

# **N.C. State University Centennial Campus CMP Zoning Request**

Neighborhood Meetings

Tuesday, November 17, 2020, 6-8 PM

Wednesday, November 18, 2020, 6-8 PM

# Centennial Vision

**Centennial Campus is a hub of innovation and research where private companies have the opportunities to collaborate with university researchers and students to solve the challenges facing our society, develop businesses that drive the state's economy and serve as a national model for public-private research partnerships.**



# Project Team

- Richard Adams: Senior Vice President, Kimley-Horn
- Richard Brown: Associate/Land Planner, Kimley-Horn
- Jamie Schwedler: Partner, Parker Poe



# Centennial Campus Zoning History

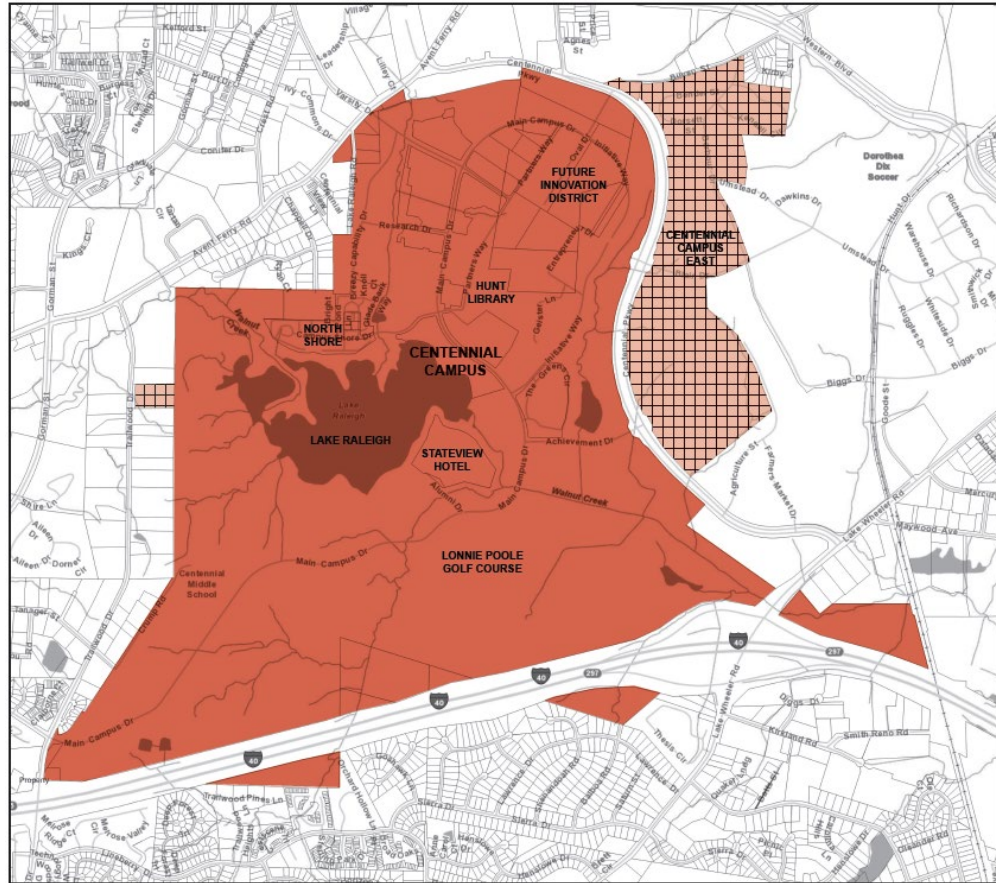


- Centennial Campus was **originally zoned in 1988** to enable educational, research and public-private partnership activities, along with residential and recreational uses. This zoning went thru the City zoning process and was approved by the Council of State.
- Over subsequent years, **campus zoning was incrementally updated** to add additional land to the campus. Spring Hill District was also zoned by NC State during this time, but through a different zoning mechanism.
- Over time, the **City of Raleigh has updated its zoning code** and approach to land use regulation. In 2016, Raleigh assigned updated zoning districts to land within the City following the adoption of a new Uniform Development Ordinance (city zoning framework) in 2013.
  - Raleigh's new ordinances **created a Campus Master Plan (CMP)** zoning district designed for large institutional large-scale campus planning
- This rezoning seeks to **modernize the zoning on Centennial Campus by implementing the Campus Master Plan zoning district.**



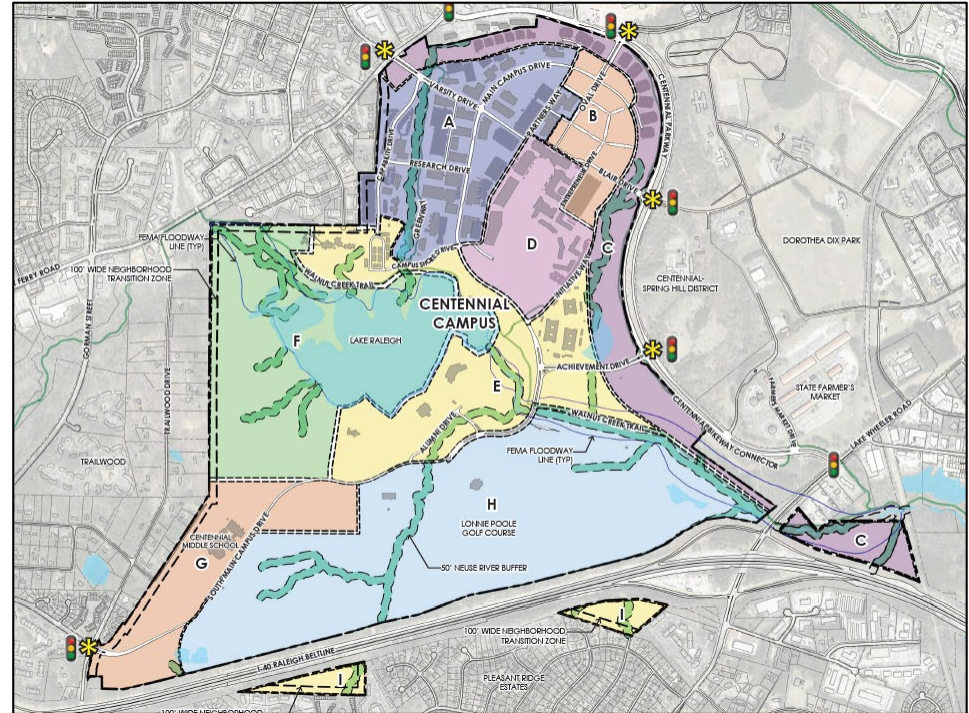
# Location

- Rezoning to include **Centennial Campus** land west of **Centennial Parkway**
  - *Not including the area east, referred to as **Spring Hill District***
  - *Also not including a single parcel fronting **Trailwood Drive***
- Land is owned by **State of North Carolina** (allocated to NC State University) and by the Board of Trustees of the **Endowment Fund of NC State University**



# Zoning Request

- The current zoning request seeks to update the existing zoning on Centennial to the Campus Master Plan (“CMP”) district.
- This district was designed for institutional land such as Centennial, but has not yet been applied in the City of Raleigh.
- The zoning application establishes a framework for an urban learn/live/work/play environment on Centennial that aligns with the academic and research activities of NC State.



