**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 (mansolfjr): 12/4/2020
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.
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

<table>
<thead>
<tr>
<th>First Neighborhood Meeting</th>
<th>Second Neighborhood Meeting</th>
<th>Planning Commission</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/18/2020 (30 attendees)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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:
<table>
<thead>
<tr>
<th>Reasonableness and Public Interest</th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation</td>
<td>Approval. City Council may now schedule this proposal for a public hearing or refer it to committee for further study and discussion.</td>
</tr>
</tbody>
</table>
| 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  
Date: 4/13/2021  
Planning and Development Deputy Director

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

<table>
<thead>
<tr>
<th>Outstanding Issues</th>
<th>None</th>
<th>Suggested Mitigation</th>
<th>N/A</th>
</tr>
</thead>
</table>

Existing Zoning

Z-65-2020

<table>
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<tr>
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Map by Raleigh Department of City Planning. Issued: 12/14/2020
Future Land Use

Z-65-2020

<table>
<thead>
<tr>
<th>Property</th>
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</tbody>
</table>

Map by Raleigh Department of City Planning [Issued]: 12/4/2020
Urban Form

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

<table>
<thead>
<tr>
<th>City Average</th>
<th>Site</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Score</td>
<td>30</td>
<td>39</td>
</tr>
<tr>
<td>Walk Score</td>
<td>30</td>
<td>37</td>
</tr>
</tbody>
</table>

Source: [Walk Score](https://www.walkscore.com) 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

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Average Annual Energy Use (million BTU)</th>
<th>Permitted in this project?</th>
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</thead>
<tbody>
<tr>
<td>Detached House</td>
<td>82.7</td>
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<tr>
<td>Townhouse</td>
<td>56.5</td>
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</tr>
<tr>
<td>Small Apartment (2-4 units)</td>
<td>42.1</td>
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<tr>
<td>Larger Apartment</td>
<td>34.0</td>
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</tr>
<tr>
<td>-------------------</td>
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</tr>
</tbody>
</table>


**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**

<table>
<thead>
<tr>
<th>Does it add/subtract from the housing supply?</th>
<th>Adds</th>
<th>The request would allow additional development on the site that may include residential uses.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does it include any subsidized units?</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Does it permit a variety of housing types beyond detached houses?</td>
<td>Yes</td>
<td>All residential building types and a range of building heights are allowed by the master plan.</td>
</tr>
<tr>
<td>If not a mixed-use district, does it permit smaller lots than the average?*</td>
<td>N/A</td>
<td>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.</td>
</tr>
<tr>
<td>Is it within walking distance of transit?</td>
<td>Yes</td>
<td>NCSU operates a bus service called the Wolfline that serves the interior of the campus. Two GoRaleigh routes provide service on Avent Ferry Road.</td>
</tr>
</tbody>
</table>

*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 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

<table>
<thead>
<tr>
<th></th>
<th>Maximum Demand (current use)</th>
<th>Maximum Demand (current zoning)</th>
<th>Maximum Demand (proposed zoning)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>213,834</td>
<td>1,277,587</td>
<td>6,516,017</td>
</tr>
<tr>
<td>Waste Water</td>
<td>213,834</td>
<td>1,277,587</td>
<td>6,516,017</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Floodplain</th>
<th>FEMA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Walnut Creek</td>
</tr>
<tr>
<td>Stormwater Management</td>
<td>UDO Chapter 9</td>
</tr>
<tr>
<td>Overlay District</td>
<td>n/a</td>
</tr>
</tbody>
</table>

**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 withing 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:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Who Maintains</th>
<th>Street Plan (Map T-1) Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Western Boulevard</td>
<td>NC DOT</td>
<td>Six-Lane Divided Avenue</td>
</tr>
<tr>
<td>Avent Ferry Road</td>
<td>NC DOT</td>
<td>Four-Lane Divided Avenue</td>
</tr>
<tr>
<td>Centennial Parkway</td>
<td>NC DOT</td>
<td>Four-Lane Divided Avenue</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Who Maintains</th>
<th>Street Plan (Map T-1) Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus Drive</td>
<td>NCSU</td>
<td>Four-Lane Divided Avenue</td>
</tr>
<tr>
<td>Achievement Drive</td>
<td>NCSU</td>
<td>Four-Lane Divided Avenue</td>
</tr>
<tr>
<td>Blair Drive</td>
<td>NCSU</td>
<td>Two-Lane Undivided Avenue</td>
</tr>
<tr>
<td>Oval Drive</td>
<td>NCSU</td>
<td>Four-Lane Divided Avenue</td>
</tr>
<tr>
<td>Bilyeu Street</td>
<td>City of Raleigh</td>
<td>Two-Lane Divided Avenue</td>
</tr>
<tr>
<td>Varsity Drive (east of Avent Ferry Road)</td>
<td>NCSU</td>
<td>Four-Lane Divided Avenue</td>
</tr>
<tr>
<td>Varsity Drive (west of Avent Ferry Road)</td>
<td>City of Raleigh</td>
<td>Two-Lane Divided Avenue</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>#</th>
<th>Block</th>
<th>Approximate Perimeter</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Main Campus Drive, Varsity Drive, Avent Ferry Road, Trailwood Drive</td>
<td>21,900'</td>
</tr>
<tr>
<td>2</td>
<td>Varsity Drive, Main Campus Drive, Oval Drive, Centennial Parkway, Avent Ferry Road</td>
<td>6,500'</td>
</tr>
<tr>
<td>3</td>
<td>Blair Drive, Centennial Parkway, Oval Drive, Initiative Way</td>
<td>4,500'</td>
</tr>
<tr>
<td>4</td>
<td>Achievement Drive, Centennial Parkway, Blair Drive, Initiative Way</td>
<td>6,300'</td>
</tr>
<tr>
<td>5</td>
<td>Main Campus Drive, Centennial Parkway, Lake Wheeler Road, Sierra Drive, Lineberry Drive, Trailwood Drive</td>
<td>25,500'</td>
</tr>
</tbody>
</table>
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 projects 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.

