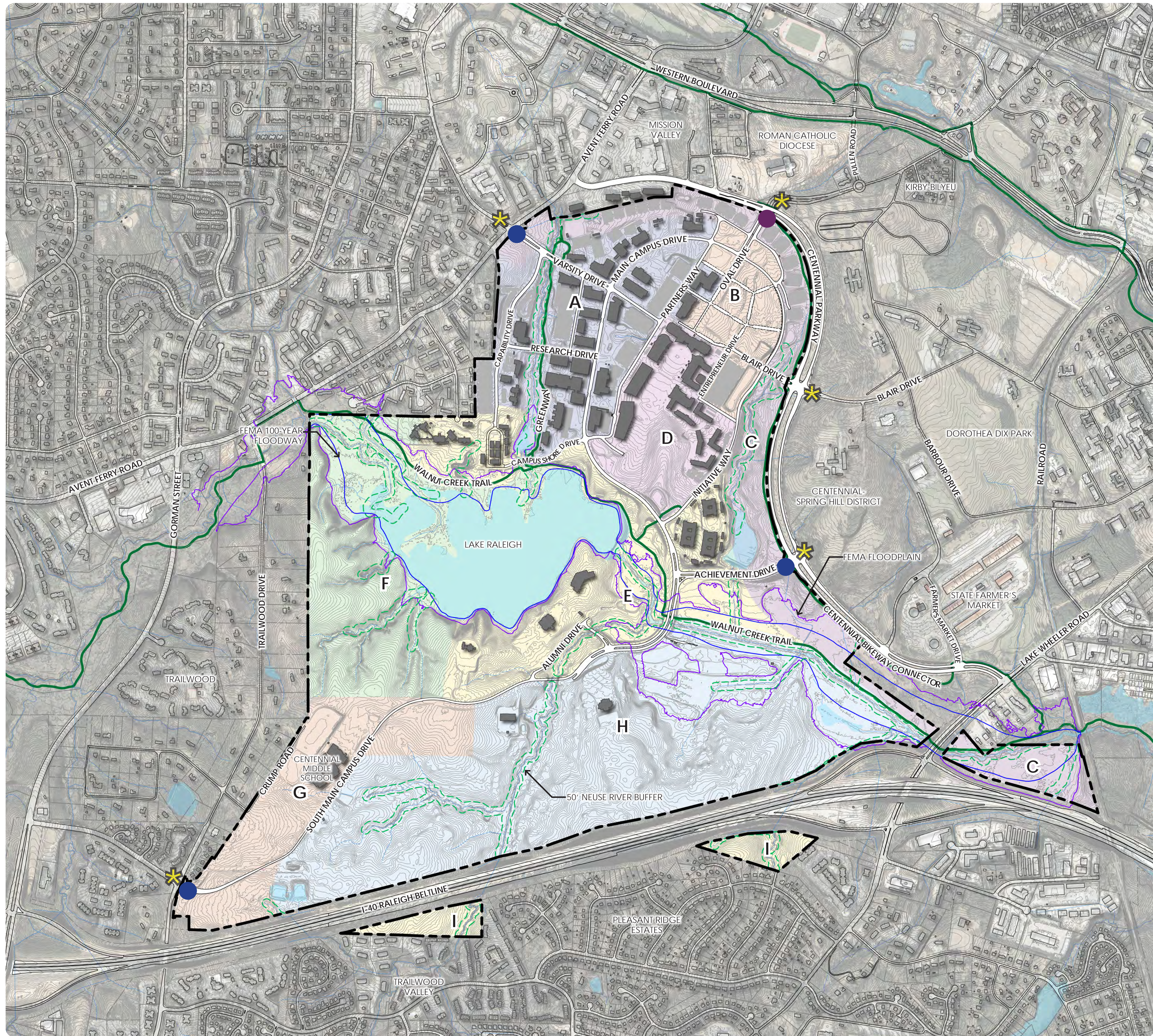
Property Address: 914 Partners Way, Raleigh, NC
PIN: 0793666824
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 016214/02708
Acreage: 1.68ac

Parcel 16

Property Address: 851 Partners Way, Raleigh, NC
PIN: 0793665612
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008430/01974
Acreage: 1.59ac

Parcel 17

Property Address: 911 Partners Way, Raleigh, NC
PIN: 0793654965
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 009501/01973
Acreage: 5.71ac



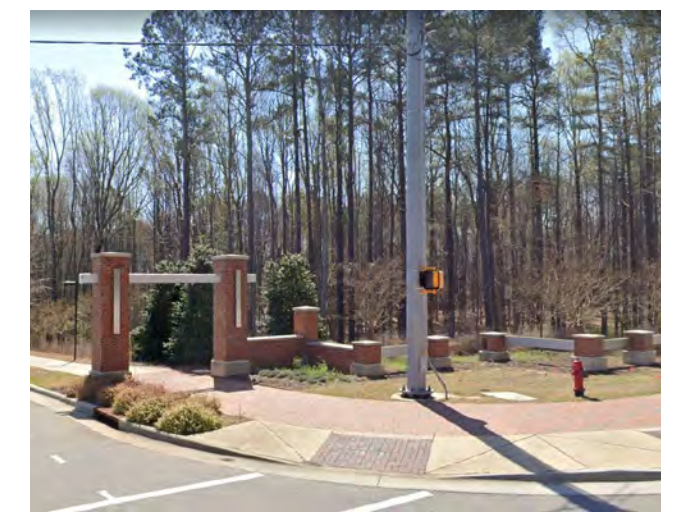
SIGNAGE LEGEND:

- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING GREENWAY
- CAMPUS ACCESS POINT
- EXISTING CAMPUS GATEWAY ENTRANCE FEATURE
- EXISTING MONUMENT SIGN
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- 50' NEUSE RIVER BUFFER
- EXISTING STREETS
- POTENTIAL NEW STREETS

EXISTING CAMPUS SIGNAGE EXAMPLES:



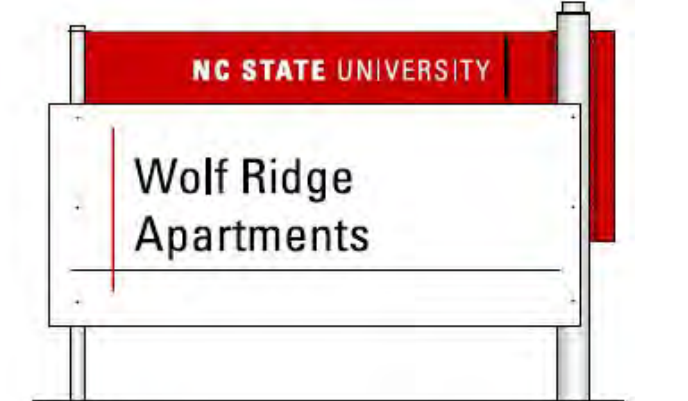
CAMPUS PRECINCT IDENTIFICATION



GATEWAY ENTRANCE FEATURES



MAJOR CAMPUS AREA IDENTIFICATION



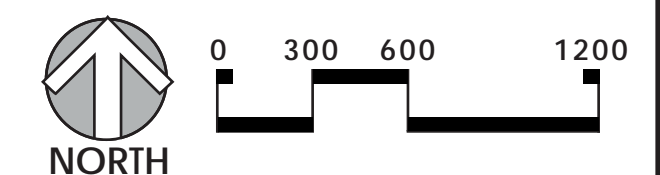
MINOR CAMPUS COMPLEX IDENTIFICATION

MODIFICATIONS TO DISTRICT STANDARDS:

SIGNAGE (UDO SECTION 7.3):

1. ALL CAMPUS SIGNAGE SHALL COMPLY WITH THE NORTH CAROLINA STATE UNIVERSITY "CAMPUS SIGNAGE PROGRAM - EXTERIOR SIGNAGE" AND IS NOT SUBJECT TO THE CITY OF RALEIGH SIGNAGE STANDARDS LISTED IN UDO SECTION 7.3.
2. THE UNIVERSITY'S "CAMPUS SIGNAGE PROGRAM" IS SUBJECT TO CHANGE AT THE DISCRETION OF THE UNIVERSITY. THE "CAMPUS SIGNAGE PROGRAM" CAN BE FOUND AT: https://projects.ncsu.edu/facilities/files/NC_State_University_Exterior_Signage.pdf

DESIGNED BY: MKB
DRAWN BY: VAO
CHECKED BY: RLB



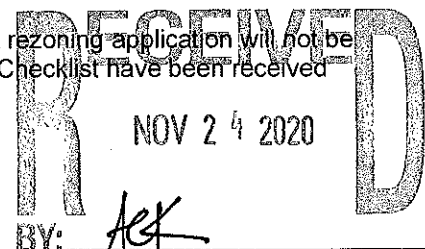
Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Base District	Height	Frontage	Overlay(s) _____
Proposed Zoning Base District CMP	Height	Frontage	Overlay(s)
Click here to view the Zoning Map. 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-5-1987, Z-27B-14			
GENERAL INFORMATION			
Date 11/20/20	Date Amended (1)	Date Amended (2)	
Property Address Multiple, see attached, 1001 Capability Drive			
Property PIN Multiple, see attached, 0793520723		Deed Reference (book/page) multiple	
Nearest Intersection Centennial Parkway and Avent Ferry Road			
Property Size (acres) 975.77	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address The State of North Carolina 116 W. Jones Street Raleigh, NC 27603		Phone (984) 236-0278	Fax
		Email tim.walton@doa.nc.gov	
Applicant Name/Address Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601		Phone 919-835-4529	Fax 919-834-4564
		Email jamieschwedler@parkerpoe.com	
Applicant* Signature(s) <i>Tim Walton</i>		Email tim.walton@doa.nc.gov	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.



Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Base District	Height	Frontage	Overlay(s) _____
Proposed Zoning Base District CMP	Height	Frontage	Overlay(s)
Click here to view the Zoning Map. 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-5-1987, Z-27B-14			
GENERAL INFORMATION			
Date 11/20/20	Date Amended (1)	Date Amended (2)	
Property Address Multiple, see attached, 1001 Capability Drive			
Property PIN Multiple, see attached, 0793520723		Deed Reference (book/page) multiple	
Nearest Intersection Centennial Parkway and Avent Ferry Road			
Property Size (acres) 975.77	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address The Board of Trustees of the Endowment Fund of North Carolina State University Charles A Maimone, Treasurer Campus Box 7472 Raleigh, NC 27695-7472		Phone 919-515-2155	Fax 919-515-5121
		Email camaimon@ncsu.edu	
Applicant Name/Address Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601		Phone 919-835-4529	Fax 919-834-4564
		Email jamieschwedler@parkerpoe.com	
Applicant* Signature(s)	DocuSigned by: <i>Charles A Maimone</i> 31757C281A8144F...	Email camaimon@ncsu.edu	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Ownership of Parcels

NC State Centennial Campus Rezoning

Parcels Owned by the State of North Carolina

Parcel 1

Property Address: 1001 Capability Drive, Raleigh, NC

PIN: 0793520723

Owner: State of North Carolina

Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335

Deed Book/Page: 015950/02766

Acreage: 749.9ac

Parcel 2

Property Address: 320 Greens Circle, Raleigh, NC

PIN: 0793638744

Owner: State of North Carolina

Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335

Deed Book/Page: 015950/02766

Acreage: 10.08ac

Parcel 3

Property Address: 1021 Main Campus Drive, Raleigh, NC

PIN: 0793556075

Owner: State of North Carolina

Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335

Deed Book/Page: 005490/00930

Acreage: 1.7ac

Parcel 4

Property Address: 805 Lake Raleigh Road, Raleigh, NC

PIN: 0793466765

Owner: State of North Carolina

Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335

Deed Book/Page: 010629/01941

Acreage: 1.08ac

Parcel 5

Property Address: 801 Lake Raleigh Road, Raleigh, NC

PIN: 0793466933

Owner: State of North Carolina

Owner Address: State Property Office; 1321 Mail Service Center, Raleigh, NC 27699-1300

Deed Book/Page: 011039/00225

Acreage: 1.36ac

Parcel 6

Property Address: 2431 Avent Ferry Road, Raleigh, NC
PIN: 0793476019
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008131/02714
Acreage: 0.68ac

Parcel 7

Property Address: 2425 Avent Ferry Road, Raleigh, NC
PIN: 0793477212
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 006459/00230
Acreage: 0.71ac

Parcel 8

Property Address: 2303 Avent Ferry Road, Raleigh, NC
PIN: 0793479401
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 009439/01036
Acreage: 0.84ac

Parcel 9

Property Address: 0 Centennial Parkway, Raleigh, NC
PIN: 0793773403
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 006649/00696
Acreage: 10.66ac

Parcel 10

Property Address: 0 Main Campus Drive, Raleigh, NC
PIN: 0793766971
Owner: State of North Carolina
Owner Address: 1321 Mail Service Center, Raleigh, NC 27699-1300
Deed Book/Page: 013320/01380
Acreage: 3.3ac

Parcel 11

Property Address: 830 Main Campus Drive, Raleigh, NC
PIN: 0793679289
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 007305/00572
Acreage: 6.56ac

Parcel 18

Property Address: 890 Oval Drive, Raleigh, NC
PIN: 0793658864
Owner: State of North Carolina
Owner Address: State Property Office; 116 E. Jones Street, Raleigh, NC 27601-1024
Deed Book/Page: 011207/00756
Acreage: 6.0ac

Parcel 19

Property Address: 0 Centennial Parkway, Raleigh, NC
PIN: 0793656388
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008430/01974
Acreage: 11.22ac

Parcel 20

Property Address: 0 Centennial Parkway, Raleigh, NC
PIN: 0793764149
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 016214/02708
Acreage: 3.73ac

Parcel 21

Property Address: 0 Main Campus Drive, Raleigh, NC
PIN: 0793766058
Owner: State of North Carolina
Owner Address: State Property Office; 1321 Mail Service Center, Raleigh, NC 27699-1321
Deed Book/Page: 016050/00200
Acreage: 1.27ac

Parcel 22

Property Address: 1509 Crump Road, Raleigh, NC
PIN: 0793505396
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008131/02714
Acreage: 1.83ac

Parcel 23

Property Address: 1501 Crump Road, Raleigh, NC
PIN: 0793407456
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008131/02714
Acreage: 12.87ac

Parcel 24

Property Address: 2101 Lineberry Drive, Raleigh, NC
PIN: 0793405058
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008131/02714
Acreage: 2.56ac

Parcel 25

Property Address: 1815 Lake Wheeler Road, Raleigh, NC
PIN: 1703018050
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 008762/00306
Acreage: 18.67ac

Parcel 26

Property Address: 0 Balboa Road, Raleigh, NC
PIN: 0793707101
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 004812/00007
Acreage: 8.33ac

Parcel 27

Property Address: 0 Lineberry Drive, Raleigh, NC
PIN: 0792396195
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 000799/00082
Acreage: 8.96ac

Parcel 28

Property Address: 0 Varsity Drive, Raleigh, NC
PIN: 793576259
Owner: State of North Carolina
Owner Address: Department of Administration; 1321 Mail Service Center, Raleigh, NC 27699-1321
Deed Book/Page: 016854/01008
Acreage: 0.31ac

Parcel 29

Property Address: 0 Main Campus Drive, Raleigh, NC
PIN: 0793551968
Owner: State of North Carolina
Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335
Deed Book/Page: 011207/00756
Acreage: 2.38ac

Parcel 30

Property Address: 739 Chappell Drive, Raleigh, NC

PIN: 0793349837

Owner: State of North Carolina

Owner Address: State Property Office; 116 W. Jones Street, Raleigh, NC 27603-1335

Deed Book/Page: 010522/00842

Acreage: 5.34ac

Phone:

Email:

Parcel 31

Property Address: 0 Trailwood Drive, Raleigh, NC

PIN: 0792097471

Owner: State of North Carolina

Owner Address: State Property Office; 1321 Mail Service Center, Raleigh, NC 27699-1321

Deed Book/Page: 016315/01391

Acreage: 0.67ac

Ownership of Parcels

NC State Centennial Campus Rezoning

Parcels Owned by Endowment Fund of NC State University

Parcel 32

Property Address: 0 Alumni Drive, Raleigh, NC

PIN: 0793537015

Owner: Board of Trustees of the Endowment Fund of NC State University

Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230

Deed Book/Page: 013320/01388

Acreage: 12.2ac

Parcel 33

Property Address: 0 Main Campus Drive, Raleigh, NC

PIN: 0793547209

Owner: Board of Trustees of the Endowment Fund of NC State University

Owner Address: P.O. Box 7001, Raleigh, NC 27601

Deed Book/Page: 016214/02717

Acreage: 8.65ac

Parcel 34

Property Address: 0 Main Campus Drive, Raleigh, NC

PIN: 0793640575

Owner: Board of Trustees of the Endowment Fund of NC State University

Owner Address: P.O. Box 7001, Raleigh, NC 27601

Deed Book/Page: 016214/02717

Acreage: 8.18ac

Parcel 35

Property Address: 2401 Research Drive, Raleigh, NC

PIN: 0793553723

Owner: Board of Trustees of the Endowment Fund of NC State University

Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230

Deed Book/Page: 016050/00205

Acreage: 2.61ac

Parcel 36

Property Address: 0 Main Campus Drive, Raleigh, NC

PIN: 0793564332

Owner: Board of Trustees of the Endowment Fund of NC State University

Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230

Deed Book/Page: 006649/00692

Acreage: 10.21ac

Parcel 37

Property Address: 1751 Varsity Drive, Raleigh, NC
PIN: 0793575071
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 009501/01978
Acreage: 5.4ac

Parcel 38

Property Address: 1101 Capability Drive, Raleigh, NC
PIN: 0793441658
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 12.61ac

Parcel 39

Property Address: 0 Campus Shore Drive, Raleigh, NC
PIN: 0793446419
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.17ac

Parcel 40

Property Address: 2430 Campus Shore Drive, Raleigh, NC
PIN: 0793446630
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.17ac

Parcel 41

Property Address: 0 Capability Drive, Raleigh, NC
PIN: 0793444567
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.66ac

Parcel 42

Property Address: 0 Capability Drive, Raleigh, NC
PIN: 0793443610
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 011062/00287
Acreage: 0.31ac

Parcel 43

Property Address: 0 Capability Drive, Raleigh, NC
PIN: 0793444608
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.2ac

Parcel 44

Property Address: 0 Capability Drive, Raleigh, NC
PIN: 0793445607
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.28ac

Parcel 45

Property Address: 1231 Twin Branches Way, Raleigh, NC
PIN: 0793446701
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.12ac

Parcel 46

Property Address: 1221 Twin Branches Way, Raleigh, NC
PIN: 0793446803
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.08ac

Parcel 47

Property Address: 1220 Twin Branches Way, Raleigh, NC
PIN: 0793445728
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 011523/01388
Acreage: 0.2ac

Parcel 48

Property Address: 1221 Capability Court, Raleigh, NC
PIN: 0793444729
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 015523/01388
Acreage: 0.29ac

Parcel 49

Property Address: 0 Dry River Court, Raleigh, NC
PIN: 0793444950
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.12ac

Parcel 50

Property Address: 1211 Twin Branches Way, Raleigh, NC
PIN: 0793446902
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.07ac

Parcel 51

Property Address: 1201 Twin Branches Way, Raleigh, NC
PIN: 0793445969
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 010522/00851
Acreage: 0.12ac

Parcel 52

Property Address: 0 Main Campus Drive, Raleigh, NC
PIN: 0793675173
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230
Deed Book/Page: 016854/01012
Acreage: 0.07ac

