

ORDINANCE NO. (2021) 238 ZC 821

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

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

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

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

Conditions dated: See attached master plan.

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 That all laws and clauses of laws in conflict herewith are hereby repealed to the extent of such conflict.

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

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

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

Adopted on First Reading: May 18, 2021

Adopted on Second Reading: June 1, 2021

Effective: June 6, 2021

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

EXHIBIT A

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

Parcels Owned by the State of North Carolina

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

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

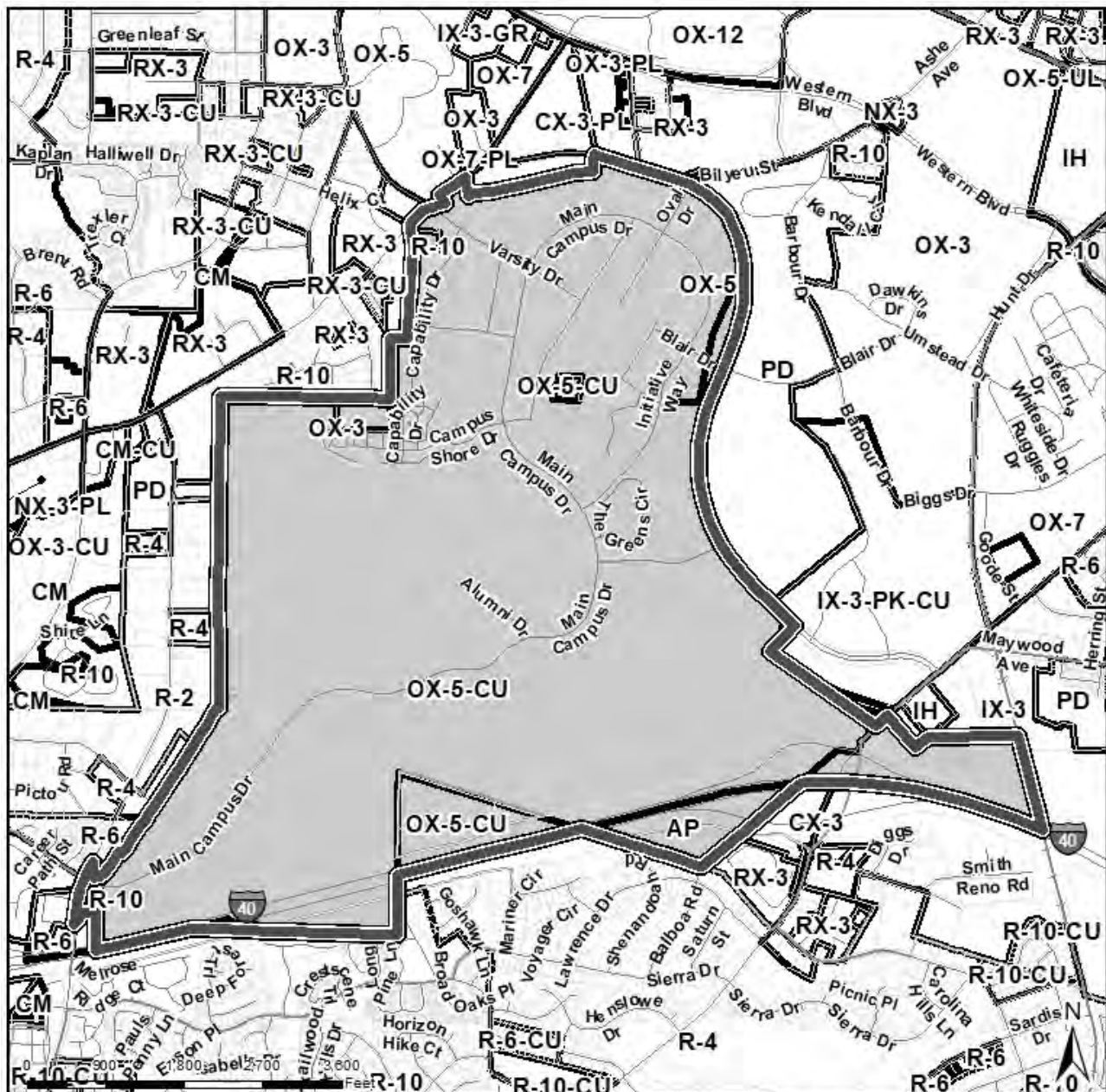
Parcels Owned by Endowment Fund of NC State University

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

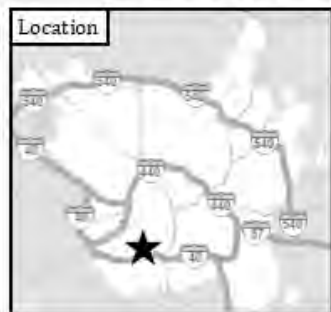
Property Address: 0 Campus Shore Drive, Raleigh, NC
PIN: 0793446419
Property Address: 2430 Campus Shore Drive, Raleigh, NC
PIN: 0793446630
Property Address: 0 Capability Drive, Raleigh, NC
PIN: 0793444567
Property Address: 0 Capability Drive, Raleigh, NC
PIN: 0793443610
Property Address: 0 Capability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

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

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



CENTENNIAL 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

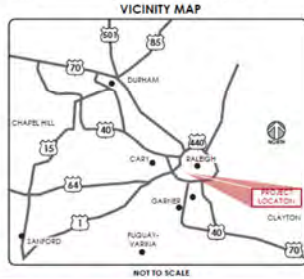
APPLICANT:
 THE STATE OF NORTH CAROLINA AND
 THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF
 NORTH CAROLINA STATE UNIVERSITY

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

CONSULTANT TEAM:
 LAND PLANNER/LANDSCAPE ARCHITECT/TRAFFIC/CIVIL: **KIMLEY-HORN**
 421 FAYETTEVILLE STREET, SUITE 600
 RALEIGH, NC 27601
 P (919) 677-2000
 CONTACT: RONKARO BROWN, PLM
 LAND-USE ATTORNEYS & COUNSELLORS AT LAW: **FARKER POE ATTORNEYS & COUNSELLORS AT LAW**
 301 FAYETTEVILLE STREET #1400
 RALEIGH, NC 27601
 P (919) 973-0544
 CONTACT: JAMIE SCHWEDLER
 SURVEYOR: **JOHN A. EDWARDS & CO.**
 333 WADE AVENUE
 RALEIGH, NC 27605
 P (919) 828-4428

MASTER PLAN SHEET INDEX:

