



**Thursday, April 23, 2026  
Committee Meeting**

Raleigh Planning Commission - Committee of the Whole  
04:00 PM

Raleigh Municipal Building, Conference Room 305  
222 West Hargett Street, Raleigh, North Carolina

**NOTE TO DEAF AND HARD-OF-HEARING INDIVIDUALS**

Assistive listening devices are available upon request. Interpreters for Deaf and Hard of Hearing persons are available. If needed, please provide a 48-hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

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**A. Call to Order**

**B. New Business**

**B.1 Rezoning Z-48-25: Lake Boone Trail and Blue Ridge Road, at the intersection of Lake Boone Trail and Blue Ridge Road (District E)**

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Jacob Hunt, Planning and Development

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This is a request to establish a Campus Master Plan for Rex Hospital.

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The deadline for Planning Commission action is June 16, 2026.

**C. Other Business**

**D. Adjournment**

**Meeting:** Planning Commission - Committee of the Whole  
**Meeting Date:** April 23, 2026  
**Staff Resource:** Bynum Walter, Hannah Reckhow, Matthew Klem

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**Agenda Title:** Rezoning Z-48-25: Lake Boone Trail and Blue Ridge Road, at the intersection of Lake Boone Trail and Blue Ridge Road (District E)

**Agenda Item Description:**

Jacob Hunt, Planning and Development

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This is a request to establish a Campus Master Plan for Rex Hospital.

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The deadline for Planning Commission action is June 16, 2026.

**Agenda Item Details:**

Rezoning Z-48-25 2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail, being Wake County PINs 0785822820, 0785826556, and 0785824031.

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Current Zoning: Office Mixed Use-12 stories-Urban Limited (OX-12-UL)

Proposed Zoning: Campus Master Plan (CMP)

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The request would rezone approximately 61.21 acres from Office Mixed Use-12 stories-Urban Limited (OX-12-UL) to Campus Master Plan (CMP). The proposed rezoning is accompanied by a Master Plan that would establish development standards across the site. Major changes include a height increase in the central and southwest corner of the site from 12 to 20 stories, a reduction in permitted height in sub-districts that abut residential developments, a reduction in housing entitlement to 500 units, and a reduction in allowed uses.

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The request is consistent with the Future Land Use Map.

The request is consistent with the 2030 Comprehensive Plan.

The request is inconsistent with the Urban Form Map.

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The deadline for Planning Commission action is June 16, 2026.



Raleigh

# RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

## CASE INFORMATION: Z-48-25 2810 BLUE RIDGE ROAD AND 4220 & 4401 LAKE BOONE TRAIL

<b>Location</b>	Northwest Raleigh, at the intersection of Lake Boone Trail and Blue Ridge Road  Address: 2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail  PINs: 0785822820, 0785826556, and 0785824031  Link to <a href="#">iMaps</a>
<b>Current Zoning</b>	OX-12-UL
<b>Requested Zoning</b>	CMP
<b>Area of Request</b>	61.21 acres
<b>Corporate Limits</b>	Property is within the corporate limits and ETJ.
<b>Property Owner</b>	Rex Hospital, Inc. and University of North Carolina Health Care System
<b>Applicant</b>	Jamie Schwedler, Parker Poe, on behalf of Rex Hospital, Inc. and University of North Carolina Health Care System
<b>Council District</b>	E
<b>PC Recommendation Deadline</b>	June 22, 2026

### SUMMARY OF PROPOSED CONDITIONS

**See the attached Planned Development Master Plan for all conditions. Some, but not all, modifications or clarifications to Unified Development Ordinance (UDO) standards are summarized below:**

- **General Master Plan Notes:**
  - This CMP district selects the Office Mixed Use (OX) district as its base district. Refer to sheet MP-2.1 for the Table of Permitted Uses.
  - The Campus Master Plan (CMP) proposes variable development intensities across four “sub-districts” (“A”, “B”, “C”, and “D”).
- **Uses and Development Intensities:**
  - Full district
    - Maximum floor area 9,700,000 square feet
    - Maximum 500 residential dwelling units

- Maximum 7-20 stories
- Sub-district A:
  - 44.64 acres
  - Maximum building stories: 20
  - Proposed floor area: 2,800,000 square feet
- Sub-district B:
  - 5.12 acres
  - Maximum building stories: 12
  - Proposed floor area: 875,000 square feet
- Sub-district C:
  - 7.05 acres
  - Maximum building stories: 7
  - Proposed floor area: 500,000 square feet
- Sub-district D:
  - 4.40 acres
  - Maximum building stories: 10
  - Proposed floor area: 600,000 square feet
- **UDO Chapter 3: Mixed-Use Districts**
- The base dimensional standards, height requirements, and frontage requirements in UDO Chapter 3 shall not apply.
- Article 3.5 Neighborhood Transitions will still apply to this CMP district.
- No frontage is proposed with the application.
- Minimum building and parking setbacks are provided on sheet MP-2 Table 3.
- **UDO Chapter 4: Special Districts**
- All signage shall conform to the standards noted on sheet MP-13 and per UDO Article 4.6.2.
- **UDO Chapter 6: Use Regulations**
- The CMP district establishes permitted, limited, and special, organized by sub-district. See sheet MP-2.1.
- Allowed uses shall follow OX standards.
- Allowed uses are significantly restricted from the base OX district.
- **UDO Chapter 8: Subdivision and Site Plan Standards**

- Any streets within the campus district boundary shall be private. No public street shall be required within the campus boundary.
- MP-2 provides lot dimensions. Minimum lot width is 50 feet, depth is 100 feet, and area is 5,000 square feet. New lots within the master plan area may be made according to these standards.
- No new access points are proposed as a part of this application.
- The CMP district boundary will be considered one single property for application of all district dimensional standards.
- The proposed street network included in the master plan will replace the block, streets and connectivity standards of the udo for the purposes of this district.
- **UDO Chapter 9: Natural Resource Protection**
- Sheets MP 8.1 and 8.2 show the existing and proposed tree conservation areas. All tree conservation areas will be required to meet UDO standards at the time of site plan application.

**COMPREHENSIVE PLAN GUIDANCE**

<b>Future Land Use</b>	Institutional
<b>Urban Form</b>	City Growth Center, Urban Thoroughfare (Lake Boone Trail), Transit Emphasis Corridor (Blue Ridge Rd), and Frequent Transit Area.
<b>Consistent Policies</b> <i>Key policies are marked with a dot (●)</i>  <i>Area Specific Guidance policies are marked with a square (□)</i>	<ul style="list-style-type: none"> <li>● LU 1.2 Future Land Use Map and Zoning Consistency</li> <li>● LU 2.2 Compact Development</li> <li>● LU 4.7 Capitalizing on Transit Access</li> <li>● LU 5.1 Reinforcing the Urban Pattern</li> <li>LU 5.3 Institutional Uses</li> <li>LU 5.5 Transitional and Buffer Zone Districts</li> <li>● LU 5.6 Buffering Requirements</li> <li>LU 9.2 Coordinating Institutional Growth</li> <li>LU 9.4 Health Care Industry</li> <li>ED 3.4 Reducing Barriers to Core Sector Growth</li> <li>CS 5.3 Access to Health Care</li> <li>CS 5.5 Transit Access to Health and Human Services</li> <li>□ AP-AB 7 Mixed-Use Development Intensities</li> <li>□ AP-AB 9 Parking Lot Siting</li> <li>□ AP-AB 10 Reducing Surface Parking Impacts</li> <li>□ AP-AB 12 Maintaining an Evergreen Landscape</li> <li>□ AP-AB 34 Rex Hospital</li> <li>● LU 2.6 Zoning and Infrastructure Impacts</li> <li>CS 4.4 Response Time Standards</li> </ul>