Parcel 53

Property Address: 0 Main Campus Drive, Raleigh, NC
PIN: 0793673092
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 011207/00763
Acreage: 1.77ac

Parcel 54

Property Address: 0 Centennial Parkway, Raleigh, NC
PIN: 0793676090
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230
Deed Book/Page: 016854/01012
Acreage: 0.95ac

Parcel 55

Property Address: 1811 Varsity Drive, Raleigh, NC
PIN: 0793664421
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230
Deed Book/Page: 004371/00249
Acreage: 0.88ac

Parcel 56

Property Address: 0 Entrepreneur Drive, Raleigh, NC
PIN: 0793766123
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 011207/00763
Acreage: 0.66ac

Parcel 57

Property Address: 1801 Varsity Drive, Raleigh, NC
PIN: 0793661601
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 008430/01968
Acreage: 2.62ac

Parcel 58

Property Address: 901 Main Campus Drive, Raleigh, NC
PIN: 0793569390
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: P.O. Box 7001, Raleigh, NC 27601
Deed Book/Page: 011207/00763
Acreage: 5.01ac

Parcel 59

Property Address: 0 Alumni Drive, Raleigh, NC
PIN: 0793525707
Owner: Board of Trustees of the Endowment Fund of NC State University
Owner Address: NCSU Real Estate Office; Campus Box 7230, Raleigh, NC 27695-7230
Deed Book/Page: 016854/01012
Acreage: 0.21ac

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Rezoning Case #

Existing Zoning

Proposed Zoning **CMP-CU**

Narrative of Zoning Conditions Offered

All conditions as shown in corresponding Master Plan, subject to the approval requirements of N.C. Gen. Stat. § 160A-392 or § 160D-913, as applicable.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature

Tim Walton

Print Name

TIM WALTON

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning	
Proposed Zoning CMP-CU	
Narrative of Zoning Conditions Offered	
<p>All conditions as shown in corresponding Master Plan, subject to the approval requirements of N.C. Gen. Stat. § 160A-392 or § 160D-913, as applicable.</p>	

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature DocuSigned by: Charles A Maimone, Treasurer
Charles A Maimone Print Name _____
31757C281A8144F...

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis

OFFICE USE ONLY

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.

Rezoning Case #

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 attached Justification Statement

PUBLIC BENEFITS

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

See attached Justification Statement

REZONING APPLICATION ADDENDUM

EXECUTIVE SUMMARY

This request seeks to update the existing zoning on roughly 1,000 acres of North Carolina State University's Centennial Campus ("Centennial") to the Campus Master Plan ("CMP") district. The CMP zoning district was created in 2013 with adoption of the Raleigh Uniform Development Ordinance ("UDO"). It was designed for university land such as Centennial, but has not yet been applied in the City of Raleigh. This request will translate a series of legacy zoning conditions and designations into a more modern framework envisioned by the UDO, and update the Master Plan to a more user-friendly framework. The rezoning will advance the university's three-tiered teaching, research and statewide outreach mission by creating a framework for future development of both university buildings and public-private partnership projects, while maintaining open spaces and recreation for the university community, local residents and other visitors. In addition to outlining land uses in support of the Centennial Campus vision, the request includes height and square footage guidelines for various districts on the campus, maintains open spaces, and reinforces public connectivity to recreation areas on Centennial Campus.

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.

1. The subject property ("Site") is generally bordered by Centennial Parkway to the north and east, I-40 to the south, and Avent 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 on the western edge of Dorthea Dix Park. The subject property is designated as largely "Institutional" in the Future Land Use Map ("FLUM"), with the land along Walnut Creek and Lake Raleigh designated as "Public Parks & Open Space" and "Critical Areas." The Institutional category applies to land and facilities occupied by colleges and universities. While institutional uses are permitted in appropriate zoning districts, the proposed rezoning to CMP 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 refers to "economic development" as the process of local wealth creation, manifested by growth in jobs, income and investment, and supported by improvements in the social, built, and natural environment. The zoning request is consistent with the following ED policies:

- a. **Policy ED 4.6 Academic Sector Partnerships**, *Encourage cooperative efforts between local employers and universities, colleges, and technical colleges to develop education, workforce training, and research programs. Foster collaborations that provide employment options 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 statewide-outreach mission of NC State University by providing opportunities for future university and public-private partnership development on Centennial Campus.

c. **Policy ED 4.11 Internships**, *Encourage the Change of Commerce 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 NC State to continue the development of a robust and vibrant campus where industry and academia co-locate 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 5.6 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.* 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 key office tenants, investors, and residents on the campus and to the surrounding areas.

e. **Policy ED 7.5 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 collaborators operate on-site at Centennial Campus, reaping the benefits of student talent and access to world-class faculty and researchers. 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**, *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.* The proposed zoning will provide the university with a framework for its continued contributions to the City and the State. Through the continuation of its teaching, research and public-private partnership activities, Centennial Campus has the opportunity to continue to yield tremendous contributions to the region.

3. The proposed rezoning 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 uses support the Comprehensive Plan policies. NC State's campus setting directly conforms to the FLUM designation and proposed CMP 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 so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed CMP Master Plan takes into account the natural characteristics of the campus and the surrounding areas while providing a framework for growth within the campus that is aligned with the 21st century mixed-use urban learn/live/work/play environment where academia and industry collide to innovate.

c. **Policy LU 9.1 Planning for the Tech Sector**, *Plan for and designate adequate land for offices, 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, laboratories, and flex space buildings in order to accommodate the continued growth of NC State's teaching, research and public-private partnership activities on Centennial Campus. The location of NC State's College of Engineering on Centennial Campus makes partnership opportunities at Centennial attractive to the tech sector, among other partners.

d. **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.* The requested zoning will enable the continued development of Centennial to further the three-tiered teaching, research and statewide-outreach mission, and modernize the zoning framework to align with the new UDO. This streamlining of Centennial's entitlements will allow the university flexibility to meet its mission while creating a clear framework for its future growth.

4. The proposed rezoning 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 continue to provide a network of greenway trails and pedestrian trails to the public across the approximately 1000 acre campus, with extensive connections to the public transportation system.

b. **Policy PR 3.13 Greenway-oriented Development**, *Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, 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 encompassed in the area. The proposed development will also provide the opportunity for the incorporation of existing greenways and greenway connectors into new internal pedestrian infrastructure in a responsible manner.

c. **Policy PR 5.5 Encourage Public Open Space in Rezonings**, *Encourage the provision of publicly accessible open space during the consideration of zoning petitions.* The requested zoning provides for over 25% of the total land area as open space on the campus.

d. **Policy PR 7.1 Contextual Development**, *Complement the ongoing growth and development of the Centennial and Main Campuses 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 spaces and parks to complement the proposed development of Centennial. This in turn will support the City's vision for Dorothea Dix Park, which buttresses Centennial Campus to its east, and is envisioned as a significant amenity and destination.

e. **Policy PR 7.2 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 allows 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

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

This 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 academic and industry collide to innovate. The Master Plan outlines a comprehensive view of the campus' development, providing parameters for development of the campus into the future concentrating much of the new development in areas largely internal to the campus – prime location to create these “collisions” 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 strengthen the University's contribution to the city's economic and social fabric in myriad ways. In addition to outlining opportunities for future development, the Master Plan maintains NC 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.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

OFFICE USE ONLY

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.

Rezoning Case #

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 N/A

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

1.	<p><i>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.</i></p> <p>Response: N/A</p>
2.	<p><i>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.</i></p> <p>Response: N/A</p>
3.	<p><i>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.</i></p> <p>Response: N/A</p>
4.	<p><i>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.</i></p> <p>Response: N/A</p>
5.	<p><i>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.</i></p> <p>Response: N/A</p>
6.	<p><i>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.</i></p> <p>Response: N/A</p>

7.	<p><i>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.</i></p> <p>Response: N/A</p>
8.	<p><i>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.</i></p> <p>Response: N/A</p>
9.	<p><i>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.</i></p> <p>Response: N/A</p>
10.	<p><i>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.</i></p> <p>Response: N/A</p>
11.	<p><i>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.</i></p> <p>Response: N/A</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response: N/A</p>

13.	<p><i>New public spaces should provide seating opportunities.</i> Response: N/A</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i> Response: N/A</p>
15.	<p><i>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.</i> Response: N/A</p>
16.	<p><i>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.</i> Response: N/A</p>
17.	<p><i>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.</i> Response: N/A</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i> Response: N/A</p>
19.	<p><i>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.</i> Response: N/A</p>

20.	<p><i>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.</i></p> <p>Response: N/A</p>
21.	<p><i>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.</i></p> <p>Response: N/A</p>
22.	<p><i>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.</i></p> <p>Response: N/A</p>
23.	<p><i>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.</i></p> <p>Response: N/A</p>
24.	<p><i>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.</i></p> <p>Response: N/A</p>
25.	<p><i>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.</i></p> <p>Response: N/A</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response: N/A</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT	COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements – General Use or Conditional Use Rezoning					
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

MASTER PLAN SUBMITTAL REQUIREMENTS

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
17. Phasing Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

November 4, 2020

NOTICE OF NEIGHBORHOOD MEETING

Dear Property Owner:

You are invited to attend a neighborhood meeting regarding an upcoming application to rezone much of NC State's Centennial Campus to the Campus Master Plan Conditional Use (CMP-CU) zoning district. The parcels subject to this request are owned by either the State of North Carolina (and allocated to NC State University) or the Board of Trustees of the Endowment Fund of North Carolina State University (jointly, the "Applicant"). Attached to this notice is a list of the parcels included in this request. Due to the number of invited participants, the Applicant will host two neighborhood meetings on November 17 and 18, 2020 from 6pm – 8pm.

