

Rezoning Application



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

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

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

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning Proposed Zoning CMP-CU	

Narrative of Zoning Conditions Offered

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

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

Property Owner(s) Signature Tim Walton Print Name TIM WALTON

Rezoning Application



RALEIGH
DEPARTMENT OF
CITY PLANNING



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Property Owner Name/Address The Board of Trustees of the Endowment Fund of North Carolina State University Charles A Maimone, Treasurer Campus Box 7472 Raleigh, NC 27695-7472		Phone 919-515-2155	Fax 919-515-5121
		Email camaimon@ncsu.edu	
Applicant Name/Address Jamie Schwedler 301 Fayetteville Street Raleigh, NC 27601		Phone 919-835-4529	Fax 919-834-4564
		Email jamieschwedler@parkerpoe.com	
Applicant* Signature(s)	DocuSigned by: 31757C261A8144F...	Email camaimon@ncsu.edu	

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

REZONING APPLICATION ADDENDUM #1

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.

OFFICE USE ONLY

Rezoning Case #

STATEMENT OF CONSISTENCY

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

PUBLIC BENEFITS

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

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.

OFFICE USE ONLY

Rezoning Case #

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

URBAN DESIGN GUIDELINES

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation

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

- | | |
|----|---|
| 1. | <p><i>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</i></p> <p>Response:</p> |
| 2. | <p><i>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</i></p> <p>Response:</p> |
| 3. | <p><i>A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.</i></p> <p>Response:</p> |
| 4. | <p><i>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</i></p> <p>Response:</p> |
| 5. | <p><i>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</i></p> <p>Response:</p> |
| 6. | <p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> |

7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response:</p>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

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

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

November 4, 2020

NOTICE OF NEIGHBORHOOD MEETING

Dear Property Owner:

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

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

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

To participate by telephone:

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

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

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

The City of Raleigh requires a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning prior to the submittal of any rezoning application. Any landowner who is interested in learning more about this project is invited to attend.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for “Rezoning Process.” If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919)996-2180, or by email, JP.Mansolf@raleighnc.gov.