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

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

### SURROUNDING AREA LAND USE/ ZONING SUMMARY

<table>
<thead>
<tr>
<th>SUBJECT PROPERTY</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning</td>
<td>OX-3-CU, OX-3, OX-5, IX-3, R-10, AP</td>
<td>CX-3-PL, OX-7-PL, OX-3-PL</td>
<td>R-10, R-4</td>
<td>PD, IX-3-PK-CU, IX-3, IH, CX-20-CU</td>
</tr>
<tr>
<td>Additional Overlay</td>
<td>SRPOD, SHOD-1</td>
<td>SRPOD</td>
<td>SRPOD, SHOD-1, SHOD-2</td>
<td>SRPOD, SHOD-1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>Institutional</th>
<th>Medium Density Residential, Community Mixed Use, Office/Research &amp; Development</th>
<th>Low Density Residential</th>
<th>Public Parks and Open Space, Regional Mixed Use</th>
<th>Office &amp; Residential Mixed Use, Medium Density Residential, Low Density Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Land Use</td>
<td>University</td>
<td>University, Retail, Office</td>
<td>Low Density Residential, Moderate Density Residential</td>
<td>Open Space, Office</td>
<td>Low Density Residential, Moderate Density Residential</td>
</tr>
<tr>
<td>Urban Form</td>
<td>Transit Emphasis Corridor, Parkway Corridor</td>
<td>Transit Emphasis Corridor, Urban Thoroughfare, Core Transit Area</td>
<td>Parkway Corridor</td>
<td>None</td>
<td>Transit Emphasis Corridor, Urban Thoroughfare</td>
</tr>
</tbody>
</table>
## CURRENT VS. PROPOSED ZONING SUMMARY

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

*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.
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

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

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

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 (Signalized)
2. Lake Wheeler Road at Centennial Parkway (Signalized)
3. Oval Drive at Centennial Parkway (Signalized)
4. Main Campus Drive at Varsity Drive (Existing Year Only) (Signalized)

Traffic Volumes and Trip Generation

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

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

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>
<thead>
<tr>
<th>Land Use</th>
<th>ITE Code</th>
<th>Intensity</th>
<th>Daily Traffic (vpd)</th>
<th>AM Peak Hour (vph)</th>
<th>PM Peak Hour (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>Multifamily Housing (Mid-Rise) - Private</td>
<td>221</td>
<td>772 o.d.u.</td>
<td>2,956</td>
<td>59</td>
<td>159</td>
</tr>
<tr>
<td>University/College</td>
<td>550</td>
<td>7,088 students (daily trips)/1,624,997 s.f. (peak hour trips)</td>
<td>11,891</td>
<td>1,364</td>
<td>407</td>
</tr>
<tr>
<td>General Office Building</td>
<td>710</td>
<td>2,166,662 s.f.</td>
<td>21,102</td>
<td>1,774</td>
<td>289</td>
</tr>
<tr>
<td>Combined Internal Capture &amp; Bike/Ped Transit Reduction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pod 1 External Trips Subtotal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily Housing (Low-Rise) - Private</td>
<td>220</td>
<td>241 d.u.</td>
<td>1,784</td>
<td>25</td>
<td>85</td>
</tr>
<tr>
<td>University/College</td>
<td>550</td>
<td>2,106 students (daily trips)/482,720 s.f. (peak hour trips)</td>
<td>5,016</td>
<td>405</td>
<td>121</td>
</tr>
<tr>
<td>General Office Building</td>
<td>710</td>
<td>643,626 s.f.</td>
<td>6,268</td>
<td>543</td>
<td>88</td>
</tr>
<tr>
<td>Combined Internal Capture &amp; Bike/Ped Transit Reduction (50% of Pod 1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pod 2 External Trips Subtotal</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total External Trips</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Use</td>
<td>ITE Code</td>
<td>Intensity</td>
<td>Daily Traffic (vpd)</td>
<td>AM Peak Hour (vph)</td>
<td>PM Peak Hour (vph)</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>----------</td>
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<td>---------------------</td>
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<td>--------------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>AM</td>
<td>PM</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>Pod 1</td>
<td></td>
<td></td>
<td>3,798</td>
<td>75</td>
<td>204</td>
</tr>
<tr>
<td>Multifamily Housing (Mid-Rise) - Private</td>
<td>221</td>
<td>992 c.d.u.</td>
<td>173</td>
<td>101</td>
<td>274</td>
</tr>
<tr>
<td>University/College</td>
<td>550</td>
<td>9,106 students (daily trips)/2,087,582 s.f. (peak hour trips)</td>
<td>14,676</td>
<td>1,752</td>
<td>523</td>
</tr>
<tr>
<td>General Office Building</td>
<td>710</td>
<td>2,783,442 s.f.</td>
<td>27,110</td>
<td>2,273</td>
<td>370</td>
</tr>
<tr>
<td>Combined Internal Capture &amp; Bike/Ped/Transit Reduction</td>
<td>-7,205</td>
<td>-1,358 -621</td>
<td>-1,979</td>
<td>-393</td>
<td>-708</td>
</tr>
<tr>
<td>Pod 1 External Trips Subtotal</td>
<td>38,379</td>
<td>2,742</td>
<td>476</td>
<td>3,218</td>
<td>90</td>
</tr>
<tr>
<td>Pod 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily Housing (Low-Rise) - Private</td>
<td>220</td>
<td>310 d.u.</td>
<td>2,303</td>
<td>32</td>
<td>108</td>
</tr>
<tr>
<td>University/College</td>
<td>550</td>
<td>2,705 students (daily trips)/620,135 s.f. (peak hour trips)</td>
<td>5,843</td>
<td>521</td>
<td>155</td>
</tr>
<tr>
<td>General Office Building</td>
<td>710</td>
<td>826,846 s.f.</td>
<td>8,052</td>
<td>691</td>
<td>113</td>
</tr>
<tr>
<td>Combined Internal Capture &amp; Bike/Ped/Transit Reduction (50% of Pod 1)</td>
<td>-1,397</td>
<td>-210 -131 -341</td>
<td>-77</td>
<td>-115</td>
<td>-191</td>
</tr>
<tr>
<td>Pod 2 External Trips Subtotal</td>
<td>14,801</td>
<td>1,034</td>
<td>245</td>
<td>1,279</td>
<td>393</td>
</tr>
<tr>
<td>Total External Trips</td>
<td>53,180</td>
<td>3,776</td>
<td>721</td>
<td>4,497</td>
<td>1,383</td>
</tr>
</tbody>
</table>
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**

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

*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

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

### Table 6: Intersection Level of Service Analysis Results - PM

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

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 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
Table 7: Recommended Improvements and Phasing