The meetings will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

	November 17, 2020	November 18, 2020
Visit:	https://zoom.us/join	https://zoom.us/join
Enter the following meeting ID:	867 3734 3323	872 3123 0817
Enter the following password:	State1	State2

To participate by telephone:

Dial:	1 929 436 2866	1 929 436 2866
Enter the following meeting ID:	867 3734 3323 #	872 3123 0817 #
Enter the Participant ID:	#	#
Enter the Meeting password:	110431 #	384740 #

The presentation provided by the Applicant will be the same at each meeting. The purpose of each meeting is to provide an overview of the upcoming application and for the Applicant and its consultants to receive feedback and respond to any questions from neighbors or the general public.

Enclosed for your reference are: (1) a summary of the rezoning request; (2) an aerial photograph of the parcels; (3) a vicinity map outlining the location of the parcels; (4) a City of Raleigh zoning map; (5) a draft of the Rezoning Application cover and conditions pages; and (6) Campus Master Plan - Layout Sheet proposed in the rezoning.

The City of Raleigh requires a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner 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 JP Mansolf, Raleigh Planning & Development, at (919)996-2180, or by email, JP.Mansolf@raleighnc.gov.

If you have any questions about this rezoning application, please contact NC State University via email at ncstatezoning@ncsu.edu.

Thank you,
Jamie Schwedler

Summary of the Rezoning Request

The rezoning application includes the land that makes up NC State University's Centennial Campus west of Centennial Parkway (i.e., not including the area known as the Spring Hill District). The specific property subject to this request include parcels owned by the State of North Carolina and allocated to NC State University as well as parcels owned by the Board of Trustees of the Endowment Fund of North Carolina State University (jointly, the Applicant). The planned rezoning will advance the university's three-tiered mission of teaching, research and state-wide outreach by creating a framework for future development of both university buildings and public-private partnership projects, while maintaining open spaces and campus recreation.

NC State University's Centennial Campus ("Centennial") was established in 1984 through an initial land allocation by then Governor James B. Hunt, Jr. and envisioned a new type of research, innovation and public-private partnership campus. The campus was originally zoned in 1988 to enable educational, research and public-private partnership activities along with residential, and recreation uses through a phased-master plan. The zoning was incrementally updated in subsequent years to add additional land to the campus, but corresponding increases to the buildable area were not made in connection with those land additions.

Over time, the City of Raleigh updated its zoning code and approach to land use regulation, revising much of the City's zoning districts in 2016 after adopting a new Unified Development Ordinance ("UDO") in 2013. The UDO provided for a new type of district specifically envisioned for large scale campus planning, the Campus Master Plan ("CMP") district.

This request seeks to update the existing zoning on Centennial to the Campus Master Plan ("CMP") district. This CMP district was designed for institutional land such as Centennial, but has not yet been applied in the City of Raleigh.

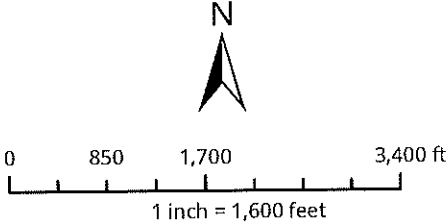
In addition to outlining proposed uses, the application includes height and square footage guidelines for various districts on the campus, maintains recreation and reinforces public connectivity to Centennial Campus, Lake Raleigh and the Lake Raleigh Woods area. The request will also translate a series of legacy zoning conditions and designations into a more modern framework envisioned by the UDO, and to update the zoning to provide a more user-friendly structure for future development on Centennial. The opportunities presented in the updated Master Plan will pave the way for NC State to continue its positive contributions to the city, the region and the state.

A website has been established to share information regarding this rezoning application, which will be updated periodically as additional information is available, and can be accessed at <https://centennial.ncsu.edu/zoning>. For questions or other inquiries, please reach out via email at ncstatezoning@ncsu.edu.

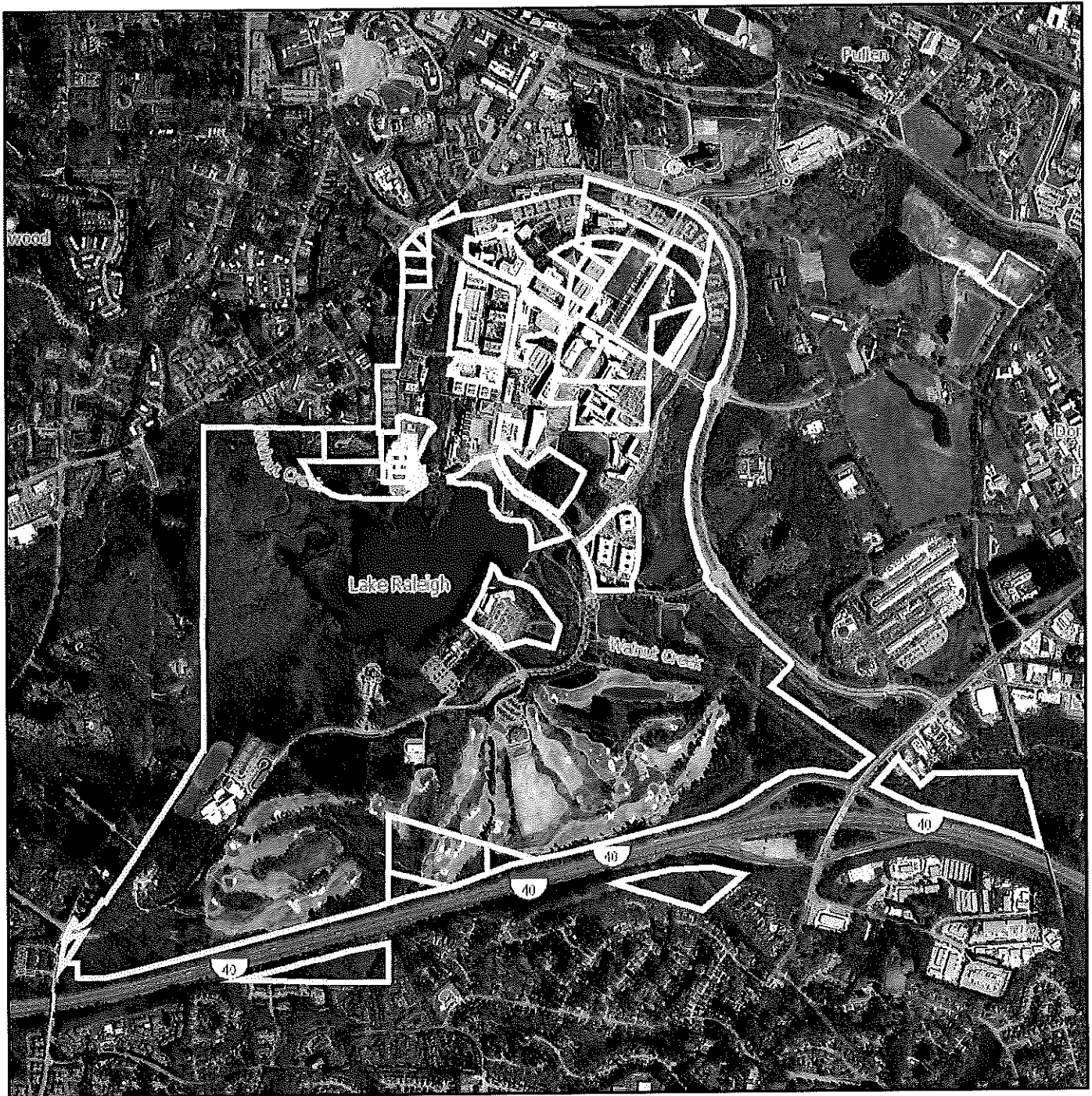


NC State Centennial Campus Rezoning

Aerial Map

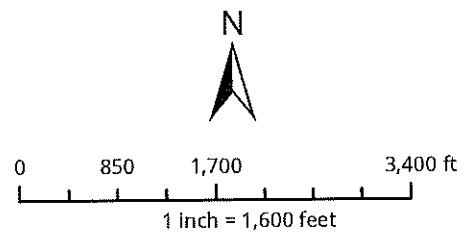


Disclaimer
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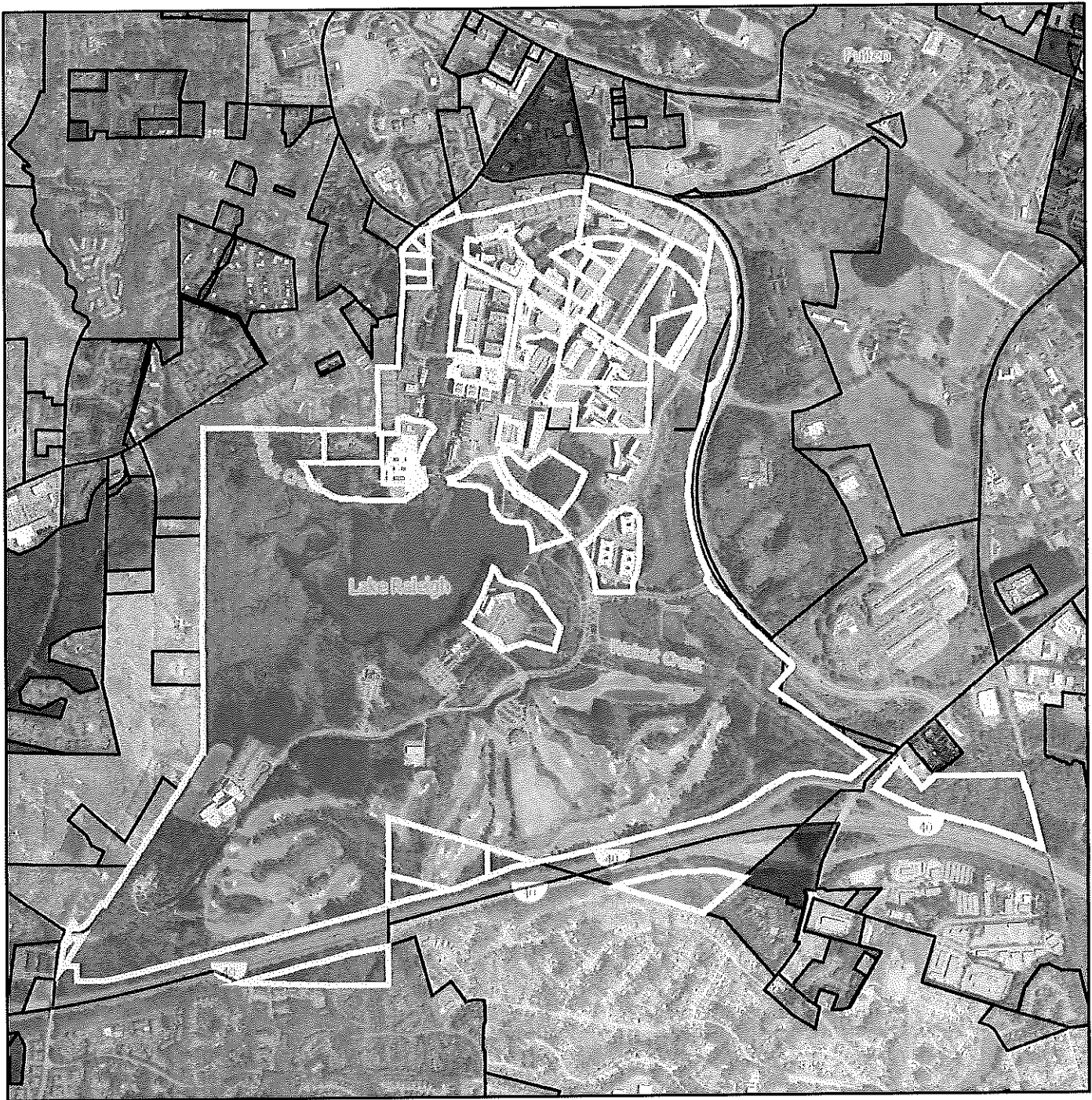


