

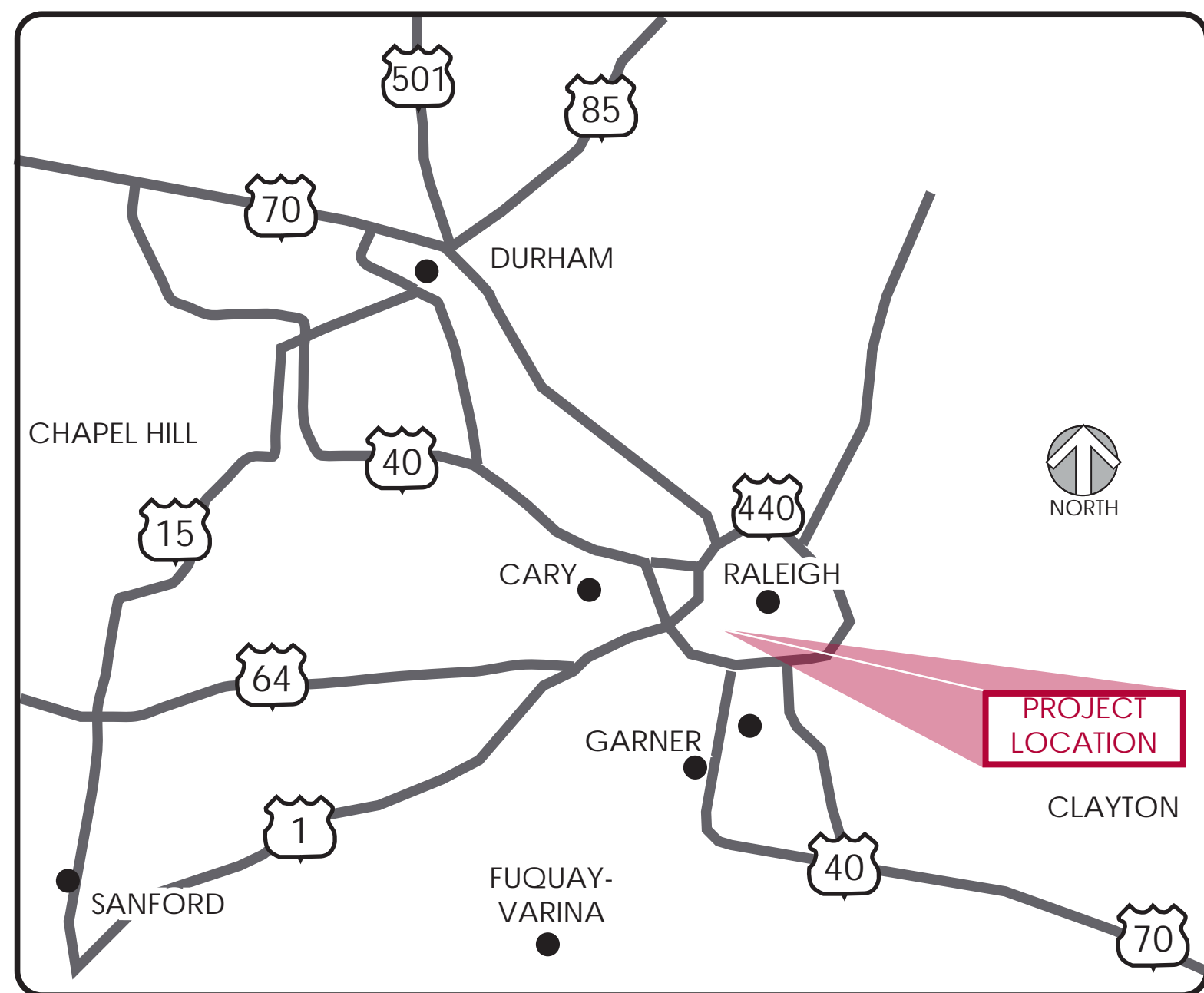
CENTENNIAL CAMPUS

NORTH CAROLINA STATE UNIVERSITY
1001 CAPABILITY DRIVE
RALEIGH, NC 27606

MASTER PLAN SHEET INDEX:

- MP-00..... GENERAL POLICY STATEMENTS
- MP-1..... EXISTING CONDITIONS MAP
- MP-2..... GENERAL LAYOUT & STREET BLOCK PLAN
- MP-2.1..... TABLE OF USES
- MP-3..... DEVELOPMENT PLAN
- MP-4..... PEDESTRIAN CIRCULATION PLAN
- MP-5..... TRANSPORTATION IMPROVEMENTS PLAN
- MP-6..... PARKING PLAN
- MP-7..... OPEN SPACE PLAN
- MP-8..... TREE CONSERVATION PLAN
- MP-9..... MAJOR UTILITIES PLAN
- MP-10..... GENERALIZED STORMWATER PLAN
- MP-11..... PHASING PLAN
- MP-12..... 3D MODELS/RENDERINGS
- MP-13..... COMMON SIGNAGE PLAN

VICINITY MAP



NOT TO SCALE

CAMPUS MASTER PLAN

REZONING CASE: REZN-0065-2020
MASTER PLAN: MP-1-20
APPROVAL DATE: JUNE 6, 2021

ADMINISTRATIVE AMENDMENT SUBMITTAL: JULY 31, 2023

APPLICATION NARRATIVE:

THIS APPLICATION SEEKS A MINOR MODIFICATION TO THE MASTER PLAN IN ACCORDANCE WITH THE PROVISIONS OF UDO SECTION 4.6.4.6 AS FOLLOWS (REFER TO THE FOLLOWING SHEETS):

- ADJUSTMENT TO THE BOUNDARIES OF SUBDISTRICT F (OPEN SPACE/RECREATION AREA) TO REMOVE 4 AC FROM THE NORTHEAST BOUNDARY AND ADD 4 AC TO THE SOUTHWEST BOUNDARY; AND
- RESULTING ADJUSTMENTS IN BOUNDARIES/ACREAGE OF SUBDISTRICT E AND SUBDISTRICT G

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: RICHARD BROWN, PLA

LAND-USE ATTORNEY:
PARKER POE ATTORNEYS &
COUNSELORS AT LAW
301 FAYETTEVILLE STREET #1400,
RALEIGH, NC 27601
P (919)828-0564
CONTACT: JAMIE SCHWEDLER

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

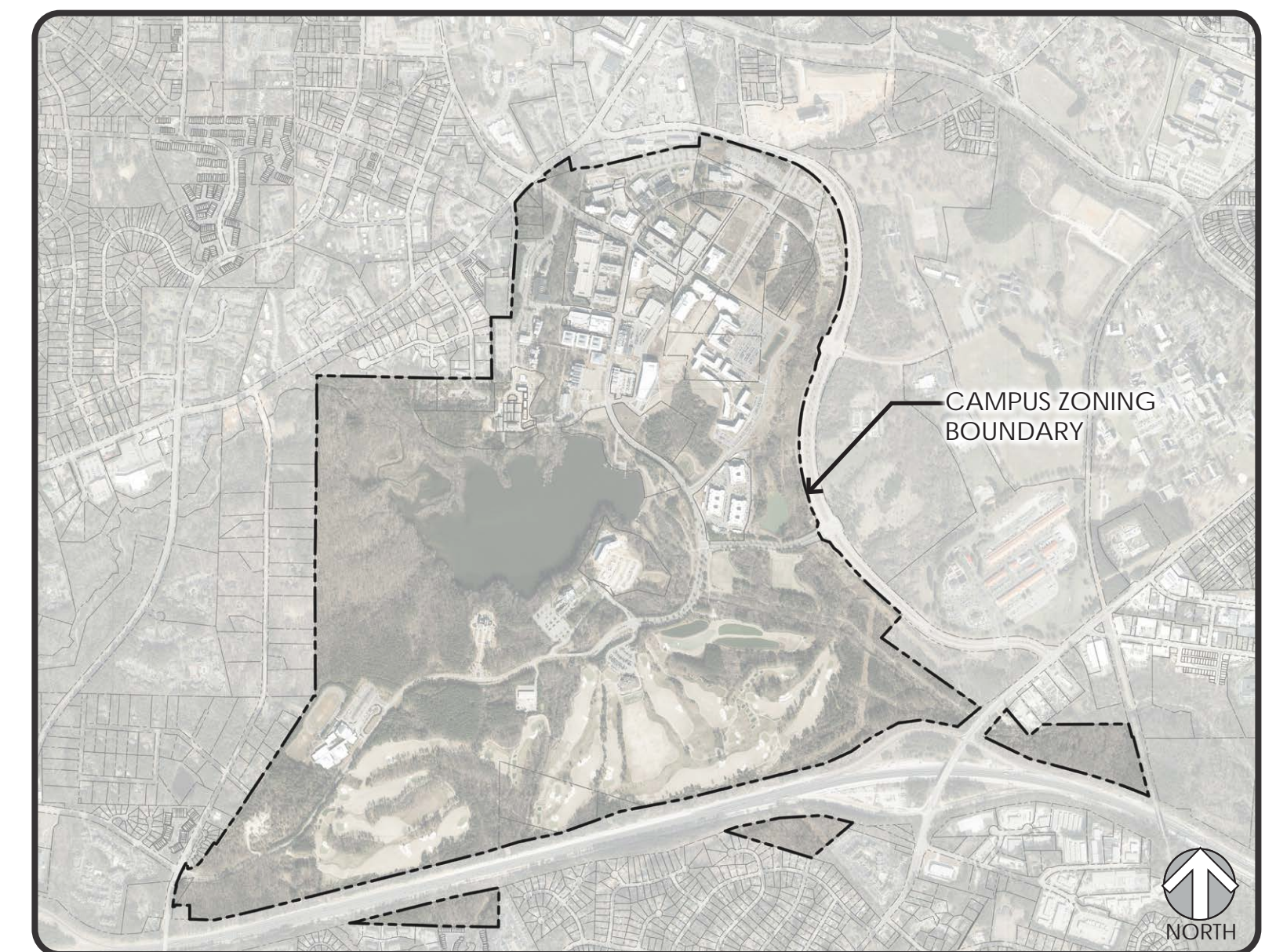
REQUESTED MODIFICATIONS TO DISTRICT STANDARDS: SUB-DISTRICT DIMENSIONAL STANDARDS: (UDO SECT. 4.6.1.B)

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

MASTER PLAN KEY NOTES:

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

PROJECT LOCATION MAP

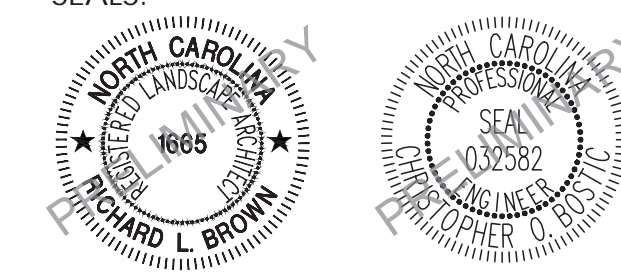


NOT TO SCALE

CAMPUS MASTER PLAN
CENTENNIAL CAMPUS AT NORTH CAROLINA STATE UNIVERSITY

Kimley»Horn

SEALS:



NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENT	7/31/2023

STATEMENT OF CONSISTENCY

1. THE SUBJECT PROPERTY (“SITE”) IS GENERALLY BORDERED BY CENTENNIAL PARKWAY TO THE NORTH AND EAST, I-40 TO THE SOUTH, AND AVENT FERRY ROAD AND TRAILWOOD DRIVE TO THE WEST. THE WESTERN ADJACENT PROPERTIES ARE LARGELY SINGLE FAMILY HOMES AND APARTMENTS. ADJACENT PROPERTIES TO THE EAST OF CENTENNIAL PARKWAY ARE PREDOMINANTLY OWNED BY THE STATE OF NORTH CAROLINA, AND ARE ON THE WESTERN EDGE OF DORTHEA DIX PARK. THE SUBJECT PROPERTY IS DESIGNATED AS LARGELY “INSTITUTIONAL” IN THE FUTURE LAND USE MAP (“FLUM”), WITH THE LAND ALONG WALNUT CREEK AND LAKE RALEIGH DESIGNATED AS “PUBLIC PARKS & OPEN SPACE” AND “CRITICAL AREAS.” THE INSTITUTIONAL CATEGORY APPLIES TO LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES. WHILE INSTITUTIONAL USES ARE PERMITTED IN APPROPRIATE ZONING DISTRICTS, THE PROPOSED REZONING TO CMP DIRECTLY CONFORMS TO THE FLUM DESIGNATION.
2. THE SUBJECT PROPERTY ALSO FALLS WITHIN THE PRIORITY AREAS FOR ECONOMIC DEVELOPMENT (“ED”) OF THE 2030 COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN REFERS TO “ECONOMIC DEVELOPMENT” AS THE PROCESS OF LOCAL WEALTH CREATION, MANIFESTED BY GROWTH IN JOBS, INCOME AND INVESTMENT, AND SUPPORTED BY IMPROVEMENTS IN THE SOCIAL, BUILT, AND NATURAL ENVIRONMENT. THE ZONING REQUEST IS CONSISTENT WITH THE FOLLOWING ED POLICIES:
 - A. POLICY ED 4.6 ACADEMIC SECTOR PARTNERSHIPS, ENCOURAGE COOPERATIVE EFFORTS BETWEEN LOCAL EMPLOYERS AND UNIVERSITIES, COLLEGES, AND TECHNICAL COLLEGES TO DEVELOP EDUCATION, WORKFORCE TRAINING, AND RESEARCH PROGRAMS. FOSTER COLLABORATIONS THAT PROVIDE EMPLOYMENT OPTIONS FOR RALEIGH’S YOUTH. THE UNIQUE ENVIRONMENT ON CENTENNIAL CAMPUS – WHERE ACADEMIA AND INDUSTRY WORK TOGETHER SIDE BY SIDE – IS WELL SUITED TO FURTHER THIS POLICY OBJECTIVE. THE PROPOSED DEVELOPMENT OF CENTENNIAL CAMPUS WILL PROVIDE CONTINUED OPPORTUNITIES FOR ACADEMICS, EDUCATION, WORKFORCE TRAINING, RESEARCH PROGRAMS, AND PUBLIC-PRIVATE COLLABORATIONS YIELDING ECONOMIC BENEFITS FOR RALEIGH AND THE STATE.
 - B. POLICY ED 4.7 SUPPORTING COLLEGES AND UNIVERSITIES, PROMOTE ECONOMIC STABILITY AND PROSPERITY BY SUPPORTING THE AREA UNIVERSITIES AND COLLEGES THAT CONTRIBUTE TO DEVELOPING RALEIGH’S EDUCATED AND CREATIVE WORKFORCE. THE PROPOSED ZONING WILL FURTHER THE THREE-TIERED TEACHING, RESEARCH AND STATEWIDE-OUTREACH MISSION OF NC STATE UNIVERSITY BY PROVIDING OPPORTUNITIES FOR FUTURE UNIVERSITY AND PUBLIC-PRIVATE PARTNERSHIP DEVELOPMENT ON CENTENNIAL CAMPUS.
 - C. POLICY ED 4.11 INTERNSHIPS, ENCOURAGE THE CHANGE OF COMMERCE AND OTHER PRIVATE-SECTOR ORGANIZATIONS TO DEVELOP AND SUPPORT INTERNSHIP PROGRAMS TO CONNECT WITH LOCAL UNIVERSITY STUDENTS AND RETAIN THEM IN THE AREA. THE PROPOSED ZONING AND ACCOMPANYING MASTER PLAN WILL ALLOW NC STATE TO CONTINUE THE DEVELOPMENT OF A ROBUST AND VIBRANT CAMPUS WHERE INDUSTRY AND ACADEMIA CO-LOCATE AND WORK COLLABORATIVELY ACROSS DISCIPLINES. THESE PHYSICAL CO-LOCATIONS CREATE SIGNIFICANT OPPORTUNITIES FOR STUDENT INTERNSHIPS WHICH IN TURN HELP TO CREATE A ROBUST AND CAPABLY SKILLED WORKFORCE ABLE TO SUPPORT LOCAL ORGANIZATIONS AND EMPLOYERS IN THE LONG TERM.
 - D. POLICY ED 5.6 DESIGNING KNOWLEDGE INDUSTRY WORKPLACES, ENCOURAGE THE DEVELOPMENT OF HIGH-QUALITY ENVIRONMENTS THAT COMBINE OFFICE/LAB SPACE, HOUSING, AND SUPPORT RETAIL AND SERVICES, SUCH AS CENTENNIAL CAMPUS OR NORTH HILLS, TO COMPETE EFFECTIVELY FOR AND ATTRACT KNOWLEDGE WORKERS TO RALEIGH. THE PROPOSED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL CAMPUS FOR TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP OPPORTUNITIES. THIS WILL FURTHER ENABLE RALEIGH TO ATTRACT KEY OFFICE TENANTS, INVESTORS, AND RESIDENTS ON THE CAMPUS AND TO THE SURROUNDING AREAS.
 - E. POLICY ED 7.5 UNIVERSITY PARTNERSHIPS, PARTNER WITH AREA UNIVERSITIES TO DEVELOP STRATEGIES TO SUPPORT CREATIVE INDUSTRIES. THE PROPOSED ZONING WILL PAVE THE WAY FOR THE CONTINUED GROWTH AND EVOLUTION OF CENTENNIAL CAMPUS. CURRENTLY OVER SEVENTY-FIVE (75) PARTNER COLLABORATORS OPERATE ON-SITE AT CENTENNIAL CAMPUS, REAPING THE BENEFITS OF STUDENT TALENT AND ACCESS TO WORLD-CLASS FACULTY AND RESEARCHERS. THE CONTINUED EVOLUTION OF CENTENNIAL CAMPUS WILL ALLOW THE IMPACT OF THE INSTITUTION, AND THESE PARTNERSHIPS, TO GROW OVER TIME.
 - F. POLICY ED 8.4 LEVERAGING ACADEMIC INSTITUTIONS, WORK CLOSELY WITH THE STATE OF NORTH CAROLINA, LOCAL COLLEGES, UNIVERSITIES, RESEARCH INSTITUTIONS, AND THE CHAMBER OF COMMERCE TO MAXIMIZE THEIR CONTRIBUTIONS IN SHAPING THE CITY’S ECONOMIC FUTURE. THE PROPOSED ZONING WILL PROVIDE THE UNIVERSITY WITH A FRAMEWORK FOR ITS CONTINUED CONTRIBUTIONS TO THE CITY AND THE STATE. THROUGH THE CONTINUATION OF ITS TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES, CENTENNIAL CAMPUS HAS THE OPPORTUNITY TO CONTINUE TO YIELD TREMENDOUS CONTRIBUTIONS TO THE REGION.
3. THE PROPOSED REZONING IS ALSO CONSISTENT WITH THE FOLLOWING POLICIES OF SECTION 3 OF THE 2030 COMPREHENSIVE PLAN (LAND USE):
 - A. POLICY LU 1.2 FUTURE LAND USE MAP AND ZONING CONSISTENCY, THE FUTURE LAND USE MAP SHALL BE USED IN CONJUNCTION WITH THE COMPREHENSIVE PLAN POLICIES TO EVALUATE ZONING CONSISTENCY INCLUDING PROPOSED ZONING MAP AMENDMENTS AND ZONING TEXT CHANGES. THE REQUESTED ZONING MAP AMENDMENT IS CONSISTENT WITH THE FLUM DESIGNATION AND THE PROPOSED USES SUPPORT THE COMPREHENSIVE PLAN POLICIES. NC STATE’S CAMPUS SETTING DIRECTLY CONFORMS TO THE FLUM DESIGNATION AND PROPOSED CMP DISTRICT.

- B. POLICY LU 5.1 REINFORCING THE URBAN PATTERN, NEW DEVELOPMENT SHOULD ACKNOWLEDGE EXISTING BUILDINGS, AND, MORE GENERALLY, THE SURROUNDING AREA. QUALITY DESIGN AND SITE PLANNING IS REQUIRED SO THAT NEW DEVELOPMENT OPPORTUNITIES WITHIN THE EXISTING URBAN FABRIC OF RALEIGH ARE IMPLEMENTED WITHOUT ADVERSE IMPACTS ON LOCAL CHARACTER AND APPEARANCE. THE PROPOSED CMP MASTER PLAN TAKES INTO ACCOUNT THE NATURAL CHARACTERISTICS OF THE CAMPUS AND THE SURROUNDING AREAS WHILE PROVIDING A FRAMEWORK FOR GROWTH WITHIN THE CAMPUS THAT IS ALIGNED WITH THE 21ST CENTURY MIXED-USE URBAN LEARN/LIVE/WORK/PLAY ENVIRONMENT WHERE ACADEMIA AND INDUSTRY COLLIDE TO INNOVATE.
 - C. POLICY LU 9.1 PLANNING FOR THE TECH SECTOR, PLAN FOR AND DESIGNATE ADEQUATE LAND FOR OFFICES, LABORATORIES, BUSINESS INCUBATORS, AND FLEX SPACE BUILDINGS TO ACCOMMODATE RALEIGH’S GROWING TECHNOLOGY INDUSTRIES ON THE FUTURE LAND USE MAP. THE PROPOSED MASTER PLAN INCLUDES PROVISIONS TO ACCOMMODATE OFFICE, LABORATORIES, AND FLEX SPACE BUILDINGS IN ORDER TO ACCOMMODATE THE CONTINUED GROWTH OF NC STATE’S TEACHING, RESEARCH AND PUBLIC-PRIVATE PARTNERSHIP ACTIVITIES ON CENTENNIAL CAMPUS. THE LOCATION OF NC STATE’S COLLEGE OF ENGINEERING ON CENTENNIAL CAMPUS MAKES PARTNERSHIP OPPORTUNITIES AT CENTENNIAL ATTRACTIVE TO THE TECH SECTOR, AMONG OTHER PARTNERS.
 - D. POLICY LU 9.2 COORDINATING INSTITUTIONAL GROWTH, EXPAND AND ENCOURAGE PARTNERSHIPS AMONG THE CITY’S MANY LARGE INSTITUTIONS TO COORDINATE FUTURE GROWTH AND DEVELOPMENT OF THESE INSTITUTIONS WITH SURROUNDING LAND USES AND NEIGHBORHOODS. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL TO FURTHER THE THREE-TIERED TEACHING, RESEARCH AND STATEWIDE-OUTREACH MISSION, AND MODERNIZE THE ZONING FRAMEWORK TO ALIGN WITH THE NEW UDO. THIS STREAMLINING OF CENTENNIAL’S ENTITLEMENTS WILL ALLOW THE UNIVERSITY FLEXIBILITY TO MEET ITS MISSION WHILE CREATING A CLEAR FRAMEWORK FOR ITS FUTURE GROWTH.
4. THE PROPOSED REZONING IS ALSO CONSISTENT WITH THE FOLLOWING POLICIES OF SECTION 8 OF THE 2030 COMPREHENSIVE PLAN (PARKS, RECREATION, AND OPEN SPACE):
 - A. POLICY PR 1.8 INTEGRATE PARKS AND TRANSPORTATION OPTIONS, UTILIZE EXISTING AND FUTURE PUBLIC TRANSPORTATION CENTERS, GREENWAY TRAILS AND PEDESTRIAN CONNECTIONS TO PROVIDE ACCESS TO PARKS, RECREATION AND CULTURAL OPPORTUNITIES THROUGHOUT GROWTH AREAS AND CITY-WIDE. THE REQUESTED ZONING WILL ALLOW CENTENNIAL CAMPUS TO CONTINUE TO PROVIDE A NETWORK OF GREENWAY TRAILS AND PEDESTRIAN TRAILS TO THE PUBLIC ACROSS THE APPROXIMATELY 1000 ACRE CAMPUS, WITH EXTENSIVE CONNECTIONS TO THE PUBLIC TRANSPORTATION SYSTEM.
 - B. POLICY PR 3.13 GREENWAY-ORIENTED DEVELOPMENT, DEVELOPMENT ADJACENT TO OR ENCOMPASSING A DESIGNATED GREENWAY CORRIDOR OR GREENWAY CONNECTOR SHOULD PROVIDE LINKS BETWEEN INTERNAL PEDESTRIAN INFRASTRUCTURE AND THE GREENWAY NETWORK, WHERE APPROPRIATE. THE DEVELOPMENT SHOULD PRO-ACTIVELY RESPOND TO GREENWAYS AS AN AMENITY, INCORPORATING AND MAINTAINING GREENWAY VIEWSHEDS AND AESTHETIC CHARACTER, AS WELL AS STORM WATER MANAGEMENT AND FLOOD CONTROL BENEFITS. THE REQUESTED ZONING WILL MAINTAIN SEVERAL GREENWAY TRAILS ENCOMPASSED IN THE AREA. THE PROPOSED DEVELOPMENT WILL ALSO PROVIDE THE OPPORTUNITY FOR THE INCORPORATION OF EXISTING GREENWAYS AND GREENWAY CONNECTORS INTO NEW INTERNAL PEDESTRIAN INFRASTRUCTURE IN A RESPONSIBLE MANNER.
 - C. POLICY PR 5.5 ENCOURAGE PUBLIC OPEN SPACE IN REZONINGS, ENCOURAGE THE PROVISION OF PUBLICLY ACCESSIBLE OPEN SPACE DURING THE CONSIDERATION OF ZONING PETITIONS. THE REQUESTED ZONING PROVIDES FOR OVER 25% OF THE TOTAL LAND AREA AS OPEN SPACE ON THE CAMPUS. IF THE AREAS OF THE GOLF COURSE AND LAKE RALEIGH WERE INCLUDED IN THIS CALCULATION, THE OPEN SPACE AREA WOULD BE CLOSER TO 50% OF THE TOTAL LAND AREA.
 - D. POLICY PR 7.1 CONTEXTUAL DEVELOPMENT, COMPLEMENT THE ONGOING GROWTH AND DEVELOPMENT OF THE CENTENNIAL AND MAIN CAMPUSES OF NORTH CAROLINA STATE UNIVERSITY, THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE’S STATE FARMER’S MARKET, AND OTHER REGIONAL INSTITUTIONS. THE REQUESTED ZONING WILL PROVIDE OPEN SPACES AND PARKS TO COMPLEMENT THE PROPOSED DEVELOPMENT OF CENTENNIAL. THIS IN TURN WILL SUPPORT THE CITY’S VISION FOR DOROTHEA DIX PARK, WHICH BUTTRESSES CENTENNIAL CAMPUS TO ITS EAST, AND IS ENVISIONED AS A SIGNIFICANT AMENITY AND DESTINATION. CREATING A MODERN FRAMEWORK FOR CENTENNIAL WILL COMPLEMENT THE CITY’S VISION FOR DIX PARK IN THIS GROWING AREA OF RALEIGH.
 - E. POLICY PR 7.2 INTEGRATION INTO PARK SYSTEM, INTEGRATE INTO AND BUILD UPON THE CITY’S REGIONAL PARK AND GREENWAY SYSTEM, AND BE MUTUALLY SUPPORTIVE OF OTHER CITY PARKS AND CULTURAL INSTITUTIONS. THE REQUESTED ZONING WILL ENABLE THE CONTINUED DEVELOPMENT OF CENTENNIAL AND ALLOWS FOR THE EXISTING GREENWAY TRAILS TO BE MAINTAINED AND INTEGRATED INTO THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL ALSO CONTINUE TO PROVIDE AMPLE OPEN SPACE FOR RECREATION SUCH AS LAKE RALEIGH AND THE LAKE RALEIGH WOODS AREA.