<table>
<thead>
<tr>
<th>Location</th>
<th>Improvement</th>
<th>Threshold¹ (Square Footage or other threshold)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bicycle and Pedestrian</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Centennial Parkway between Oval Drive and Avent Ferry Road</td>
<td>Provide bike/ped connection from Centennial Parkway into Campus and protected crosswalk on Centennial Parkway</td>
<td>July 1, 2027 (Expected opening year of Bus rapid Transit Operation on Western Boulevard)</td>
</tr>
<tr>
<td>Greenway North of Varsity Drive</td>
<td>Extend existing greenway to northern edge of Campus property</td>
<td>Complete within 1 year of an approved site plan of the adjacent property showing continuation of the greenway.</td>
</tr>
<tr>
<td>Varsity Drive Between Avent Ferry Road and Western Boulevard</td>
<td>Provide protected bicycle and pedestrian facilities</td>
<td>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.</td>
</tr>
<tr>
<td>Main Campus Drive south of Achievement Drive to Trailwood Drive</td>
<td>Provide shared off-street bicycle and pedestrian facility</td>
<td>2,000,000 square feet of gross floor area of additional development</td>
</tr>
<tr>
<td><strong>Link-Level</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main Campus Drive south of Achievement Drive to Trailwood Drive</td>
<td>Widen to provide left-turn lanes at intersections</td>
<td>2,000,000 square feet of gross floor area of additional development</td>
</tr>
<tr>
<td>Varsity Drive Between Avent Ferry Road and Western Boulevard</td>
<td>Widen to a 2-lane Divided Section (Either Median or TWLTL)</td>
<td>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.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Intersection-Level</th>
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<tbody>
<tr>
<td>Avent Ferry Road at Varsity Drive</td>
<td>Construct Dual Westbound Left-Turn Lanes on Varsity Drive</td>
<td>4,100,000 square feet of gross floor area of additional development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Extend Northbound Right-Turn on Varsity Drive</td>
<td>Complete in conjunction with the widening of Varsity Drive at 2,000,000 square feet of gross floor area of additional development on campus</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Provide enhanced east-west bicycle and pedestrian elements</td>
<td>Complete in conjunction with the widening of Varsity Drive at 2,000,000 square feet of gross floor area of additional development on campus</td>
<td></td>
</tr>
<tr>
<td>Lake Wheeler Road at Centennial Parkway</td>
<td>Provide Dual Eastbound Right-Turn lanes on Centennial Parkway</td>
<td>4,100,000 square feet of gross floor area of additional development</td>
<td></td>
</tr>
<tr>
<td>Centennial Parkway at Oval Drive</td>
<td>Restripe Northbound Approach to provide dual left-turn lanes and a shared through/right-turn lane</td>
<td>1,400,000 square feet of gross floor area of additional development</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Extend Eastbound Right-Turn Lane on Centennial Parkway</td>
<td>2,300,000 square feet of gross floor area of additional development</td>
<td></td>
</tr>
</tbody>
</table>

| 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.

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
CENENNIAL CAMPUS
NORTH CAROLINA STATE UNIVERSITY
1001 CAPABILITY DRIVE
RALEIGH, NC 27606

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

C CONSULTANT TEAM:
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CONTACT: RICHARD BROWN, PLA

LAND-USE ATTORNEY: PARKER POE ATTORNEYS & COUNSELORS AT LAW
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RALEIGH, NC 27601
P (919)628-0604
CONTACT: JAMIE SCHWEDLER

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

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

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESCRIPTION</th>
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<td>EXISTING CONDITIONS MAP</td>
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<td>GENERAL LAYOUT &amp; STREET BLOCK PLAN</td>
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<td>COMMON SIGNAGE PLAN</td>
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MUNICIPALITIES:
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<td>MP-12.1</td>
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NOT TO SCALE

NOT TO SCALE
STATEMENT OF CONSISTENCY

1. THE SUBJECT PROPERTY (“SUBJECT”) IS GENERALLY BOUNDED BY CENTENNIAL PARKWAY TO THE NORTH AND EAST, 140 TO THE SOUTH, AND A VARIETY ROAD TO THE WEST. THE SUBJECT PROPERTY IS ZONED “R20” (RESIDENTIAL) AND IS CONSTITUTE OF RESIDENTIAL AND APARTMENT BUILDINGS. THE SUBJECT PROPERTY IS DESIGNATED AS A “RESIDENTIAL PROTECTION” IN THE “FUTURE LAND USE MAP.”


3. STATEMENT OF CONSISTENCY

A. NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THE FOLLOWING ED POLICIES:


C. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

D. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

E. PUBLIC BENEFITS:

PUBLIC BENEFITS:

E. PUBLIC BENEFITS:

F. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

G. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

H. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

I. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

J. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

K. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

L. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

M. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

N. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

O. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

P. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

Q. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

R. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

S. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

T. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

U. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

V. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

W. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

X. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

Y. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.

Z. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND INFRASTRUCTURE IN A RESPONSIBLE MANNER.
### Table 1: Sub-District Summary

<table>
<thead>
<tr>
<th>Sub-District</th>
<th>Approx Acreage</th>
<th>Maximum Height Stories</th>
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<tr>
<td>A</td>
<td>132 AC</td>
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</tr>
<tr>
<td>B</td>
<td>37 AC</td>
<td>28</td>
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<td>C</td>
<td>96 AC</td>
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<td>D</td>
<td>58 AC</td>
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<tr>
<td>E</td>
<td>129 AC</td>
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<td>F*</td>
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<td>G</td>
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<tr>
<td>H</td>
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<tr>
<td>I</td>
<td>37 AC</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>975.77 AC</strong></td>
<td><strong>Res Included in CMP</strong></td>
</tr>
</tbody>
</table>

### GENERAL LAYOUT & STREETBLOCK PLAN Notes:

1. The district boundary shall be the regulating property boundary for all development standards, applicable to this master plan, not internal property lines.
2. The property shall not be subject to local subdivision regulations.
3. Street designations are preliminary and subject to change pending final design and approval.
4. No public streets shall be required within the campus boundary.
5. All new and existing streets shown within the master plan shall be private.
6. All new and existing streets shown within the master plan shall be private.
### TABLE 1.1: TABLE OF USES

Here is a table of uses categorically for the land use notes:

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE</th>
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</thead>
<tbody>
<tr>
<td>A</td>
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<tr>
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<td>X</td>
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<tr>
<td>Y</td>
<td>Z</td>
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</tbody>
</table>