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- MP-1.....EXISTING CONDITIONS MAP
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- MP-3.....DEVELOPMENT PLAN
- MP-4.....PEDESTRIAN CIRCULATION PLAN
- MP-4.1.....TRANSPORTATION IMPROVEMENTS PLAN
- MP-5.....PARKING PLAN
- MP-6.....OPEN SPACE PLAN
- MP-7.....TREE CONSERVATION PLAN
- MP-8.....MAJOR UTILITIES PLAN
- MP-9.....GENERALIZED STORMWATER PLAN
- MP-10.....PHASING PLAN
- MP-11.....3D MODELS/RENDERINGS
- MP-12.....COMMON SIGNAGE PLAN



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

STANDARD	REQUESTED MODIFICATION	MP
BUILDING HEIGHT (CMPI)	4.6.1.B.1	MP-2
ALLOWABLE BUILDING TYPES	4.6.1.B.2	MP-2
FRONT SETBACKS	4.6.1.B.3	MP-2
SIDE SETBACKS	4.6.1.B.4	MP-2
INTERIOR SETBACK SETBACKS	4.6.1.B.5	MP-2
NEIGHBORHOOD TRANSITION ZONES	4.6.1.B.6	MP-2
SIGNAGE	4.6.1.B.7	MP-12
LANDSCAPE AND SCREENING	4.6.1.B.8	MP-2
OUTDOOR DISPLAY AND STORAGE	4.6.1.B.9	MP-2
PARKING AND LOADING	4.6.1.B.10	MP-2
OPEN SPACE	4.6.1.B.11	MP-2
GROUND FLOOR ELEVATION	4.6.1.B.12	MP-2
TRANSIT FACILITY	4.6.1.B.13	MP-2
BLANK WALL	4.6.1.B.14	MP-2
FRONT RESIDENTIAL GARAGE PARKING	4.6.1.B.15	MP-2
OUTDOOR AMENITY	4.6.1.B.16	MP-2

MASTER PLAN KEY NOTES:

1. THIS MASTER PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NORTH CAROLINA STATE UNIVERSITY AND THE BOARD OF TRUSTEES OF THE UNIVERSITY OF NORTH CAROLINA. ALL RIGHTS IN THIS MASTER PLAN ARE RESERVED BY THE CONSULTANT AND THE APPLICANT. THE CONSULTANT AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF NORTH CAROLINA. THE CONSULTANT AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF NORTH CAROLINA. THE CONSULTANT AND THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF NORTH CAROLINA.
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STATEMENT OF CONSISTENCY

1. THE SUBJECT PROPERTY ("SITE") IS GENERALLY BOUNDED BY CENTENNIAL PARKWAY TO THE NORTH AND EAST, AND AVERT FERRY ROAD AND TRAILWOOD DRIVE TO THE WEST. THE WESTERN ADJACENT PROPERTIES ARE LANDS, TRIDGE PARKWAY, HOBBS AND WAINWRIGHTS. ADJACENT PROPERTIES TO THE EAST OF CENTENNIAL PARKWAY ARE PREDOMINANTLY OWNED BY THE STATE OF NORTH CAROLINA, AND ARE ON THE WESTERN EDGE OF CONCORDIA COLLEGE. THE SUBJECT PROPERTY IS DESIGNATED AS A LARGE "INSTITUTIONAL" IN THE FUTURE LAND USE MAP ("FLUM"). WITH THE LAND DESIGNATION AND LAKE BALDWIN DESIGNATED AS PUBLIC PARKS & OPEN SPACE AND "CAMPUS AREA", THE RATIONAL CATEGORIES APPLIED TO LAND AND FACILITIES OWNED BY COLLEGE AND UNIVERSITIES, WHILE INSTITUTIONAL USE IS PERMITTED BY APPROPRIATE ZONING DISTRICTS, THE PROPOSED ZONING TO CAMP DIRECTLY CONFORMS TO THE FLUM DESIGNATION.

2. THE SUBJECT PROPERTY ALSO FALLS WITHIN THE "PROSPERITY AREA" FOR ECONOMIC DEVELOPMENT ("ED") OF THE 2030 COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN STATES "ECONOMIC DEVELOPMENT" AS THE PROCESS OF LOCAL WEALTH CREATION, MAINTENANCE, AND GROWTH IN JOBS, INCOME AND INVESTMENT, AND SUPPORTED BY IMPROVEMENTS IN THE SOCIAL, BUILDING AND NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THE FOLLOWING POLICIES:

8. POLICY ED 4.8 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 OPPORTUNITIES FOR REGIONAL YOUTH. THE UNIQUE ENVIRONMENT OF CENTENNIAL CAMPUS - WHERE ACADEMIA AND INDUSTRY MEET TOGETHER SIDE BY SIDE - IS WELL SUITED TO FURTHER THE POLICY OBJECTIVE. THE PROPOSED DEVELOPMENT OF CENTENNIAL CAMPUS WILL PROVIDE CONTINUED OPPORTUNITIES FOR ACADEMIC, EDUCATION, WORKFORCE TRAINING, RESEARCH PROGRAMS, AND PUBLIC-PRIVATE COLLABORATIONS, INCLUDING ECONOMIC BENEFITS FOR BALDWIN AND THE STATE.

9. POLICY ED 4.7 SUPPORTING COLLEGE AND UNIVERSITIES, PROMOTE ECONOMIC STABILITY AND PROSPERITY BY FURTHERING THE AREA UNIVERSITIES AND COLLEGES THAT CONTRIBUTE TO THE REGION'S EDUCATED AND CREATIVE WORKFORCE. THE PROPOSED ZONING WILL FURTHER THE "RESEARCH, RESEARCH AND STATEWIDE OUTREACH MISSION" OF THE STATE UNIVERSITY BY PROVIDING OPPORTUNITIES FOR FUTURE UNIVERSITY AND PUBLIC-PRIVATE PARTNERSHIP DEVELOPMENT ON CENTENNIAL CAMPUS.

10. POLICY ED 4.11 INTERIORS, ENCOURAGE THE CHANGE OF OWNERSHIP AND OTHER PRIVATE SECTOR ORGANIZATIONS TO DEVELOP AND SUPPORT INTERIORS PROGRAMS TO COMPLEMENT WITH LOCAL UNIVERSITY STUDENTS AND RESEARCH. THE PROPOSED ZONING AND ACCOMPANYING MASTER PLAN WILL ALLOW THE STATE TO CONTINUE THE DEVELOPMENT OF A FOSTER AND VESTED CAREER AND ACADEMY CONNECTIONS AND WORK COLLABORATION ACROSS DISCIPLINES. THESE PHYSICAL COLLOCATIONS CREATE SIGNIFICANT OPPORTUNITIES FOR STUDENT INTERIORS WHICH IN TURN HELP TO CREATE A ROBUST AND DYNAMIC, SKILLED WORKFORCE ABLE TO SUPPORT LOCAL ORGANIZATIONS AND EMPLOYERS IN THE LONG TERM.