NC State Centennial Campus Rezoning

Vicinity Map

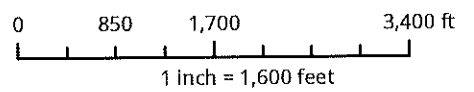


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NC State Centennial Campus Rezoning

Zoning Map



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Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST			
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Base District	Height	Frontage	Overlay(s) _____
Proposed Zoning Base District CMP	Height	Frontage	Overlay(s)
Click here to view the Zoning Map. 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-5-1987, Z-27B-14			
GENERAL INFORMATION			
Date	Date Amended (1)	Date Amended (2)	
Property Address Multiple, see attached, 1001 Capability Drive			
Property PIN Multiple, see attached, 0793520723		Deed Reference (book/page) multiple	
Nearest Intersection Centennial Parkway and Avent Ferry Road			
Property Size (acres)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address		Phone	Fax
State of North Carolina, North Carolina State Endowment 116 W. Jones Street Raleigh, NC 27603		Email	
Applicant Name/Address		Phone 919-835-4529	Fax 919-834-4564
Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601		Email jamieschwedler@parkerpoe.com	
Applicant* Signature(s)		Email	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Rezoning Case #

Existing Zoning

Proposed Zoning **CMP-CU**

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 by, 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.

Property Owner(s) Signature _____ Print Name _____

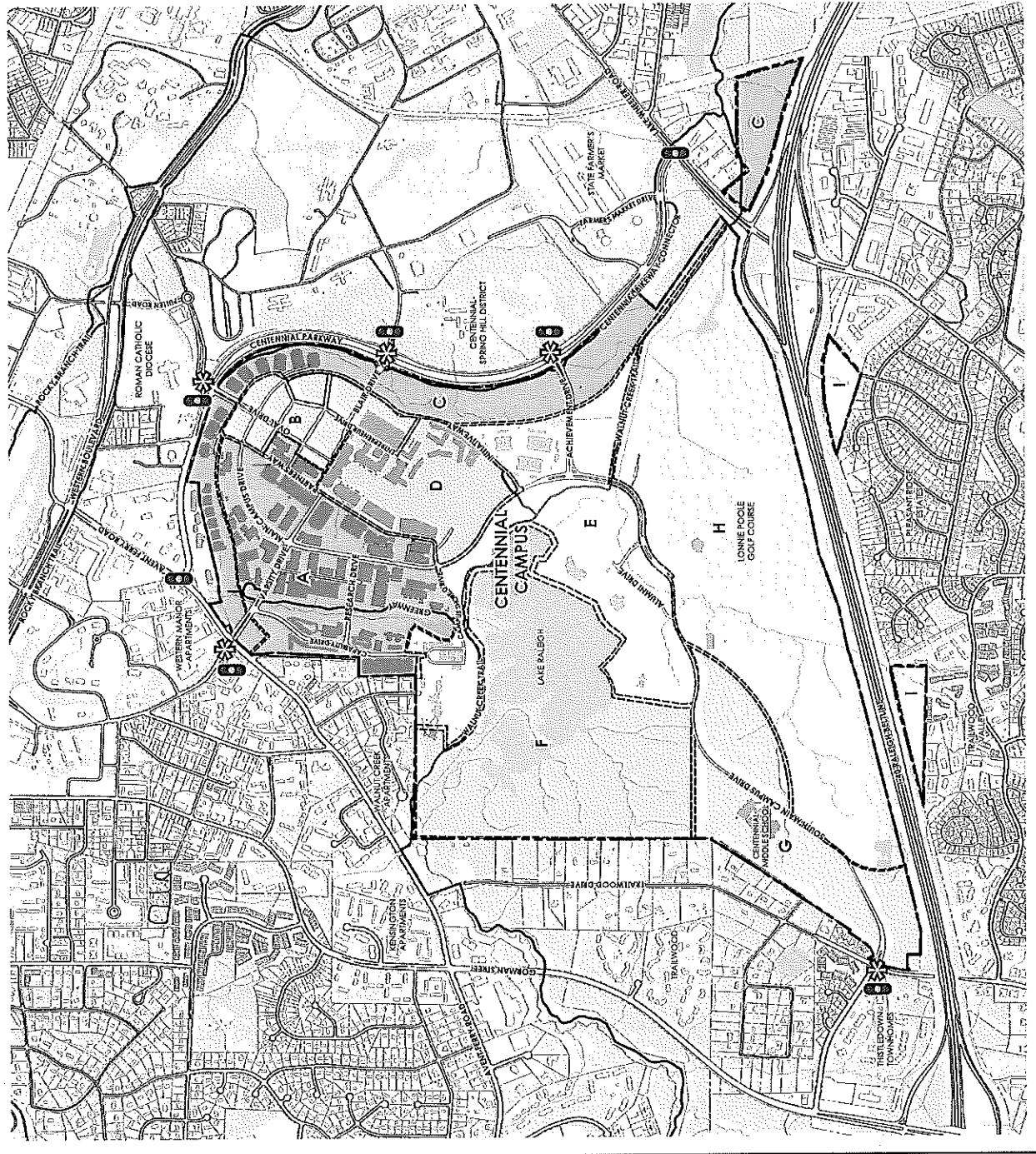
- MASTER PLAN LEGEND:**
- EXISTING SIGNALIZED INTERSECTION
 - CAMPUS ACCESS POINT
 - CAMPUS ZONING BOUNDARY
 - PROPERTY LINE
 - EXISTING GREENWAY
 - EXISTING BUILDING
 - A - NORTHWEST DISTRICT
 - B - NORTH OVAL DISTRICT
 - C - PARKWAY DISTRICT
 - D - THE OVAL DISTRICT
 - E - LAKEFRONT DISTRICT
 - F - LAKE RALEIGH RECREATIONAL DISTRICT
 - G - SOUTHWESTERN DISTRICT
 - H - GOLFCOURSE DISTRICT
 - I - SOUTHERN RESIDENTIAL DISTRICT

TABLE 1: DISTRICT SUMMARY

DISTRICT	APPROXIMATE ACREAGE	HEIGHT /STORIES (BY DISTRICT)
A	112 AC	12
B	37 AC	28
C	96 AC	7
D	58 AC	7
E	129 AC	7
F*	181 AC	3
G	85 AC	5
H	261 AC	3
I	17 AC	3
TOTAL	975.77 ACRES	

TABLE 2: OVERALL DENSITY SUMMARY

DENSITY ALLOWED UNDER Z-5-B7	11,800,000 GSF
EXISTING/PLANNED BUILDING AREA (GSF)	~4,892,374 GSF
PROPOSED NEW GSF	1,920,000 GSF
PROPOSED OVERALL DENSITY	13,800,000 GSF



10/30/20
PROGRESS DRAFT
NOT FOR REVIEW



SUMMARY OF ISSUES

A neighborhood meeting was held on November 17 (date) to discuss a potential rezoning located at NC State's Centennial Campus (property address).

The neighborhood meeting was held at via Zoom (location).