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

Thank you,
Jamie Schwedler

Summary of the Rezoning Request

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

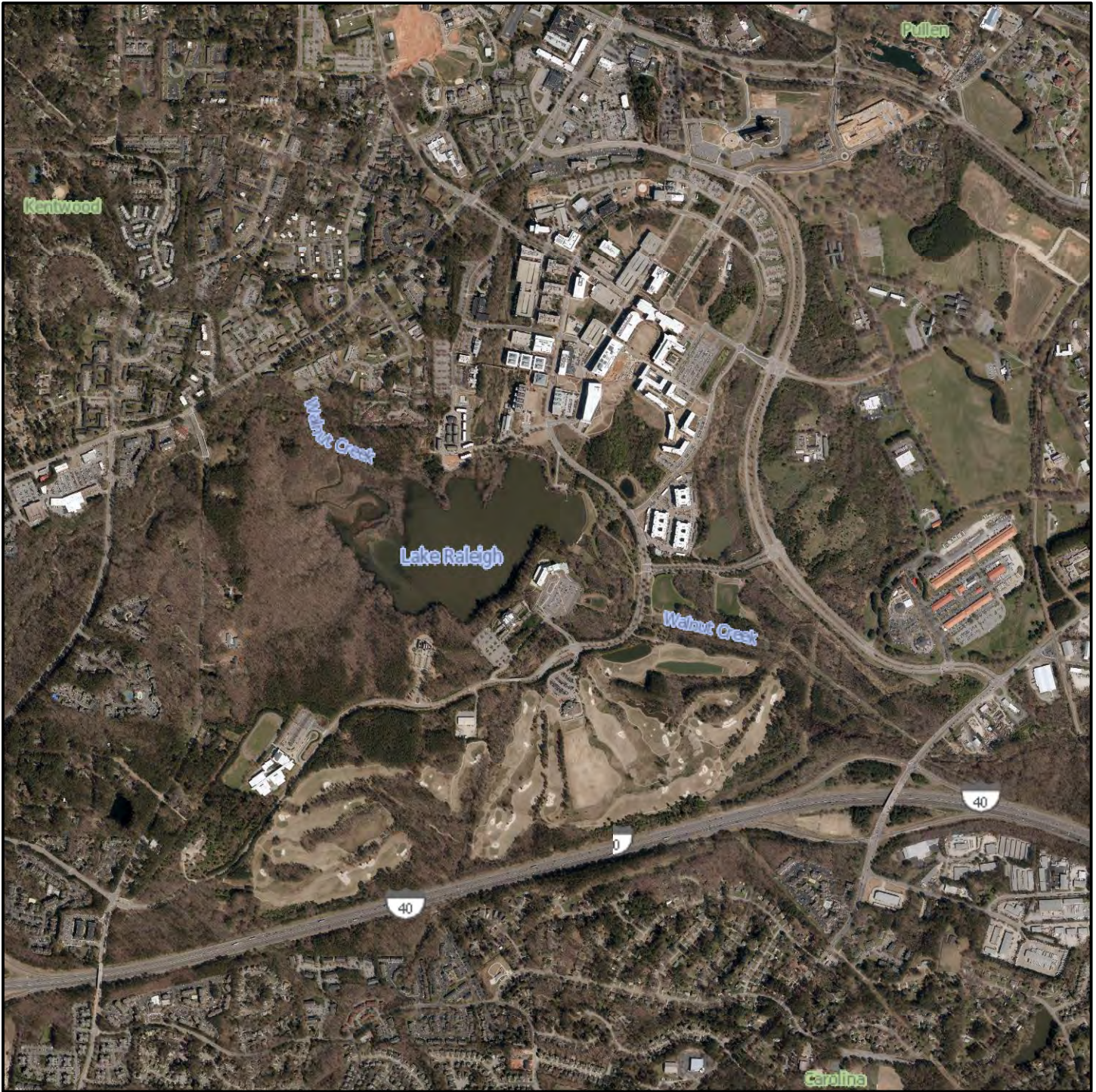
NC State University's Centennial Campus ("Centennial") was established in 1984 through an initial land allocation by then Governor James B. Hunt, Jr. and envisioned a new type of research, innovation and public-private partnership campus. The campus was originally zoned in 1988 to enable educational,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

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

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

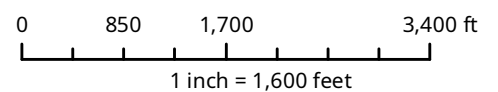
In addition to outlining proposed uses, the application includes height and square footage guidelines for various districts on the campus, maintains recreation and reinforces public connectivity to Centennial Campus, Lake Raleigh and the Lake Raleigh Woods area. The request will also translate a series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