# Rezoning Process

<b>Milestone</b>	<b>Date</b>
Pre-Submittal Neighborhood Meeting	November 17 & 18, 2020
Application Submittal	November 2020
Staff Review & Neighborhood Engagement	TBD
Second Neighborhood Meeting	TBD
Planning Commission Public Meeting(s)	TBD
City Council Public Hearing(s)	TBD

# Overarching Project Goals



- Continue the **trajectory of Centennial Campus** as a **vibrant educational and public-private partnership campus** furthering the university's three-tiered mission of teaching, research and statewide outreach.
- **Modernize the Centennial Campus zoning** to align with the City's zoning ordinance (UDO)
- Develop zoning framework to **accommodate long term needs** for both university buildings and public-private partnership development on Centennial Campus, while maintaining appropriate open space and recreational areas.
- Align the zoning with **the university's 21<sup>st</sup> century vision** of Centennial Campus as an **urban learn/live/work/play environment**.
- **Create clarity and certainty around land use permissions** for the university, the City and the surrounding neighborhoods.



# What Is The Zoning Intended To Do?

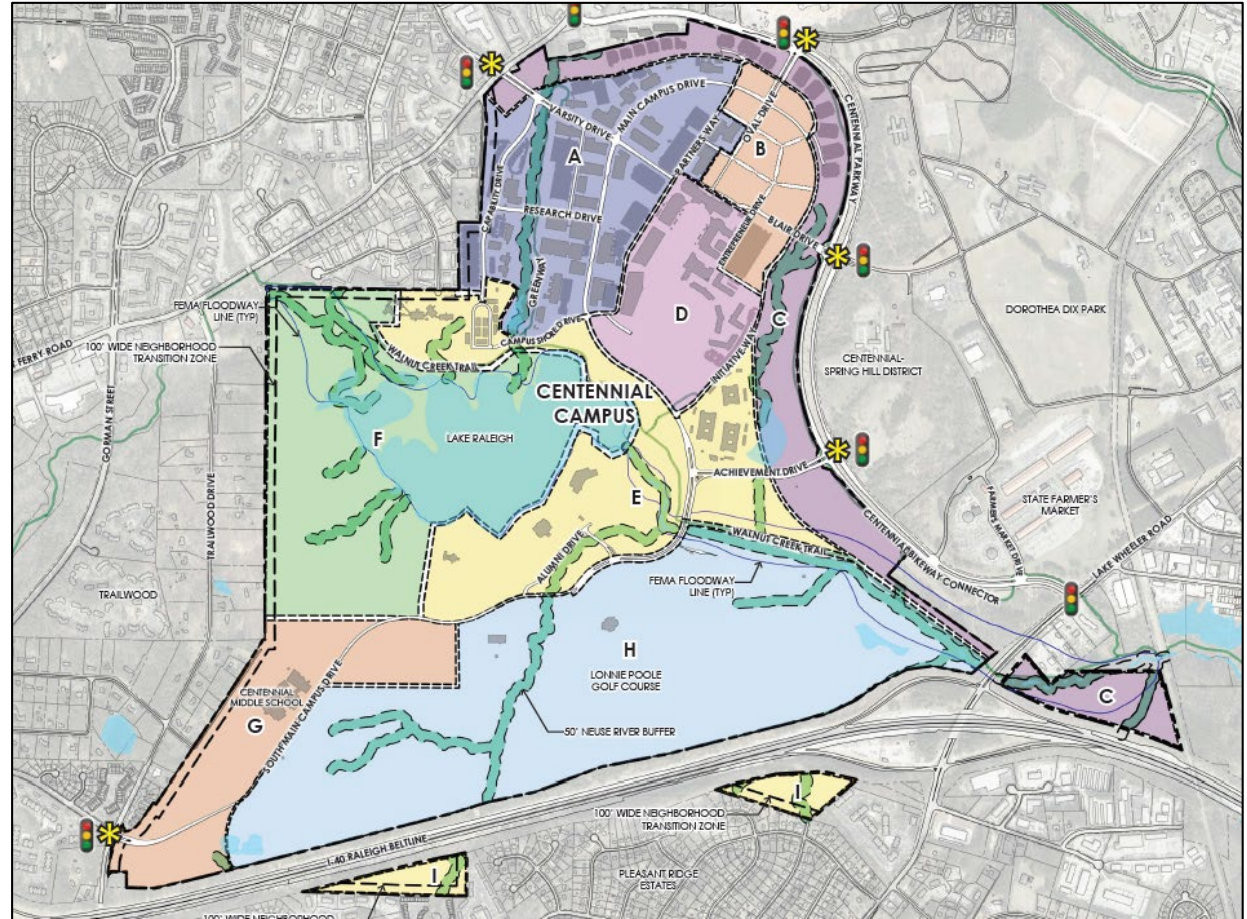
The CMP zoning will set a framework that outlines....

- *Total square footage permitted*
- *Building height parameters*
- **General use categories**, consistent with existing use categories
- *Establish areas of campus that are maintained for open space and recreation*
- *Lay out infrastructure improvements*

The CMP zoning will not....