There were approximately 35 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Parking mitigation and how it is planned across all of the districts
Open space planning across entire campus
Buffer/neighborhood transition zone requirements between districts and along campus border
Development plans for Zone I
Stormwater plan for additional impermeable area
Whether existing ramp, dock, and access to Lake Raleigh will be maintained
Scope of mixed use designation
Plans for student/faculty housing on campus

ATTENDANCE ROSTER	
NAME	ADDRESS
Monte Brown	104 Beechridge Court, Chapel Hill NC 27517
Lauren Cantwell	3551 Cum Laude Ct, Raleigh NC 27606
David Connor	2219 Oxford Road, Raleigh NC 27608
Herb Cunningham	2212 Lawrence Drive, Raleigh NC 27603
Shirley Derr	2208 Lawrence Drive, Raleigh NC 27603
Randy Woodson	Campus Box 7001, Holladay Hall, Suite A, Raleigh NC 27695
Wendy Dudka	2 West Edenton, Raleigh NC 27602
Michael Fausnight	110 East Camden Forest Drive, Cary NC 27518
Edward Fatcher	1230 Twin Branches Way, #103, Raleigh NC 27606
Tabitha Groelle	2004 Sierra Drive, Raleigh NC 27603
Adam Helsel	2440 Campus Shore dr, Suite 100, Raleigh NC 27606
Morgan High	1504 Greenwood Street, Raleigh NC 27608
Kevin Howell	Campus Box 7021, Holladay Hall, Suite B, Raleigh NC 27695
Tom Huff	Greens Circle, Raleigh NC
George James	1702 Indian Ridge Dr, Woodstock GA 30189
Lisa Johnsons	Campus Box 7519 NC State University, Raleigh NC 27695
Amy Lubas	1021 Main Campus Drive, Suite 200, Raleigh NC 27606
Graham Lythgoe	108 Duncansby Ct, Cary NC 27511-6404
Charles Maimone	1511 Delmont Drive, Raleigh NC 27606
McDonald Morrison	7817 Sutcliffe Drive, Raleigh NC 27613
Bill Newsom	2005 Shenandoah Rd, Raleigh NC 27603-2668
Benn Page	2619 Western blvd, Raleigh NC 27609
Mary Peloquin-Dodd	Holladay Hall, Raleigh NC 27695
James Ridick	2733 Goshawk Lane, Raleigh NC 27603

ATTENDANCE ROSTER

NAME	ADDRESS
Mark Schmidt	6524 Blackberry Ln
Tom Skolnicki	1220 Duplin Road, Raleigh NC 27607
Julie Smith	Campus Box 7021, Raleigh NC 27695
Kurt Stein	2526 Avent Ferry Rd, Raleigh NC 27606
Linda Stephenson	2120 Lawrence Dr, Raleigh NC 37603
Natalie Taft	1220 Twin Branches Way, Unit #100, Raleigh NC 27606
Brena Tart	2009 Shenandoah Rd, Raleigh NC 27603
Alonzo Thomas	739 Chappell Drive, Raleigh NC 27606
Scott W	2509 E 5th St
John Wilantowicz	1801 Trailwood Heights Lane, #302, Raleigh NC 27603
Randy Woodson	Campus Box 7001, Holladay Hall, Suite A, Raleigh NC 27695

SUMMARY OF ISSUES

A neighborhood meeting was held on November 18 (date) to discuss a potential rezoning located at NC State's Centennial Campus (property address).

The neighborhood meeting was held at via Zoom (location).

There were approximately 26 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Plans for extension of Research Drive
Development plans for District G and impact to surrounding neighborhoods
Consideration of separating North Shore from District E/exemption from height requirements
Extension of greenway to natural trails along Crump Road
Intent of rezoning for District I
Consideration of I-440 exit at mile 296
Whether campus master plan for future buildings is available (plans along Crump Rd)
Traffic on Centennial Campus based on Dorothea Dix Park expansion

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:

Whether the zoning will allow basketball courts
Development plans at the intersection of Avent Ferry and Centennial Parkway

ATTENDANCE ROSTER

NAME	ADDRESS
Bill Newsome	2005 Shenandoah Rd, Raleigh NC
B Merryman	
Carmen Kuan	
Charles Maimone	
Cheryl Carson	
Connor Celentano	1221 Capability Drive, Unit 104
Doug Morton	
HC Beavers	
J Mabe	
James Pearson	
Zun Yin	1231 Twin Braches Way Unit 104
Kathleen Cross	2900 Trailwood Pines Ln Unit 101
Kevin Tumpey	1851 Trailwood Heights Dr. #302
Sharon Tumpey	1851 Trailwood Heights Dr. #302
Kevin Howell	
Leah Burton	
Logan Phillips	1641 Claiborne Court, Raleigh NC
Mark Schmidt	
Matthew Klem	
Megan Aminto	2440 Campus Shore Drive
William Barden	1209 Trailwood Dr, Raleigh NC
Morgan High	
Patricia Beach	
John Anagnost	

February 22, 2021

NOTICE OF SECOND NEIGHBORHOOD MEETING

Dear Property Owner:

You are invited to attend a neighborhood meeting on March 4, 2021 from 6pm – 8pm. The purpose of the meeting is to discuss a requested rezoning of much of NC State’s Centennial Campus to the Campus Master Plan Conditional Use (CMP-CU) zoning district (zoning case Z-65-20). The parcels subject to this request are owned by either the State of North Carolina (and allocated to NC State University) or the Board of Trustees of the Endowment Fund of North Carolina State University (jointly, the “Applicant”). Attached to this notice is a list of the parcels included in this request. The meeting will be held virtually. You can participate online via Zoom or by telephone. To participate in the Zoom online meeting:

Visit:	https://zoom.us/join
Enter the following meeting ID:	824 6462 7712
Enter the following password:	660017

To participate by telephone:

Dial:	1 929 436 2866
Enter the following meeting ID:	824 6462 7712
Enter the Participant ID:	#
Enter the Meeting password:	660017

During the meeting, the applicant will describe the nature of this rezoning request, provide updates since the first neighborhood meeting held on November 17 and 18, 2020, and respond to questions from the public. Enclosed for your reference are: (1) a summary of the rezoning request; (2) an aerial photograph of the parcels; (3) a vicinity map outlining the location of the parcels; (4) a City of Raleigh zoning map; (5) the Rezoning Application cover page; and (6) draft district and open space frameworks proposed in the rezoning.

Prior to review by the Planning Commission, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

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 John Anagnost, Raleigh Planning & Development, at (919)996-2638, or by email, John.Anagnost@raleighnc.gov.

Information about this rezoning application can be found at <https://centennial.ncsu.edu/zoning>. If you have any questions about this rezoning application, please contact NC State University via email at ncstatezoning@ncsu.edu.

Thank you,
Jamie Schwedler

Summary of the Rezoning Request

The rezoning application includes the land that makes up NC State University's Centennial Campus west of Centennial Parkway (i.e., not including the area known as the Spring Hill District). The specific property subject to this request include parcels owned by the State of North Carolina and allocated to NC State University as well as parcels owned by the Board of Trustees of the Endowment Fund of North Carolina State University (jointly, the Applicant). The planned rezoning will advance the university's three-tiered mission of teaching, research and state-wide outreach by creating a framework for future development of both university buildings and public-private partnership projects, while maintaining open spaces and campus recreation.

NC State University's Centennial Campus ("Centennial") was established in 1984 through an initial land allocation by then governor James B. Hunt, Jr. and envisioned a new type of research, innovation and public-private partnership campus. An additional land allocation was made by 1985 by then governor James G. Martin. The campus was originally zoned in 1988 to enable educational, research and public-private partnership activities along with residential, and recreation uses through a phased-master plan. The zoning was incrementally updated in subsequent decades to add additional land to the campus' zoning, but corresponding increases to the buildable area were not made in connection with those land additions.

Over time, the City of Raleigh updated its zoning code and approach to use regulation, revising much of the City's zoning districts in 2016 after adopting a new Uniform Development Ordinance ("UDO") in 2013. The UDO provided for a new type of district specifically envisioned for large scale campus planning, the Campus Master Plan ("CMP") district.

This request seeks to update the existing zoning on Centennial to the Campus Master Plan ("CMP") district. This CMP district was designed for institutional land such as Centennial, but has not yet been applied in the City of Raleigh.

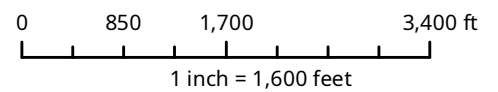
In addition to outlining broad potential uses, the application also includes height and square footage limitations for various districts on the campus, maintains recreation and reinforces public connectivity to Centennial Campus, Lake Raleigh and the Lake Raleigh Woods area. The request will modernize the campus' zoning by translating a series of legacy zoning conditions and designations to the new framework envisioned by Raleigh's UDO. The rezoning will further provide flexibility to the university to make future decisions about the development of its campus within the broadly defined zoning parameters, allowing NC State to continue its positive contributions to the city, the region and the state.

A website has been established to share information regarding this rezoning application, which will be updated periodically as additional information is available, and can be accessed at <https://centennial.ncsu.edu/zoning>. For questions or other inquiries, please reach out via email at ncstatezoning@ncsu.edu.