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

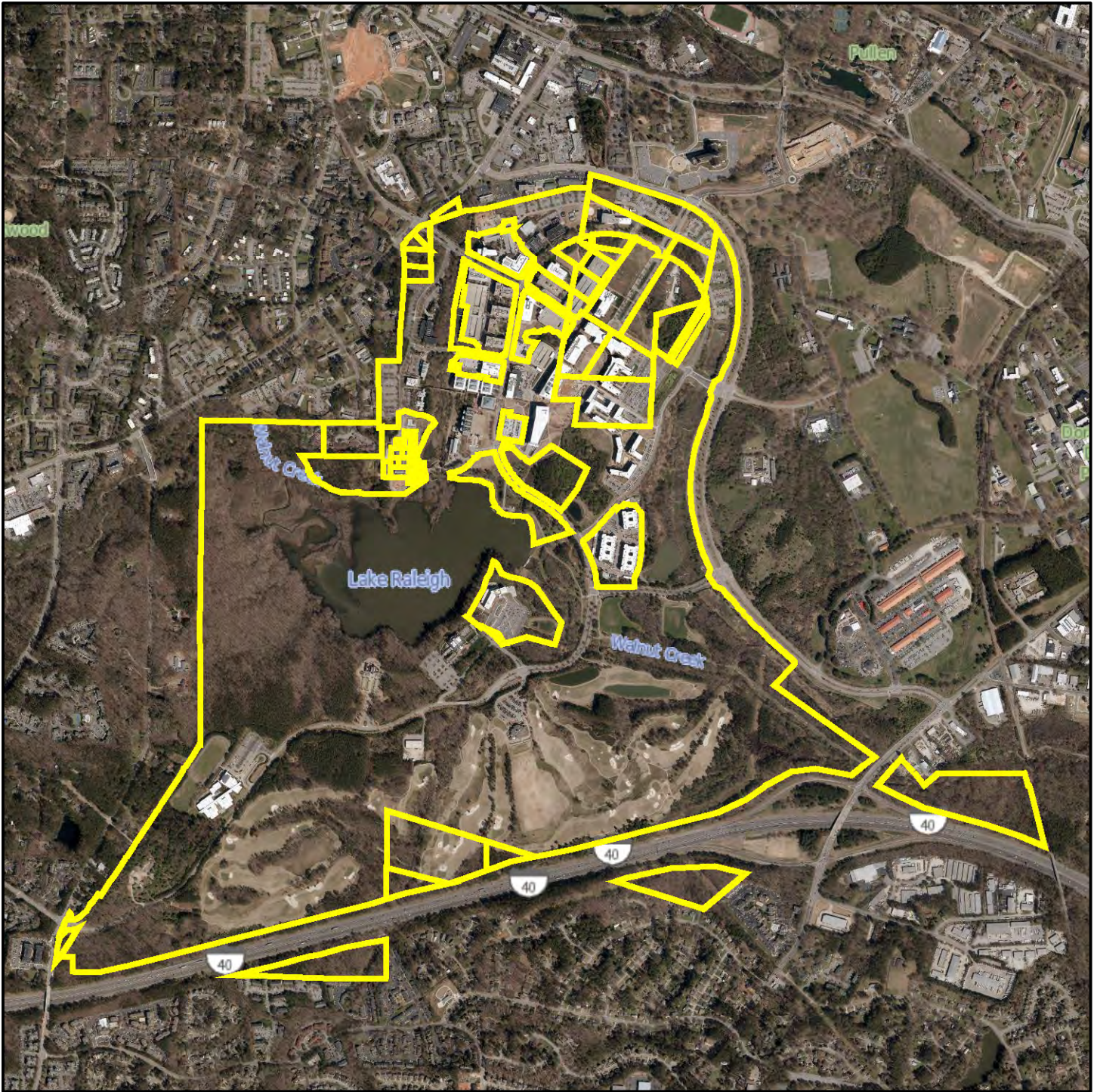


NC State Centennial Campus Rezoning

Aerial Map

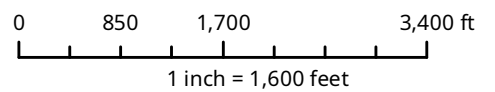


Disclaimer
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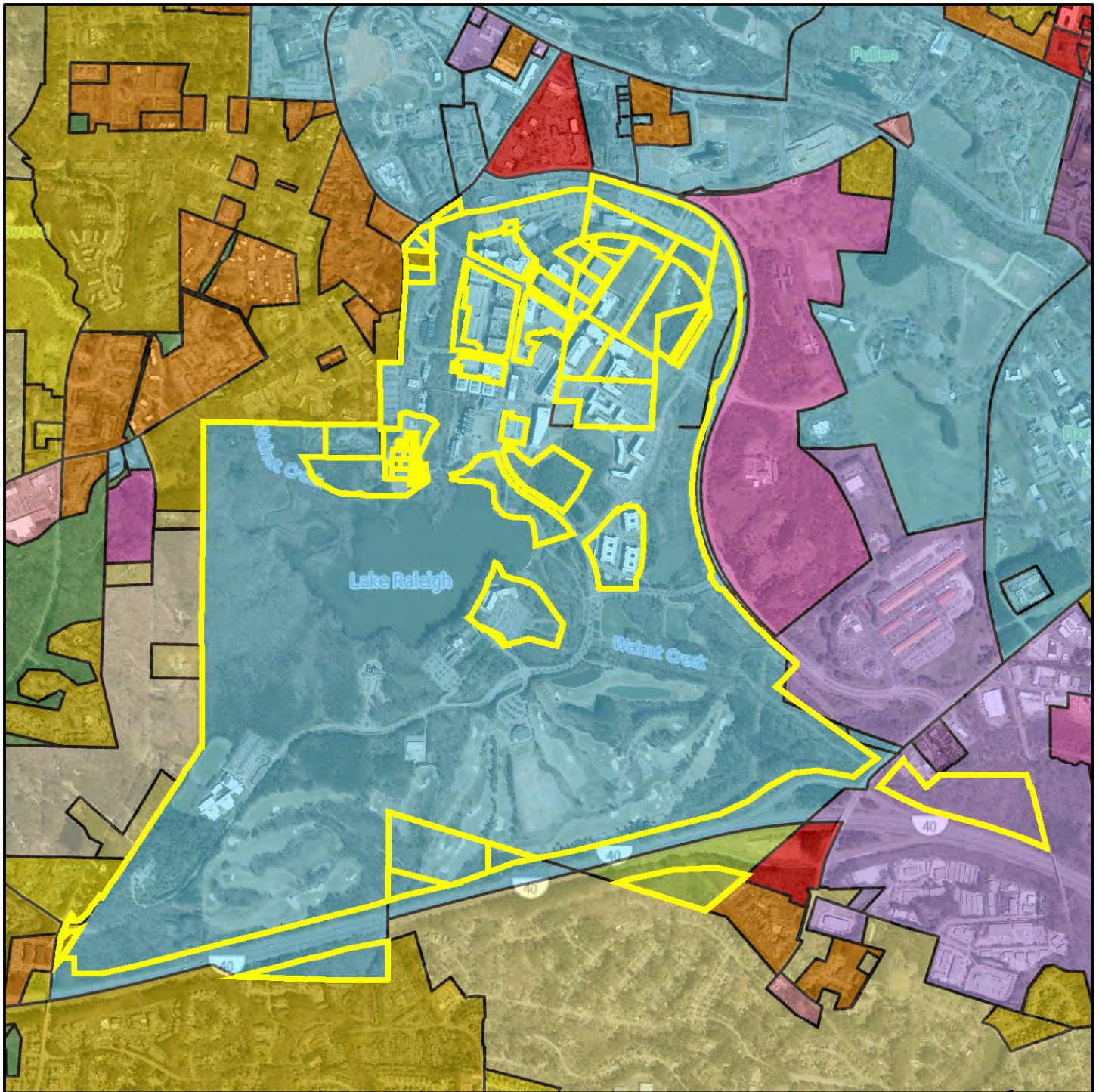
NC State Centennial Campus Rezoning

Vicinity Map



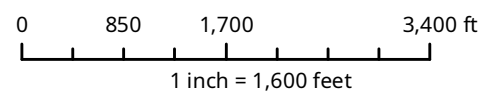
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NC State Centennial Campus Rezoning

Zoning Map



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		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		