- The zoning **will not** outline specific buildings to be built in specific locations
- The zoning **will not** assign specific programmatic uses to buildings

# Master Plan

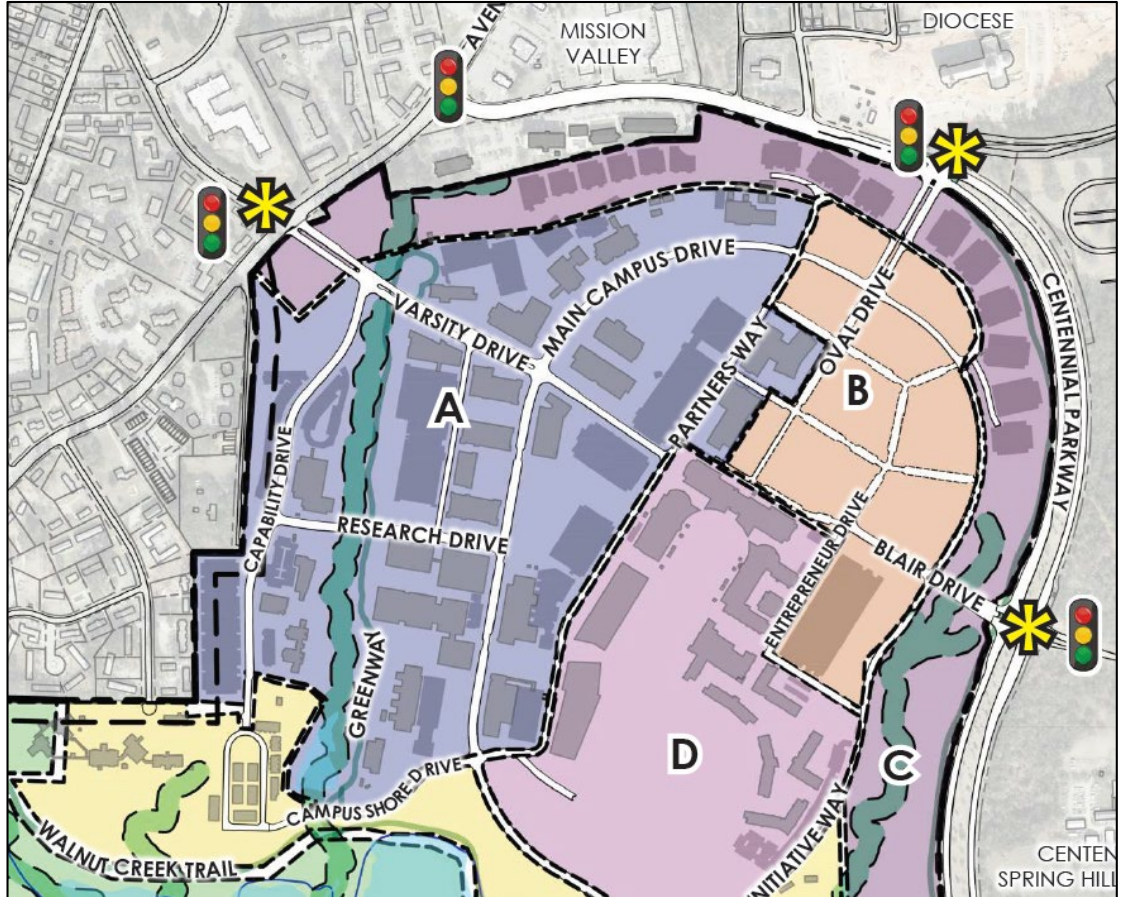


# District A

Northwest District

Size: 112 Acres

Max Height: 12 stories



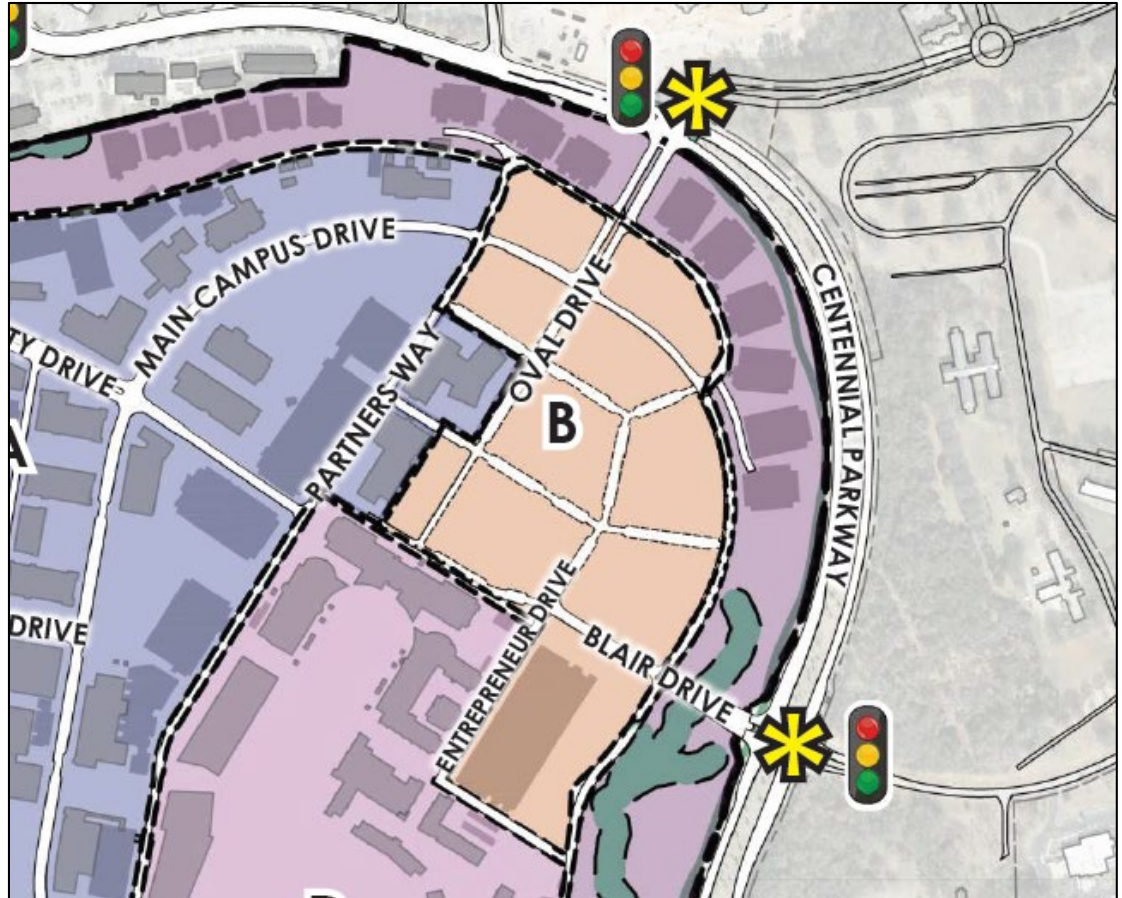