<b>Inconsistent Policies</b> ● Key Policy □ Area Specific Guidance	●	H 1.8 Zoning for Housing
	●	LU 4.5 Connectivity
		T 5.4 Pedestrian and Bicycle Network Connectivity
		T 5.5 Sidewalk Requirements
	●	UD 1.1 Frontage
	□	AP-AB 35 Connectivity and Pedestrian Friendliness

**FUTURE LAND USE MAP CONSISTENCY**

The rezoning case is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

**COMPREHENSIVE PLAN CONSISTENCY**

The rezoning case is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

**PUBLIC MEETINGS**

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
11/19/2025 21 attendees	4/8/2026 17 attendees	Committee of the Whole 4/23/26	

**REZONING ENGAGEMENT PORTAL RESULTS**

Views	Participants	Responses	Comments
176	0	0	0
Summary of Comments: N/A			





# REZONING STAFF REPORT – Z-48-25

## Planned Development District

### OVERVIEW

The request is to rezone three (3) parcels totaling 61.21 acres from Office Mixed Use-12 stories-Urban Limited (OX-12-UL) to Campus Master Plan (CMP) for UNC Rex Hospital. The overarching goal of the request is to shift existing entitlement from the edges of the development to taller height allowances in the central sub-district.

Located in west Raleigh, the site lies at the intersection of Lake Boone Trail and Blue Ridge Road. The site is surrounded by the Office & Residential future land use designation. To the south, west, and north there are current medical offices in OX- and NX- districts. The Reverie (NX-) and Leigh House (CX-) apartment buildings are east of the site. City Barbeque and CVS (CX-) are commercial developments to the east along Lake Boone Trail. The existing buildings adjacent to the site range from two (2) to four (4) stories.

Rex Hospital currently occupies the site and will continue to do so following approval of the requested rezoning. The CMP zoning requires that the entire district is “under the control of a single entity and have a significant governmental interest or be a hospital, college or university.” Wake III Hospital Campus is the most recent CMP rezoning, approved in 2024.

The site is served by GoRaleigh routes 27L and 4. Route 4 (Rex Hospital) runs every 30 minutes from Downtown Raleigh past Rex Hospital and terminates at Crabtree Valley Mall. Route 27L (Blue Ridge) also runs every 30 minutes and links Centennial Biomedical Campus with Rex Hospital and Crabtree Valley Mall.

The requested CMP zoning district is consistent with the Comprehensive Plan and the Future Land Use Map. If approved, this request would support Comprehensive Plan policies that encourage and support the health care industry generally and the expansion of Rex Hospital specifically. The proposal also provides height step downs and buffers that support transitions from residential areas to more intense development types.

This site is designated as Institutional on the Future Land Use Map. This designation identifies land occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Large institutions in a campus setting such as major hospitals are appropriately zoned CMP.

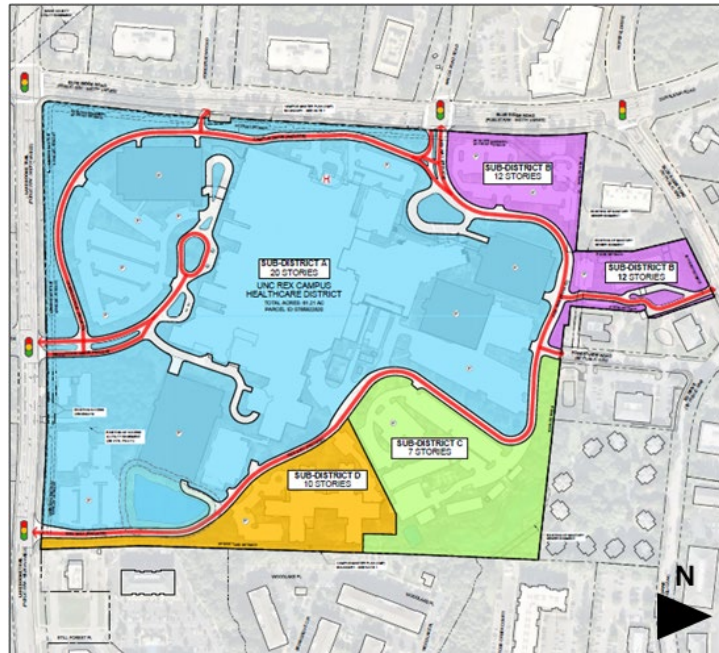
The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents.

#### **Campus Master Plan District**

The Campus District is a special zoning district, designed to allow flexibility in UDO standards to deliver high quality, cohesive master planned projects. The Campus District is exclusively available to institutions like hospitals, college/universities, or government entities

and requires an associated Master Plan, which illustrates the modifications to UDO standards. The requested CMP has selected Office Mixed Use (OX) as a default zoning district; if a standard is not altered, the development requirement will default to OX standards. The Campus Master Plan establishes four sub-districts, which provide the framework for separation of height maximums, square footage maximums, and open space/tree preservation area. Sub-district A features the bulk of the site and is the location of UNC Rex Hospital proper (including the Emergency Department) and multiple parking garages. Sub-district B is currently the Child Development Center and additional hospital associated offices. Sub-district C includes the hospital’s energy plant and facilities. Sub-district D houses the UNC Rex Rehabilitation and Nursing Care Center.

Sub-District	Area	Maximum Height
A	44.64	20 stories
B	5.12	12 Stories
C	7.05	7 Stories
D	4.40	10 Stories



The maximum height (20 stories) considered in this application is concentrated in the central portion of the site and extends to the intersection of Lake Boone Trail and Blue Ridge Road. Building heights near existing residential developments to the north and east are proposed to be reduced from the existing entitlement of 12 stories to 7 (Sub-district C) and 10 (Sub-district D). Maximum heights will remain 12 stories in the northwest corner and the stub-out to Blue Ridge Road. Current permitted height is 12 stories sitewide.

**Current and Proposed Development Intensities**

Sheet MP-4 – Development Plan describes the overall development intensities allowed by sub-district. The total permitted floor area across the entire site is 9,700,000 square feet. The applicant has provided proposed floor area per subdistrict, these proposed sub-district maximums could increase or decrease provided the total development remains under the total permitted floor area. The applicant has proposed a maximum residential unit count of 500. These units are not confined to any specific sub-district.

The site is currently zoned Office Mixed-Use-12-Urban Limited. 1,801,169 square feet of floor area currently exists on the site today. Under the current entitlement the site could theoretically be developed with over 10,000 residential units and 10,000,000 square feet of gross floor area.

**Current and Proposed Uses**

The existing OX zoning permits a range of housing types (including household and group living); limited commercial; research and development; and offices. The proposed CMP district would remove household living (including single and multi-unit development); further limit retail and open space uses; and continue to allow some group living, offices, and medical facilities. All permitted uses by sub-district can be found on sheet MP-2.1.