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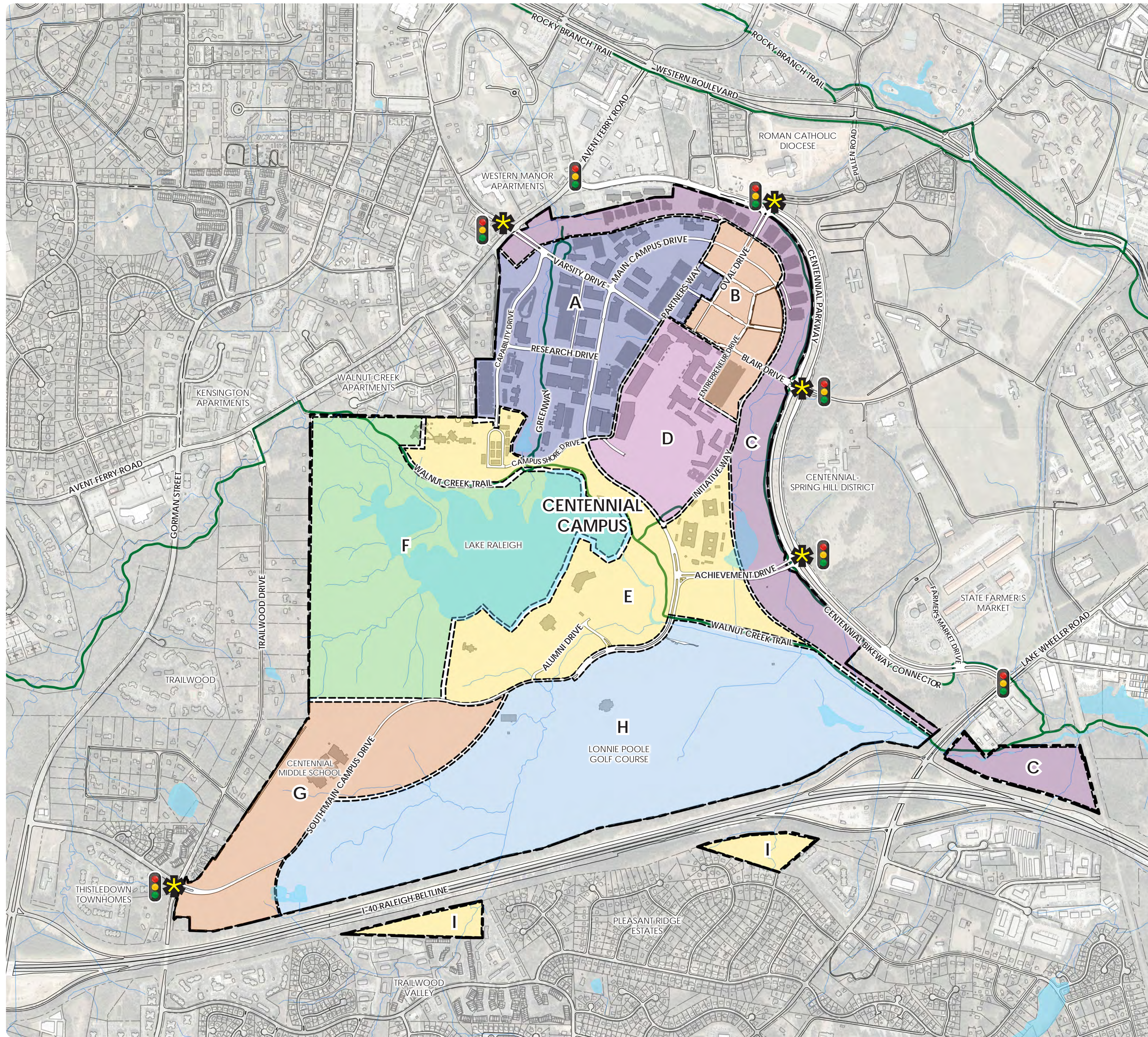
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Property Owner(s) Signature _____ Print Name _____



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

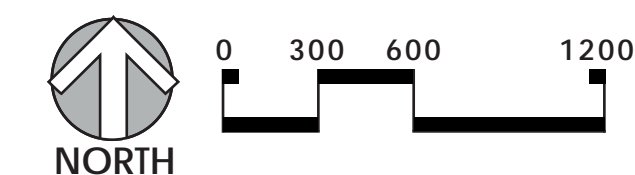
TABLE 1: DISTRICT SUMMARY

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

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

TABLE 2: OVERALL DENSITY SUMMARY

DENSITY ALLOWED UNDER Z-5-87	11,800,000 GSF
EXISTING/PLANNED BUILDING AREA (GSF)	-4,892,374 GSF
PROPOSED NEW GSF	1,920,000 GSF
PROPOSED OVERALL DENSITY	13,800,000 GSF



**10/30/20
PROGRESS DRAFT
NOT FOR REVIEW**

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 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

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

SUMMARY OF ISSUES

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

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

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

Summary of Issues:

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

ATTENDANCE ROSTER

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

ATTENDANCE ROSTER

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

SUMMARY OF ISSUES

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

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

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

Summary of Issues:

Plans for extension of Research Drive

Development plans for District G and impact to surrounding neighborhoods

Consideration of separating North Shore from District E/exemption from height requirements

Extension of greenway to natural trails along Crump Road

Intent of rezoning for District I

Consideration of I-440 exit at mile 296

Whether campus master plan for future buildings is available (plans along Crump Rd)

Traffic on Centennial Campus based on Dorothea Dix Park expansion

SUMMARY OF ISSUES

A neighborhood meeting was held on _____ (date) to discuss a potential rezoning located at _____ (property address).

The neighborhood meeting was held at _____ (location).