# District B

North Oval District

Size: 37 Acres

Max Height: 28 stories



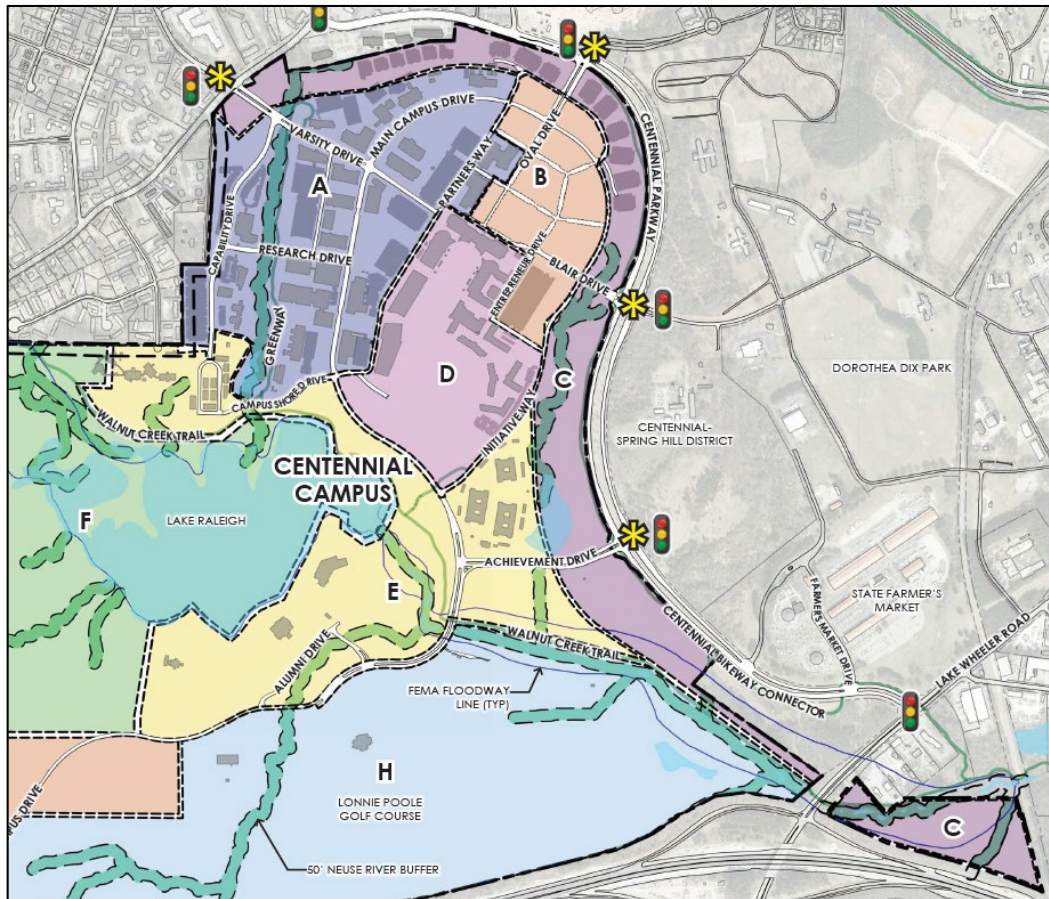


# District C

Parkway District

Size: 96 Acres

Max Height: 7 stories

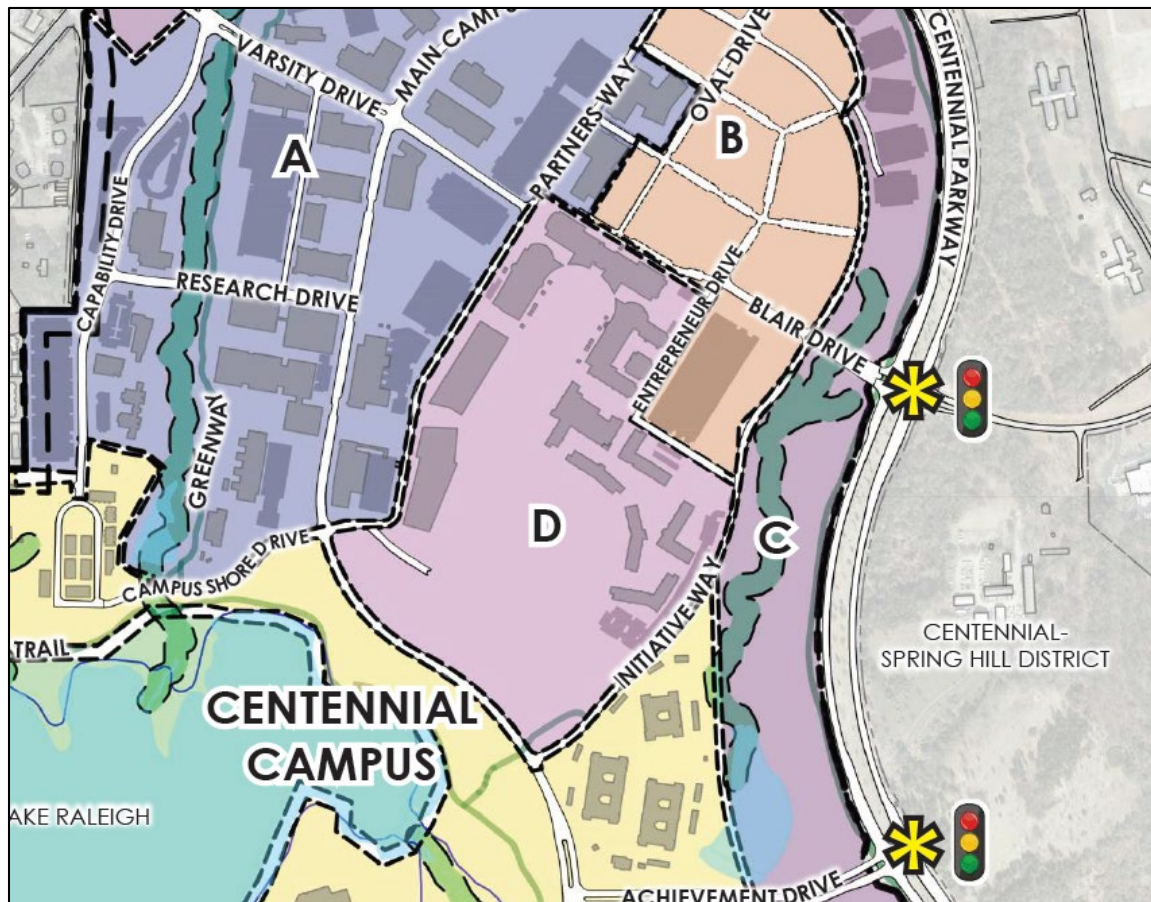


# District D

The Oval District

Size: 58 Acres

Max Height: 7 stories