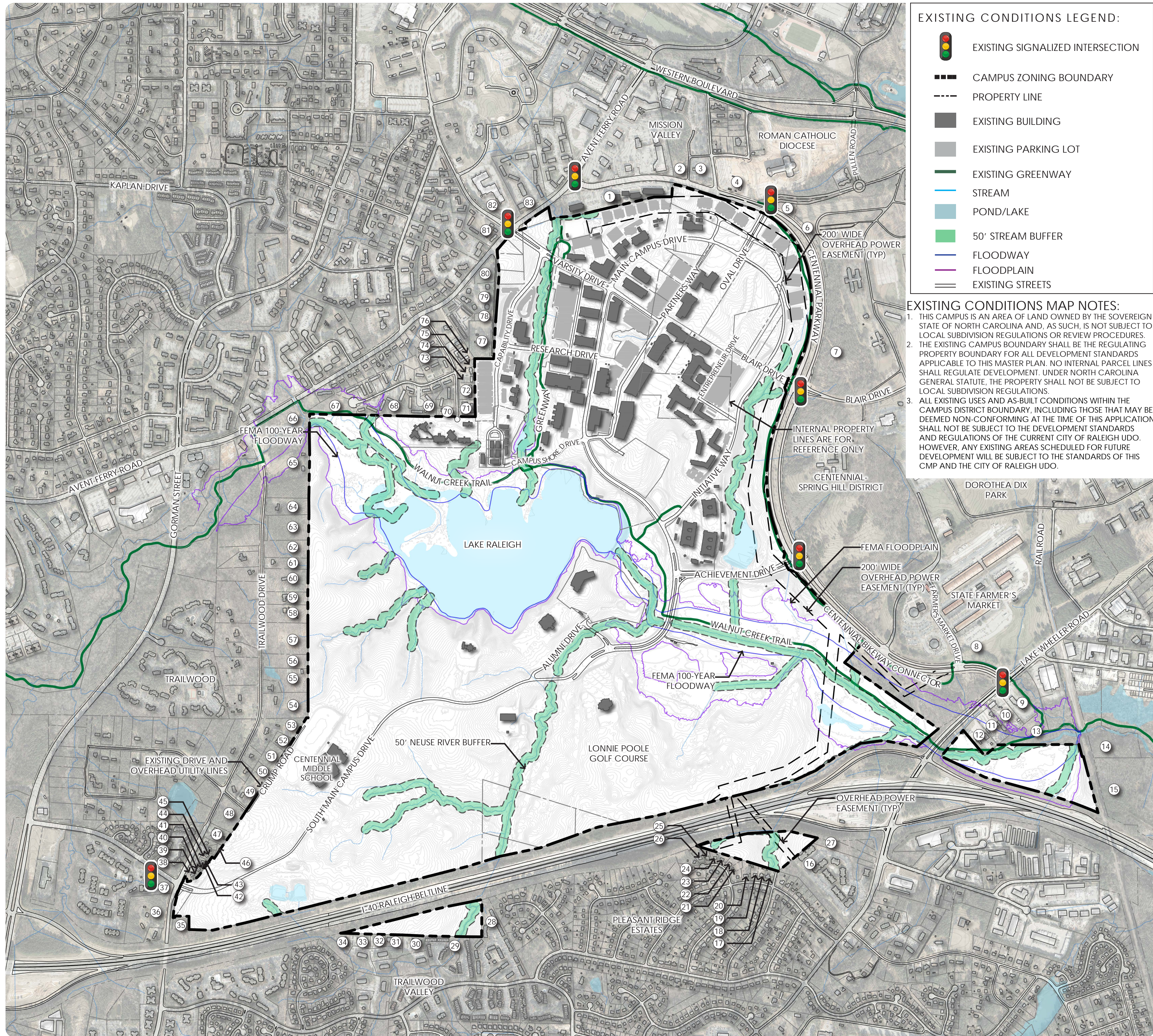
PUBLIC BENEFITS:

THIS ZONING REQUEST PAVES THE WAY FOR THE CONTINUED GROWTH AND EVOLUTION OF NORTH CAROLINA STATE UNIVERSITY’S CENTENNIAL CAMPUS. CENTENNIAL CAMPUS IS A NATIONALLY KNOWN DESTINATION FOR PARTNERSHIP AND COLLABORATION AMONG LEADERS IN BUSINESS, RESEARCH AND EDUCATION – A PLACE WHERE ACADEMIC AND INDUSTRY COLLIDE TO INNOVATE. THE MASTER PLAN OUTLINES A COMPREHENSIVE VIEW OF THE CAMPUS’ DEVELOPMENT, PROVIDING PARAMETERS FOR DEVELOPMENT OF THE CAMPUS INTO THE FUTURE CONCENTRATING MUCH OF THE NEW DEVELOPMENT IN AREAS LARGELY INTERNAL TO THE CAMPUS – PRIME LOCATION TO CREATE THESE “COLLISIONS” TO DRIVE INNOVATION.

THE UNIQUE ENVIRONMENT ATTRACTS PUBLIC, PRIVATE AND NON-PROFIT PARTNERS, DEVELOPS A PREPARED WORKFORCE AND DRIVES THE REGION’S ECONOMIC PROSPERITY. CENTENNIAL CAMPUS ALSO PROVIDES MANY ADDITIONAL BENEFITS TO THE SURROUNDING COMMUNITY. ALONGSIDE STATE OF THE ART ACADEMIC, OFFICE BUILDINGS AND LABORATORIES, CENTENNIAL CAMPUS OFFERS WALKING TRAILS, LAKE RALEIGH, A CHAMPIONSHIP GOLF COURSE, LIVING OPPORTUNITIES AND OPEN PUBLIC SPACES. THE CAMPUS ALSO OFFERS PROGRAMMING OPEN TO THE PUBLIC INCLUDING FOOD TRUCKS, MOVIE NIGHTS AND LIVE CONCERTS.

THE ZONING REQUEST WILL PAVE THE WAY FOR THE FUTURE GROWTH OF THE UNIVERSITY. THE FUTURE GROWTH OF THE UNIVERSITY WILL STRENGTHEN THE UNIVERSITY’S CONTRIBUTION TO THE CITY’S ECONOMIC AND SOCIAL FABRIC IN MYRIAD WAYS. IN ADDITION TO OUTLINING OPPORTUNITIES FOR FUTURE DEVELOPMENT, THE MASTER PLAN MAINTAINS NC STATE’S COMMITMENT TO PROVIDING OPEN SPACE, PRESERVING THE TREE CANOPY AND LAKE RALEIGH WOODS AND PROVIDING RECREATION AREAS FOR ITS STUDENTS, EMPLOYEES, RESIDENTS, AND GUESTS.

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



EXISTING CONDITIONS LEGEND:

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

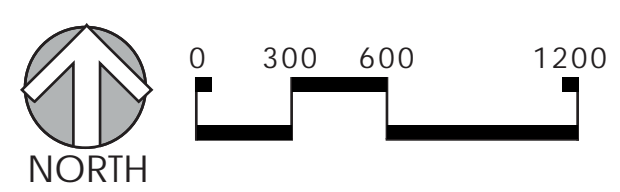
EXISTING CONDITIONS MAP NOTES:

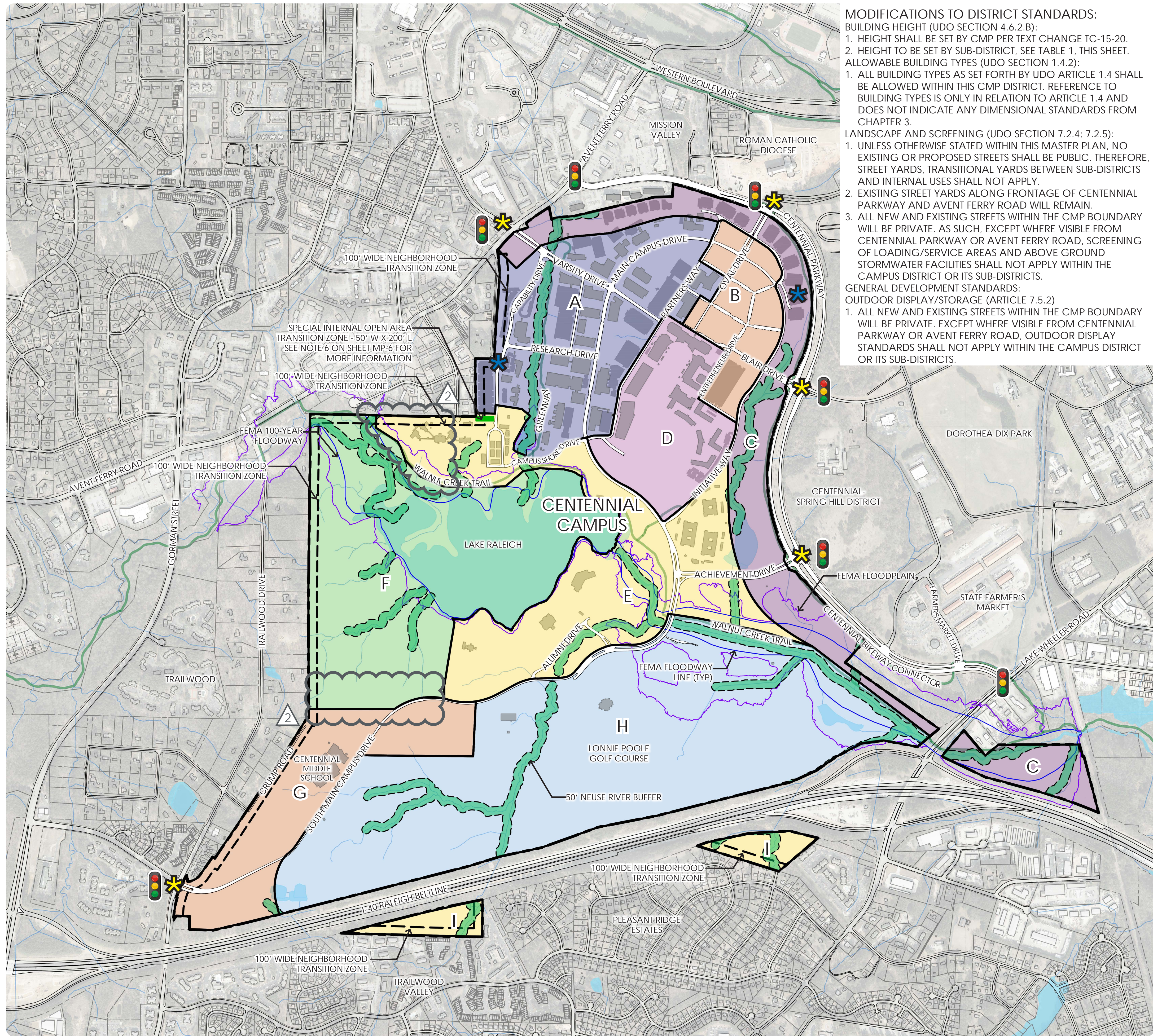
1. THIS CAMPUS IS AN AREA OF LAND OWNED BY THE SOVEREIGN STATE OF NORTH CAROLINA AND, AS SUCH, IS NOT SUBJECT TO LOCAL SUBDIVISION REGULATIONS OR REVIEW PROCEDURES.
2. THE EXISTING CAMPUS BOUNDARY SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. UNDER NORTH CAROLINA GENERAL STATUTE, THE PROPERTY SHALL NOT BE SUBJECT TO LOCAL SUBDIVISION REGULATIONS.
3. ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.

ADJOINING PROPERTY OWNER INFO

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

NO	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023





MODIFICATIONS TO DISTRICT STANDARDS:

- BUILDING HEIGHT (UDO SECTION 4.6.2.B):**
- HEIGHT SHALL BE SET BY CMP PER TEXT CHANGE TC-15-20.
 - HEIGHT TO BE SET BY SUB-DISTRICT, SEE TABLE 1, THIS SHEET.
- ALLOWABLE BUILDING TYPES (UDO SECTION 1.4.2):**
- ALL BUILDING TYPES AS SET FORTH BY UDO ARTICLE 1.4 SHALL BE ALLOWED WITHIN THIS CMP DISTRICT. REFERENCE TO BUILDING TYPES IS ONLY IN RELATION TO ARTICLE 1.4 AND DOES NOT INDICATE ANY DIMENSIONAL STANDARDS FROM CHAPTER 3.
- LANDSCAPE AND SCREENING (UDO SECTION 7.2.4; 7.2.5):**
- UNLESS OTHERWISE STATED WITHIN THIS MASTER PLAN, NO EXISTING OR PROPOSED STREETS SHALL BE PUBLIC. THEREFORE, STREET YARDS, TRANSITIONAL YARDS BETWEEN SUB-DISTRICTS AND INTERNAL USES SHALL NOT APPLY.
 - EXISTING STREET YARDS ALONG FRONTAGE OF CENTENNIAL PARKWAY AND AVENT FERRY ROAD WILL REMAIN.
 - ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. AS SUCH, EXCEPT WHERE VISIBLE FROM CENTENNIAL PARKWAY OR AVENT FERRY ROAD, SCREENING OF LOADING/SERVICE AREAS AND ABOVE GROUND STORMWATER FACILITIES SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.
- GENERAL DEVELOPMENT STANDARDS:**
- OUTDOOR DISPLAY/STORAGE (ARTICLE 7.5.2)**
- ALL NEW AND EXISTING STREETS WITHIN THE CMP BOUNDARY WILL BE PRIVATE. EXCEPT WHERE VISIBLE FROM CENTENNIAL PARKWAY OR AVENT FERRY ROAD, OUTDOOR DISPLAY STANDARDS SHALL NOT APPLY WITHIN THE CAMPUS DISTRICT OR ITS SUB-DISTRICTS.

MASTER PLAN LEGEND:

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

TABLE 1: SUB-DISTRICT SUMMARY

SUB-DISTRICT	APPROXIMATE ACREAGE	MAXIMUM HEIGHT/STORIES (BY SUB-DISTRICT)
A	112 AC	12
B	37 AC	28
C	96 AC	7
D	58 AC	7
E	133 AC	7
F*	181 AC	3
G	72 AC	5
H	270 AC	3
I	17 AC	3
TOTAL	975.77 ACRES INCLUDED IN CMP	

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

GENERAL LAYOUT & STREET BLOCK PLAN NOTES:

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

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023

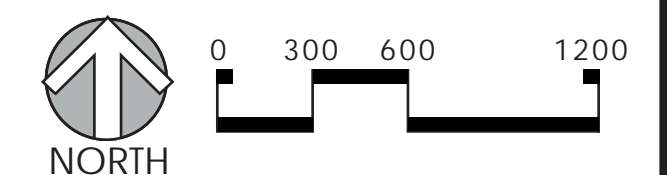
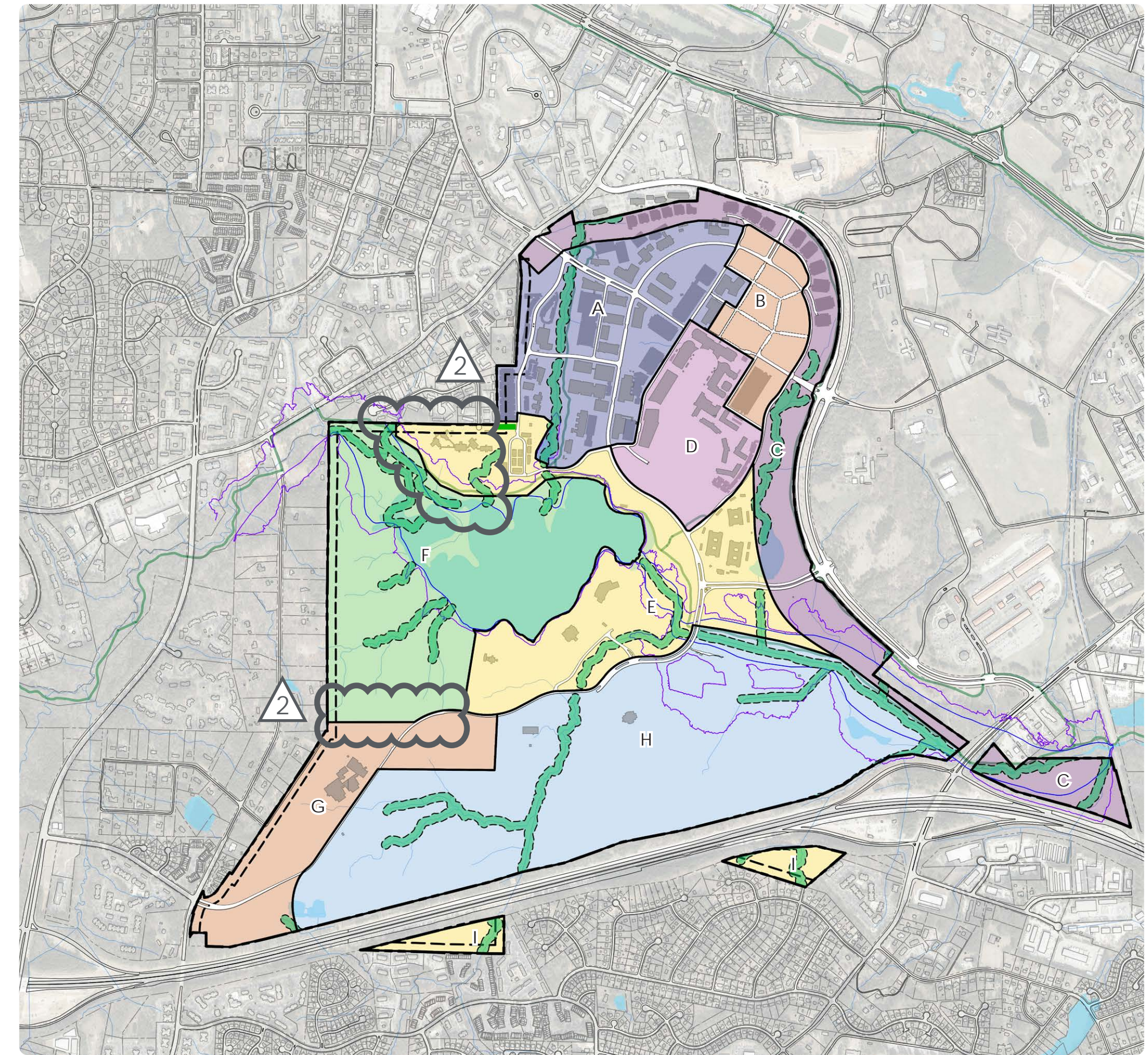