#### Notes:
- Land use notes apply to the entire campus district, unless noted otherwise.
- Uses that are not specifically listed in the table of uses may be permitted subject to the development regulations of the current City of Raleigh UDO.
- Uses that are not specifically listed in the table of uses and are not listed in this master plan shall not be allowed.
- 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 modified without the consent of the University.
- Uses that are not specifically listed in the table of uses (Table 1.1) may not be utilized without the consent of the University.
CIRCULATION LEGEND:
- CAMPUS ACCESS POINT
- CMP JOINING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING PARKING GARAGE
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING PUBLIC SIDEWALKS
- PROPOSED PUBLIC SIDEWALKS
- PROPOSED 10' MULTI-USE PATH
- EXISTING 10' MULTI-USE PATH
- PROPOSED BIKE LANE
- EXISTING BIKE LANE
- KEY PEDESTRIAN CROSSWALK
- EXISTING 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
- CAMPUS ACCESS POINT
- CMP JOINING POINT
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING PARKING GARAGE
- EXISTING PEDESTRIAN CIRCULATION
- EXISTING PUBLIC SIDEWALKS
- PROPOSED PUBLIC SIDEWALKS
- PROPOSED 10' MULTI-USE PATH
- EXISTING 10' MULTI-USE PATH
- PROPOSED BIKE LANE
- EXISTING BIKE LANE
- KEY PEDESTRIAN CROSSWALK
- EXISTING 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. P1004 EXISTING NETWORK REMAINS PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
2. All transit stops 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 EXISTING AND PROPOSED. PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
5.貅 bystandy alignment and connections are existing and will be maintained as shown on the master plan.
TRANSPORTATION/MOBILITY IMPROVEMENTS NOTES:

1. PROPOSED IMPROVEMENTS ARE AS FOLLOWS:

   a. ADD A BIKE/PEDESTRIAN SHARED FACILITY ON THE NORTH SIDE OF MAIN CAMPUS
      INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.
   b. PROVIDE ENHANCED EAST-WEST BICYCLE AND PEDESTRIAN ELEMENTS AT THE
      INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.
   c. ADD A BIKE/PEDESTRIAN CONNECTION FROM CENTENNIAL PARKWAY INTO
      CENTENNIAL PARKWAY / LAKE WHEELER ROAD WITH 650 FEET OF STORAGE
      TO PROVIDE DUAL RIGHT-TURN LANES ON CENTENNIAL PARKWAY.
   d. PROVIDE ENHANCED CROSSWALKS/PEDESTRIAN ELEMENTS AT THE
      INTERSECTION OF CENTENNIAL PARKWAY / OVAL DRIVE.
   e. ADD A BIKE/PEDESTRIAN SHARED FACILITY ON THE NORTH SIDE OF MAIN CAMPUS
      DRIVES SOUTH OF ACHIEVEMENT DRIVE TO TRAILWOOD DRIVE.

2. TIMING/PHASING OF IMPROVEMENTS AS OUTLINED BELOW ARE LISTED WITHIN TABLE 4

   a. EXTEND THE EASTBOUND RIGHT-TURN LANE ON CENTENNIAL PARKWAY TO PROVIDE
      DUAL RIGHT-TURN LANES ON OVAL DRIVE.
   b. PROVIDE AN ADDITIONAL EASTBOUND RIGHT-TURN LANE ON CENTENNIAL
      PARKWAY WITH 900 FEET OF STORAGE TO PROVIDE DUAL RIGHT-TURN LANES ON
      THAT APPROACH.
   c. PROVIDE ENHANCED EAST/WEST CYCLE AND PEDESTRIAN ELEMENTS AT THE
      INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.
   d. ADD A BIKE/PEDESTRIAN SHARED FACILITY ON THE NORTH SIDE OF MAIN CAMPUS
      DRIVES SOUTH OF ACHIEVEMENT DRIVE TO TRAILWOOD DRIVE.

3. Levels of Access to Be Determined.

   a. CONSTRUCT AN ADDITIONAL WESTBOUND LEFT-TURN LANE ON OVAL DRIVE
      WITH A MINIMUM OF 300 FEET OF STORAGE TO PROVIDE DUAL WESTBOUND LEFT-
      TURN LANES ON THAT APPROACH.
   b. EXTEND THE NORTHBOUND RIGHT TURN LANE ON AVENT FERRY ROAD TO PROVIDE
      DUAL RIGHT-TURN LANES.
   c. PROVIDE ENHANCED CROSSWALKS/PEDESTRIAN ELEMENTS AT THE
      INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.

4. Link Level Improvements

   a. PROVIDE PROTECTED BIKE/PED FACILITIES.
   b. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   c. WIDE MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS AND
      NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   d. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   e. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   f. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.

5. Intersection Level Improvements

   a. CONSTRUCT AN ADDITIONAL WESTBOUND LEFT-TURN LANE ON OVAL DRIVE
      WITH A MINIMUM OF 300 FEET OF STORAGE TO PROVIDE DUAL WESTBOUND LEFT-
      TURN LANES ON THAT APPROACH.
   b. EXTEND THE NORTHBOUND RIGHT TURN LANE ON AVENT FERRY ROAD TO PROVIDE
      DUAL RIGHT-TURN LANES.
   c. PROVIDE ENHANCED CROSSWALKS/PEDESTRIAN ELEMENTS AT THE
      INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.
   d. ADD A BIKE/PEDESTRIAN SHARED FACILITY ON THE NORTH SIDE OF MAIN CAMPUS
      DRIVES SOUTH OF ACHIEVEMENT DRIVE TO TRAILWOOD DRIVE.

6. Property Line

   a. PROVIDE PROTECTED BIKE/PED FACILITIES.
   b. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   c. WIDE MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS AND
      NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   d. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   e. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.
   f. WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT TURN LANES AT STREET INTERSECTIONS
      AND NO-ENTRY DIVIDERS FROM TRAILWOOD DRIVE TO THE PEAR AUMI CENTER.

7. Circulation Legend:

   a. PROPOSED UNIVERSITY STREET CONNECTION
   b. CMP ZONING BOUNDARY
   c. PROPERTY LINE
   d. EXISTING BUILDING
   e. EXISTING PEDESTRIAN CIRCULATION
   f. EXISTING PUBLIC SIDEWALKS
   g. PROPOSED PUBLIC SIDEWALKS
   h. PROPOSED 10' MULTI-USE PATH
   i. PROPOSED BIKE LANE
   j. EXISTING STREETS
   k. PO PO TENTAL NEW STREETS

8. Circulation of Improvements as Outlined Above Are Used Within Table 4 of the Planning Plan - Sheet A-41.
**Open Space Plan**

- **Open Space Area:** 233 AC
- **Open Space Network:** 24
- **Buffers and Permanent Open Space:** 24
- **Total Open Space:** 233 AC

**General Recreation Area:**
- Total Open Space: 233 AC
- Open Space Network: 24

**Open Space Notes:**
- Open space areas shown on the map are approximations and are illustrative purposes.
- Much of these areas are not identified on the Development Plan.
- 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 Board of Governors.
- The university and the state of North Carolina, however, the total open space on the open space plan and will be preserved or maintained as set forth within the campus area. No additional open space shall be required, including outdoor amenity area, general recreation and standards outlined in section 1.5.3(c).
- The following uses are prohibited:
  - Principal buildings
  - Parking
  - Street alley
  - Street alley bordering AC BUDDY WITHIN THE AREA, INCLUDES THE FOLLOWING:
    - Outdoor amenity area
    - General recreation area
    - Playgrounds
    - Possession of weapons
- A. The open area design shall be subject to any existing recorded easements as well as any unrecorded easements or rights-of-way.
- B. The open area shall not be subject to the open space standards as defined by UDO Article 2.5.