11. POLICY ED 4.9 DESIGNING KNOWLEDGE INDUSTRY WORKSPACES, ENCOURAGE THE DEVELOPMENT OF HIGH-QUALITY ENVIRONMENTS THAT COMBINE OFFICE, LAB SPACE, HOUSING, AND SUPPORT RETAIL AND SERVICES, SUCH AS CENTENNIAL CAMPUS OF NORTH HILLS, TO COMPLETE EFFECTIVELY FOR AND ATTRACT RESEARCH AND INNOVATION. THE PROPOSED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL CAMPUS FOR RESEARCH, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP OPPORTUNITIES. THIS WILL FURTHER BRING ABOUT A DIVERSE OFFICE TENANTS, RESEARCH, AND RESEARCH ON THE CAMPUS AND TO THE SURROUNDING AREAS.

12. POLICY ED 4.3 UNIVERSITY PARTNERSHIPS, PARTNERS WITH AREA UNIVERSITIES TO DEVELOP STRATEGIES TO SUPPORT CREATIVE INDUSTRIES. THE PROPOSED ZONING WILL FURTHER THE PLAN FOR THE CONTINUED GROWTH AND EVOLUTION OF CENTENNIAL CAMPUS. CURRENTLY OVER 500 EMPLOYEES OF THE PARTNER ORGANIZATIONS OPERATE ON SITE AT CENTENNIAL CAMPUS, BEARING THE BENEFITS OF STUDENT TALENT AND ACCESS TO WORLD-CLASS FACILITY AND RESEARCHERS. THE CONTINUED DEVELOPMENT OF CENTENNIAL CAMPUS WILL ALLOW THE IMPACT OF THE INSTITUTION, AND THESE PARTNERSHIPS, TO GROW OVER TIME.

13. POLICY ED 4.6 ACADEMIC, LOCAL COLLEGE, UNIVERSITY, RESEARCH INSTITUTIONS, AND THE CHANGES OF OWNERSHIP TO MAXIMIZE THESE CONTRIBUTIONS BY SHAPING THE CITY'S ECONOMIC FUTURE. THE PROPOSED ZONING WILL PROVIDE THE UNIVERSITY WITH A FRAMEWORK FOR ITS CONTINUED CONTRIBUTIONS TO THE CITY AND THE STATE, THROUGH THE CONTRIBUTION OF ITS RESEARCH, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES. THE ZONING WILL PROVIDE THE OPPORTUNITY TO CONTINUE TO YIELD TREMENDOUS CONTRIBUTIONS TO THE REGION.

14. THE PROPOSED ZONING IS ALSO CONSISTENT WITH THE FOLLOWING POLICIES OF SECTION 3 OF THE 2030 COMPREHENSIVE PLAN (LAND USE):

A. POLICY LU 1.2 FUTURE LAND USE MAP AND ZONING CONSISTENCY: THE FUTURE LAND USE MAP SHALL BE USED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN POLICIES TO EVALUATE ZONING CONSISTENCY INCLUDING PROPOSED ZONING MAP AMENDMENTS AND ZONING TEXT CHANGES. THE REQUESTED ZONING MAP AMENDMENT IS CONSISTENT WITH THE FLUM DESIGNATION AND THE PROPOSED ZONING SUPPORTS THE FLUM DESIGNATION AND THE STATE'S CAMPUS DESIGN DIRECTLY CONFORMS TO THE FLUM DESIGNATION AND PROPOSED CAMP DISTRICT.

B. POLICY LU 1.1 REINFORCING THE URBAN PATTERN, NEW DEVELOPMENT SHOULD ACKNOWLEDGE EXISTING BUILDINGS AND, MORE GENERALLY, THE SURROUNDING AREA. QUALITY DESIGN AND SITE PLANNING IS REQUIRED TO ENSURE THAT NEW DEVELOPMENT CONSIDERS THE EXISTING URBAN FABRIC OF BALDWIN AND IMPLEMENTS WITHOUT ADVERSE IMPACTS ON LOCAL CHARACTER AND APPEARANCE. THE PROPOSED CAMP MASTER PLAN TAKES INTO ACCOUNT THE NATURAL CHARACTERISTICS OF THE CAMPUS AND THE SURROUNDING AREA WHILE PROVIDING A FRAMEWORK FOR GROWTH WITHIN THE CAMPUS THAT IS ALSO WITHIN THE 2017 CONSERVATION USE URBAN LEARN-LIVE-WORKPLAY ENVIRONMENT WHERE ACADEMIA AND INDUSTRY COLLECT TO INNOVATE.

C. POLICY LU 1.1 PLANNING FOR THE TECH SECTOR, PLAN FOR AND DESIGNATE ADEQUATE LAND FOR OFFICE, LABORATORIES, BUSINESS INCUBATORS, AND RESEARCH BUILDINGS TO ACCOMMODATE BALDWIN'S GROWING TECHNOLOGY INDUSTRIES ON THE FUTURE LAND USE MAP. THE PROPOSED MASTER PLAN INCLUDES PROVISIONS FOR AN ACCOMMODATE OFFICE, LABORATORIES, AND RESEARCH BUILDINGS IN ORDER TO ACCOMMODATE THE CONTINUED GROWTH OF HIGH STATE'S RESEARCH, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES ON CENTENNIAL CAMPUS. THE LOCATION OF HIGH STATE'S COLLEGE OF ENGINEERING ON CENTENNIAL CAMPUS WILL PROVIDE OPPORTUNITIES AT CENTENNIAL, ATTRACTIVE TO THE TECH SECTOR, AMONG OTHER PARTNERS.

D. POLICY LU 1.2 COORDINATING INSTITUTIONAL GROWTH, BRAND AND BOUNDARIES PARTNERSHIPS AMONG THE CITY'S MAJOR LARGE INSTITUTIONS TO COORDINATE FUTURE GROWTH AND DEVELOPMENT OF THESE INSTITUTIONS WITH SURROUNDING LAND USE AND NEIGHBORHOODS. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL TO FURTHER THE "RESEARCH, RESEARCH AND STATEWIDE OUTREACH MISSION" AND MAXIMIZE THE ZONING FRAMEWORK TO ALIGN WITH THE NEW U.S. THIS STREAMLINES CENTENNIAL'S DEVELOPMENT WILL ALLOW THE UNIVERSITY FLEXIBILITY TO MEET ITS MISSION WHILE CREATING A CLEAR FRAMEWORK FOR ITS FUTURE GROWTH.