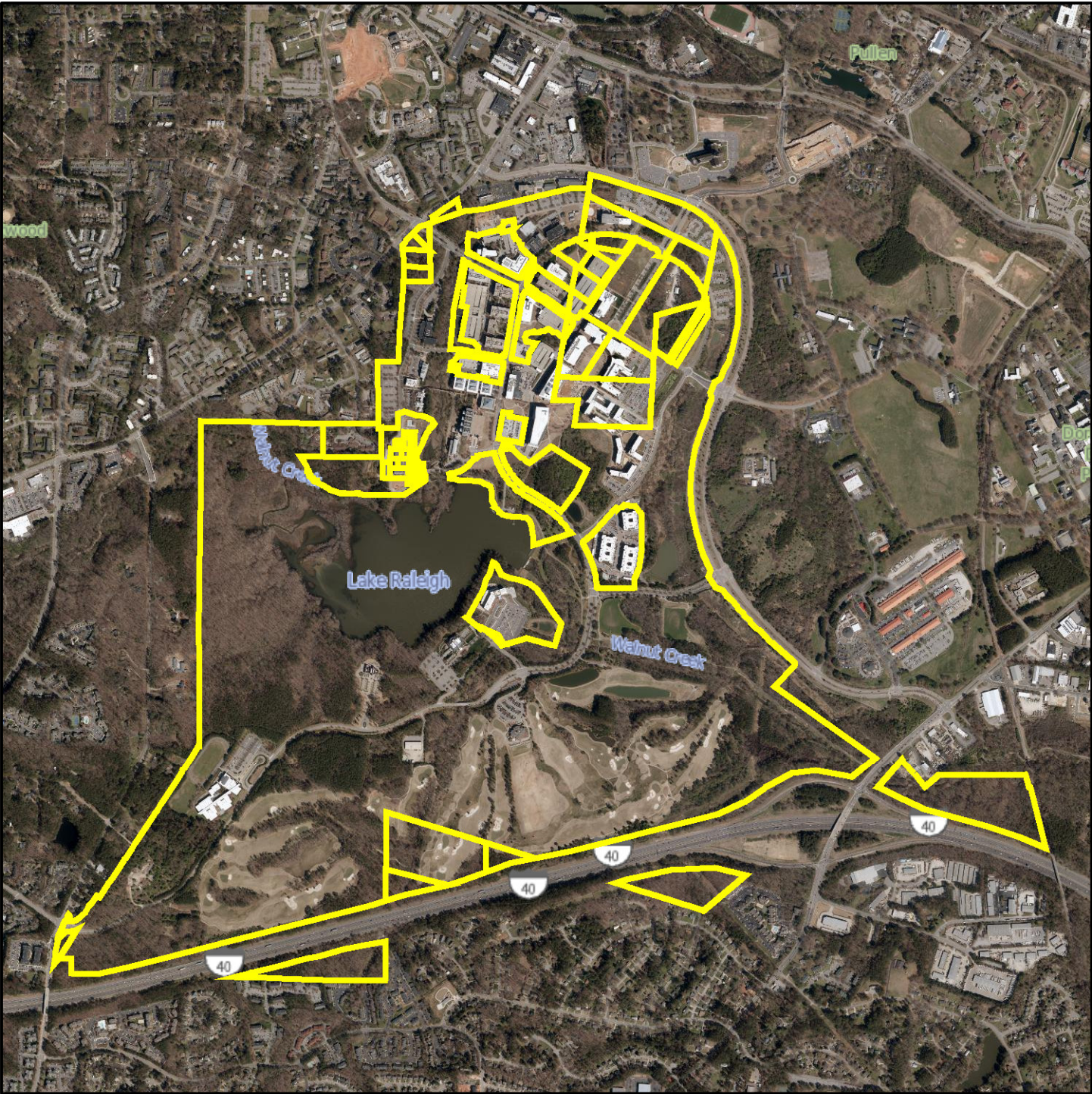
NC State Centennial Campus Rezoning

Aerial Map



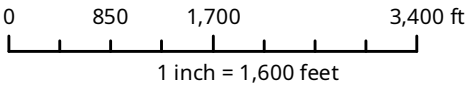
Disclaimer

*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.*

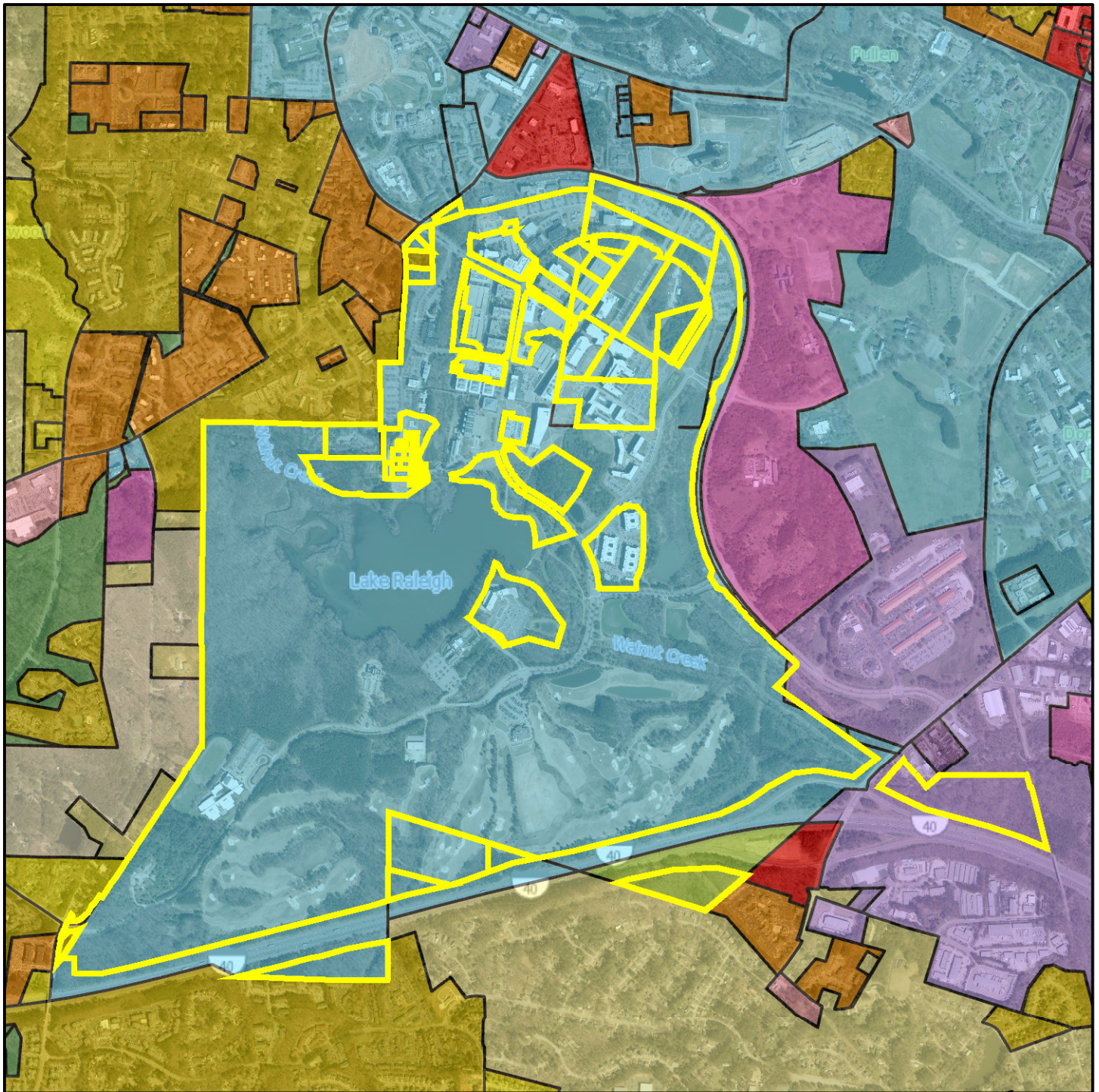


NC State Centennial Campus Rezoning

Vicinity Map

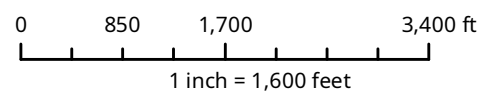


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NC State Centennial Campus Rezoning

Zoning Map



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Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST				
<input type="checkbox"/> General Use <input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #	
Existing Zoning Base District	Height	Frontage		Overlay(s) _____
Proposed Zoning Base District CMP	Height	Frontage		Overlay(s)
Click here to view the Zoning Map. 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-5-1987, Z-27B-14				
GENERAL INFORMATION				
Date	11/20/20	Date Amended (1)	Date Amended (2)	
Property Address Multiple, see attached, 1001 Capability Drive				
Property PIN Multiple, see attached, 0793520723		Deed Reference (book/page) multiple		
Nearest Intersection Centennial Parkway and Avent Ferry Road				
Property Size (acres) 975.77	For Planned Development Applications Only:	Total Units	Total Square Footage	
		Total Parcels	Total Buildings	
Property Owner Name/Address The State of North Carolina 116 W. Jones Street Raleigh, NC 27603		Phone (984) 236-0278	Fax	
		Email tim.walton@doa.nc.gov		
Applicant Name/Address Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601		Phone 919-835-4529	Fax 919-834-4564	
		Email jamieschwedler@parkerpoe.com		
Applicant* Signature(s) <i>Tim Walton</i>		Email tim.walton@doa.nc.gov		

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number

OFFICE USE ONLY

Date Submitted

Rezoning Case #

Existing Zoning

Proposed Zoning **CMP-CU**

Narrative of Zoning Conditions Offered

All conditions as shown in corresponding Master Plan, subject to the approval requirements of N.C. Gen. Stat. § 160A-392 or § 160D-913, as applicable.