**Modifications to District Standards:**
- Open space areas shown on this map are approximations and for illustrative purposes. The following uses are prohibited:
  - Principal buildings
  - Parking
  - Street alley
  - Street alley bordering AC BUDDY WITHIN THE AREA, INCLUDES THE FOLLOWING:
    - Outdoor amenity area
    - General recreation area
    - Playgrounds
    - Possession of weapons
- A. The open area design shall be subject to any existing recorded easements as well as any unrecorded easements or rights-of-way.
- B. The open area shall not be subject to the open space standards as defined by UDO Article 2.5.
PREVIOUSLY APPROVED TREE CONSERVATION PLAN
(APPROVED 12/20/2013)
FOR REFERENCE ONLY
CAMPUS MASTER PLAN
NORTH CAROLINA STATE UNIVERSITY
CENTENNIAL CAMPUS

NOVEMBER 20, 2020

MP-8 MAJOR UTILITIES PLAN

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
- 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 SUBMITAL, TO THE EXTENT PERMITTED OR REQUIRED BY NORTH CAROLINA LAW.
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

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Total Area (AC)</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL EXISTING PERVIOUS</td>
<td>872.77</td>
<td>89.45%</td>
</tr>
<tr>
<td>TOTAL EXISTING IMPERVIOUS</td>
<td>103</td>
<td>10.55%</td>
</tr>
<tr>
<td>TOTAL CAMPUS AREA</td>
<td>975.77</td>
<td>100%</td>
</tr>
</tbody>
</table>

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 DEVELOPMENTS 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 PROGRAM.

3. STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF NEW DEVELOPMENT PLANS.
3D MODELS AND RENDERING NOTES:

1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY.

2. THEY 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.
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
EXISTING CAMPUS SIGNAGE EXAMPLES:

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

SIGNAGE LEGEND:
- CMP JOINING 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

MODIFICATIONS TO DISTRICT STANDARDS:

SIGNAGE (UDO SECTION 7.2):
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

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LATINO CANDIDATE
MIDDLE SCHOOL

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
# Rezoning Application

## REZONING REQUEST

<table>
<thead>
<tr>
<th>General Use</th>
<th>Conditional Use</th>
<th>Master Plan</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
</table>

- **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
- **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 Plazas, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST

<table>
<thead>
<tr>
<th>General Use</th>
<th>Conditional Use</th>
<th>Master Plan</th>
</tr>
</thead>
</table>

Existing Zoning Base District

Proposed Zoning Base District

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 11/20/80

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 Mainone, 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)

*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
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: [Signature]
Print Name: TIM WALTON
<table>
<thead>
<tr>
<th>Zoning Case Number</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
<td>Rezoning Case #</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>Proposed Zoning</td>
</tr>
</tbody>
</table>

**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

[Signature]

Print Name  

Charleston A. Maimone, Treasurer
**Comprehensive Plan Analysis**

The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.

**STATEMENT OF CONSISTENCY**

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

See 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 Dorothea 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 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**

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.

<table>
<thead>
<tr>
<th>OFFICE USE ONLY</th>
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<tbody>
<tr>
<td>Rezoning Case #</td>
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</tbody>
</table>

**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
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.

<table>
<thead>
<tr>
<th>Urban Form Designation</th>
<th>N/A</th>
<th>Click here to view the Urban Form Map.</th>
</tr>
</thead>
</table>

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

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

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

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

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

6. A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
   Response:
   N/A
<table>
<thead>
<tr>
<th></th>
<th>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option. Response: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</td>
<td>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection. Response: N/A</td>
</tr>
<tr>
<td>9.</td>
<td>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well. Response: N/A</td>
</tr>
<tr>
<td>10.</td>
<td>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space. Response: N/A</td>
</tr>
<tr>
<td>11.</td>
<td>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafes, and restaurants and higher-density residential. Response: N/A</td>
</tr>
<tr>
<td>12.</td>
<td>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor “room” that is comfortable to users. Response: N/A</td>
</tr>
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</tbody>
</table>
| 13. | New public spaces should provide seating opportunities.  
*Response:*  
N/A |
| 14. | Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.  
*Response:*  
N/A |
| 15. | Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.  
*Response:*  
N/A |
| 16. | Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.  
*Response:*  
N/A |
| 17. | Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.  
*Response:*  
N/A |
| 18. | Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.  
*Response:*  
N/A |
| 19. | All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.  
*Response:*  
N/A |
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</table>
| 20. | It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.  
Response:  
N/A |
| 21. | Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.  
Response:  
N/A |
| 22. | Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4” caliper and should be consistent with the City’s landscaping, lighting and street sight distance requirements.  
Response:  
N/A |
| 23. | Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.  
Response:  
N/A |
| 24. | The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.  
Response:  
N/A |
| 25. | The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.  
Response:  
N/A |
| 26. | The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.  
Response:  
N/A |
<table>
<thead>
<tr>
<th>REZONING APPLICATION SUBMITTAL REQUIREMENTS (&quot;Rezoning Checklist&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TO BE COMPLETED BY APPLICANT</strong></td>
</tr>
<tr>
<td><strong>COMPLETED BY CITY STAFF</strong></td>
</tr>
<tr>
<td><strong>General Requirements – General Use or Conditional Use Rezoning</strong></td>
</tr>
<tr>
<td>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</td>
</tr>
<tr>
<td>2. Pre-Application Conference</td>
</tr>
<tr>
<td>3. Neighborhood Meeting notice and report</td>
</tr>
<tr>
<td>4. Rezoning application review fee (see Fee Schedule for rate)</td>
</tr>
<tr>
<td>5. Completed application, submitted through Permit &amp; Development Portal</td>
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<td></td>
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<td></td>
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<tr>
<td>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</td>
</tr>
<tr>
<td>7. Trip Generation Study</td>
</tr>
<tr>
<td>8. Traffic Impact Analysis</td>
</tr>
<tr>
<td><strong>For properties requesting a conditional use district:</strong></td>
</tr>
<tr>
<td>9. Completed zoning conditions, signed by property owner(s)</td>
</tr>
<tr>
<td><strong>If applicable (see Page 11):</strong></td>
</tr>
<tr>
<td>10. Proof of power of attorney or owner affidavit</td>
</tr>
<tr>
<td><strong>For properties requesting a Planned Development (PD) or Campus District (CMP):</strong></td>
</tr>
<tr>
<td>10. Master Plan (see Master Plan Submittal Requirements)</td>
</tr>
<tr>
<td><strong>For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):</strong></td>
</tr>
<tr>
<td>15. Copy of ballot and mailing list</td>
</tr>
</tbody>
</table>
## MASTER PLAN SUBMITTAL REQUIREMENTS