15. THE PROPOSED ZONING IS ALSO CONSISTENT WITH THE FOLLOWING POLICIES OF SECTION 8 OF THE 2030 COMPREHENSIVE PLAN (PARKS, RECREATION, AND OPEN SPACE):

A. POLICY PR 1.8 INTEGRATE PARKS AND TRANSPORTATION OPTIONS, UTILIZE EXISTING AND FUTURE PUBLIC TRANSPORTATION CENTERS, GREENWAY TRAILS AND PEDESTRIAN CONNECTIONS TO PROVIDE ACCESS TO PARKS, RECREATION AND CULTURAL OPPORTUNITIES THROUGHOUT GROWTH AREAS AND CITY-WIDE. THE REQUESTED ZONING WILL ALLOW CENTENNIAL CAMPUS TO PROVIDE ACCESS TO A NETWORK OF GREENWAY TRAILS AND PEDESTRIAN CONNECTIONS TO THE PUBLIC TRANSPORTATION SYSTEM.

B. POLICY PR 1.13 GREENWAY-ORIENTED DEVELOPMENT, DEVELOPMENT ADAPTATION TO OR ENCOMPASSING A DESIGNATED GREENWAY CORRIDOR OR GREENWAY CORRIDOR SHOULD PROVIDE LINKS BETWEEN INTERNAL PEDESTRIAN INFRASTRUCTURE AND THE GREENWAY NETWORK, WHERE APPROPRIATE. THE DEVELOPMENT SHOULD PROACTIVELY RESPOND TO GREENWAYS AS AN AMENITY, INCORPORATING AND MAINTAINING GREENWAY VIEWSHEDS AND AESTHETIC CHARACTER, AS WELL AS TORM WATER MANAGEMENT AND FOOD CONTROL BENEFITS. THE REQUESTED ZONING WILL MAINTAIN SEVERAL GREENWAY TRAILS ENCOMPASSED IN THE AREA. THE PROPOSED DEVELOPMENT WILL PROVIDE THE OPPORTUNITY TO MAINTAIN AND ENHANCE EXISTING GREENWAYS AND GREENWAY CONNECTIONS INTO NEW INTERNAL PEDESTRIAN INFRASTRUCTURE IN A RESPONSIBLE MANNER.

C. POLICY PR 1.6 ENCOURAGE PUBLIC OPEN SPACE IN RECREATION, BIODIVERSITY AND PROVIDE PUBLICLY ACCESSIBLE OPEN SPACE DURING THE CONSIDERATION OF ZONING DISTRICTS. THE REQUESTED ZONING PROVIDES FOR OVER 28% OF THE TOTAL LAND AREA AS OPEN SPACE ON THE CAMPUS. IF THE AREAS OF THE SOUTH CORNER AND LAKE BALDWIN WERE INCLUDED IN THIS CALCULATION, THE OPEN SPACE AREA WOULD BE CLOSER TO 30% OF THE TOTAL LAND AREA.

D. POLICY PR 1.7 CULTURAL DEVELOPMENT, COMPLEMENT THE ON-GOING GROWTH AND DEVELOPMENT OF THE CENTENNIAL AND MAJOR CAMPUS OF NORTH CAROLINA STATE UNIVERSITY, THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE STATE FARMERS MARKET, AND OTHER REGIONAL INSTITUTIONS. THE REQUESTED ZONING WILL MAINTAIN AND ENHANCE DEVELOPMENT OF CENTENNIAL AND THE STATE UNIVERSITY. THIS IS IN TURN WILL SUPPORT THE CITY'S VISION FOR DOORSTEP CITY PARK, WHICH IS A CAMPUS TO MODERN AND IS ENVIRORED AS A SIGNIFICANT AMENITY AND DESTINATION, CREATING A MODERN FRAMEWORK FOR CENTENNIAL WILL COMPLEMENT THE CITY'S VISION FOR DOORSTEP CITY PARK IN THE GROWING AREA OF BALDWIN.

16. POLICY PR 2.2 INTEGRATION INTO PARK SYSTEM, INTEGRATE INTO AND BUILD UPON THE CITY'S REGIONAL PARK AND GREENWAY SYSTEM, AND BE FULLY SUPPORTIVE OF OTHER CITY PARKS AND CULTURAL INSTITUTIONS. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL AND ALLOW FOR THE EXISTING GREENWAY TRAILS TO BE MAINTAINED AND INTEGRATED INTO THE DOORSTEP CITY PARK. THE PROPOSED DEVELOPMENT WILL ALSO CONTRIBUTE TO PROVIDE AMBLE OPEN SPACE FOR RECREATION SUCH AS LAKE BALDWIN AND THE LAKE BALDWIN WOODS AREA.

PUBLIC BENEFITS:

THE ZONING REQUEST PAVES THE WAY FOR THE CONTINUED GROWTH AND EVOLUTION OF NORTH CAROLINA STATE UNIVERSITY 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 COLLECT TO INNOVATE. THE MASTER PLAN TAKES A COMPREHENSIVE VIEW OF THE CAMPUS' DEVELOPMENT, PROVIDING FRAMEWORKS FOR DEVELOPMENT OF THE CAMPUS INTO THE FUTURE COINCIDENT WITH MUCH OF THE NEW DEVELOPMENT IN AREAS LARGELY INTEND TO THE CAMPUS - FUTURE LOCATION TO CREATE THE "COLLEGE" TO DRIVE INNOVATION.

THE UNIQUE ENVIRONMENT ATTRACTS PUBLIC, PRIVATE AND HIGH-PROFILE PARTNERS, DEVELOPS A PREPARED WORKFORCE AND DRIVES THE REGION'S ECONOMIC PROSPERITY. CENTENNIAL CAMPUS ALSO PROVIDES MANY ADDITIONAL BENEFITS TO THE SURROUNDING COMMUNITY. KNOWLEDGE STATE OF THE ART ACADEMIC OFFICE BUILDINGS AND LABORATORIES, CENTENNIAL CAMPUS OFFERS WALKING TRAILS, LAKE BALDWIN A CHAMPIONSHIP GOLF COURSE, LIVELY OPPORTUNITIES AND OPEN PUBLIC SPACE. THE CAMPUS ALSO OFFERS PROGRAMMING OPEN TO THE PUBLIC INCLUDING FOOD TRUCKS, MOVIE SCREENS AND LIVE CONCERTS.