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

Summary of Issues:

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

ATTENDANCE ROSTER

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

ATTENDANCE ROSTER

NAME	ADDRESS
Rebecca Mayhew	1230 Twin Branches Way Unit 102

REZONING APPLICATION ADDENDUM

EXECUTIVE SUMMARY

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

STATEMENT OF CONSISTENCY

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

1. The subject property ("Site") is generally bordered by Centennial Parkway to the north and east, I-40 to the south, and Avent Ferry Road and Trailwood Drive to the west. The western adjacent properties are largely single family homes and apartments. Adjacent properties to the east of Centennial Parkway are predominantly owned by the State of North Carolina, and are on the western edge of Dorthea Dix Park. The subject property is designated as largely "Institutional" in the Future Land Use Map ("FLUM"), with the land along Walnut Creek and Lake Raleigh designated as "Public Parks & Open Space" and "Critical Areas." The Institutional category applies to land and facilities occupied by colleges and universities. While institutional uses are permitted in appropriate zoning districts, the proposed rezoning to CMP directly conforms to the FLUM designation.

2. The subject property also falls within the Priority Areas for Economic Development ("ED") of the 2030 Comprehensive Plan. The Comprehensive Plan refers to "economic development" as the process of local wealth creation, manifested by growth in jobs, income and investment, and supported by improvements in the social, built, and natural environment. The zoning request is consistent with the following ED policies:

- a. **Policy ED 4.6 Academic Sector Partnerships**, *Encourage cooperative efforts between local employers and universities, colleges, and technical colleges to develop education, workforce training, and research programs. Foster collaborations that provide employment options for Raleigh's youth.* The unique environment on Centennial Campus – where academia and industry work together side by side – is well suited to further this policy objective. The proposed development of Centennial campus will provide continued

opportunities for academics, education, workforce training, research programs, and public-private collaborations yielding economic benefits for Raleigh and the State.

b. **Policy ED 4.7 Supporting Colleges and Universities**, *Promote economic stability and prosperity by supporting the area universities and colleges that contribute to developing Raleigh's educated and creative workforce.* The proposed zoning will further the three-tiered teaching, research and statewide-outreach mission of NC State University by providing opportunities for future university and public-private partnership development on Centennial Campus.

c. **Policy ED 4.11 Internships**, *Encourage the Change of Commerce and other private-sector organizations to develop and support internship programs to connect with local university students and retain them in the area.* The proposed zoning and accompanying master plan will allow NC State to continue the development of a robust and vibrant campus where industry and academia co-locate and work collaboratively across disciplines. These physical co-locations create significant opportunities for student internships which in turn help to create a robust and capably skilled workforce able to support local organizations and employers in the long term.

d. **Policy ED 5.6 Designing Knowledge Industry Workplaces**, *Encourage the development of high-quality environments that combine office/lab space, housing, and support retail and services, such as Centennial Campus or North Hills, to compete effectively for and attract knowledge workers to Raleigh.* The proposed zoning will enable the continued development of Centennial Campus for teaching, research and public-private partnership opportunities. This will further enable Raleigh to attract key office tenants, investors, and residents on the campus and to the surrounding areas.

e. **Policy ED 7.5 University Partnerships**, *Partner with area universities to develop strategies to support creative industries.* The proposed zoning will pave the way for the continued growth and evolution of Centennial Campus. Currently over seventy-five (75) partner collaborators operate on-site at Centennial Campus, reaping the benefits of student talent and access to world-class faculty and researchers. The continued evolution of Centennial Campus will allow the impact of the institution, and these partnerships, to grow over time.

f. **Policy ED 8.4 Leveraging Academic Institutions**, *Work closely with the State of North Carolina, local colleges, universities, research institutions, and the Chamber of Commerce to maximize their contributions in shaping the city's economic future.* The proposed zoning will provide the university with a framework for its continued contributions to the City and the State. Through the continuation of its teaching, research and public-private partnership activities, Centennial Campus has the opportunity to continue to yield tremendous contributions to the region.