**CURRENT VS. PROPOSED ZONING ENTITLEMENT\***

	EXISTING ZONING	PROPOSED ZONING
Zoning	OX-12-UL	CMP
Total Acreage	61.21	
Maximum Height	12 stories	20 stories
Building Setbacks (feet)		
Primary street	5	5
Side street	5	5
Side Lot Line	0-6	20
Rear Lot Line	0-6	3
Max. # of Residential Units	13,882	500
Max. Gross SF	24,020,747	9,700,000

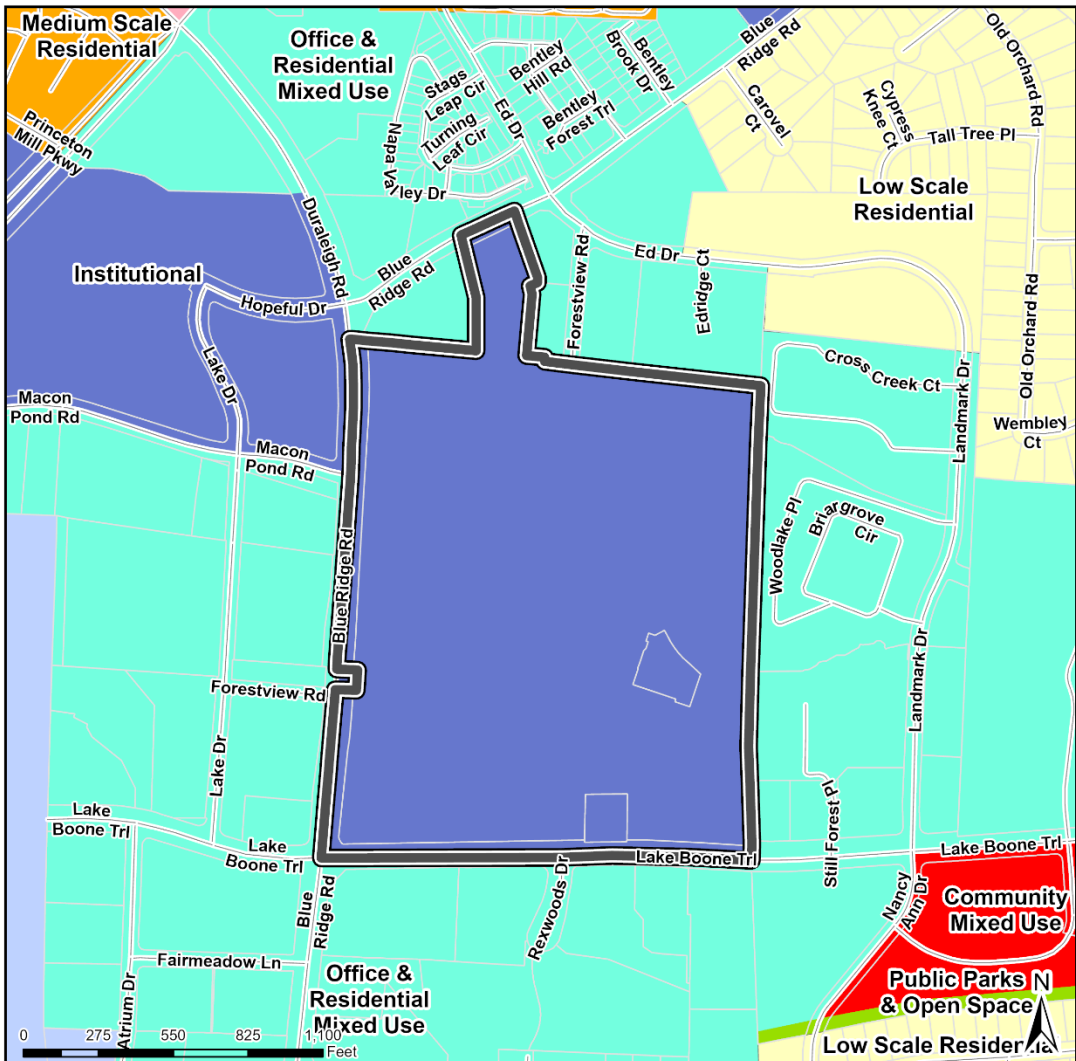
\*These are estimates presented to provide context for analysis.

**OUTSTANDING ISSUES**

Outstanding Issues		Suggested Mitigation	
	1. None		N/A



# Future Land Use Z-48-2025

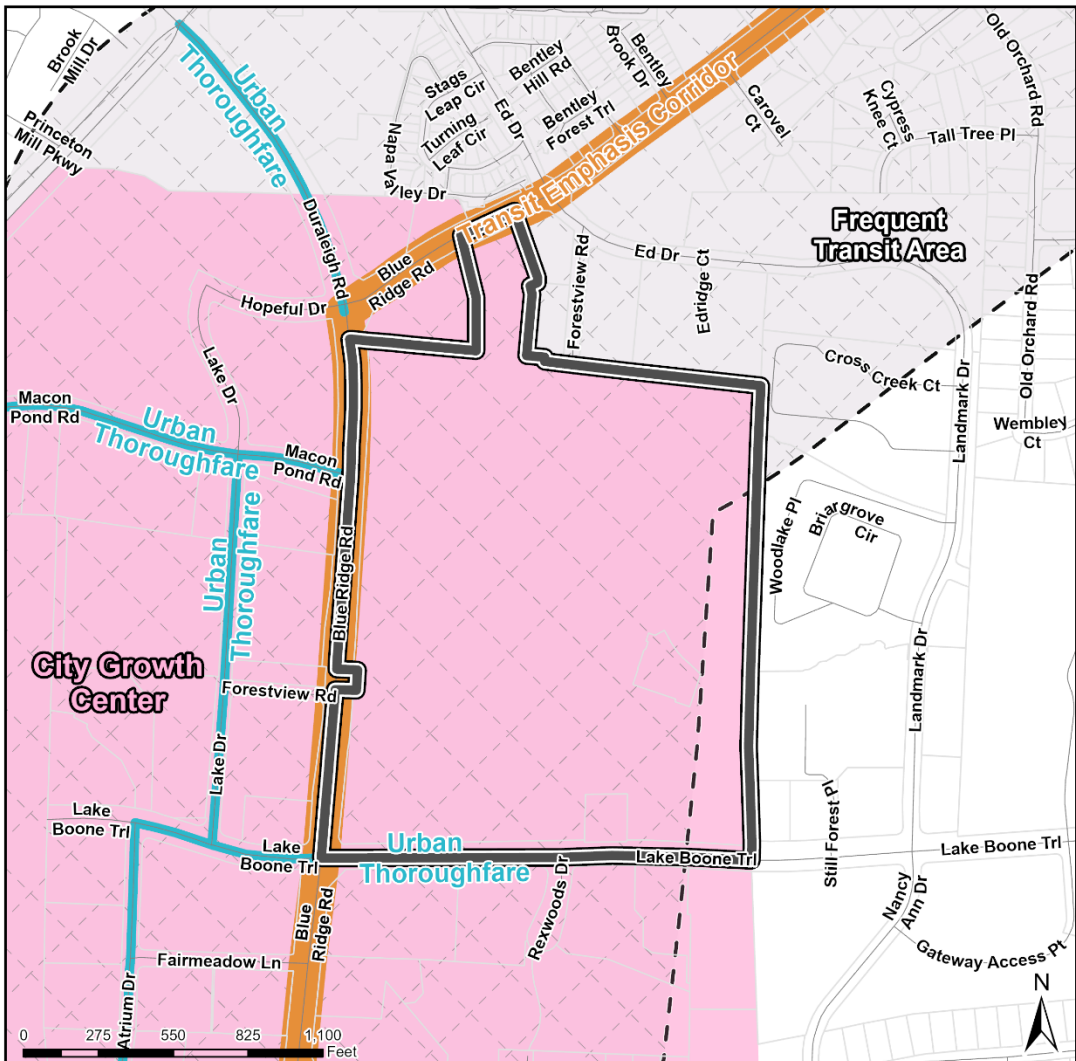


<b>Property</b>	2810 Blue Ridge Rd; 4220 & 4401 Lake Boone Trl (REX Hospital)
<b>Size</b>	61.21 acres
<b>Existing Zoning</b>	OX-12-UL
<b>Requested Zoning</b>	CMP