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature

Tim Walton

Print Name

TIM WALTON

Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

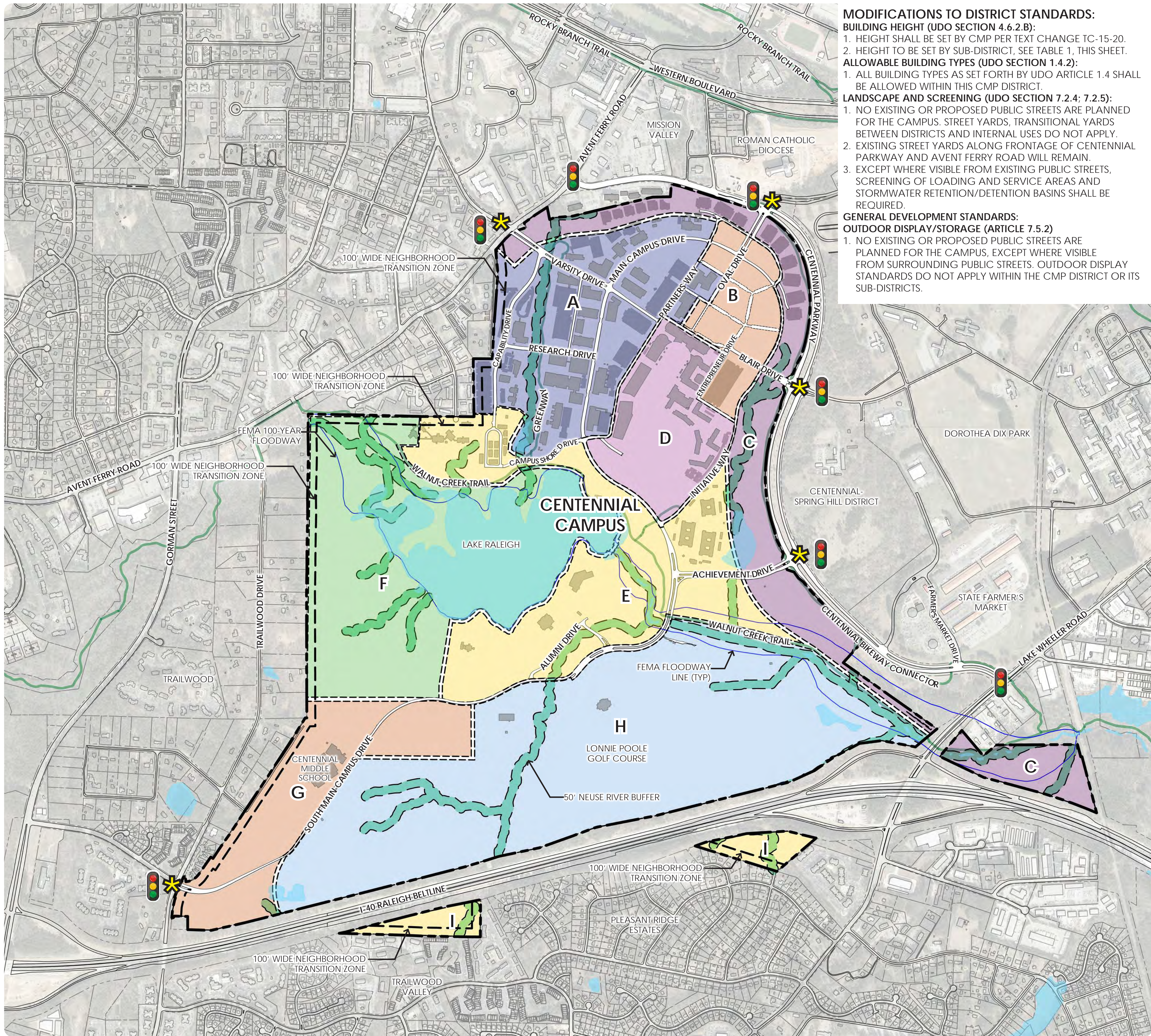
REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan			OFFICE USE ONLY
Existing Zoning Base District	Height	Frontage	Overlay(s) _____
Proposed Zoning Base District CMP	Height	Frontage	Overlay(s)
Click here to view the Zoning Map. 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-5-1987, Z-27B-14			
GENERAL INFORMATION			
Date 11/20/20	Date Amended (1)	Date Amended (2)	
Property Address Multiple, see attached, 1001 Capability Drive			
Property PIN Multiple, see attached, 0793520723		Deed Reference (book/page) multiple	
Nearest Intersection Centennial Parkway and Avent Ferry Road			
Property Size (acres) 975.77	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address The Board of Trustees of the Endowment Fund of North Carolina State University Charles A Maimone, Treasurer Campus Box 7472 Raleigh, NC 27695-7472		Phone 919-515-2155	Fax 919-515-5121
		Email camaimon@ncsu.edu	
Applicant Name/Address Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601		Phone 919-835-4529	Fax 919-834-4564
		Email jamieschwedler@parkerpoe.com	
Applicant* Signature(s)	DocuSigned by: Charles A Maimone <small>31757C261A8144F...</small>	Email camaimon@ncsu.edu	

*Please see Page 11 for information about who may submit rezoning applications. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
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Date Submitted	
Existing Zoning	
Proposed Zoning CMP-CU	
Narrative of Zoning Conditions Offered	
<p>All conditions as shown in corresponding Master Plan, subject to the approval requirements of N.C. Gen. Stat. § 160A-392 or § 160D-913, as applicable.</p>	

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

Property Owner(s) Signature DocuSigned by:
Charles A Maimone Print Name Charles A Maimone, Treasurer
31757C261A8144F...



MODIFICATIONS TO DISTRICT STANDARDS:

- BUILDING HEIGHT (UDO SECTION 4.6.2.B):**
 1. HEIGHT SHALL BE SET BY CMP PER TEXT CHANGE TC-15-20.
 2. HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET.
ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2):
 1. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT.

- LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5):**
 1. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS. STREET YARDS, TRANSITIONAL YARDS BETWEEN DISTRICTS AND INTERNAL USES DO NOT APPLY.
 2. EXISTING STREET YARDS ALONG FRONTAGE OF CENTENNIAL PARKWAY AND AVENT FERRY ROAD WILL REMAIN.
 3. EXCEPT WHERE VISIBLE FROM EXISTING PUBLIC STREETS, SCREENING OF LOADING AND SERVICE AREAS AND STORMWATER RETENTION/DETENTION BASINS SHALL BE REQUIRED.

- GENERAL DEVELOPMENT STANDARDS:**
OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2)
 1. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS, EXCEPT WHERE VISIBLE FROM SURROUNDING PUBLIC STREETS. OUTDOOR DISPLAY STANDARDS DO NOT APPLY WITHIN THE CMP DISTRICT OR ITS SUB-DISTRICTS.

MASTER PLAN LEGEND:

- EXISTING SIGNALIZED INTERSECTION
- CAMPUS ACCESS POINT
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING GREENWAY
- EXISTING BUILDING
- 50' NEUSE RIVER BUFFER
- FEMA 100-YEAR FLOODWAY
- EXISTING STREETS
- POTENTIAL NEW STREETS
- 100' NEIGHBORHOOD TRANSITION ZONE
- A - NORTHWEST SUB-DISTRICT
- B - NORTH OVAL SUB-DISTRICT
- C - PARKWAY SUB-DISTRICT
- D - THE OVAL SUB-DISTRICT
- E - LAKEFRONT SUB-DISTRICT
- F - LAKE RALEIGH RECREATIONAL SUB-DISTRICT
- G - SOUTHWESTERN SUB-DISTRICT
- H - GOLF COURSE SUB-DISTRICT
- I - SOUTHERN RESIDENTIAL SUB-DISTRICT

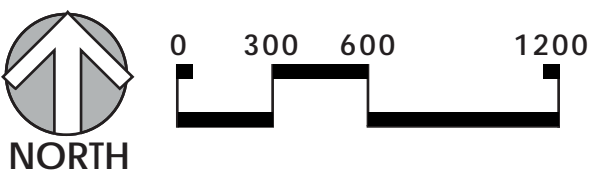
TABLE 1: SUB-DISTRICT SUMMARY

SUB-DISTRICT	APPROXIMATE ACREAGE	MAXIMUM HEIGHT/STORIES (BY SUB-DISTRICT)
A	112 AC	12
B	37 AC	28
C	96 AC	7
D	58 AC	7
E	129 AC	7
F*	181 AC	3
G	76 AC	5
H	270 AC	3
I	17 AC	3
TOTAL	975.77 ACRES INCLUDED IN CMP	

* DEVELOPMENT IS ANTICIPATED TO BE LIMITED TO MINIMAL ANCILLARY STRUCTURES SUPPORTING THE PRIMARY ACTIVITIES WITHIN THE SUB-DISTRICT/ZONE.

GENERAL LAYOUT & STREET BLOCK PLAN NOTES:

1. THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
2. STREET NETWORK ALIGNMENT AND TYPOLOGIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AND APPROVAL.
3. NO PUBLIC STREETS SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
4. ALL NEW AND EXISTING STREETS SHOWN WITHIN THE MASTER PLAN SHALL BE PRIVATE. EXACT LOCATIONS FOR NEW STREETS WILL BE DETERMINED IN CONJUNCTION WITH FUTURE DEVELOPMENT PLANS WITHIN EACH SUB-DISTRICT.



DESIGNED BY: MKB
 DRAWN BY: VAO
 CHECKED BY: RLB

SUMMARY OF ISSUES

A neighborhood meeting was held on March 4, 2021 (date) to discuss a potential rezoning located at NC State's Centennial Campus (property address).

The neighborhood meeting was held at via Zoom (location).

There were approximately 33 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Whether the proposed mixed use path on Main Campus Drive will have lighting

Requirements for stormwater leaving campus

Relationship of this rezoning to development around Dorothea Dix Park

Impact to land surrounding Districts H and I

Whether the Master Plan and University Stormwater Permit are public documents

Impact of this project to the existing trails

Impact to area west of Avent Ferry Road

Impact to Tammy Lynn Center

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:

Implications of the entire campus being treated as a single development for purposes of parking

Whether this rezoning will impact the traffic and parking issues on Dan Allen Drive

Long range development plans for Lonnie Poole golf course and District H

Access to this presentation in the future

Whether notice to neighbors will be required for future development after this rezoning

Whether the University is considering autonomous vehicles to solve traffic issues

ATTENDANCE ROSTER

NAME	ADDRESS
Paul Woolverton	
John Hinshaw	2011 Quaker Landing
James Pearson	
Paula Spence	
Robert Thompson	2201 Mountains Mist Court, unit 103
Carolyn Winters	408 Snelling Road
Adam Helsel	2440 Campus Shore Drive ste 100
Hamid Krim	523 Carriage Woods Circle, Cary 27513 (2440 Campus Shore #104)
Charles and Renee Wall	2309 Lawrence Drive
Sarah Crawford (Tammy Lynn Center)	739 Chappell Road
Lisa and George Moore	2604 Goshawk Lane
Stormie Forte	
Arash Banadaki	
Barb and Tom Daugherty	Twin Branches Way #104
Carolyn Winters	
Charles Maimone	
Faith	
Graham Lythgoe	
Jude Desnoyer	
Kevin Howell	
Michael Costanzo	
Michael Wengenroth	
Muneeb	
Halls	1632 Crump Road

ATTENDANCE ROSTER

NAME	ADDRESS
Ramandeep Sahota	2829 Crestscene Trail
Renee	
Wilantowicz	
Sarah Waickowski	
D Connor	
Rachelle	
Kevin Kolbe	3026 Devonshire Dr