3. The proposed rezoning is also consistent with the following policies of Section 3 of the 2030 Comprehensive Plan (Land Use):

a. **Policy LU 1.2 Future Land Use Map and Zoning Consistency**, *The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.* The requested zoning map amendment is consistent with the FLUM designation and the proposed uses support the Comprehensive Plan policies. NC State's campus setting directly conforms to the FLUM designation and proposed CMP district.

b. **Policy LU 5.1 Reinforcing the Urban Pattern**, *New development should acknowledge existing buildings, and, more generally, the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.* The proposed CMP Master Plan takes into account the natural characteristics of the campus and the surrounding areas while providing a framework for growth within the campus that is aligned with the 21st century mixed-use urban learn/live/work/play environment where academia and industry collide to innovate.

c. **Policy LU 9.1 Planning for the Tech Sector**, *Plan for and designate adequate land for offices, laboratories, business incubators, and flex space buildings to accommodate Raleigh's growing technology industries on the Future Land Use Map.* The proposed master plan includes provisions to accommodate office, laboratories, and flex space buildings in order to accommodate the continued growth of NC State's teaching, research and public-private partnership activities on Centennial Campus. The location of NC State's College of Engineering on Centennial Campus makes partnership opportunities at Centennial attractive to the tech sector, among other partners.

d. **Policy LU 9.2 Coordinating Institutional Growth**, *Expand and encourage partnerships among the city's many large institutions to coordinate future growth and development of these institutions with surrounding land uses and neighborhoods.* The requested zoning will enable the continued development of Centennial to further the three-tiered teaching, research and statewide-outreach mission, and modernize the zoning framework to align with the new UDO. This streamlining of Centennial's entitlements will allow the university flexibility to meet its mission while creating a clear framework for its future growth.

4. The proposed rezoning is also consistent with the following policies of Section 8 of the 2030 Comprehensive Plan (Parks, Recreation, and Open Space):

a. **Policy PR 1.8 Integrate Parks and Transportation Options**, *Utilize existing and future public transportation centers, greenway trails and pedestrian connections to provide access to parks, recreation and cultural opportunities throughout growth areas and city-wide.* The requested zoning will allow Centennial Campus to continue to provide a network of greenway trails and pedestrian trails to the public across the approximately 1000 acre campus, with extensive connections to the public transportation system.

b. **Policy PR 3.13 Greenway-oriented Development**, *Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.* The requested zoning will maintain several greenway trails encompassed in the area. The proposed development will also provide the opportunity for the incorporation of existing greenways and greenway connectors into new internal pedestrian infrastructure in a responsible manner.

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

d. **Policy PR 7.1 Contextual Development**, *Complement the ongoing growth and development of the Centennial and Main Campuses of North Carolina State University, the North Carolina Department of Agriculture's State Farmer's Market, and other regional institutions.* The requested zoning will provide open spaces and parks to complement the proposed development of Centennial. This in turn will support the City's vision for Dorothea Dix Park, which buttresses Centennial Campus to its east, and is envisioned as a significant amenity and destination.

e. **Policy PR 7.2 Integration into Park System**, *Integrate into and build upon the city's regional park and greenway system, and be mutually supportive of other city parks and cultural institutions.* The requested zoning will enable the continued development of Centennial and allows for the existing greenway trails to be maintained and integrated into the proposed development. The proposed development will also continue to provide ample open space for recreation such as Lake Raleigh and the Lake Raleigh Woods area.

PUBLIC BENEFITS

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

This zoning request paves the way for the continued growth and evolution of North Carolina State University's Centennial Campus. Centennial Campus is a nationally known destination for partnership and collaboration among leaders in business, research and education – a place where academic and industry collide to innovate. The Master Plan outlines a comprehensive view of the campus' development, providing parameters for development of the campus into the future concentrating much of the new development in areas largely internal to the campus – prime location to create these “collisions” to drive innovation.

The unique environment attracts public, private and non-profit partners, develops a prepared workforce and drives the region's economic prosperity. Centennial Campus also provides many additional benefits to the surrounding community. Alongside state of the art academic, office buildings and laboratories, Centennial campus offers walking trails, Lake Raleigh, a championship golf course, living opportunities and open public spaces. The campus also offers programming open to the public including food trucks, movie nights and live concerts.

The zoning request will pave the way for the future growth of the University. The future growth of the University will strengthen the University's contribution to the city's economic and social fabric in myriad ways. In addition to outlining opportunities for future development, the Master Plan maintains NC State's commitment to providing open space, preserving the tree canopy and Lake Raleigh Woods and providing recreation areas for its students, employees, residents, and guests.