TABLE 1.1: TABLE OF USES

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

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

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



KEY MAP

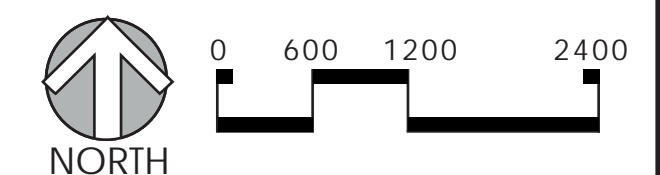
LAND USE NOTES:

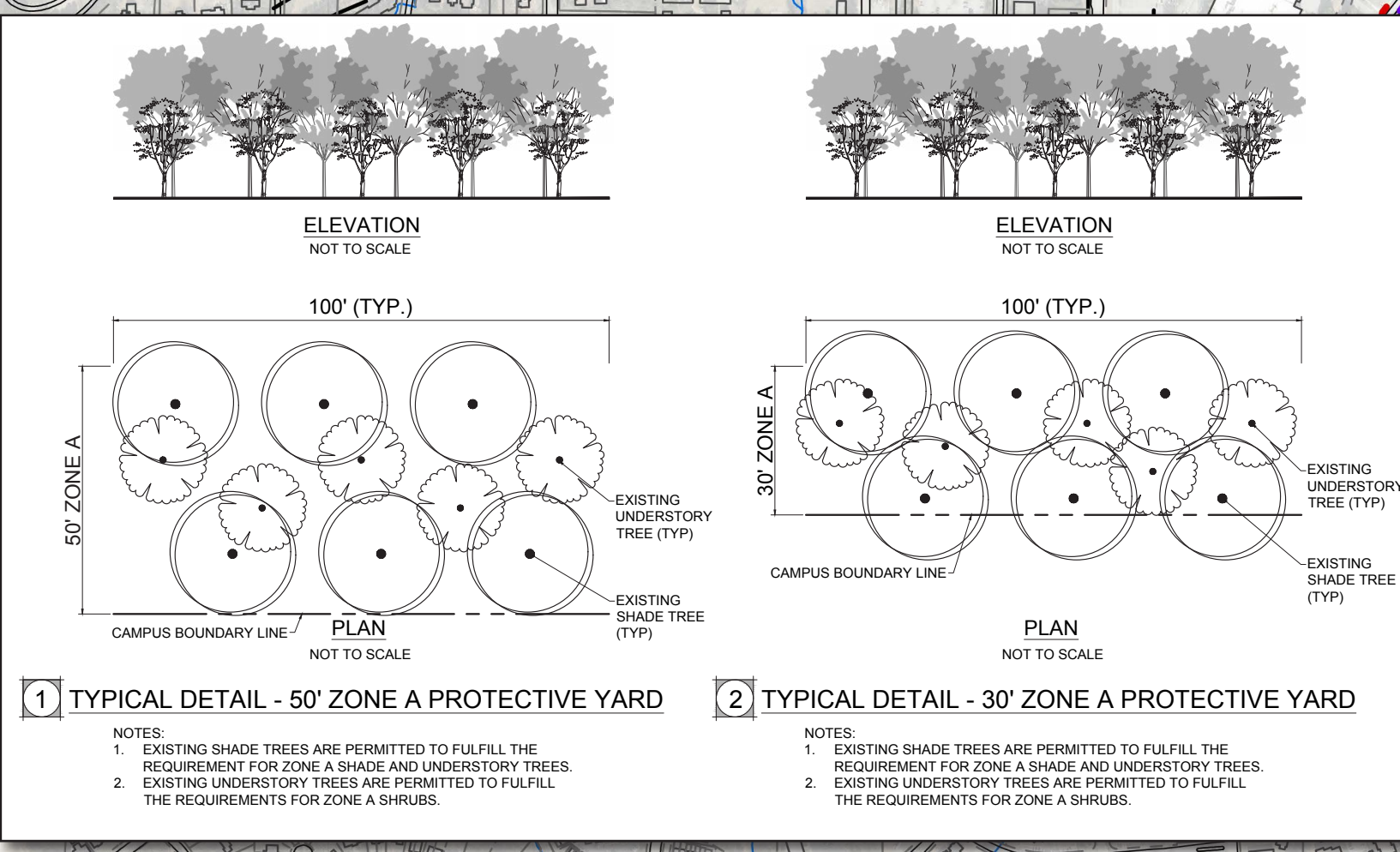
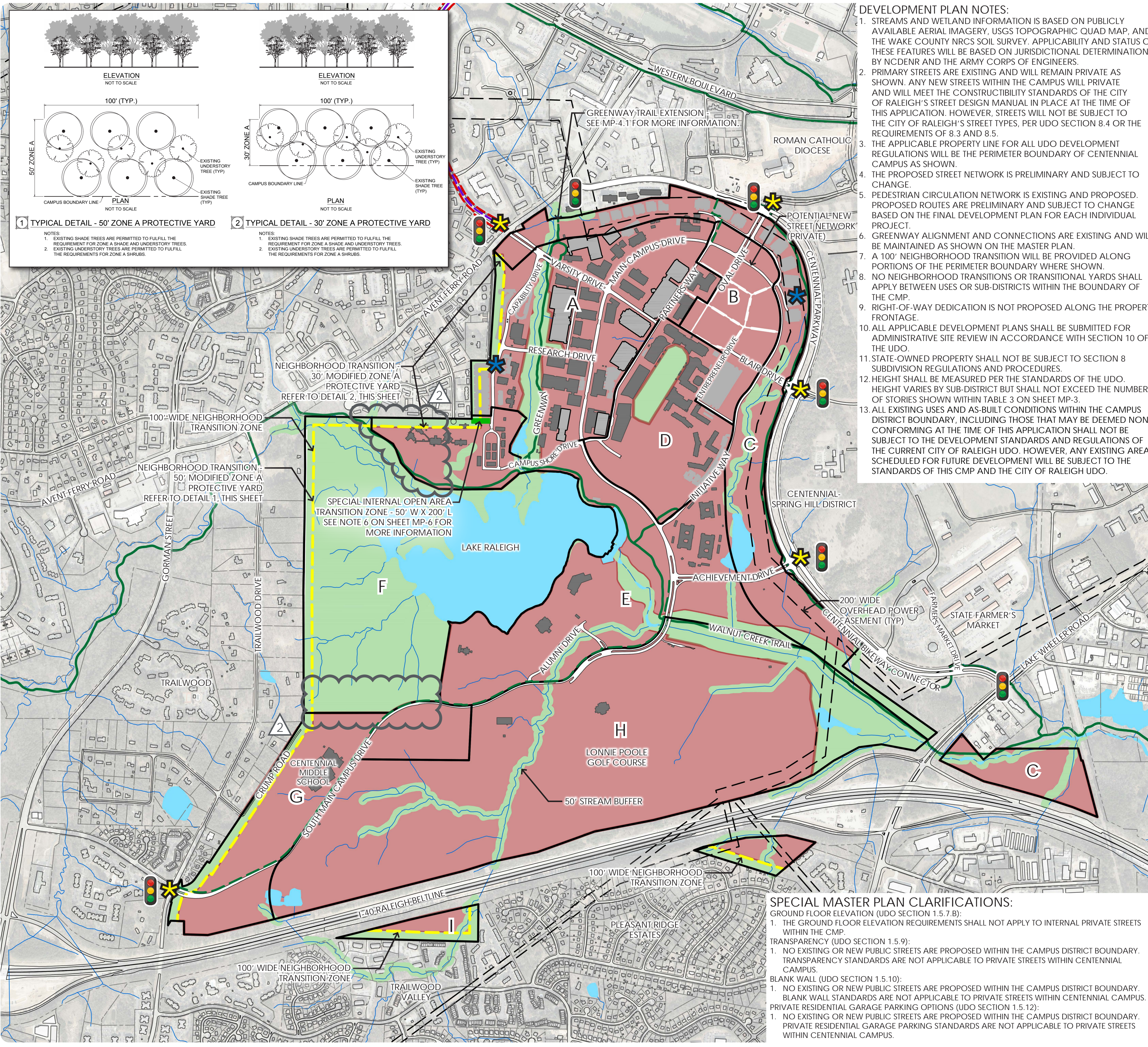
1. ANY EXISTING USE OR FACILITY WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION OR NOT SPECIFICALLY COVERED IN THE TABLE OF USES (TABLE 1.1) SHALL NOT BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO.
2. ALL LAND USES WITHIN THE CMP SHALL BE PER THE TABLE OF USES AS LISTED IN TABLE 1.1 (THIS SHEET).
3. EXCEPT WHERE LIMITED BY THIS MASTER PLAN, ALL COLLEGE, COMMUNITY COLLEGE AND UNIVERSITY PRINCIPAL AND ACCESSORY USES (INCLUDING LAB, LIGHT MANUFACTURING, UTILITIES AND WASTE SERVICES/FACILITIES RELATED TO THE UNIVERSITY OPERATIONS) ARE PERMITTED.

TABLE OF USES

(REZN-0065-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
JULY 24, 2023

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023





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

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

DEVELOPMENT PLAN NOTES:

- STREAMS AND WETLAND INFORMATION IS BASED ON PUBLICLY AVAILABLE AERIAL IMAGERY, USGS TOPOGRAPHIC QUAD MAP, AND THE WAKE COUNTY NRCS SOIL SURVEY. APPLICABILITY AND STATUS OF THESE FEATURES WILL BE BASED ON JURISDICTIONAL DETERMINATION BY NCDENR AND THE ARMY CORPS OF ENGINEERS.
- PRIMARY STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE CAMPUS WILL PRIVATE AND WILL MEET THE CONSTRUCTION STANDARDS OF THE CITY OF RALEIGH'S STREET DESIGN MANUAL IN PLACE AT THE TIME OF THIS APPLICATION. HOWEVER, STREETS WILL NOT BE SUBJECT TO THE CITY OF RALEIGH'S STREET TYPES, PER UDO SECTION 8.4 OR THE REQUIREMENTS OF 8.3 AND 8.5.
- THE APPLICABLE PROPERTY LINE FOR ALL UDO DEVELOPMENT REGULATIONS WILL BE THE PERIMETER BOUNDARY OF CENTENNIAL CAMPUS AS SHOWN.
- THE PROPOSED STREET NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE.
- PEDESTRIAN CIRCULATION NETWORK IS EXISTING AND PROPOSED. PROPOSED ROUTES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON THE FINAL DEVELOPMENT PLAN FOR EACH INDIVIDUAL PROJECT.
- GREENWAY ALIGNMENT AND CONNECTIONS ARE EXISTING AND WILL BE MAINTAINED AS SHOWN ON THE MASTER PLAN.
- A 100' NEIGHBORHOOD TRANSITION WILL BE PROVIDED ALONG PORTIONS OF THE PERIMETER BOUNDARY WHERE SHOWN.
- NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE CMP.
- RIGHT-OF-WAY DEDICATION IS NOT PROPOSED ALONG THE PROPERTY FRONTAGE.
- ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE UDO.
- STATE-OWNED PROPERTY SHALL NOT BE SUBJECT TO SECTION 8 SUBDIVISION REGULATIONS AND PROCEDURES.
- HEIGHT SHALL BE MEASURED PER THE STANDARDS OF THE UDO. HEIGHT VARIES BY SUB-DISTRICT BUT SHALL NOT EXCEED THE NUMBER OF STORIES SHOWN WITHIN TABLE 3 ON SHEET MP-3.
- ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF THIS APPLICATION SHALL NOT BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE CURRENT CITY OF RALEIGH UDO. HOWEVER, ANY EXISTING AREAS SCHEDULED FOR FUTURE DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.

DEVELOPMENT LEGEND:

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

TABLE 2: OVERALL DENSITY SUMMARY

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

TABLE 3: DEVELOPMENT PLAN / DENSITY ALLOCATION

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

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

MODIFICATIONS TO DISTRICT STANDARDS:

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

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

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

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

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

- SIDE AND REAR SETBACKS SHALL APPLY ONLY TO THE REGULATING CMP BOUNDARY. THESE SETBACKS WILL NOT APPLY BETWEEN USES OR SUB-DISTRICTS INTERNAL TO THE CAMPUS.

NEIGHBORHOOD TRANSITION ZONES (UDO SECTION 3.5.2):

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

LOADING (UDO SECTION 7.2):

- NO EXISTING OR PROPOSED PUBLIC STREETS ARE PLANNED FOR THE CAMPUS. STREET YARDS, TRANSITIONAL YARDS, AND SCREENING BETWEEN DISTRICTS AND INTERNAL USES DO NOT APPLY. STREETS & BLOCKS (UDO SECTION 4.6.2(D)1-3):
- THE CMP BOUNDARY SHALL SERVE AS THE REGULATING DISTRICT BOUNDARY AND THE CAMPUS SHALL BE CONSIDERED ONE SINGLE PROPERTY FOR PURPOSES OF REVIEW AND APPLICATION OF ALL DISTRICT DIMENSIONAL STANDARDS. AS SUCH, THE STREETS AND BLOCKS STANDARDS OF UDO ARTICLE 8.3 SHALL NOT APPLY TO THIS CMP.