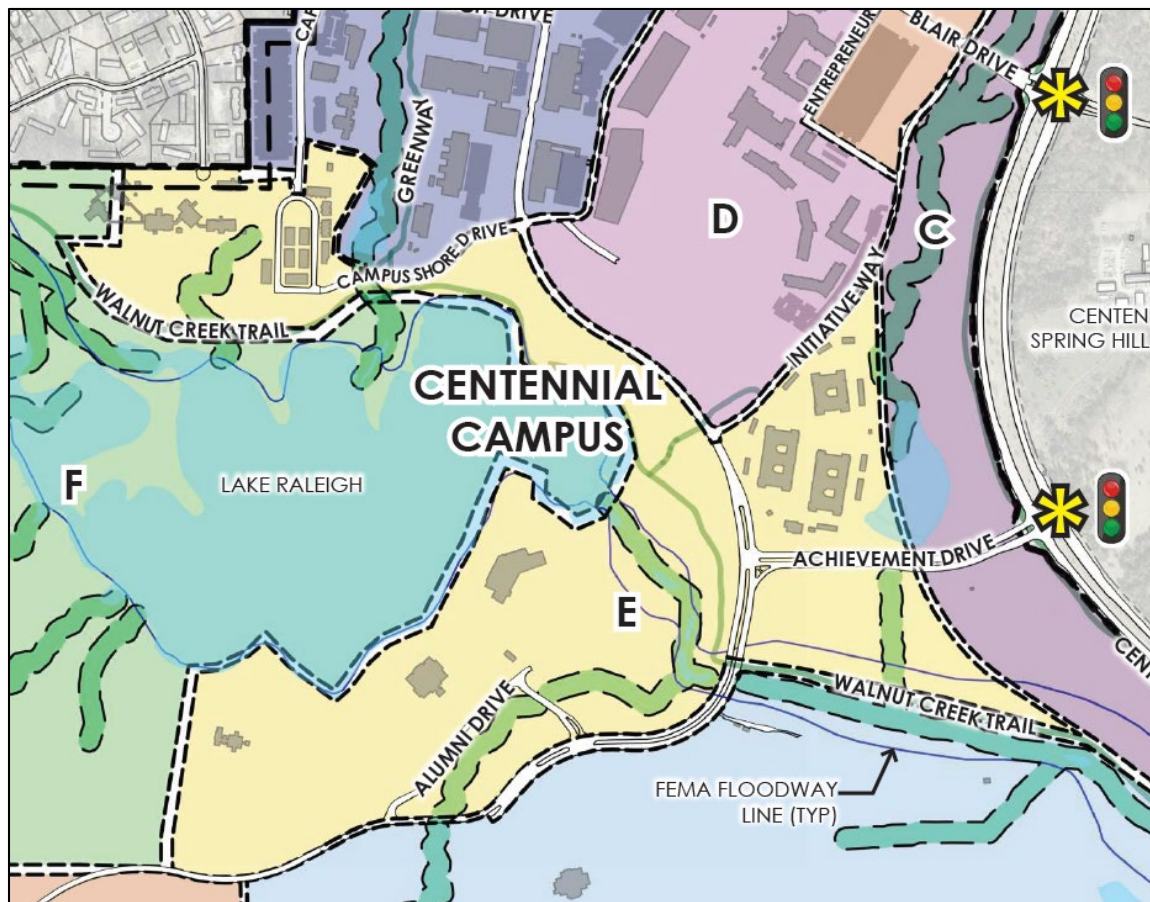


# District E

Lakefront District

Size: 129 Acres

Max Height: 7 stories



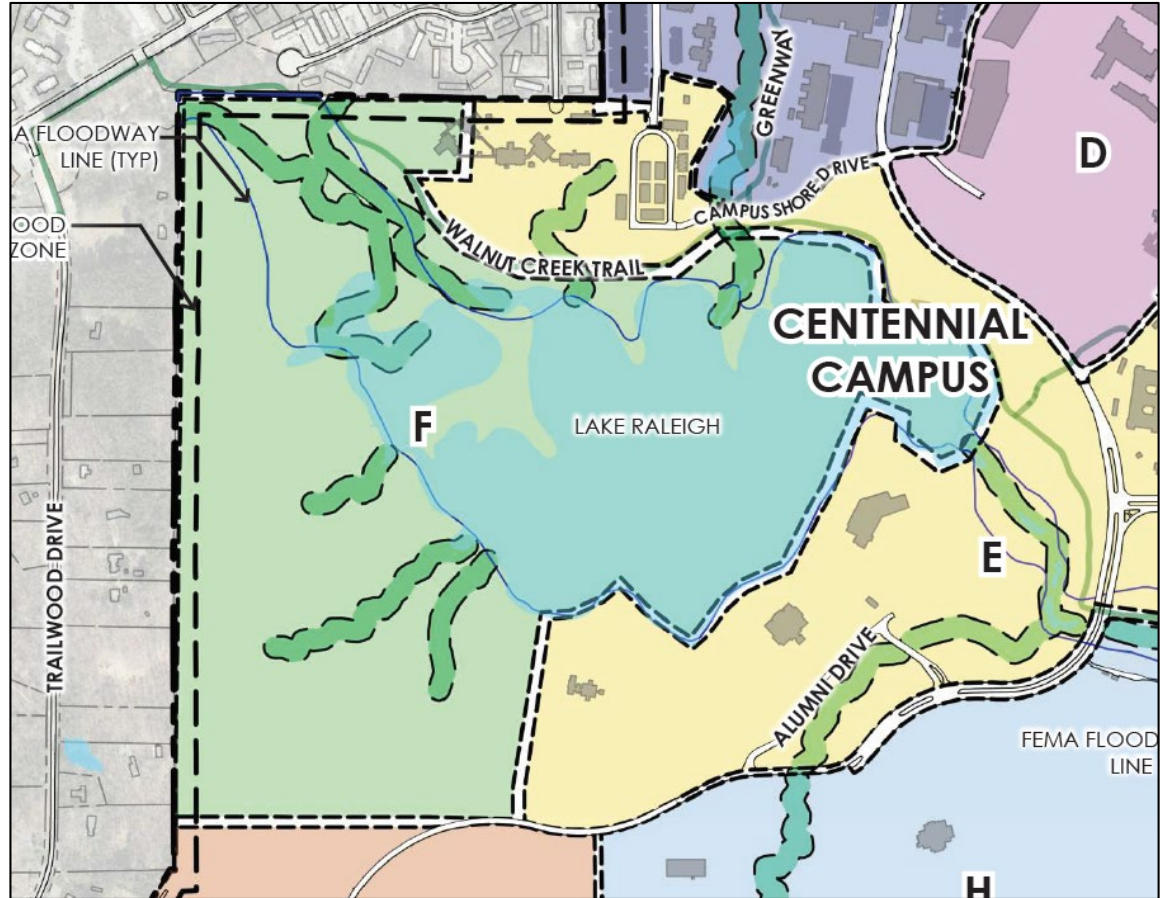
# District F

Lake Raleigh  
Recreational District

Size: 181 Acres

Max Height: 3 stories

Structures to be limited  
to support structures  
such as pavilions,  
restrooms, etc.