Map by Raleigh Department of Planning and Development (sheshbaradaranm); 12/11/2025

**Urban Form** **Z-48-2025**



<b>Property</b>	2810 Blue Ridge Rd; 4220 & 4401 Lake Boone Trl (REX Hospital)
<b>Size</b>	61.21 acres
<b>Existing Zoning</b>	OX-12-UL
<b>Requested Zoning</b>	CMP



Map by Raleigh Department of Planning and Development (sheshbaradarann); 12/11/2025

# COMPREHENSIVE PLAN ANALYSIS

*Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.*

## Comprehensive Plan Consistency

The request is:  **Consistent**  **Inconsistent** with the 2030 Comprehensive Plan.

The request is consistent with several vision themes and policies in the Comprehensive Plan, particularly policies that support the growth of Raleigh's healthcare institutions, colleges, and universities. There are many policies that support having healthcare and education accessible by transit for patients, students, and employees.

While the request is generally consistent with the Comprehensive Plan there are some clear areas where it could become even more consistent. The Comprehensive Plan supports the development of housing in mixed use centers near employment. The CMP request restricts residential development to congregate care, hospice, continuing care retirement community, and rest homes. The district will also place a maximum limit of 500 residential units.

The Comprehensive Plan also provides area specific guidance for this site. Rex Hospital is within the Arena-Blue Ridge planning area. Arena-Blue Ridge makes specific recommendations for the Rex Hospital site under the designation of the Health and Wellness district. This district supports the expansion of Rex Hospital to the west and recommends that streets "accommodate an interconnected and pedestrian-friendly district as redevelopment occurs." The CMP district Master Plan does not propose or require additional connections outside of the existing street. The existing street network on the site does not support pedestrian connections in the broader area.

While the proposal is inconsistent with some Comprehensive Plan policies, specifically those related to connectivity, the overall request provides a defined development plan that respects the adjacent properties with appropriate step downs in height and supports an important community resource. Those elements make the request generally consistent with the overarching goals and objectives of the Comprehensive Plan.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Economic Prosperity and Equity	This vision theme envisions economic expansion in Raleigh that is achieved through cooperative relationships with local universities, government, and private firms and expanded educational and training programs to prepare Raleigh residents to participate in the growing economy. The Campus Master Plan establishes a cooperative and cohesive long-term growth framework for major Raleigh institutions. Allowing this future growth will in turn increase opportunities, education, and jobs in Raleigh.
Inconsistent	Expanding Housing Choices	Though the request does not technically prohibit all residential uses, it limits total residential entitlement to 500 units and only specific types of group housing. This is a reduction in residential entitlement by approximately 13,200 units. This is not consistent with the Expanding Housing Choices vision theme, which seeks to increase the variety and supply of housing to combat affordability issues in Raleigh.
Consistent	Managing Our Growth	Managing our Growth includes ensuring that infrastructure and service provision are keeping pace with rapid population growth. This rezoning request facilitates the expansion of important institutions that serve Raleigh and the surrounding region (hospitals, college, county health offices), which will be important resources for the growing regional population.

## Future Land Use

**Future Land Use designation:** Institutional

The request is:  **Consistent**  **Inconsistent** with the Future Land Use Map.

### **Land Use:**

The rezoning site is designated as Institutional on the Future Land Use Map. This category designates lands occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Institutional properties may be public or private. While institutional uses are permitted in a variety of zoning districts, large institutions in a campus setting such as universities and major hospitals are appropriately zoned CMP.

### **Height:**

Table LU-2 Recommended Height Designations provides height guidance for mixed-use land categories. Based on their proximity to transit and adjacent lower intensity districts. While the CMP district uses OX as a reference zoning the Institutional future land use category is not given height guidance in the comprehensive plan. The site fits within both the core and general categories of Table LU-2 due to the large area. Height recommendations for core areas can reach 40 stories while general area heights do not exceed 12. While the comprehensive plan height guidance does not address this specific request, the proposed tapering of height down from the core of the site to edges is in alignment with the goals Table LU-2.

## Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property?  **Yes**  **No**

Nearby streets appear able to serve the proposed use. The site is connected to city utilities and is already within Raleigh's corporate city limits. The applicant has provided a condition (Sheet MP-4/Table 5) that will require a TIA if new development exceeds 4,775,000 gross floor area. This requirement does not replace or supersede any existing TIA requirement found in the UDO or the street design manual.

There are existing fire service inadequacies near the area of request which does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes or less travel time). The nearest Raleigh Fire Station is Station 14 on Harden Road.

The topic of service delivery was evaluated through the [Raleigh Fire Master Plan](#) which included phased recommendations for improvements to fire stations and citywide response. The plan does not identify specific recommendations or improvements for Station #14.

## Urban Form

**Urban Form designation:** City Growth Center, Urban Thoroughfare (Lake Boone Trail), Transit Emphasis Corridor (Blue Ridge Rd), and Frequent Transit Area.

The request is:  **Consistent**  **Inconsistent** with the Urban Form Map.

**Policy Overview:** There are several points of urban form guidance applicable to this site. The City Growth Center designation indicates that the property is within an area expected to grow significantly in the future, whether through infill development or redevelopment. The urban form implication is that an urban environment is anticipated, and walkability should be prioritized. The Frequent Transit Area designation refers to areas near proposed frequent transit routes and an urban frontage is recommended.

Blue Ridge Road is designated as a Transit Emphasis Corridor, which will be served by higher levels of transit in the future. A hybrid frontage is recommended to enhance walkability but maintain safety. Lake Boone Trail is designated as a Urban Thoroughfare. A hybrid frontage would also be appropriate on this frontage.

The existing zoning requires an Urban Limited frontage. This is an appropriate frontage designation for the Urban Form designations and may place buildings closer to the street than the proposed setbacks.

**Proposed Frontages:** Master Plan Sheet MP-2 notes the proposed CMP district would be exempt from UDO frontage requirements. Table 3 of the same sheet establishes minimum building/structure setbacks and parking setbacks. The applicant has included some tree-save areas along Blue Ridge Road and Lake Boone Trail, but these proposed areas would increase building setbacks.

**Analysis of Inconsistency:** Multiple policies promote an urban and engaging street frontage. The application does not remove any existing walkability, but it does not align with the goals of the Urban Form designations that encourage buildings that are closer to the street and encourage walkability.