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

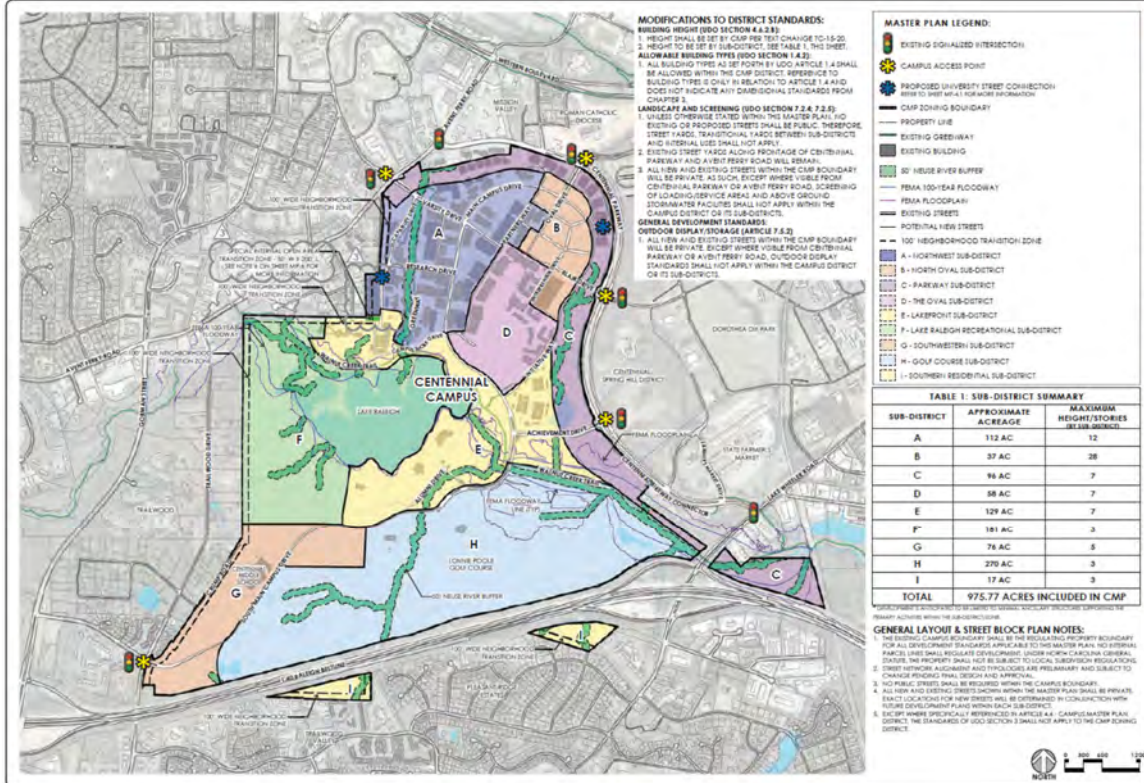


CAMPUS MASTER PLAN
 NORTH CAROLINA
 STATE UNIVERSITY
 CENTENNIAL CAMPUS

GENERAL POLICY STATEMENTS
 (REVISED 06/06/2020) (MP-1-20) | BALDWIN, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MSA
 DRAWN BY: VAO
 CHECKED BY: KJA

SHEET
 MP-00

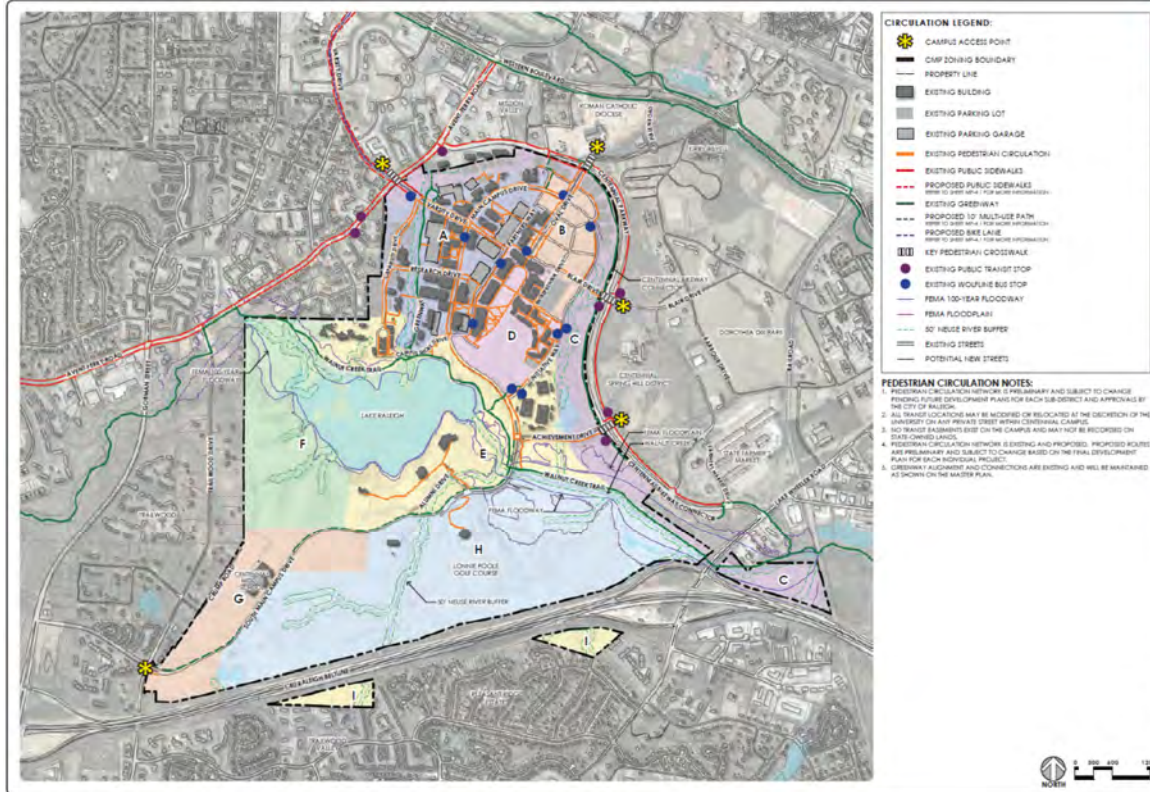


CAMPUS MASTER PLAN
 NORTH CAROLINA
 STATE UNIVERSITY
 CENTENNIAL CAMPUS

GENERAL LAYOUT & STREET BLOCK PLAN
 (REVISED 06/06/2020) (MP-1-20) | BALDWIN, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MSA
 DRAWN BY: VAO
 CHECKED BY: KJA