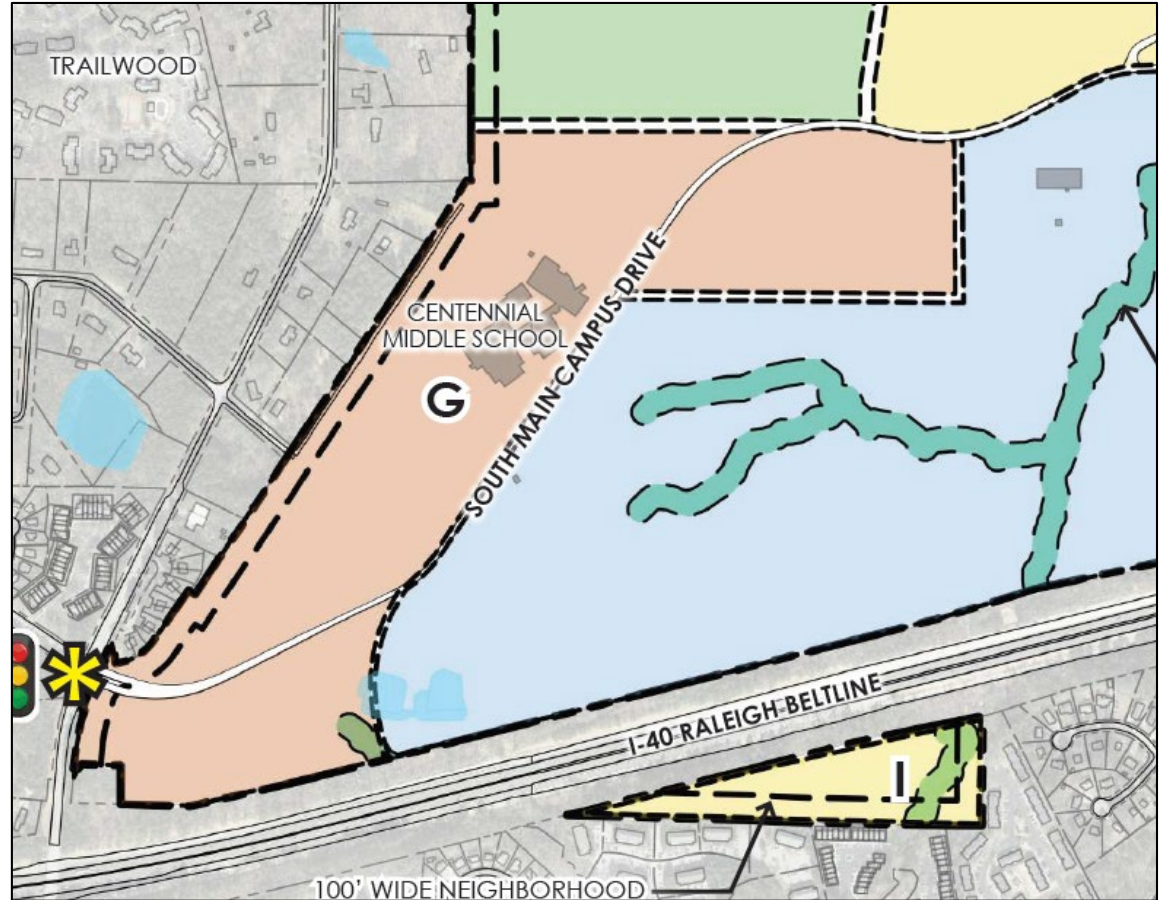


# District G

Southwestern District

Size: 76 Acres

Max Height: 5 stories

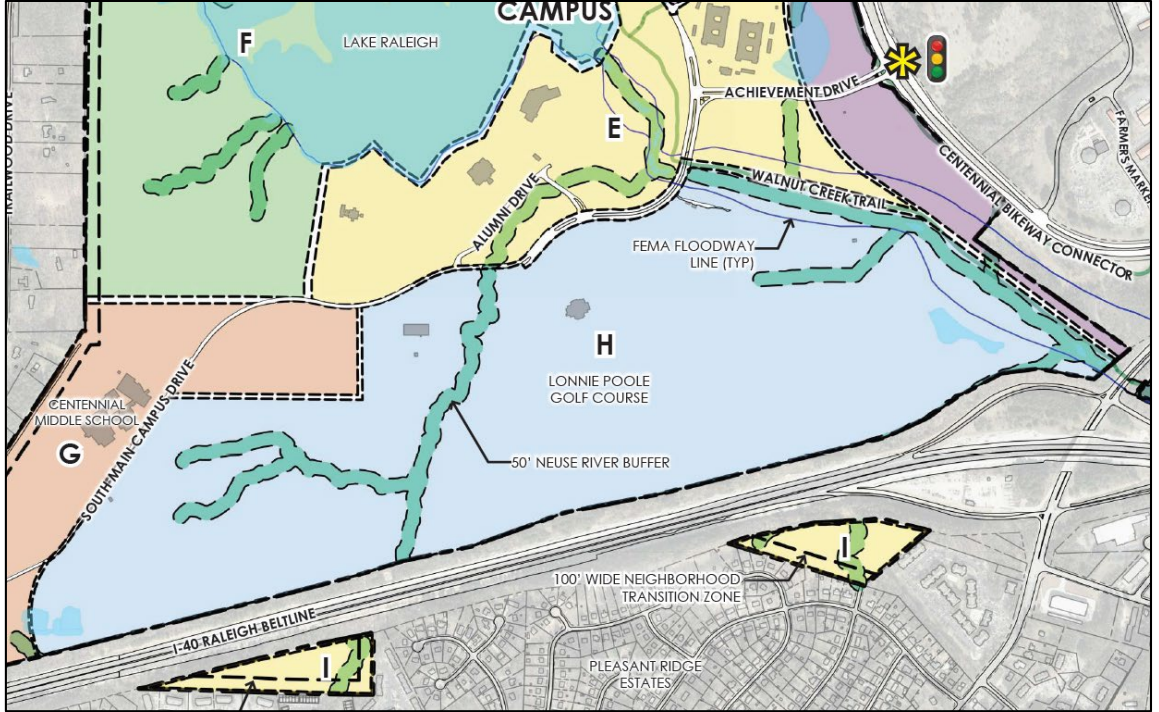


# District H

Golf Course District

Size: 270 Acres

Max Height: 3 stories

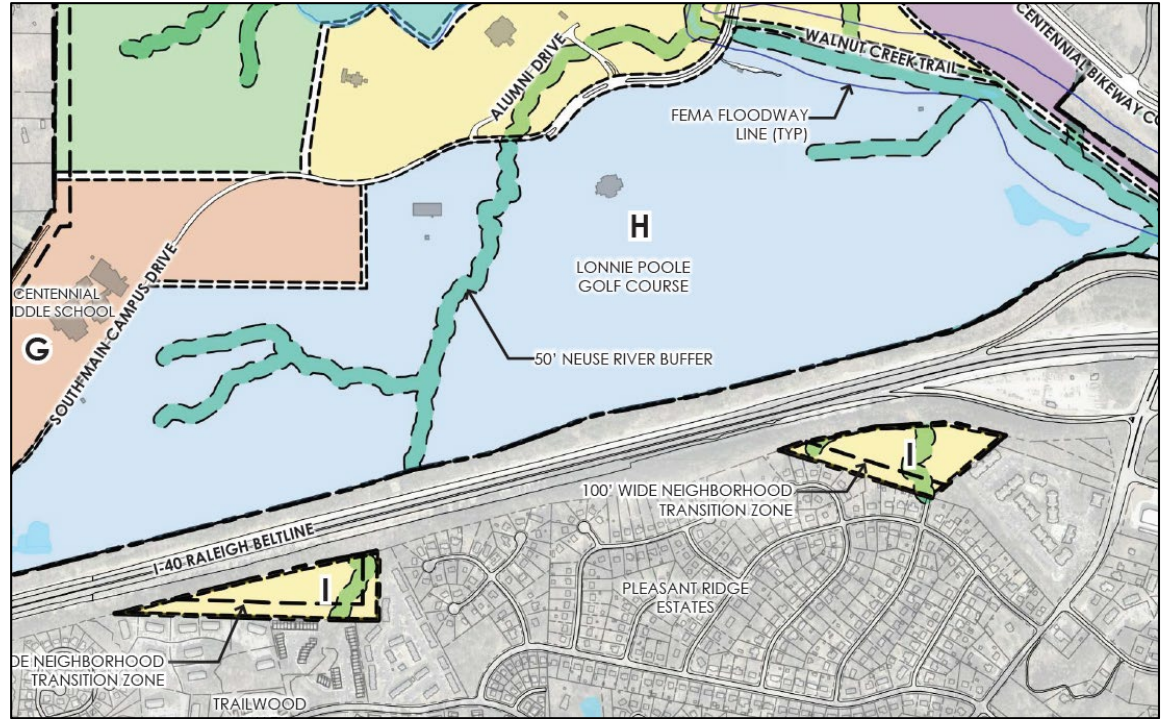


# District I

Southern Residential  
District