SPECIAL MASTER PLAN CLARIFICATIONS:

GROUND FLOOR ELEVATION (UDO SECTION 1.5.7.B):

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

TRANSPARENCY (UDO SECTION 1.5.9):

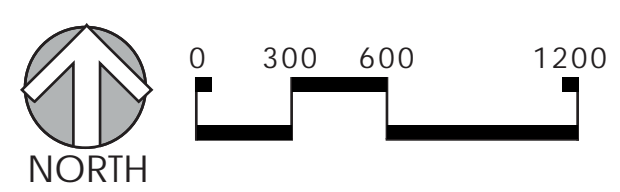
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN CENTENNIAL CAMPUS.

BLANK WALL (UDO SECTION 1.5.10):

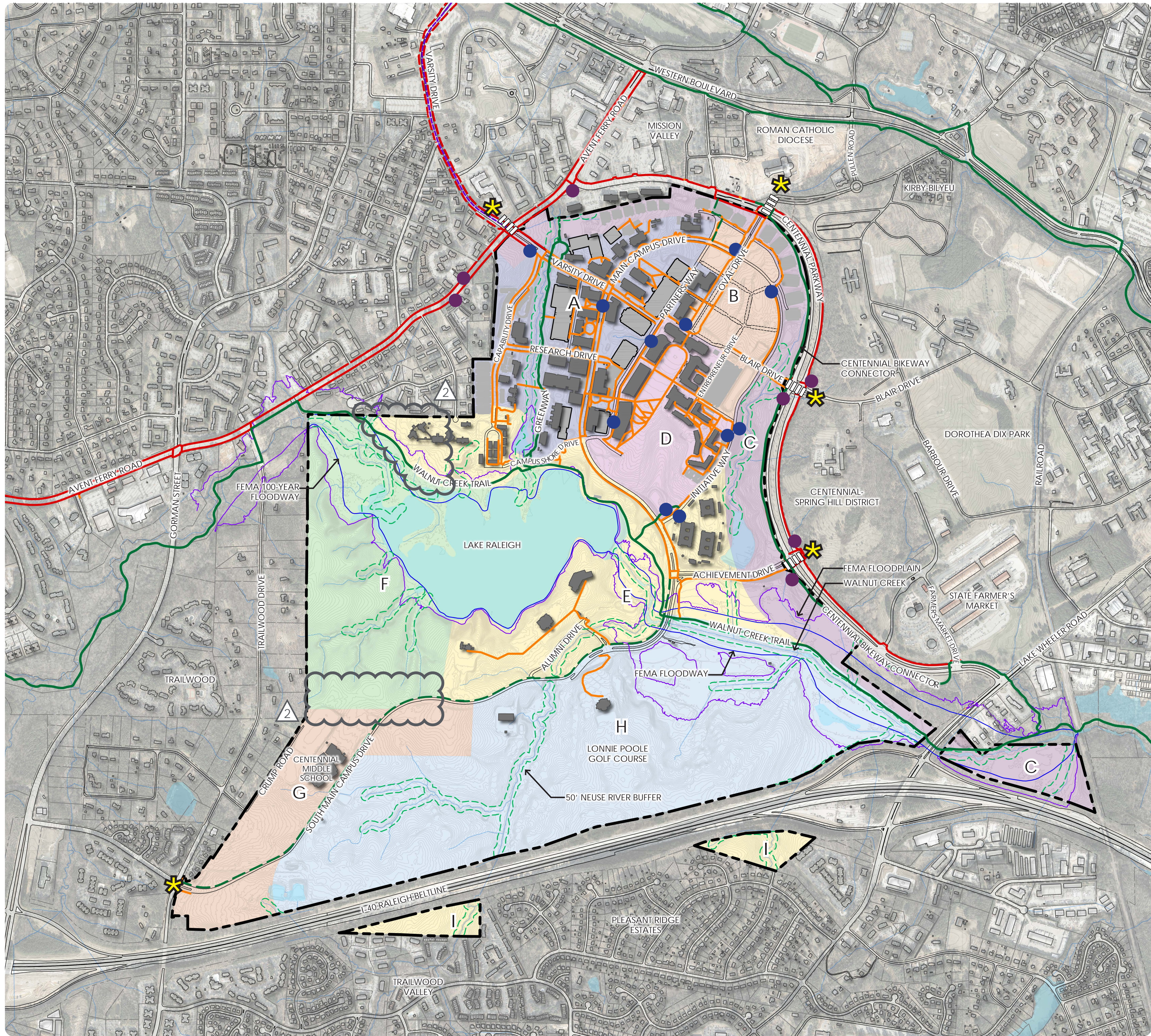
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO PRIVATE STREETS WITHIN CENTENNIAL CAMPUS.

PRIVATE RESIDENTIAL GARAGE PARKING OPTIONS (UDO SECTION 1.5.12):











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



NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



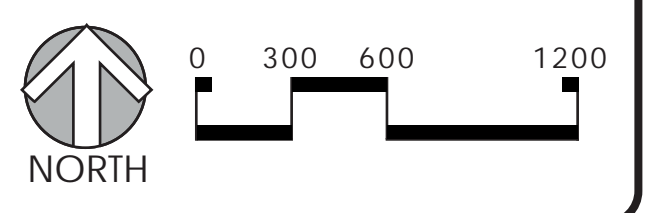
CIRCULATION LEGEND:

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

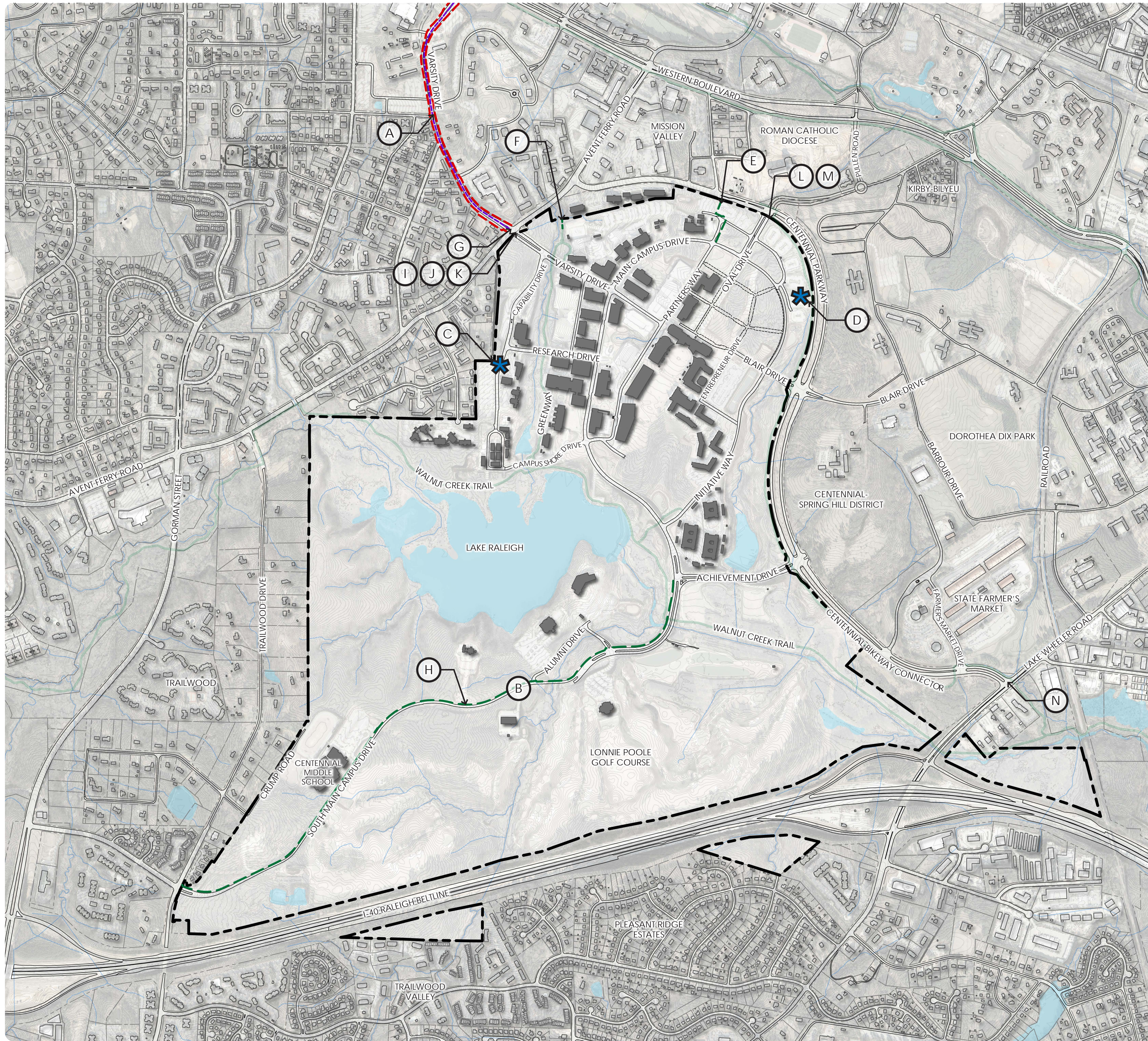
PEDESTRIAN CIRCULATION NOTES:

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

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



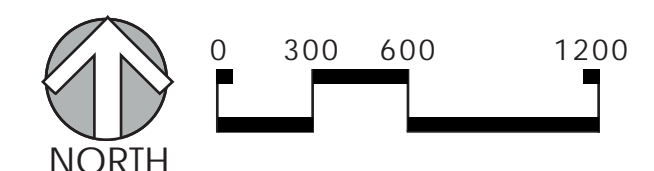
CIRCULATION LEGEND:

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

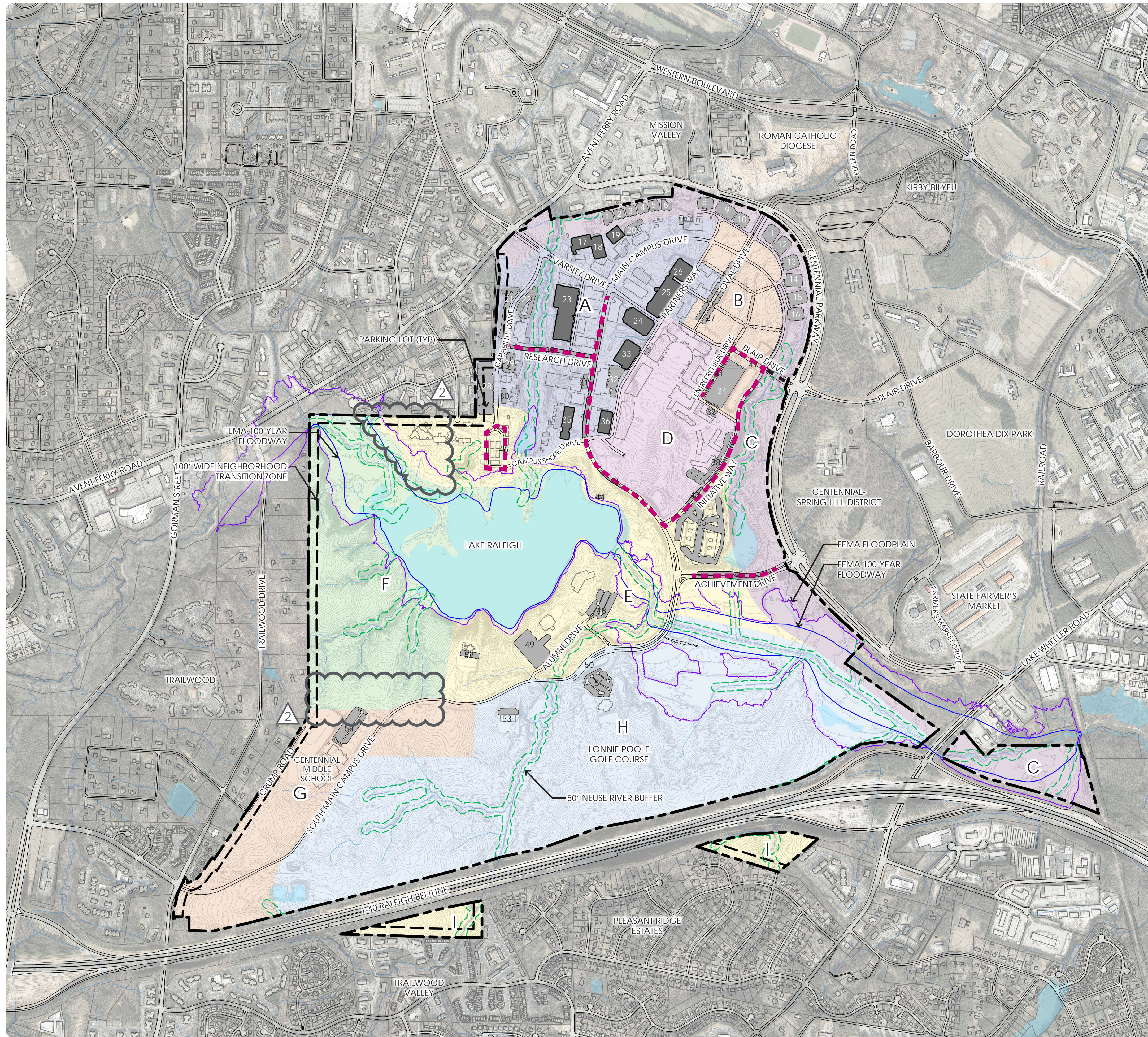
TRANSPORTATION/MOBILITY IMPROVEMENTS NOTES:

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

- LINK LEVEL IMPROVEMENTS**
- (A)** WIDEN VARSITY DRIVE TO A 2-LANE DIVIDED SECTION FROM AVENT FERRY ROAD TO WESTERN BOULEVARD WITH A MEDIAN OR CENTER TWO-WAY LEFT-TURN LANE AND PROVIDE PROTECTED BICYCLE AND PEDESTRIAN FACILITIES.
 - (B)** WIDEN MAIN CAMPUS DRIVE TO PROVIDE LEFT-TURN LANES AT STREET INTERSECTIONS AND MAJOR DRIVEWAYS FROM TRAILWOOD DRIVE TO THE PARK ALUMNI CENTER.
- NEW CONNECTIVITY IMPROVEMENTS**
- (C)** CONNECTION FROM CAPABILITY DRIVE TO THE WESTERN CAMPUS BOUNDARY IN THE GENERAL VICINITY OF RESEARCH DRIVE (IN FURTHERANCE OF THE CONNECTIVITY CONCEPT SHOWN IN THE AVENT FERRY CORRIDOR STUDY CONDUCTED BY THE CITY OF RALEIGH IN 2019). GENERAL LOCATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY - EXACT LOCATION TO BE DETERMINED.
 - (D)** CONNECTION FROM INITIATIVE WAY TO CENTENNIAL PARKWAY SUBJECT TO NCDOT AND DUKE ENERGY APPROVAL. GENERAL LOCATION BETWEEN OVAL DRIVE AND BLAIR DRIVE IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY- EXACT LOCATION AND LEVEL OF ACCESS TO BE DETERMINED.
- BIKE/PED IMPROVEMENTS**
- (E)** ADD A BIKE/PEDESTRIAN CONNECTION FROM CENTENNIAL PARKWAY INTO CENTENNIAL CAMPUS BETWEEN OVAL DRIVE AND AVENT FERRY ROAD AND PROVIDE ENHANCEMENT OF THE EXISTING CROSSWALK ON CENTENNIAL PARKWAY EAST OF NAZARETH STREET.
 - (F)** EXTEND GREENWAY TRAIL NORTH TO THE CAMPUS BOUNDARY AS SHOWN VIA PAVED, WOODEN BOARDWALK, OR COMPARABLE CONNECTION. EXACT LOCATION/CONNECTION POINT TO BE DETERMINED BASED ON TOPOGRAPHIC SURVEY CONDITIONS.
 - (G)** PROVIDE ENHANCED EAST-WEST BICYCLE AND PEDESTRIAN ELEMENTS AT THE INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE.
 - (H)** ADD A BIKE/PEDESTRIAN SHARED FACILITY ON THE NORTH SIDE OF MAIN CAMPUS DRIVE SOUTH OF ACHIEVEMENT DRIVE TO TRAILWOOD DRIVE.
- INTERSECTION LEVEL IMPROVEMENTS**
- (I)** AVENT FERRY ROAD / VARSITY DRIVE
CONSTRUCT AN ADDITIONAL WESTBOUND LEFT-TURN LANE ON VARSITY DRIVE WITH A MINIMUM OF 300 FEET OF STORAGE TO PROVIDE DUAL WESTBOUND LEFT-TURN LANES ON THAT APPROACH
 - (J)** EXTEND THE NORTHBOUND RIGHT-TURN LANE ON AVENT FERRY ROAD TO PROVIDE 575 FEET OF STORAGE
 - (K)** INVESTIGATE PROVIDING ENHANCED EAST-WEST BICYCLE AND PEDESTRIAN ELEMENTS AT THE INTERSECTION OF AVENT FERRY ROAD AT VARSITY DRIVE
 - (L)** CENTENNIAL PARKWAY / OVAL DRIVE
RE-STRIP THE NORTHBOUND APPROACH TO PROVIDE DUAL NORTHBOUND LEFT-TURN LANES AND A SHARED THROUGH/RIGHT-TURN LANE ON OVAL DRIVE
 - (M)** EXTEND THE EASTBOUND RIGHT-TURN LANE ON CENTENNIAL PARKWAY TO PROVIDE 475 FEET OF STORAGE
 - (N)** CENTENNIAL PARKWAY / LAKE WHEELER ROAD
PROVIDE AN ADDITIONAL EASTBOUND RIGHT-TURN LANE ON CENTENNIAL PARKWAY WITH 650 FEET OF STORAGE TO PROVIDE DUAL RIGHT-TURN LANES ON THAT APPROACH



NO	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



PARKING LEGEND:

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

EXISTING PARKING SUMMARY

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

TABLE 4: EXISTING PARKING TABLE

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

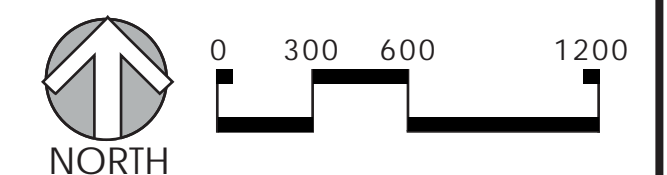
MODIFICATIONS TO DISTRICT STANDARDS:

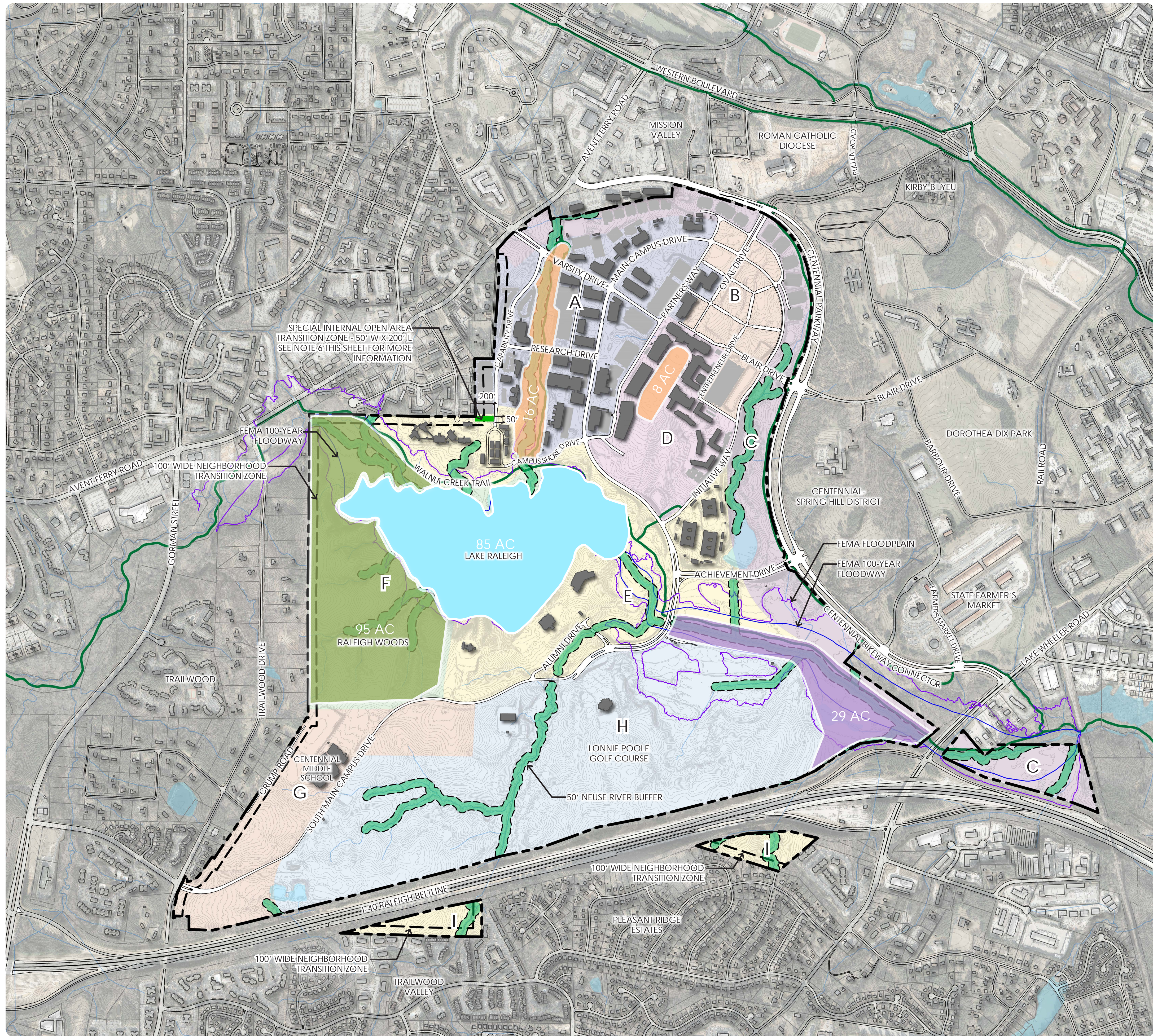
PARKING AND LOADING (UDO SECTION 7.1):

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

SPECIALIZED VEHICULAR PARKING PROVISIONS:

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





OPEN SPACE LEGEND:

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

TABLE 5: OPEN SPACE ALLOCATION

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

OPEN SPACE NOTES:

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

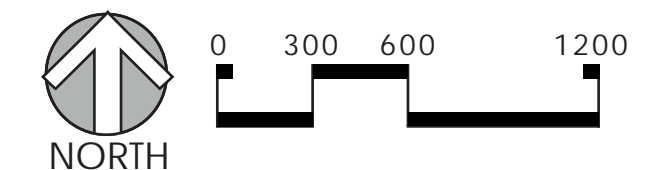
THE FOLLOWING USES ARE PROHIBITED:

- PRINCIPAL BUILDINGS
 - PARKING
 - STREET/ALLEY
- PERMITTED ACTIVITY WITHIN THIS AREA SHALL INCLUDE THE FOLLOWING:
- PROTECTIVE YARD
 - LANDSCAPING, GARDEN
 - FENCE/WALL
 - PLAYGROUND
 - PEDESTRIAN WALKWAYS

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

MODIFICATIONS TO DISTRICT STANDARDS:

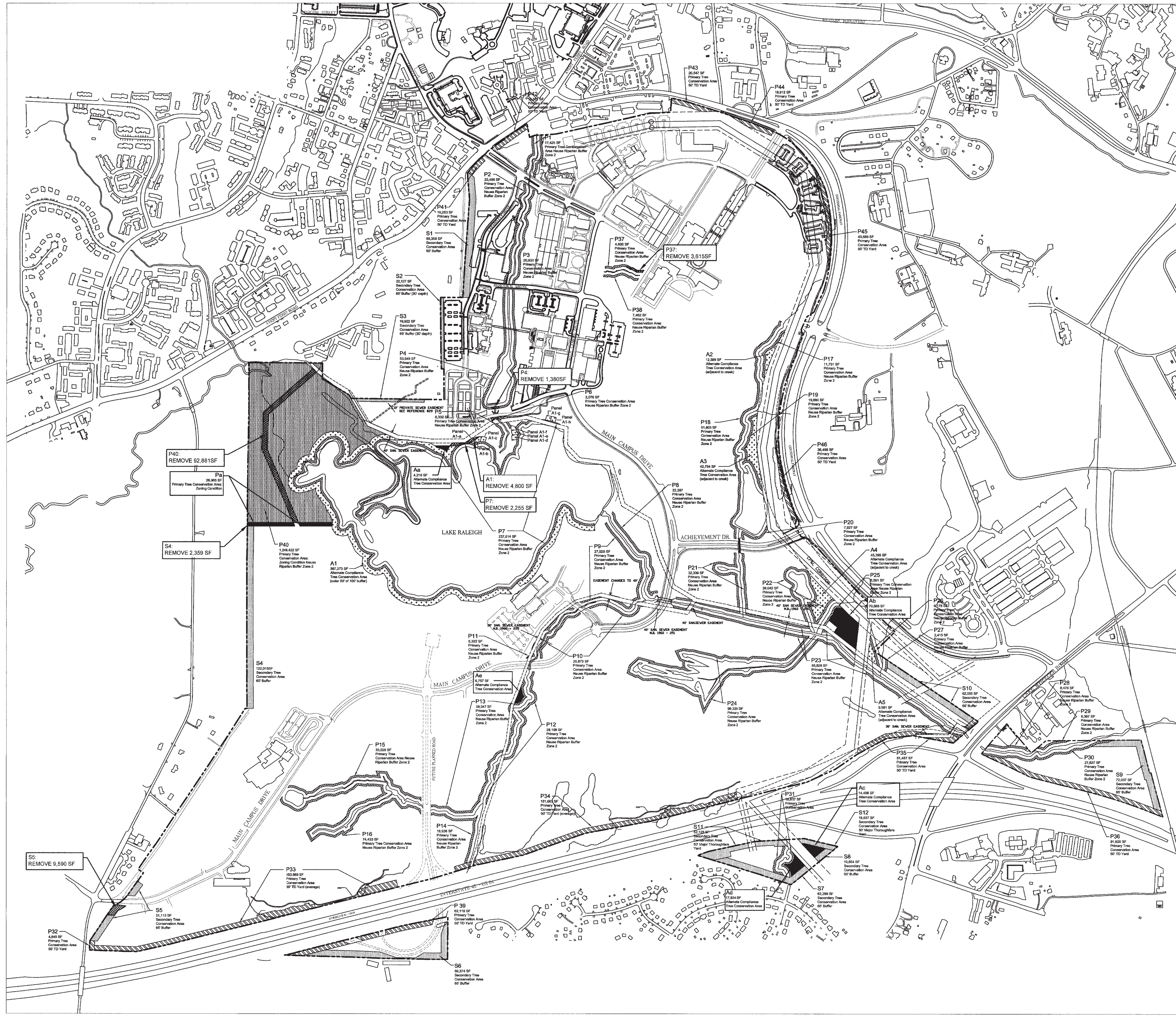
- COVERAGE GENERAL REQUIREMENT (UDO SECTION 1.5.3.c):
- THE PROPOSED OPEN SPACE PLAN SHALL SATISFY ALL OPEN SPACE REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL OPEN SPACE REQUIREMENTS SHALL APPLY, INCLUDING OUTDOOR AMENITY AREA GENERAL REQUIREMENTS AND STANDARDS UNDER UDO SECTION 1.5.3(c).
 - OPEN SPACE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



OPEN SPACE PLAN

(REZN-0065-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
JULY 24, 2023

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



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

Summary	Area (Acres)
Total Area	97.7
Required Tree Conservation	96.77
	10%

Total Tree Conservation Areas Provided	97.43	10.07%
---	--------------	---------------