SHEET
 MP-2



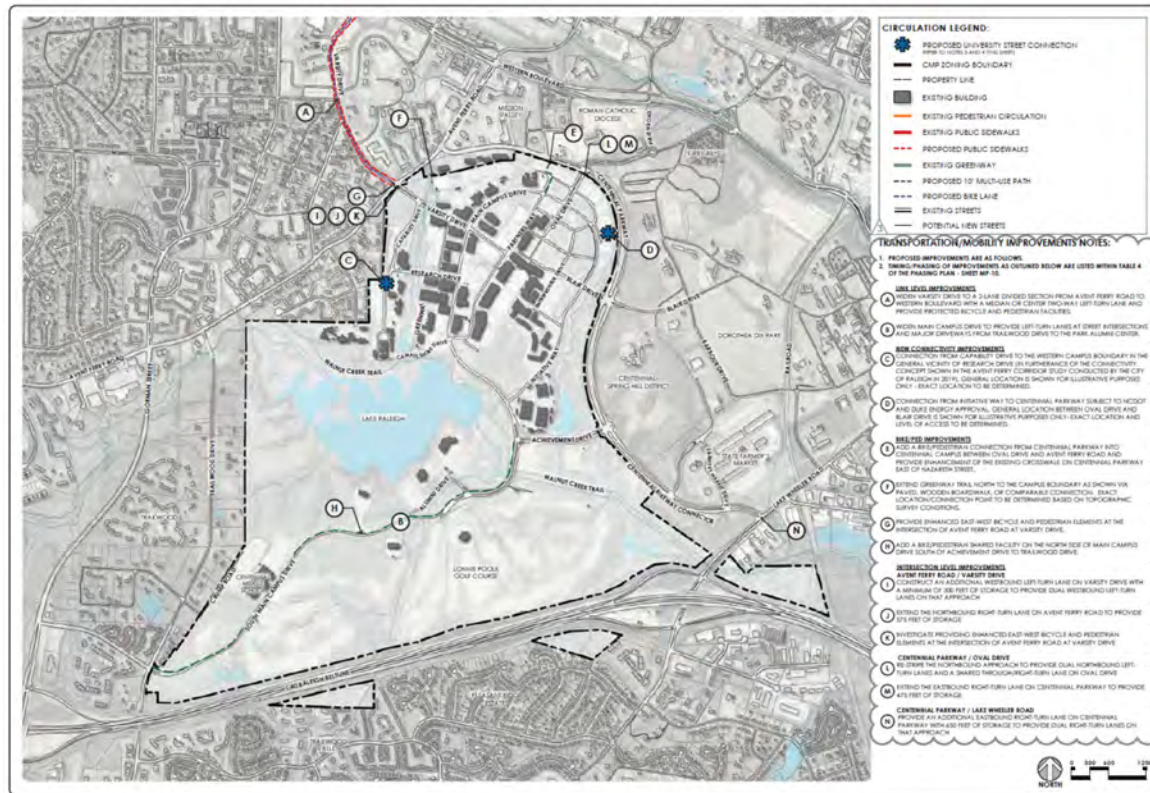
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CAMPUS MASTER PLAN
 NORTH CAROLINA STATE UNIVERSITY
 CENTENNIAL CAMPUS

PEDESTRIAN CIRCULATION PLAN
 (REV. 06-06-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MBS
 DRAWN BY: VAC
 CHECKED BY: RJA

SHEET
 MP-4



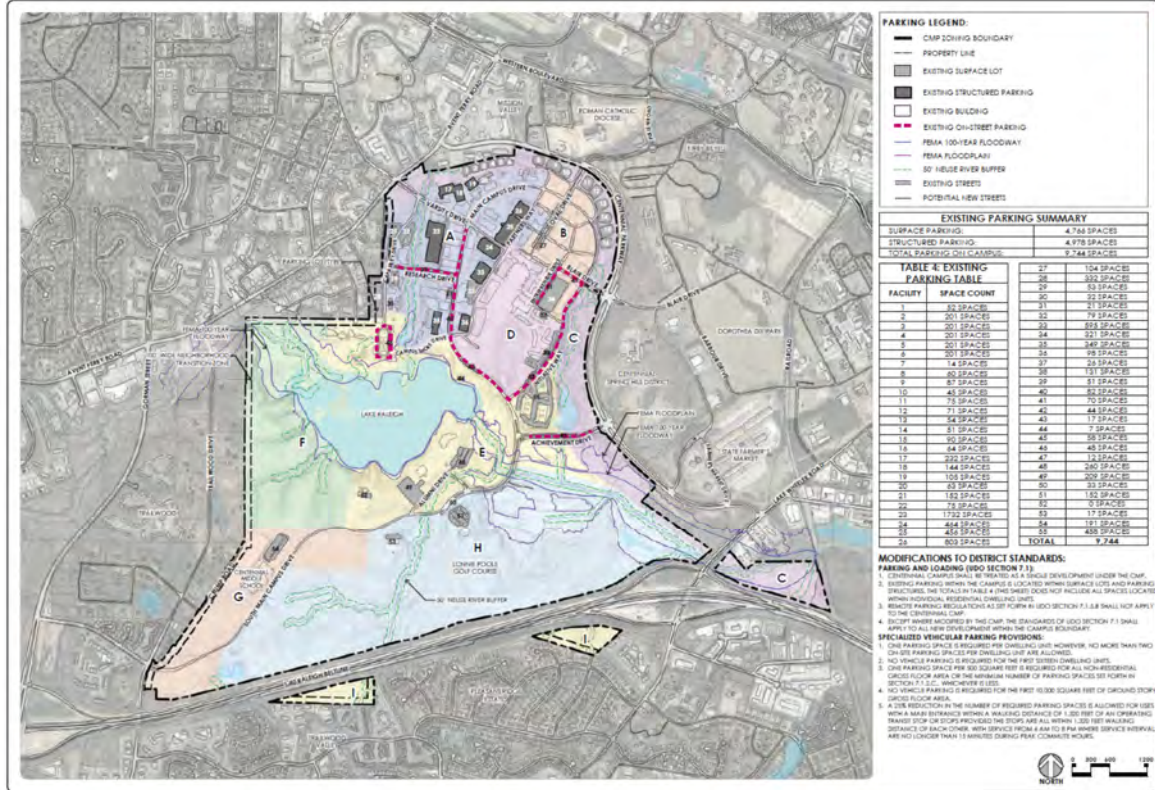
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 NORTH CAROLINA STATE UNIVERSITY
 CENTENNIAL CAMPUS