Size: 17 Acres

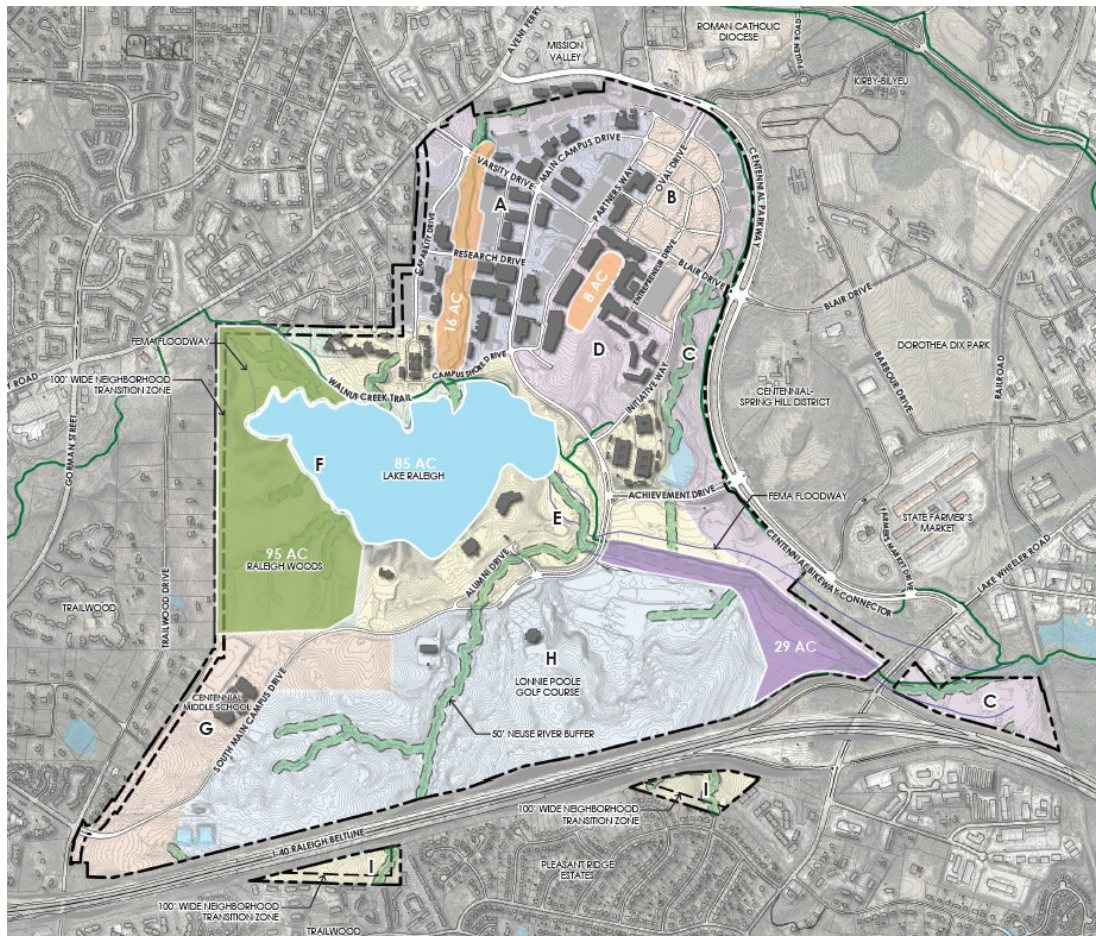
Max Height: 3 stories





# Open Space Plan

Type	Provided Area (Acres)
General Recreation Area (Including Greenways)	29
Lake Raleigh and Proposed Addition	85
Conservation/Wildlife Area	95
Buffers and Permanent Open Space Network	24
<b>Total Open Space</b>	<b>233</b>