## Public Benefits of the Proposed Rezoning

- The request would facilitate future expansion of healthcare institutions to support Raleigh's future population.
- The request would create a more cohesive healthcare campus, which may contribute to place-making in Raleigh.
- The request would promote the economic expansion of the healthcare industry in the region and increase the potential for healthcare sector employment.

### Detriments of the Proposed Rezoning

- The request would decrease the amount of housing that could be built on the site, which may have been beneficial in an area well served by transit and near multiple employment opportunities.

## Policy Guidance

The rezoning request is **consistent** with the following policies:

Consistent Policies	
●	LU 1.2 Future Land Use Map and Zoning Consistency
	LU 2.2 Compact Development
●	LU 4.7 Capitalizing on Transit Access
	LU 5.1 Reinforcing the Urban Pattern
□	LU 5.3 Institutional Uses
	LU 5.5 Transitional and Buffer Zone Districts
●	LU 5.6 Buffering Requirements
	LU 9.2 Coordinating Institutional Growth
□	LU 9.4 Health Care Industry
	ED 3.4 Reducing Barriers to Core Sector Growth
□	CS 5.3 Access to Health Care
	CS 5.5 Transit Access to Health and Human Services
□	AP-AB 7 Mixed-Use Development Intensities
	AP-AB 9 Parking Lot Siting
□	AP-AB 10 Reducing Surface Parking Impacts
	AP-AB 12 Maintaining an Evergreen Landscape
□	AP-AB 34 Rex Hospital

The rezoning request is **inconsistent** with the following policies:

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

● **LU 2.6 Zoning and Infrastructure Impacts**

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

**CS 4.4 Response Time Standards**

Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined in the National Fire Protection Association 1710 (standard for the organization and deployment of fire suppression operations, emergency medical operations, and special operations): one minute from 911 call to wheels rolling and four minutes total response time.

- The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents. Because the site is within Raleigh’s city limits, the request would not increase the area of service concern.

● **H 1.8 Zoning for Housing**

*Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.*

- The request would remove substantial residential entitlement. Additional residential development on the site could allow residents to utilize the nearby bus service or live and work on the site without needing to drive.

● **LU 4.5 Connectivity**

*New development and redevelopment should provide pedestrian, bicycle, and vehicular connectivity between individual development sites to provide alternative means of access along corridors.*

**T 5.4 Pedestrian and Bicycle Network Connectivity**

*Continuous pedestrian and bicycle networks should be provided within and between existing and new developments to facilitate safe and convenient pedestrian and bicycle travel free of major barriers and impediments such as cul-de-sacs and large parking lots.*

**T 5.5 Sidewalk Requirements**

*New subdivisions and developments should provide sidewalks on both sides of the street.*

● **UD 1.10 Frontage**

*Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.*

□ **AP-AB 35 Connectivity and Pedestrian Friendliness**

*Reconfigure street connections to accommodate an interconnected and pedestrian-friendly district as redevelopment occurs.*

- The request does not propose changes to the existing street frontages or pedestrian network. Comprehensive plan policies relating to general connectivity, the urban form map, and the site-specific Areal-Blue Ridge guidance all encourage additional pedestrian connections through this site and improved frontages that support a pedestrian focused streetscape at the edges of the site. The proposed CMP district would be exempt from UDO frontage requirements; additional setbacks or build-to standards mimicking a frontage could reduce inconsistency with these policies.

# EQUITY AND CLIMATE CHANGE ANALYSIS

## Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	37	“Car-Dependent: most errands require a car.” The walk score is lower than the citywide average. The site includes some sidewalks and all streets surrounding the site include sidewalks.
Transit Score	30	40	“Some Transit: A few nearby public transportation options.” The transit score is higher than the citywide average. The site is served by GoRaleigh routes 27L (Blue Ridge) and 4 (Rex Hospital).
Bike Score	41	39	“Somewhat Bikeable: Minimal bike infrastructure.” The bike score is comparable to the citywide average. There are existing bike lanes on Lake Boone Trail. Blue Ridge does not include bike lanes when it is north/south bound. The section of Blue Ridge from Duraleigh Road to Crabtree Valley Avenue is currently being transformed into a “complete street” with cycling infrastructure.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	80	Transportation costs are below average.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	95	This area has high access to jobs.

Source: [Walk Score](#) is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
Detached House	82.7	No
Townhouse	56.5	No
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

*Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.*

## Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Subtracts	The request would only permit up to 500 residential units and limit those to select uses. The existing entitlement permits more units and more diverse housing options.
Is naturally occurring affordable housing present on the site?	Unlikely	The site is developed with various healthcare uses.
Does it include any subsidized units?	No	No affordable or market rate housing units are planned for the site.
Does it permit a variety of housing types beyond detached houses?	No	Only select group-living housing types are permitted.
If not a mixed-use district, does it permit smaller lots than the average? *	N/A	
Is it within walking distance of transit?	Yes	The site is served by GoRaleigh routes 27L (Blue Ridge) and 4 (Rex Hospital).

\*The average lot size for detached residential homes in Raleigh is 0.28 acres.

## Demographic Indicators from EJSCREEN\*

Indicator	Site Area	Raleigh
Demographic Index** (%)	20.5	37
People of Color Population (%)	22	46
Low Income Population (%)	19	29
Linguistically Isolated Population (%)	0	3
Population with Less Than High School Education (%)	0	8
Population under Age 5 (%)	2	6
Population over Age 64 (%)	21	11
% change in median gross rent since 2016	59.5	25.5

\*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

\*\*The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

**Health and Environmental Analysis**

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	78.6	The average life expectancy is lower than the city and county averages.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	Yes	Rex Hospital: on-site
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	No	
Is this area considered a food desert by the USDA?	No	

\*Raleigh average = 79.9; Wake County average = 80.3

**Land Use History**

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent?*	No	The site was annexed in 1978, after the Civil Rights Acts and Fair Housing Acts of 1964 and 1968.
Has the area around the site ever been the subject of an urban renewal program?*	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups?*	No	None found.
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	No	None found.

\*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

## Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

*The request decreases residential entitlement by approximately 13,200 units and will not increase access to housing. The request does facilitate the future expansion and growth of public and healthcare services which could help increase service delivery and economic/employment opportunities in the area. The campus is well served by transit and will continue to be a destination for transit riders.*

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

*Housing costs in this area have increased faster than the Raleigh average. Residents in this area would be well served from additional housing in close proximity to the employment opportunities that come from the hospital,*

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

*Yes, housing costs have increased in this area.*

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

*No documentation of racial or ethnic discrimination has been found specific to the rezoning site. The site was annexed into Raleigh corporate limits in 1978, after the Fair Housing Acts of 1964 and 1968.*

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

*Residents in this area have a lower life expectancy than the city and county averages, and there are documented potential environmental hazards or toxins due to the hospital's disposal of waste. The rezoning continues to allow the development of hospital and other healthcare buildings near transit.*

# TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

## Review Summary

The following reviewers identified no potential negative impacts specific to this request:


- Current Planning       Raleigh Fire       Raleigh Water       Transportation
- Historic Resources       Raleigh Parks       Stormwater       Urban Forestry

The following reviewers did identify potential negative impacts specific to this request:

## Fire

### RFD Service Review

Case Number: Z-48-25  
 Box Response: Rex Hospital Campus  
 Council District: District E  
 Date: 12/03/2025



1 <sup>st</sup> Alarm Fire Response Units	Time (min)	Distance (mi)
Squad 14 (3500 Harden Rd)	3	0.8
Ladder 14 (3500 Harden Rd)	3	0.8
Engine 17 (4601 Pleasant Valley Rd)	6	3.2
Engine 8 (5001 Western Blvd)	7	3.8
Engine 16 (5225 Leadmine Rd)	8	3.3
Ladder 6 (2601 Fairview Rd)	9	3.7
<b>Mutual Aid Unit</b>		
Western Wake (4021 District Dr)	4	1.2
<b>NFPA Standard Impact</b>		
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident		
<b>Hydrant Distance</b>		
Multiple hydrants on the property.		
<b>Additional Comments</b>		

**Stormwater Information**

Z-48-25 2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail	YES/NO	NOTES
Floodzone	Yes	Local flood study requirements
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	Yes	1 documented case of yard flooding, 1 documented case of street flooding
Stormwater Conditions	No	
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey
Existing Impervious	Yes	Existing hospital buildings and parking lots
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	NA	
Subject to 9.2.2.B to H	Yes	Existing stormwater management plan and SCM(s)
Watershed Overlay	No	
Drainage Basin	House	

**Transportation & Transit Review**

**Site and Location Context**

*Location*

The site is located in west Raleigh, just outside of the I-440 Beltline.

*Area Plans*

The site lies within the [Arena Blue Ridge Small Area Plan](#). This small area plan places an emphasis on creating a vibrant, mixed-use urban area with a well-connected street network and strong multi-modal networks. Policy AP-AB 35 specifically recommends an interconnected and pedestrians-friendly Health and Wellness district as redevelopment occurs.

*Other Projects in the Area*

North of the site, the [Blue Ridge Road Widening Project](#) is currently underway. This project is a Complete Street project that will widen Blue Ridge Road to three lanes along with installing curb and gutter, a pedestrian tunnel, sidewalks, and a multi-use path. Construction has already begun on the southern section of the project (from Duraleigh Road to Homewood Banks Drive) and is expected to be completed in the spring of 2026.

Road widening between Homewood Banks Drive and Crabtree Valley Avenue is expected to begin construction in the summer of 2026.

### **Existing and Planned Infrastructure**

#### *Streets*

Blue Ridge Road and Lake Boone Trail are state-maintained facilities designated as 4-lane divided avenues in the Raleigh Street Plan ([UDO 8.5.6.B](#)). Both roadways operate as a 4-lane facility with either a center turn-lane or a landscaped median. Along the site's frontage the public right-of-way is of variable width. Development of the site through a subdivision or tier three site plan would require right-of-way dedication where necessary.

Forestview Road is a city-maintained street that is not designated in the Raleigh Street Plan.

#### *Pedestrian Facilities*

There is currently sidewalk along the site's frontage and sidewalk on the east side of Forestview Road. There are also several signalized pedestrian crossings along sites frontage at the intersections of Rex Way and Blue Ridge Road, Blue Ridge Road and Lake Boone Trail, Lake Boone Trail and Rexwoods Drive, and Lake Boone Trail and Rex Way.

Internal to the site, there is an existing pedestrian network. However, several streets within the campus do not contain public sidewalk on either side of the street. This is inconsistent with [Policies T 5.4 Pedestrian and Bicycle Network Connectivity and T 5.5 Sidewalk Requirements](#) in the Raleigh Comprehensive Plan. The current Campus Master Plan does not propose any changes to the existing street network within the campus. Pedestrian circulation within the campus is circuitous and less accessible for visitors without a car or people trying to travel to destinations outside the campus district.

#### *Bicycle Facilities*

There is currently an unprotected bicycle lane on the north side of Lake Boone Trail. There are no bicycle facilities on Blue Ridge Road. Development of the site through a subdivision or tier three site plan would require 5' bicycle lanes, behind the curb, installed along the sites Blue Ridge Road and Lake Boone Trail frontage ([UDO 8.5.6.B](#)).

#### *Transit*

There are multiple bus stops near the site, along with a bus stop internal to the site, connecting riders directly to Rex Hospital. The site is served by GoRaleigh route 4 Rex Hospital and 27L Blue Ridge. Route 4 Rex Hospital connects the GoRaleigh Station in downtown to the Crabtree Valley Mall, stopping at Rex Hospital from Lake Boone Trail. This route runs every 30 minutes from 4:30 AM to 7 PM and once an hour until 11 PM. Route 27L Blue Ridge connects the Crabtree Valley Mall to Western Boulevard, the NC State Fairgrounds, and the Lenovo Center. The route runs every 30 minutes from 5:30 AM to 8 PM and once an hour until 11 PM.

#### *Access*

Because Blue Ridge Road and Lake Boone Trail are state-maintained facilities, access onto these roads will be subject to NCDOT permitting and approval.

**Traffic Impact Analysis (TIA)**

*Determination*

Based on the Envision results, approval of case Z-48-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from OX-12-UL to CMP is projected to generate 1,181 fewer trips in the AM peak hour and 283 fewer trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

A TIA may be required during site permit review. If a TIA is not required through the submittal of a site plan, the master plan commits to conducting a TIA if development entitlement exceeds 4,775,000 net new development square footage.