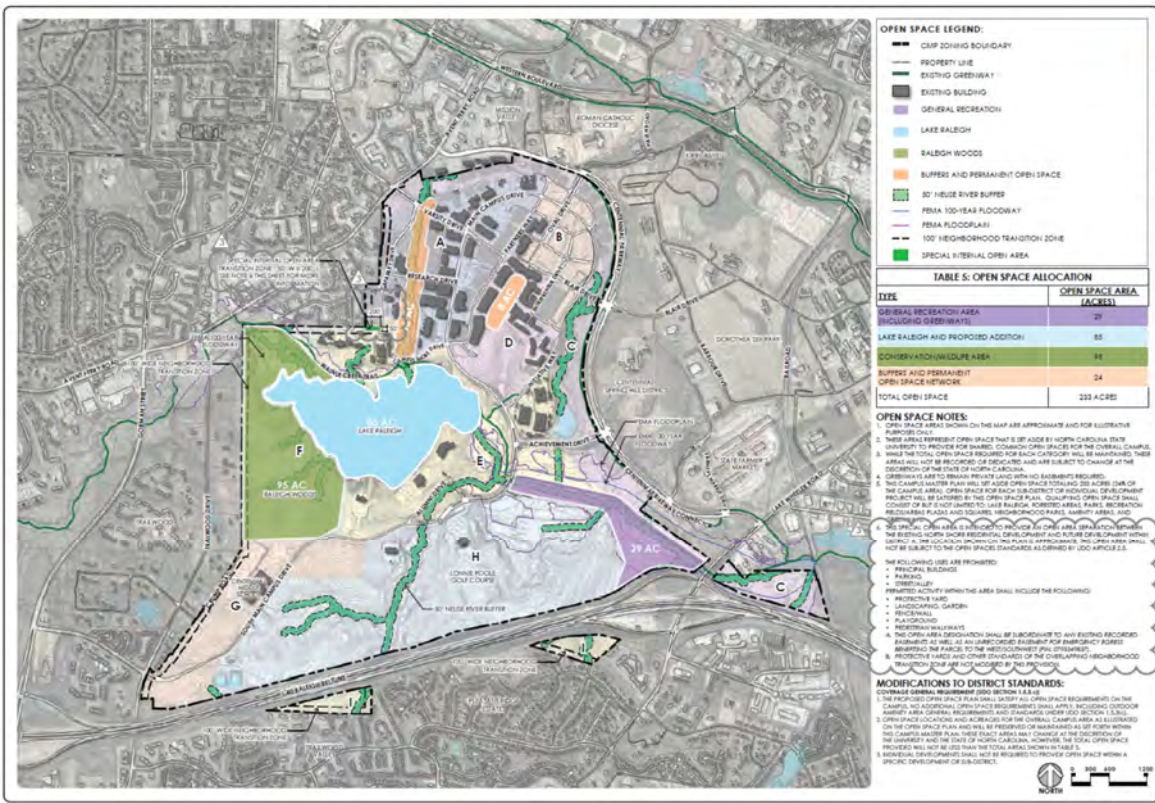
TRANSPORTATION IMPROVEMENTS PLAN
 (REV. 06-06-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MBS
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 CHECKED BY: RJA

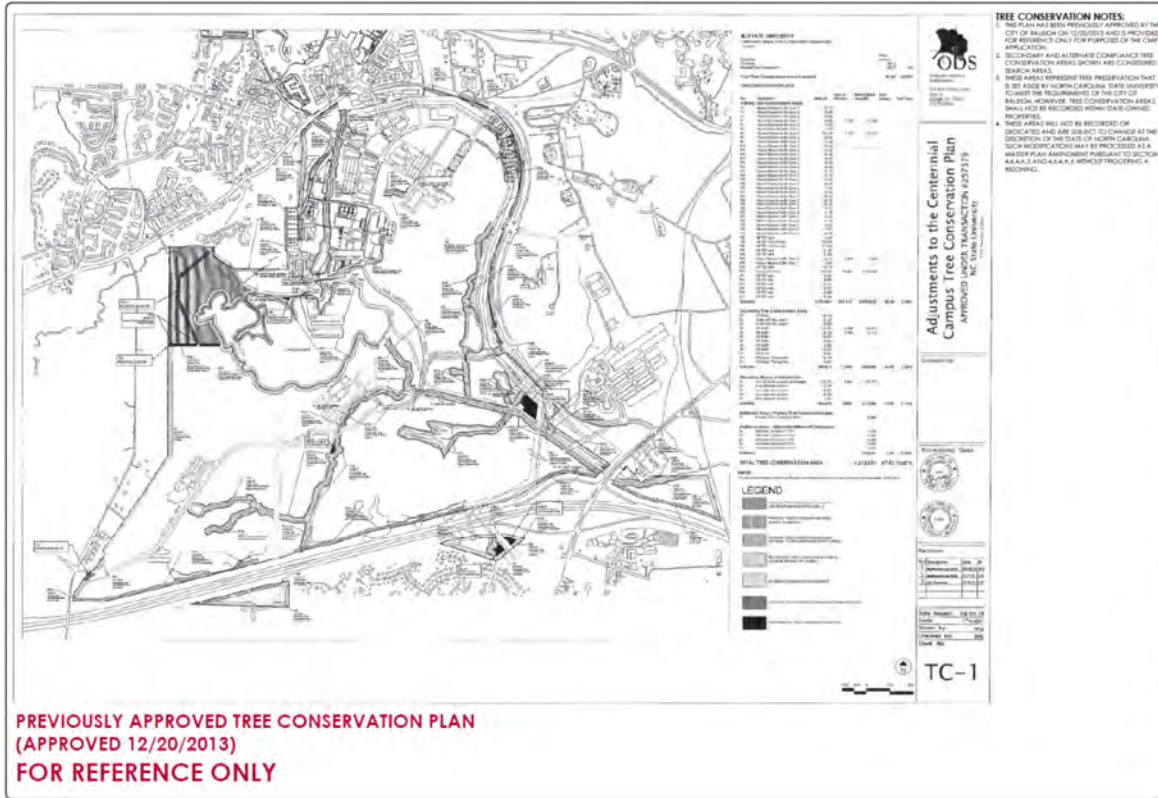
SHEET
 MP-4.1



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CAMPUS MASTER PLAN
NORTH CAROLINA STATE UNIVERSITY
CENTENNIAL CAMPUS
PARKING PLAN
 (ITEM-0046-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020
 DESIGNED BY: MHS
 DRAWN BY: VAO
 CHECKED BY: MHS
SHEET MP-5



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CAMPUS MASTER PLAN
NORTH CAROLINA STATE UNIVERSITY
CENTENNIAL CAMPUS
OPEN SPACE PLAN
 (ITEM-0046-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020
 DESIGNED BY: MHS
 DRAWN BY: VAO
 CHECKED BY: MHS
SHEET MP-6