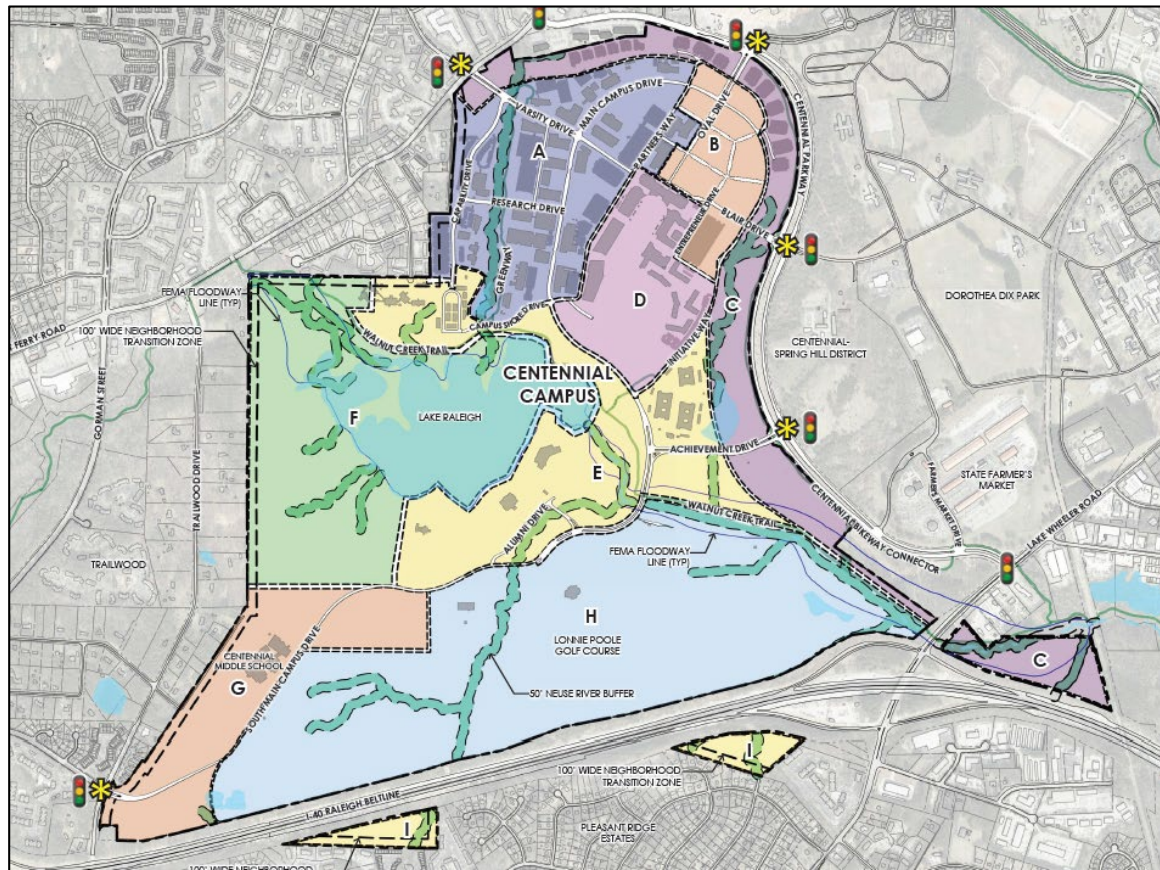
# Campus Development

Previously Approved Development:  
~11.8M sf

Requested Recapture of  
Development Rights: ~1.9M sf

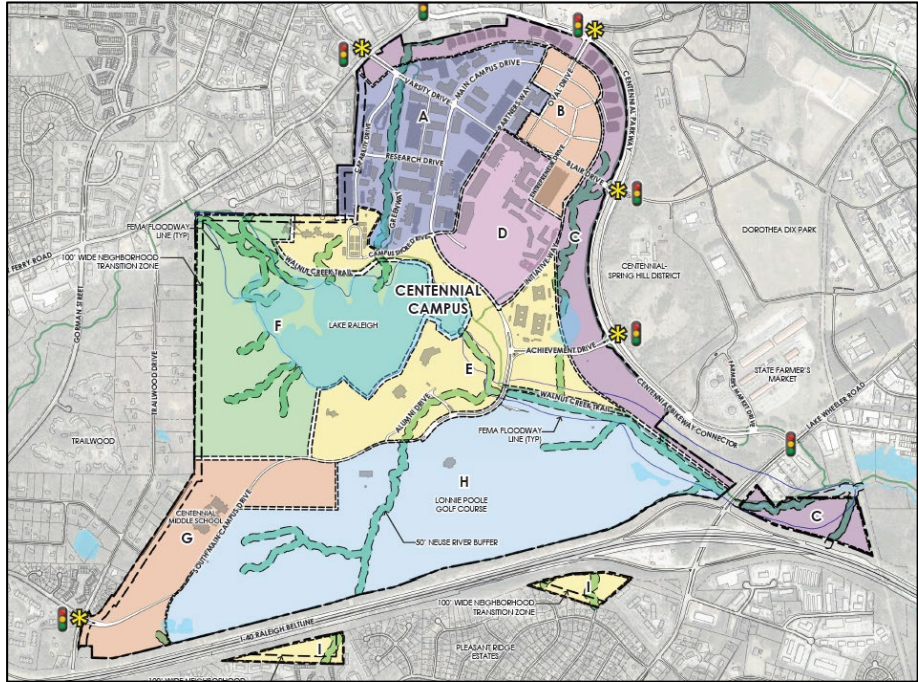
Total Centennial Campus  
Development Request: ~13.8M sf

*Planned concentration of  
new development in  
Districts A, B & D*



# Traffic & Infrastructure

- Significant existing infrastructure implemented as a result of prior zoning approvals
- Traffic evaluation will occur based on existing conditions and proposed development
- Multi-modal transit opportunities adjacent to Centennial Campus
  - Wolfline
  - Bicycle/Pedestrian Infrastructure
  - BRT
  - Commuter Rail



# Questions

<https://centennial.ncsu.edu/zoning/>

Email: [ncstatezoning@ncsu.edu](mailto:ncstatezoning@ncsu.edu)