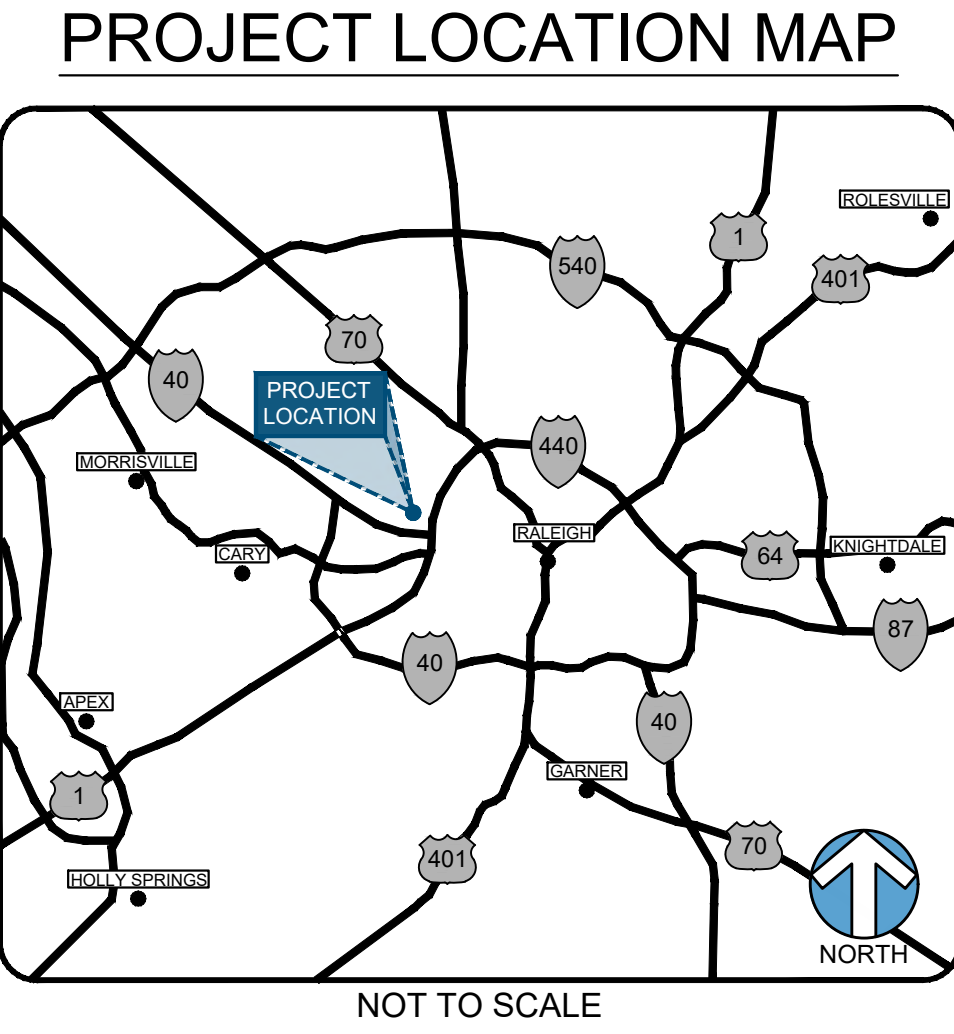
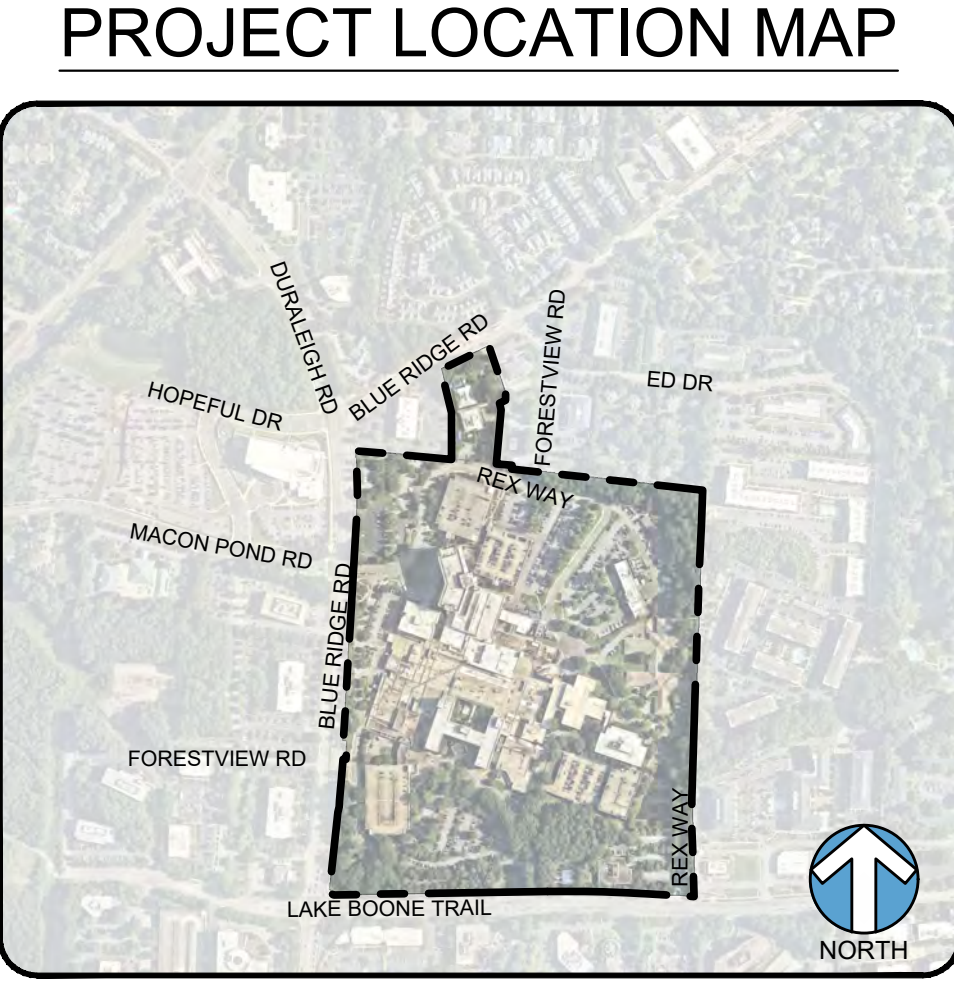
Z-48-25 Existing Land Use	Daily	AM	PM
	13,315	1,459	1,614
Z-48-25 Current Zoning Entitlements	Daily	AM	PM
	108,867	10,478	10,933
Z-48-25 Proposed Zoning Maximums	Daily	AM	PM
	99,436	9,297	10,651
Z-48-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	<b>-9,431</b>	<b>-1,181</b>	<b>-283</b>

**MASTER PLAN SHEET INDEX:**

- MP-0 GENERAL POLICIES
- MP-1 EXISTING CONDITIONS MAP
- MP-2 GENERAL LAYOUT MAP
- MP-2.1 GENERAL TABLE OF USES
- MP-3 STREET AND BLOCK LAYOUT PLAN
- MP-4 DEVELOPMENT PLAN
- MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN
- MP-6 PARKING PLAN
- MP-7 CAMPUS GREEN SPACE PLAN
- MP-8 TREE CONSERVATION PLAN - EXISTING
- MP-8.1 PROPOSED TREE CONSERVATION PLAN - PROPOSED
- MP-9 MAJOR UTILITIES PLAN
- MP-10 GENERALIZED STORMWATER PLAN
- MP-11 PHASING PLAN
- MP-12 THREE-DIMENSIONAL PLAN
- MP-13 COMMON SIGNAGE PLAN

**SITE DATA**

PROPERTY INFORMATION	
PROJECT NAME:	UNC CAMPUS MASTER PLAN
PROJECT OWNER:	REX HOSPITAL INC.
JURISDICTION:	RA
COUNTY:	WAKE COUNTY
SITE AREA:	61.21 ACRES
GROSS EXISTING FLOOR AREA:	1,801,169 SF
EXISTING ZONING:	OFFICE MIXED USE (OX-12-JUL)
PROPOSED ZONING:	CAMPUS MASTER PLAN (CMP)



# UNC HEALTH REX CAMPUS

4420 LAKE BOONE TRAIL  
RALEIGH, NORTH CAROLINA 27607

## CAMPUS MASTER PLAN

REZONING CASE: Z-48-25  
MASTER PLAN: MP-01-25  
FILING DATE: 11-21-2025

APPLICANT

PREPARED BY:  
**Kimley»Horn**

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**TABLE 1**

SUMMARY OF COMPLIANCE WITH APPLICABLE REQUIREMENTS OF UDO SECTION 4.1.1.E

CODE SECTION	USE	YES	NO	N/A	SHEET
SEC. 4.1.1.E.1	COLLEGES AND UNIVERSITIES	-	-	X	-
	HOSPITALS	X	-	-	MP-2
SEC. 4.1.1.E.2	FLEXIBLE PLACEMENT OF BUILDINGS	X	-	-	MP-4
	UNIFIED TREATMENT OF SIGNS	X	-	-	MP-13
	OPEN SPACE	X	-	-	MP-7
	LANDSCAPING	X	-	-	MP-2
SEC. 4.1.1.E.3	RETAIL	X	-	-	MP-2.1
	RESTAURANT	X	-	-	MP-2.1
	COMMERCIAL USES	X	-	-	MP-2.1
SEC. 4.1.1.E.4	REDUCE AUTO USE	-	-	-	MP-5
	MITIGATE ENVIRONMENTAL IMPACTS	X	-	-	MP-8; MP-8.1
	CONSERVE ENERGY RESOURCES	-	-	-	MP-8; MP-8.1
	ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS	X	-	-	MP-2; MP-4