<table>
<thead>
<tr>
<th>General Requirements – Master Plan</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>✓</td>
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<tr>
<td>2. Total number of units and square feet</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
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<tr>
<td>3. 12 sets of plans</td>
<td></td>
<td>✓</td>
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<tr>
<td>4. Completed application; submitted through Permit &amp; Development Portal</td>
<td>✓</td>
<td></td>
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<tr>
<td>5. Vicinity Map</td>
<td>✓</td>
<td></td>
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<tr>
<td>6. Existing Conditions Map</td>
<td>✓</td>
<td></td>
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<tr>
<td>7. Street and Block Layout Plan</td>
<td></td>
<td>✓</td>
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<tr>
<td>8. General Layout Map/Height and Frontage Map</td>
<td>✓</td>
<td></td>
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<tr>
<td>9. Description of Modification to Standards, 12 sets</td>
<td>✓</td>
<td></td>
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<tr>
<td>10. Development Plan (location of building types)</td>
<td>✓</td>
<td></td>
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<tr>
<td>11. Pedestrian Circulation Plan</td>
<td>✓</td>
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<td>12. Parking Plan</td>
<td>✓</td>
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<tr>
<td>13. Open Space Plan</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14. Tree Conservation Plan (if site is 2 acres or more)</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15. Major Utilities Plan/Utilities Service Plan</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16. Generalized Stormwater Plan</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. Phasing Plan</td>
<td>✓</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>18. Three-Dimensional Model/renderings</td>
<td>✓</td>
<td></td>
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<tr>
<td>19. Common Signage Plan</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
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:

Visit: https://zoom.us/join
Enter the following meeting ID: 867 3734 3323
Enter the following password: State1

November 17, 2020

November 18, 2020

https://zoom.us/join
872 3123 0817
State2

To participate by telephone:

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

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
Maps make 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

Disclaimer
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NC State Centennial Campus
Rezoning

Zoning Map

Disclaimer
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### REZONING REQUEST

- **General Use**
- **Conditional Use**
- **Master Plan**

**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

<table>
<thead>
<tr>
<th>Date</th>
<th>Date Amended (1)</th>
<th>Date Amended (2)</th>
</tr>
</thead>
</table>

**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

<table>
<thead>
<tr>
<th>Property Size (acres)</th>
<th>For Planned Development Applications Only:</th>
<th>Total Units</th>
<th>Total Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Parcels</td>
<td>Total Buildings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Property Owner Name/Address**

State of North Carolina, North Carolina State Endowment
116 W. Jones Street
Raleigh, NC 27603

**Phone**

**Fax**

**Email**

---

**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)**

**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.*
<table>
<thead>
<tr>
<th>Zoning Case Number</th>
<th>OFFICE USE ONLY</th>
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<tbody>
<tr>
<td>Date Submitted</td>
<td>Rezoning Case #</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>Proposed Zoning</td>
</tr>
</tbody>
</table>

**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 ___________________________
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:

<table>
<thead>
<tr>
<th>Summary of Issues:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking mitigation and how it is planned across all of the districts</td>
</tr>
<tr>
<td>Open space planning across entire campus</td>
</tr>
<tr>
<td>Buffer/neighborhood transition zone requirements between districts and along campus border</td>
</tr>
<tr>
<td>Development plans for Zone I</td>
</tr>
<tr>
<td>Stormwater plan for additional impermeable area</td>
</tr>
<tr>
<td>Whether existing ramp, dock, and access to Lake Raleigh will be maintained</td>
</tr>
<tr>
<td>Scope of mixed use designation</td>
</tr>
<tr>
<td>Plans for student/faculty housing on campus</td>
</tr>
<tr>
<td>NAME</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>Monte Brown</td>
</tr>
<tr>
<td>Lauren Cantwell</td>
</tr>
<tr>
<td>David Connor</td>
</tr>
<tr>
<td>Herb Cunningham</td>
</tr>
<tr>
<td>Shirley Derr</td>
</tr>
<tr>
<td>Randy Woodson</td>
</tr>
<tr>
<td>Wendy Dudka</td>
</tr>
<tr>
<td>Michael Fausnight</td>
</tr>
<tr>
<td>Edward Futcher</td>
</tr>
<tr>
<td>Tabitha Groelle</td>
</tr>
<tr>
<td>Adam Helsel</td>
</tr>
<tr>
<td>Morgan High</td>
</tr>
<tr>
<td>Kevin Howell</td>
</tr>
<tr>
<td>Tom Huff</td>
</tr>
<tr>
<td>George James</td>
</tr>
<tr>
<td>Lisa Johnsons</td>
</tr>
<tr>
<td>Amy Lubas</td>
</tr>
<tr>
<td>Graham Lythgoe</td>
</tr>
<tr>
<td>Charles Maimone</td>
</tr>
<tr>
<td>McDonald Morrison</td>
</tr>
<tr>
<td>Bill Newsom</td>
</tr>
<tr>
<td>Benn Page</td>
</tr>
<tr>
<td>Mary Peloquin-Dodd</td>
</tr>
<tr>
<td>James Ridick</td>
</tr>
<tr>
<td>NAME</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td>Mark Schmidt</td>
</tr>
<tr>
<td>Tom Skolnicki</td>
</tr>
<tr>
<td>Julie Smith</td>
</tr>
<tr>
<td>Kurt Stein</td>
</tr>
<tr>
<td>Linda Stephenson</td>
</tr>
<tr>
<td>Natalie Taft</td>
</tr>
<tr>
<td>Brena Tart</td>
</tr>
<tr>
<td>Alonzo Thomas</td>
</tr>
<tr>
<td>Scott W</td>
</tr>
<tr>
<td>John Wilantowicz</td>
</tr>
<tr>
<td>Randy Woodson</td>
</tr>
</tbody>
</table>
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:

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

---

---

---

---
<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bill Newsome</td>
<td>2005 Shenandoah Rd, Raleigh NC</td>
</tr>
<tr>
<td>B Merryman</td>
<td></td>
</tr>
<tr>
<td>Carmen Kuan</td>
<td></td>
</tr>
<tr>
<td>Charles Maimone</td>
<td></td>
</tr>
<tr>
<td>Cheryl Carson</td>
<td></td>
</tr>
<tr>
<td>Connor Celentano</td>
<td>1221 Capability Drive, Unit 104</td>
</tr>
<tr>
<td>Doug Morton</td>
<td></td>
</tr>
<tr>
<td>HC Beavers</td>
<td></td>
</tr>
<tr>
<td>J Mabe</td>
<td></td>
</tr>
<tr>
<td>James Pearson</td>
<td></td>
</tr>
<tr>
<td>Zun Yin</td>
<td>1231 Twin Braches Way Unit 104</td>
</tr>
<tr>
<td>Kathleen Cross</td>
<td>2900 Trailwood Pines Ln Unit 101</td>
</tr>
<tr>
<td>Kevin Tumpey</td>
<td>1851 Trailwood Heights Dr. #302</td>
</tr>
<tr>
<td>Sharon Tumpey</td>
<td>1851 Trailwood Heights Dr. #302</td>
</tr>
<tr>
<td>Kevin Howell</td>
<td></td>
</tr>
<tr>
<td>Leah Burton</td>
<td></td>
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<tr>
<td>Logan Phillips</td>
<td>1641 Claiborne Court, Raleigh NC</td>
</tr>
<tr>
<td>Mark Schmidt</td>
<td></td>
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<tr>
<td>Matthew Klem</td>
<td></td>
</tr>
<tr>
<td>Megan Aminto</td>
<td>2440 Campus Shore Drive</td>
</tr>
<tr>
<td>William Barden</td>
<td>1209 Trailwood Dr, Raleigh NC</td>
</tr>
<tr>
<td>Morgan High</td>
<td></td>
</tr>
<tr>
<td>Patricia Beach</td>
<td></td>
</tr>
<tr>
<td>John Anagnost</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>ADDRESS</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Rebecca Mayhew</td>
<td>1230 Twin Branches Way Unit 102</td>
</tr>
</tbody>
</table>


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
NC State Centennial Campus
Rezoning

Vicinity Map

Disclaimer
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NC State Centennial Campus
Rezoning

Zoning Map

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# REZONING REQUEST

- **General Use**
- **Conditional Use**
- **Master Plan**

<table>
<thead>
<tr>
<th>Existing Zoning Base District</th>
<th>Height</th>
<th>Frontage</th>
<th>Overlay(s)</th>
<th>Office Use Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning Base District</td>
<td>CMP</td>
<td>Height</td>
<td>Frontage</td>
<td>Overlay(s)</td>
</tr>
</tbody>
</table>

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)**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Nearest Intersection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple, see attached, 1001 Capability Drive</td>
<td>Centennial Parkway and Avent Ferry Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property PIN</th>
<th>Deed Reference (book/page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple, see attached, 0793520723</td>
<td>multiple</td>
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</table>

<table>
<thead>
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</table>

<table>
<thead>
<tr>
<th>Property Owner Name/Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>The State of North Carolina</td>
</tr>
<tr>
<td>116 W. Jones Street</td>
</tr>
<tr>
<td>Raleigh, NC 27603</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Phone</th>
<th>Email</th>
</tr>
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<tbody>
<tr>
<td>(984)236-0278</td>
<td><a href="mailto:tim.walton@doa.nc.gov">tim.walton@doa.nc.gov</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant Name/Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamie Schwedler</td>
</tr>
<tr>
<td>301 Fayetteville Street</td>
</tr>
<tr>
<td>Raleigh, NC 27601</td>
</tr>
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<table>
<thead>
<tr>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>919-835-4529</td>
<td><a href="mailto:jamieschwedler@parkerpoe.com">jamieschwedler@parkerpoe.com</a></td>
</tr>
</tbody>
</table>

*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.*
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<td>Proposed Zoning</td>
</tr>
<tr>
<td></td>
<td>Narrative of Zoning Conditions Offered</td>
</tr>
</tbody>
</table>

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: [Signature]
Print Name: Tim Walton
**Rezoning Application**

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

### REZONING REQUEST

<table>
<thead>
<tr>
<th>General Use</th>
<th>Conditional Use</th>
<th>Master Plan</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Existing Zoning Base District</th>
<th>Height</th>
<th>Frontage</th>
<th>Overlay(s)</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Proposed Zoning Base District</th>
<th>CMP</th>
<th>Height</th>
<th>Frontage</th>
<th>Overlay(s)</th>
</tr>
</thead>
</table>

*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

<table>
<thead>
<tr>
<th>For Planned Development Applications Only:</th>
<th>Total Units</th>
<th>Total Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Parcels</td>
<td>Total Buildings</td>
<td></td>
</tr>
</tbody>
</table>

**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**: cmaimon@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)**

*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.*
<table>
<thead>
<tr>
<th>Zoning Case Number</th>
<th>OFFICE USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
<td>Rezoning Case #</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td></td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td><strong>CMP-CU</strong></td>
</tr>
</tbody>
</table>

**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  

Charcoal A Maimone, Treasurer

Print Name  

- 317S3C091AF144F-
MODIFICATIONS TO DISTRICT STANDARDS:

1. MINIMUM BUILDING HEIGHT TO BE SET BY CMP PER TEXT CHANGE TC-15-20.
2. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS, EXCEPT WHERE VISIBLE FROM EXISTING PUBLIC STREETS. OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2) DO NOT APPLY WITHIN THIS CMP DISTRICT.
3. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS EXCEPT WHERE VISIBLE FROM EXISTING PUBLIC STREETS. OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2) DO NOT APPLY WITHIN THIS CMP DISTRICT.
4. THE BUILDING HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT.

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 EXISTING PUBLIC STREETS. OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2) DO NOT APPLY WITHIN THE CAMPUS BOUNDARY.
2. THE BUILDING HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT.