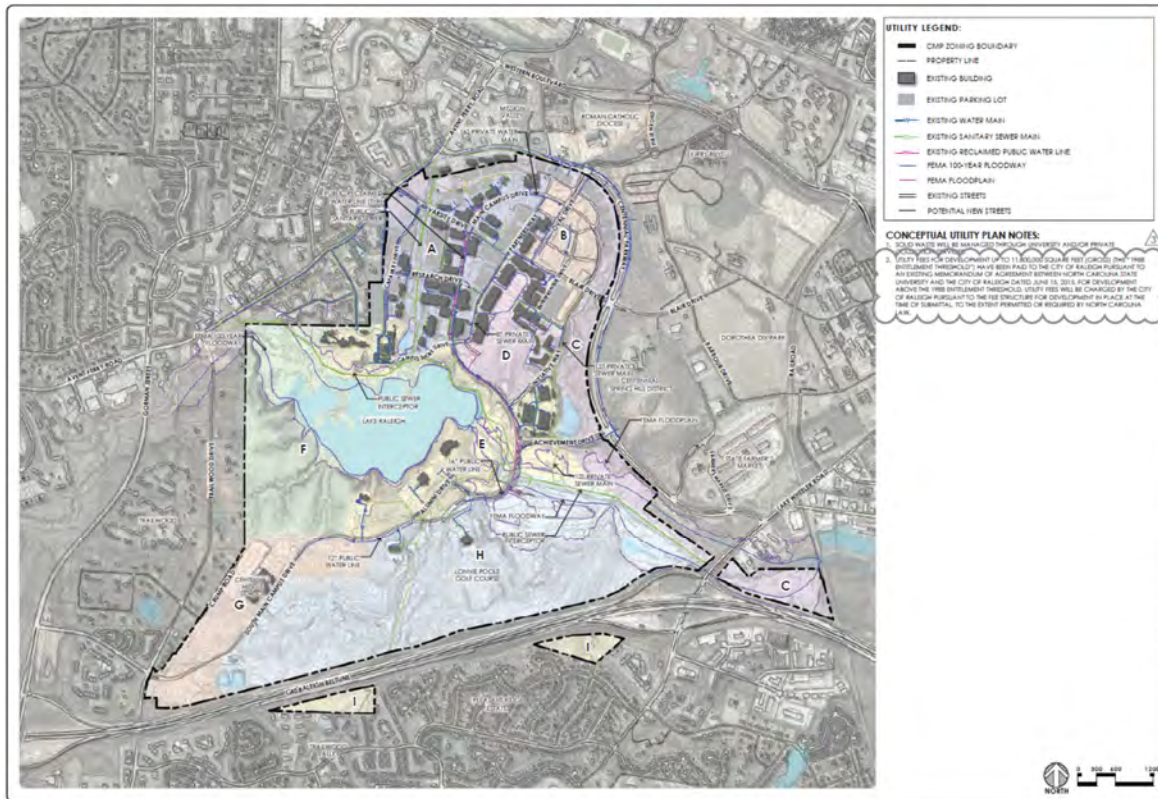
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CAMPUS MASTER PLAN
 NORTH CAROLINA STATE UNIVERSITY
 CENTENNIAL CAMPUS

TREE CONSERVATION PLAN
 (REN-0045-2020) (MP-7-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MKS
 DRAWN BY: VAO
 CHECKED BY: KJS

SHEET
 MP-7



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 NORTH CAROLINA STATE UNIVERSITY
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MAJOR UTILITIES PLAN
 (REN-0045-2020) (MP-7-20) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MKS
 DRAWN BY: VAO
 CHECKED BY: KJS

SHEET
 MP-8



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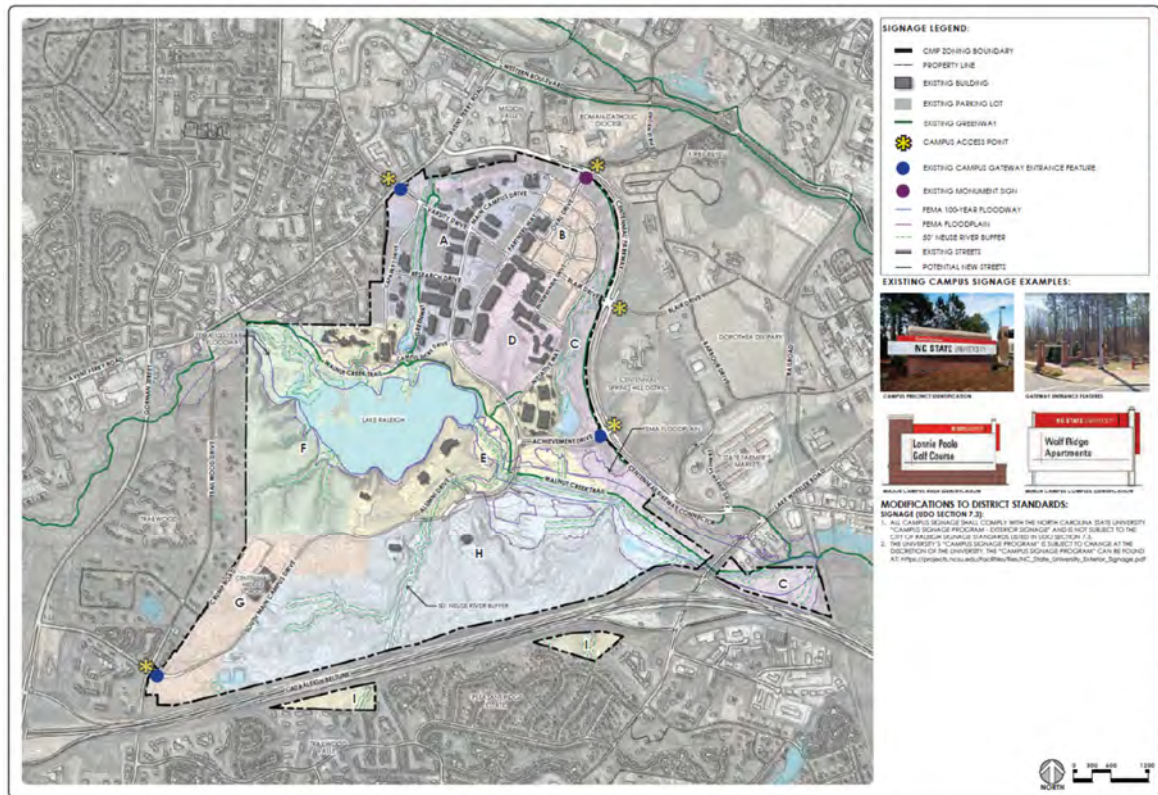
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**CAMPUS MASTER PLAN
 NORTH CAROLINA
 STATE UNIVERSITY
 CENTENNIAL CAMPUS**

3D MODELS AND RENDERINGS
 (REV: 06-06-2020) (MP-1-10) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MEB
 DRAWN BY: YAO
 CHECKED BY: RIA

SHEET
MP-11



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**CAMPUS MASTER PLAN
 NORTH CAROLINA
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 CENTENNIAL CAMPUS**

COMMON SIGNAGE PLAN
 (REV: 06-06-2020) (MP-1-10) | RALEIGH, NORTH CAROLINA
 NOVEMBER 20, 2020

DESIGNED BY: MEB
 DRAWN BY: YAO
 CHECKED BY: RIA

SHEET
MP-12