TREE CONSERVATION AREA DATA

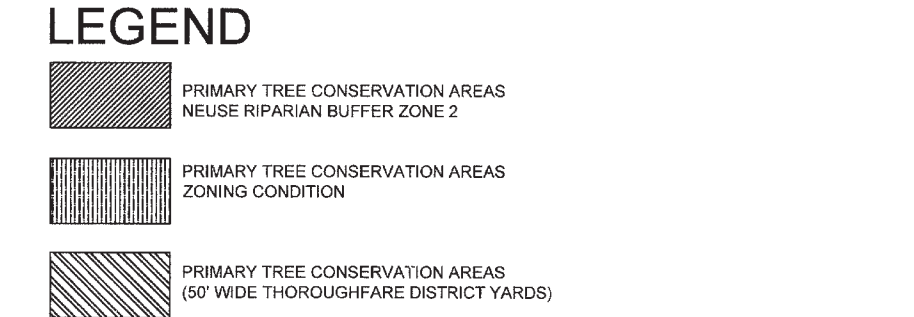
Key	Description	Area (SF)	Area to Remove	New Subtotal Area (SF)	Area (Acres)	% of Tract
Primary Tree Conservation Areas						
P1	Neuse Riparian Buffer Zone 2	17,425				
P2	Neuse Riparian Buffer Zone 2	22,486				
P3	Neuse Riparian Buffer Zone 2	20,933				
P4	Neuse Riparian Buffer Zone 2	54,929	1,380	53,549		
P5	Neuse Riparian Buffer Zone 2	5,332				
P6	Neuse Riparian Buffer Zone 2	2,076				
P7	Neuse Riparian Buffer Zone 2	239,769	2,255	237,514		
P8	Neuse Riparian Buffer Zone 2	22,397				
P9	Neuse Riparian Buffer Zone 2	27,009				
P10	Neuse Riparian Buffer Zone 2	25,873				
P11	Neuse Riparian Buffer Zone 2	23,322				
P12	Neuse Riparian Buffer Zone 2	28,198				
P13	Neuse Riparian Buffer Zone 2	39,047				
P14	Neuse Riparian Buffer Zone 2	19,698				
P15	Neuse Riparian Buffer Zone 2	33,029				
P16	Neuse Riparian Buffer Zone 2	74,433				
P17	Neuse Riparian Buffer Zone 2	11,731				
P18	Neuse Riparian Buffer Zone 2	51,655				
P19	Neuse Riparian Buffer Zone 2	19,680				
P20	Neuse Riparian Buffer Zone 2	7,927				
P21	Neuse Riparian Buffer Zone 2	32,339				
P22	Neuse Riparian Buffer Zone 2	38,042				
P23	Neuse Riparian Buffer Zone 2	85,828				
P24	Neuse Riparian Buffer Zone 2	98,328				
P25	Neuse Riparian Buffer Zone 2	5,591				
P26	Neuse Riparian Buffer Zone 2	6,178				
P27	Neuse Riparian Buffer Zone 2	2,415				
P28	Neuse Riparian Buffer Zone 2	8,478				
P29	Neuse Riparian Buffer Zone 2	6,387				
P30	Neuse Riparian Buffer Zone 2	27,629				
P31	Neuse Riparian Buffer Zone 2	15,533				
P32	50' TD Yard	4,849				
P33	50' TD Yard Average	151,899				
P34	50' TD Yard Average	151,663				
P35	50' TD Yard	51,467				
P36	50' TD Yard	91,625				
P37	Neuse Riparian Buffer Zone 2	8,215	3,615	4,600		
P38	Neuse Riparian Buffer Zone 2	7,460				
P39	50' TD Yard	62,119				
P40	Zoning Condition	1,339,303	92,881	1,246,422		
P41	50' TD Yard	10,263				
P42	50' TD Yard	19,581				
P43	50' TD Yard	20,547				
P44	50' TD Yard	18,912				
P45	50' TD Yard	43,569				
P46	50' TD Yard	35,498				
Subtotal		3,074,963	100,131	2,974,832	68.29	7.06%
Secondary Tree Conservation Areas						
S1	60' Buffer	85,398				
S2	Buffer (30' Ave. depth)	22,127				
S3	Buffer (30' Ave. depth)	19,822				
S4	60' Buffer	124,374	2,359	122,015		
S5	60' Buffer	40,703	9,590	31,113		
S6	60' Buffer	86,374				
S7	60' Buffer	69,299				
S8	60' Buffer	10,654				
S9	60' Buffer	72,007				
S10	60' Buffer	62,865				
S11	50' Major Thoroughfare	52,128				
S12	50' Major Thoroughfare	18,637				
Subtotal		660,618	11,949	648,669	14.89	1.54%
Alternative Means of Compliance						
A1	25' Buffer around Lake Raleigh	372,173	4,800	367,373		
A2	area adjacent to creek	12,396				
A3	area adjacent to creek	42,794				
A4	area adjacent to creek	45,296				
A5	area adjacent to creek	9,581				
Subtotal		482,346	4,800	477,546	10.96	1.13%
Additional Areas - Primary Tree Conservation Area						
Pa	Primary TCA - Zoning Condition			28,965		
Additional Areas - Alternative Means of Compliance						
Aa	Alternate Compliance TCA			4,216		
Ab	Alternate Compliance TCA			70,586		
Ac	Alternate Compliance TCA			14,408		
Ad	Alternate Compliance TCA			17,934		
Ae	Alternate Compliance TCA			6,157		
Subtotal				142,844	3.28	0.34%
TOTAL TREE CONSERVATION AREA				4,243,891	97.43	10.07%

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

LEGEND

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

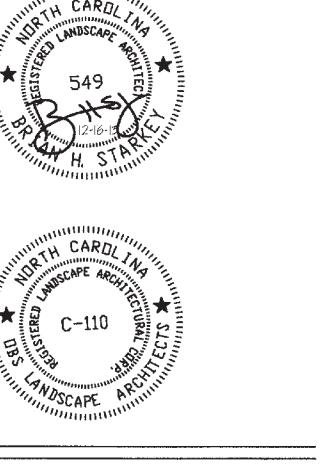
APPROVED BY
CITY OF RALEIGH
FORESTRY SPECIALIST



Adjustments to the Centennial Campus Tree Conservation Plan
APPROVED UNDER TRANSACTION #257379
NC State University
9-11 Partners Way

Consultants

Professional Seals



Revisions

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

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

TC-1

TREE CONSERVATION NOTES:

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



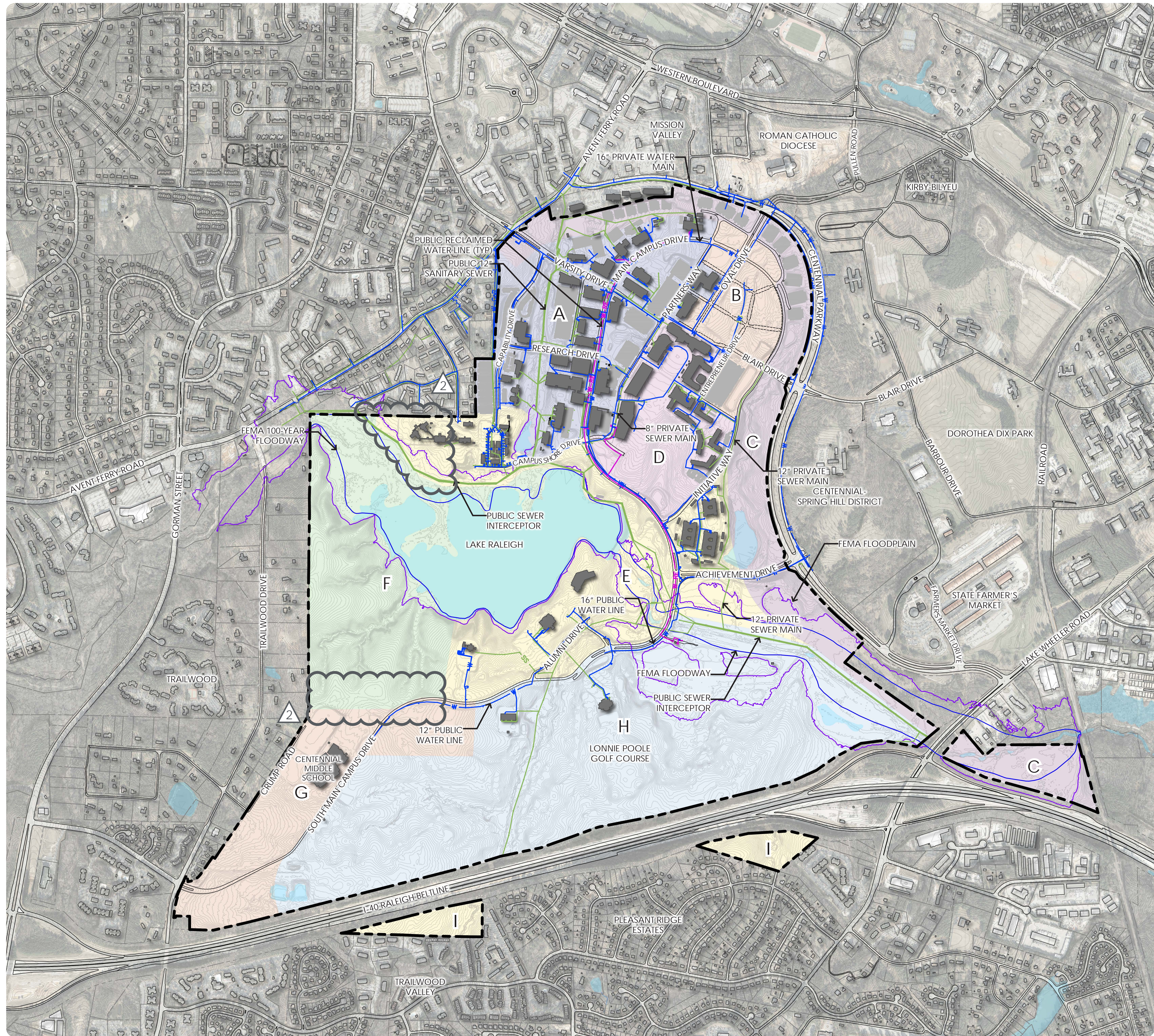
**CAMPUS MASTER PLAN
NORTH CAROLINA
STATE UNIVERSITY
CENTENNIAL CAMPUS**

TREE CONSERVATION PLAN
(REZ-0065-2020) (MP-1-20) | RALEIGH,
NORTH CAROLINA
JULY 24, 2023

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023

SHEET
MP-7

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



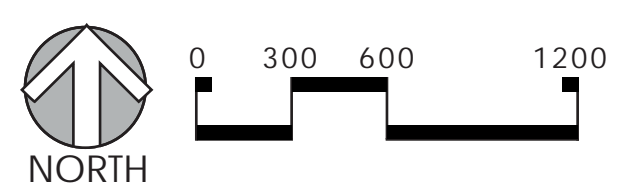
UTILITY LEGEND:

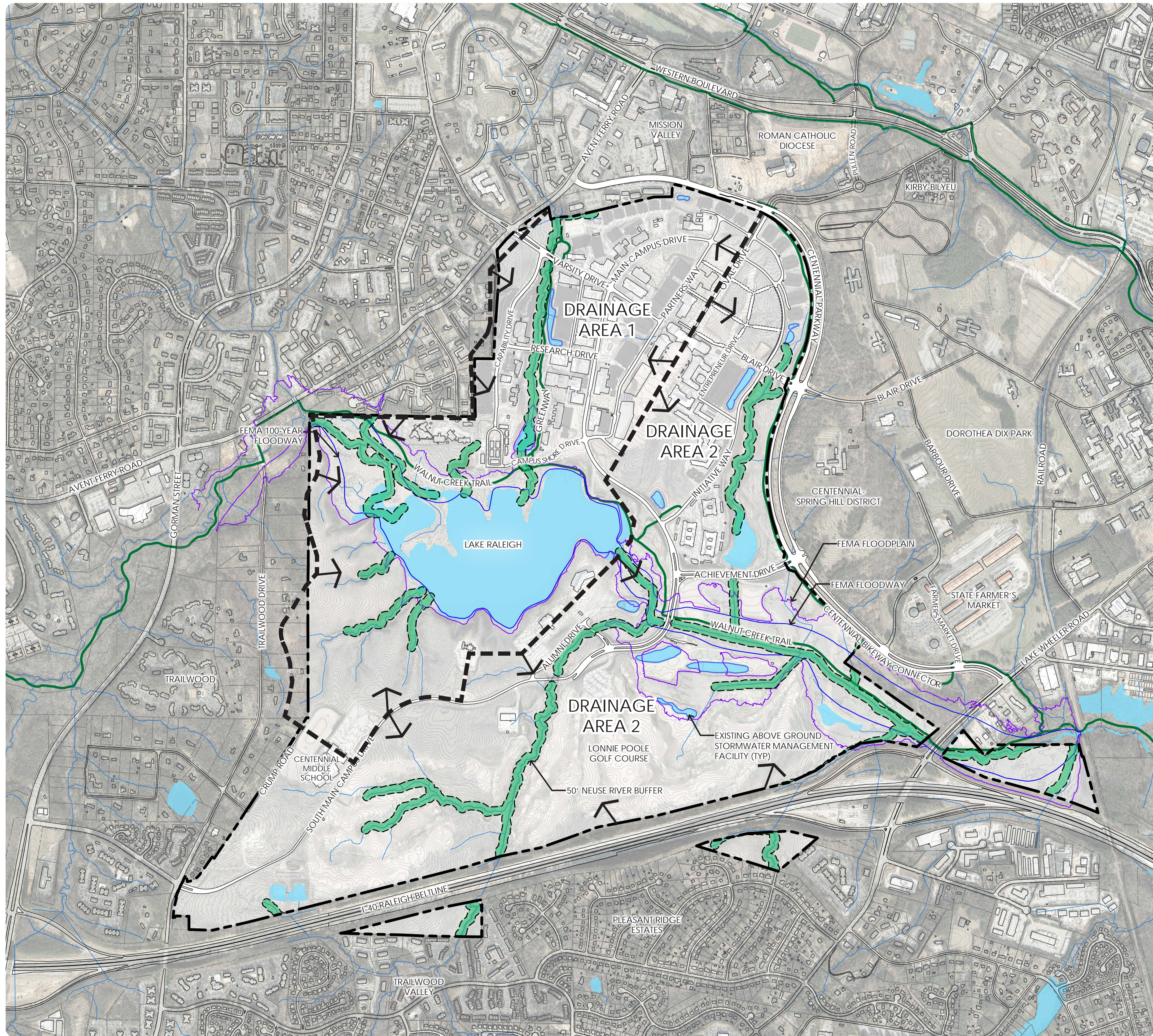
- CMP ZONING BOUNDARY
- PROPERTY LINE
- EXISTING BUILDING
- EXISTING PARKING LOT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING RECLAIMED PUBLIC WATER LINE
- FEMA 100-YEAR FLOODWAY
- FEMA FLOODPLAIN
- EXISTING STREETS
- POTENTIAL NEW STREETS

CONCEPTUAL UTILITY PLAN NOTES:

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

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023





STORMWATER LEGEND:

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

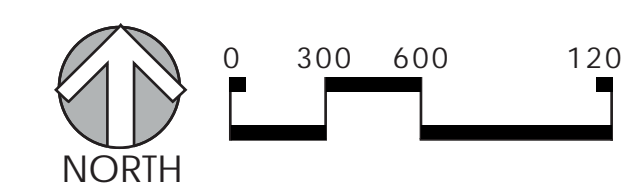
TABLE 7: PERVIOUS/IMPERVIOUS AREA TABLE

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

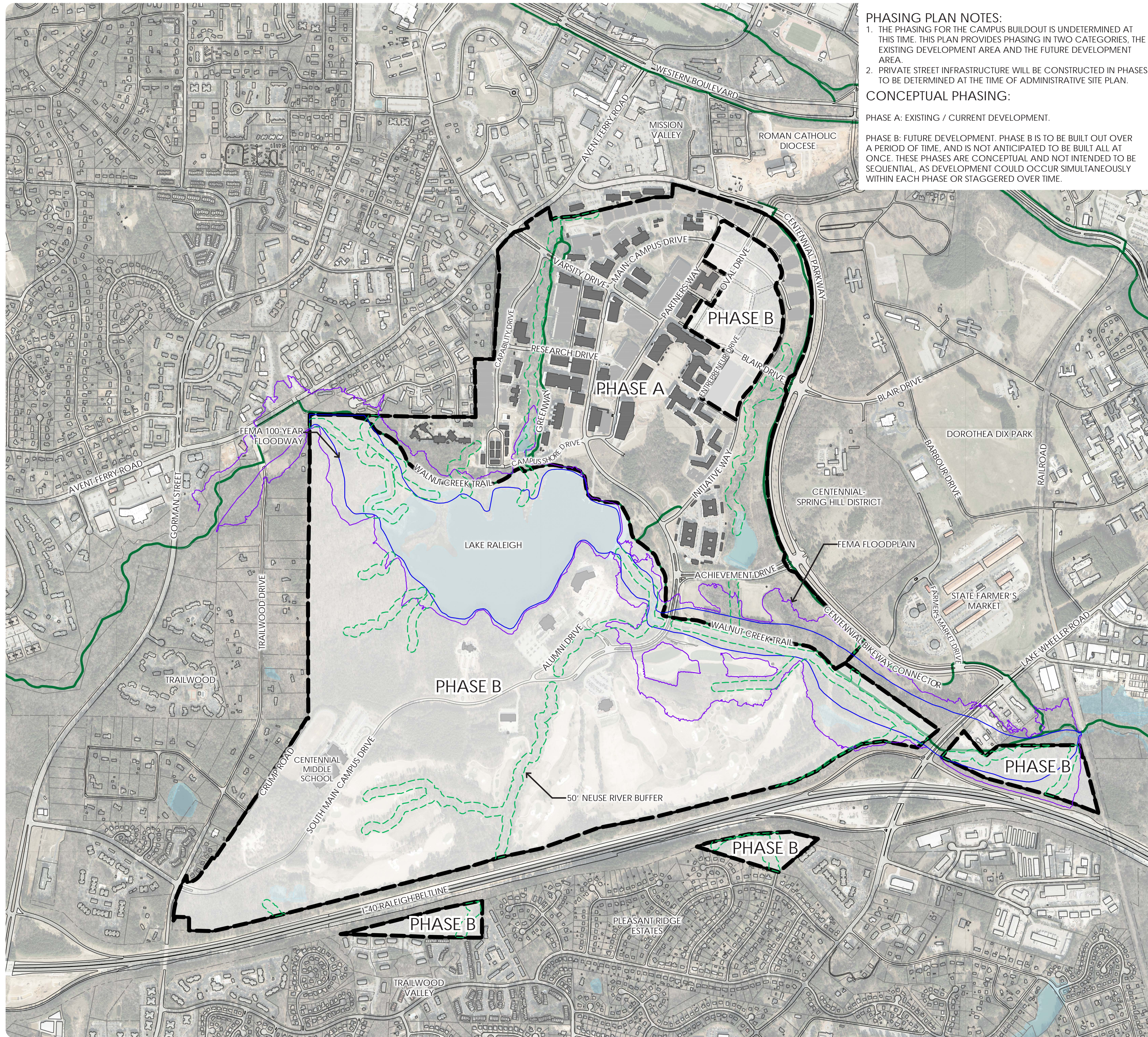
GENERAL STORMWATER NOTES:

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

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023



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

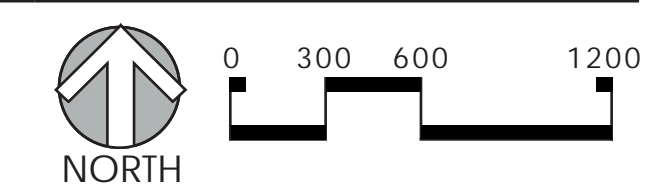
CONCEPTUAL PHASING:
 PHASE A: EXISTING / CURRENT DEVELOPMENT.
 PHASE B: FUTURE DEVELOPMENT. PHASE B IS TO BE BUILT OUT OVER A PERIOD OF TIME, AND IS NOT ANTICIPATED TO BE BUILT ALL AT ONCE. THESE PHASES ARE CONCEPTUAL AND NOT INTENDED TO BE SEQUENTIAL, AS DEVELOPMENT COULD OCCUR SIMULTANEOUSLY WITHIN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

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

TABLE 4 - PHASING ANALYSIS SUMMARY

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

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





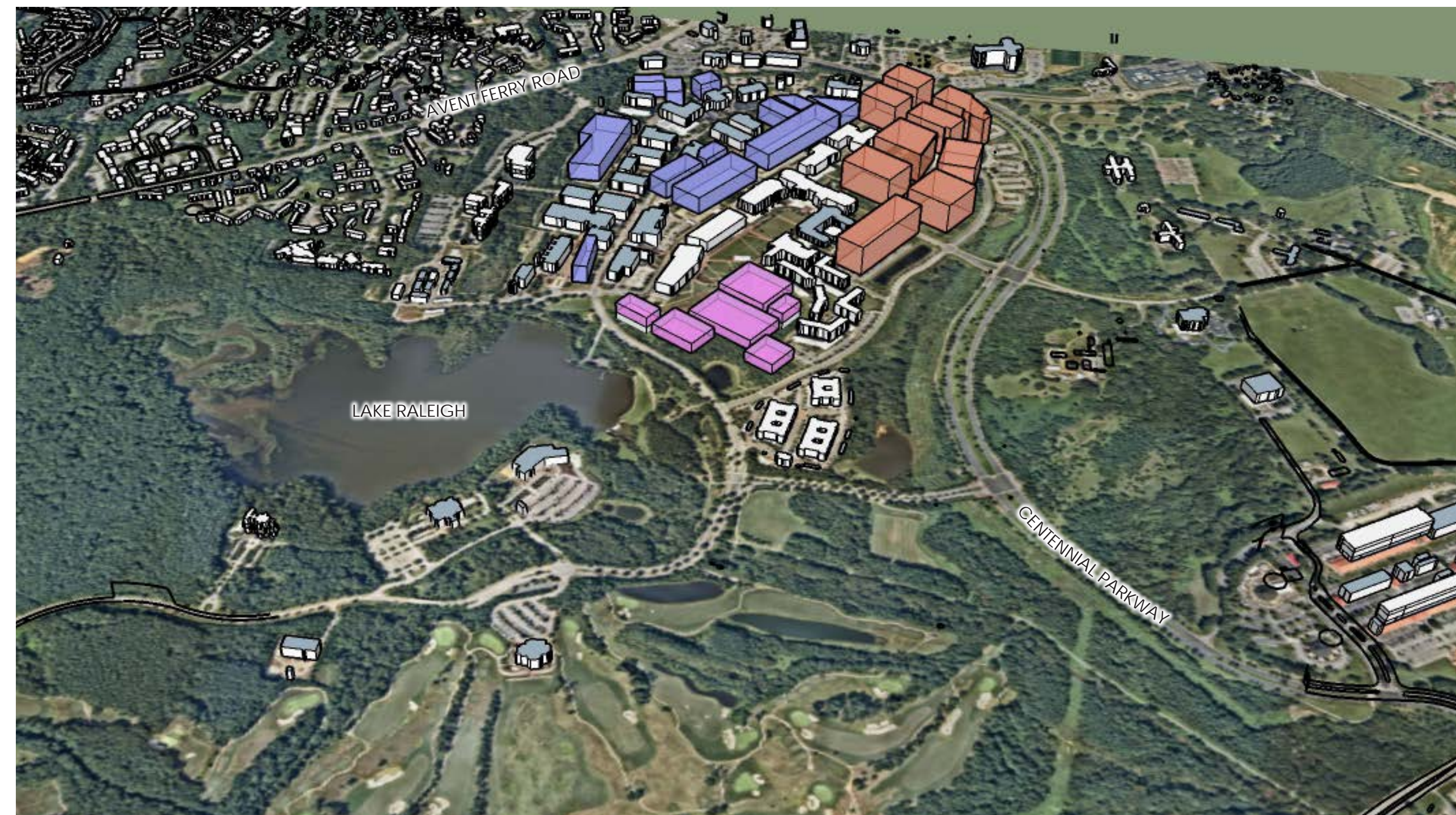
PERSPECTIVE VIEW 'A' - PLAN VIEW



PERSPECTIVE VIEW 'B' - LOOKING SOUTHWEST



PERSPECTIVE VIEW 'C' - LOOKING NORTHEAST



PERSPECTIVE VIEW 'D' - LOOKING NORTHWEST

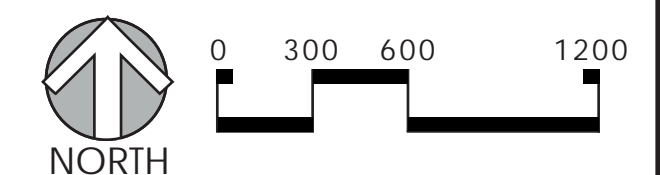
3D MODELS AND RENDERING NOTES:

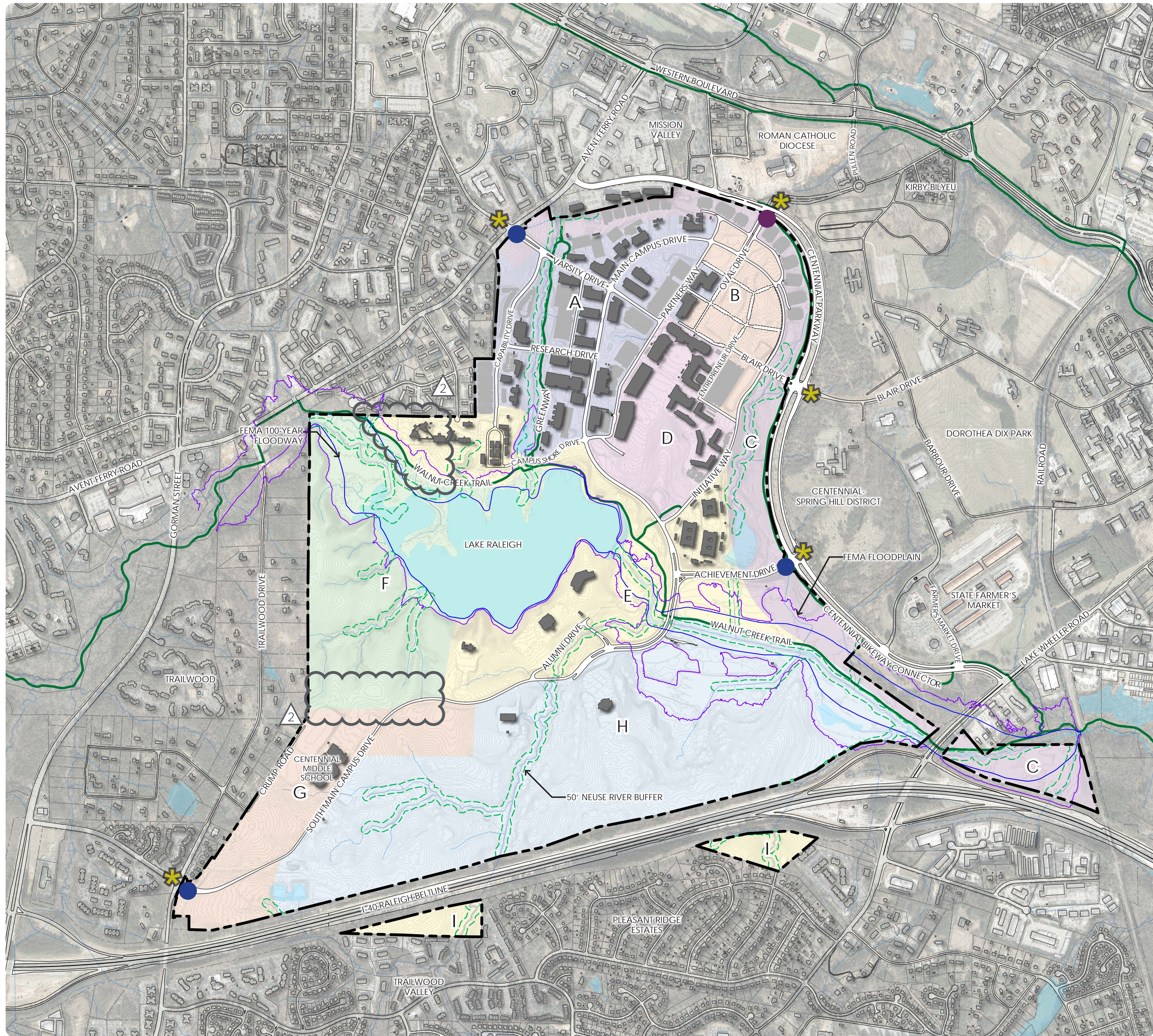
1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. THIS INFORMATION IS NOT INTENDED TO DEMONSTRATE ACTUAL DEVELOPMENT PLANS AND IS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

3D MODELS AND RENDERINGS

(REZN-0065-2020) (MP-1-20) | RALEIGH, NORTH CAROLINA
JULY 24, 2023

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023





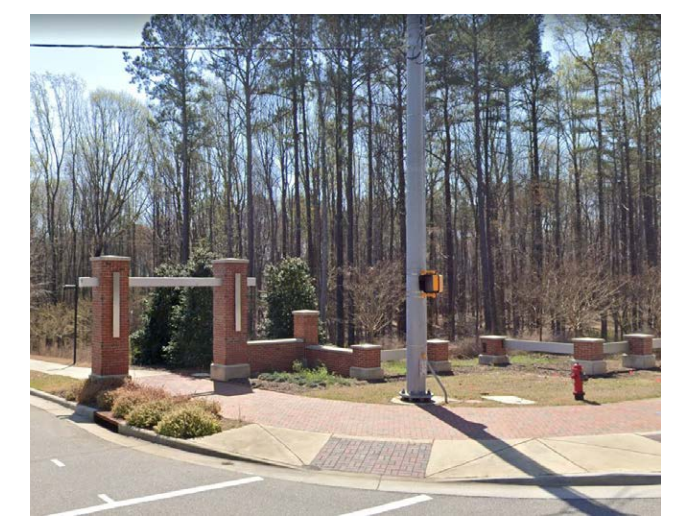
SIGNAGE LEGEND:

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

EXISTING CAMPUS SIGNAGE EXAMPLES:



CAMPUS PRECINCT IDENTIFICATION



GATEWAY ENTRANCE FEATURES



MAJOR CAMPUS AREA IDENTIFICATION



MINOR CAMPUS COMPLEX IDENTIFICATION

MODIFICATIONS TO DISTRICT STANDARDS:

SIGNAGE (UDO SECTION 7.3):

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

NO.	REVISIONS	DATE
1	ADMINISTRATIVE AMENDMENT 1	6/12/2023
2	RESPONSE TO CITY COMMENTS	7/31/2023