GENERAL LAYOUT & STREET BLOCK PLAN NOTES:

1. EXISTING BUILDING PROPERTIES SHALL BE THE REGULATING PROPERTY BOUNDARY. NO INTERNAL USES DO NOT APPLY.
2. EXISTING BOUNDARIES DO NOT APPLY.
3. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS, EXCEPT WHERE VISIBLE FROM EXISTING PUBLIC STREETS.
4. NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS, EXCEPT WHERE VISIBLE FROM EXISTING PUBLIC STREETS.
5. THE BUILDING HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT.

TABLE 1: SUB-DISTRICT SUMMARY

<table>
<thead>
<tr>
<th>SUB-DISTRICT</th>
<th>APPROXIMATE ACREAGE</th>
<th>MAXIMUM HEIGHT/STORIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>122 AC</td>
<td>12</td>
</tr>
<tr>
<td>B</td>
<td>37 AC</td>
<td>28</td>
</tr>
<tr>
<td>C</td>
<td>96 AC</td>
<td>7</td>
</tr>
<tr>
<td>D</td>
<td>58 AC</td>
<td>7</td>
</tr>
<tr>
<td>E</td>
<td>129 AC</td>
<td>7</td>
</tr>
<tr>
<td>F</td>
<td>181 AC</td>
<td>3</td>
</tr>
<tr>
<td>G</td>
<td>76 AC</td>
<td>5</td>
</tr>
<tr>
<td>H</td>
<td>270 AC</td>
<td>3</td>
</tr>
<tr>
<td>I</td>
<td>17 AC</td>
<td>3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>975.77 AC RES INCLUDED IN CMP</td>
<td></td>
</tr>
</tbody>
</table>

GENERAL LAYOUT & STREET BLOCK PLAN NOTES:

1. THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY. NO INTERNAL USES DO NOT APPLY.
2. THE BUILDING HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT.
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4. THE BUILDING HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET. ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT.

DESIGNED BY: MKB
DRAWN BY: VAO
CHECKED BY: RLB
NORTH CAROLINA STATE UNIVERSITY
CAMPUS MASTER PLAN
CENTENNIAL CAMPUS
NOVEMBER 20, 2020
SUMMARY OF ISSUES

A neighborhood meeting was held on March 4, 2021 to discuss a potential rezoning located at NC State's Centennial Campus via Zoom. The neighborhood meeting was held at (location). There were approximately 33 neighbors in attendance. The general issues discussed were:

Summary of Issues:

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whether the proposed mixed use path on Main Campus Drive will have lighting</td>
<td></td>
</tr>
<tr>
<td>Requirements for stormwater leaving campus</td>
<td></td>
</tr>
<tr>
<td>Relationship of this rezoning to development around Dorothea Dix Park</td>
<td></td>
</tr>
<tr>
<td>Impact to land surrounding Districts H and I</td>
<td></td>
</tr>
<tr>
<td>Whether the Master Plan and University Stormwater Permit are public documents</td>
<td></td>
</tr>
<tr>
<td>Impact of this project to the existing trails</td>
<td></td>
</tr>
<tr>
<td>Impact to area west of Avent Ferry Road</td>
<td></td>
</tr>
<tr>
<td>Impact to Tammy Lynn Center</td>
<td></td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Implications of the entire campus being treated as a single development for purposes of parking</td>
<td></td>
</tr>
<tr>
<td>Whether this rezoning will impact the traffic and parking issues on Dan Allen Drive</td>
<td></td>
</tr>
<tr>
<td>Long range development plans for Lonnie Poole golf course and District H</td>
<td></td>
</tr>
<tr>
<td>Access to this presentation in the future</td>
<td></td>
</tr>
<tr>
<td>Whether notice to neighbors will be required for future development after this rezoning</td>
<td></td>
</tr>
<tr>
<td>Whether the University is considering autonomous vehicles to solve traffic issues</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>ADDRESS</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------------------------------</td>
</tr>
<tr>
<td>Paul Woolverton</td>
<td></td>
</tr>
<tr>
<td>John Hinshaw</td>
<td>2011 Quaker Landing</td>
</tr>
<tr>
<td>James Pearson</td>
<td></td>
</tr>
<tr>
<td>Paula Spence</td>
<td></td>
</tr>
<tr>
<td>Robert Thompson</td>
<td>2201 Mountains Mist Court, unit 103</td>
</tr>
<tr>
<td>Carolyn Winters</td>
<td>408 Snelling Road</td>
</tr>
<tr>
<td>Adam Helsel</td>
<td>2440 Campus Shore Drive ste 100</td>
</tr>
<tr>
<td>Hamid Krim</td>
<td>523 Carriage Woods Circle, Cary 27513 (2440 Campus Shore #104)</td>
</tr>
<tr>
<td>Charles and Renee Wall</td>
<td>2309 Lawrence Drive</td>
</tr>
<tr>
<td>Sarah Crawford (Tammy Lynn Center)</td>
<td>739 Chappell Road</td>
</tr>
<tr>
<td>Lisa and George Moore</td>
<td>2604 Goshawk Lane</td>
</tr>
<tr>
<td>Stormie Forte</td>
<td></td>
</tr>
<tr>
<td>Arash Banadaki</td>
<td></td>
</tr>
<tr>
<td>Barb and Tom Daugherty</td>
<td>Twin Branches Way #104</td>
</tr>
<tr>
<td>Carolyn Winters</td>
<td></td>
</tr>
<tr>
<td>Charles Maimone</td>
<td></td>
</tr>
<tr>
<td>Faith</td>
<td></td>
</tr>
<tr>
<td>Graham Lythgoe</td>
<td></td>
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<tr>
<td>Jude Desnoyer</td>
<td></td>
</tr>
<tr>
<td>Kevin Howell</td>
<td></td>
</tr>
<tr>
<td>Michael Costanzo</td>
<td></td>
</tr>
<tr>
<td>Michael Wengenroth</td>
<td></td>
</tr>
<tr>
<td>Muneeb</td>
<td></td>
</tr>
<tr>
<td>Halls</td>
<td>1632 Crump Road</td>
</tr>
<tr>
<td>NAME</td>
<td>ADDRESS</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Ramandeep Sahota</td>
<td>2829 Crestscene Trail</td>
</tr>
<tr>
<td>Renee</td>
<td></td>
</tr>
<tr>
<td>Wilantowicz</td>
<td></td>
</tr>
<tr>
<td>Sarah Waickowski</td>
<td></td>
</tr>
<tr>
<td>D Connor</td>
<td></td>
</tr>
<tr>
<td>Rachelle</td>
<td></td>
</tr>
<tr>
<td>Kevin Kolbe</td>
<td>3026 Devonshire Dr</td>
</tr>
</tbody>
</table>