**SUMMARY OF MODIFIED STANDARDS**

MODIFIED STANDARD	UDO SECTION	SHEET
BUILDING HEIGHT (CMP)	SEC. 4.6.2.B.1	MP-2
ALLOWABLE BUILDING TYPES	SEC. 1.4.2	MP-3
PRIMARY STREET SETBACKS	SEC. 4.6.2.B.2	MP-4
SIDE STREET SETBACKS	SEC. 4.6.2.B.3	MP-4
LANDSCAPE AND SCREENING	SEC. 7.2.4; SECT 7.2.5	MP-4
OUTDOOR DISPLAY AND STORAGE	SEC. 7.5.2	MP-3
PARKING AND LOADING	SEC. 7.1	MP-6
BLOCKS, LOTS AND ACCESS	SEC. 8.3	MP-4; MP-5
NEW STREETS	SEC. 8.4	MP-3
EXISTING STREETS	SEC. 8.4	MP-3; MP-4
SIGNAGE	SEC. 7.3.2; SECT. 7.3.16.H	MP-3

**SPECIAL MASTER PLAN CLARIFICATIONS**

TRANSPARENCY	SEC. 1.5.9	MP-4
BLANK WALL AREA	SEC. 1.5.10	MP-4
COMMON GREEN SPACE AREA	SEC. 4.6.3	MP-7
TREE CONSERVATION	SEC. 9.1.2	MP-8

- MASTER PLAN KEY NOTES:**
- THIS CAMPUS IS AN AREA OF LAND OWNED BY REX HOSPITAL, INC. AND UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM "UNC HEALTH" REFERRED TO HEREIN AS UNC REX AND, UNLESS OTHERWISE MODIFIED BY THIS CMP, THE CAMPUS IS SUBJECT TO THE STANDARDS OF THE CITY OF RALEIGH UDO, AS APPLICABLE, AND ADMINISTRATIVE REVIEW PROCEDURES OF THE CITY OF RALEIGH.
  - ALL EXISTING USES AND AS-BUILT CONDITIONS WITHIN THE CAMPUS DISTRICT BOUNDARY, INCLUDING THOSE THAT MAY BE DEEMED NON-CONFORMING AT THE TIME OF CITY COUNCIL APPROVAL, SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS AND REGULATIONS OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) CODE IN PLACE AT THE TIME OF THEIR APPROVAL. HOWEVER, ANY FUTURE DEVELOPMENT OR REDEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO, AS APPLICABLE.
  - THE CMP DISTRICT 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.
  - FOR ANY DEVELOPMENT PLAN APPLICATION THAT PROPOSES TO INCREASE NET FLOOR AREA WITHIN THE MASTER PLAN AREA, THE DEVELOPMENT PLAN APPLICATION SHALL PROVIDE THE THEN CURRENT NET FLOOR AREA WITHIN THE MASTER PLAN AREA AT THE TIME OF EACH SITE PLAN APPLICATION. FOR THE PURPOSE OF THIS REQUIREMENT, EXISTING NET FLOOR AREA INCLUDES DEVELOPMENT ENTITLED UNDER AN APPROVED SITE PLAN WHICH HAS NOT BEEN CONSTRUCTED.
  - UNLESS OTHERWISE MODIFIED BY THE CMP, THE DISTRICT STANDARDS SHALL COMPLY WITH THE OFFICE MIXED-USE (OX) DISTRICT REQUIREMENTS, AS APPLICABLE.
  - NO URBAN FRONTAGE REQUIREMENTS SHALL APPLY TO ANY PORTION OF THIS CAMPUS MASTER PLAN.

NO.	REVISIONS	DATE
△	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
△	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
△	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

# UNC REX HOSPITAL REZONING APPLICATION ADDENDUM

## STATEMENT OF CONSISTENCY

### EXECUTIVE SUMMARY

THIS REQUEST SEEKS TO UPDATE THE EXISTING ZONING ON APPROXIMATELY 60 ACRES LOCATED AT THE CORNER OF BLUE RIDGE ROAD AND LAKE BOONE TRAIL TO THE CAMPUS MASTER PLAN ("CMP") DISTRICT. THE REZONING WILL FACILITATE THE CONTINUED DELIVERY OF HEALTHCARE AT REX HOSPITAL, RALEIGH'S OLDEST EXISTING HOSPITAL, AND NOW A PART OF THE UNIVERSITY OF NORTH CAROLINA HEALTHCARE SYSTEM, BY PROVIDING A LONG-RANGE MASTER PLAN FOR GROWTH AND DEVELOPMENT. THE CMP ZONING DISTRICT WAS DESIGNED FOR USES SUCH AS REX HOSPITAL, AND WILL ENABLE IT TO CONTINUE ITS MISSION WHILE PLANNING FOR THE FUTURE. IN ADDITION TO OUTLINING LAND USES IN SUPPORT OF THE REX HOSPITAL, THE REQUEST INCLUDES HEIGHT GUIDELINES FOR THE SUBDISTRICTS ON THE CAMPUS, ARRANGES TRANSITIONS TO PROMOTE THE SYNERGIES BETWEEN USES AND ADJACENT DEVELOPMENTS, AND REINFORCES PUBLIC CONNECTIVITY ALONG BLUE RIDGE ROAD AND THROUGHOUT THE REX HOSPITAL CAMPUS. AS SUCH, THE PROPOSED REX HOSPITAL REZONING MEETS THE INTENT OF UDO SEC. 4.1.1.E.

### STATEMENT OF CMP INTENT

PROVIDE A GENERAL DESCRIPTION OF HOW THE CMP DISTRICT MEETS THE INTENT OF SEC. 4.1.1.E., WHICH STATES:

1. THE CMP DISTRICT IS ESTABLISHED TO ALLOW FOR GROWTH AND DEVELOPMENT OF COLLEGES AND UNIVERSITIES AND OTHER CAMPUS-LIKE USES SUCH AS HOSPITALS WHILE PROTECTING THE LARGER COMMUNITY, NEARBY NEIGHBORHOODS AND THE ENVIRONMENT FROM IMPACTS ACCOMPANYING MAJOR NEW DEVELOPMENT.
2. RETAIL, RESTAURANT AND COMMERCIAL USES ARE ALLOWED, SUCH USES ARE INTENDED PRIMARILY FOR THE CONVENIENCE OF EMPLOYEES OR USERS OF THE DISTRICT.
3. DEVELOPMENT IS ENCOURAGED TO REDUCE AUTO USE, MITIGATE ENVIRONMENTAL IMPACTS, CONSERVE ENERGY RESOURCES AND ACHIEVE VISUAL CONTINUITY IN THE SITING AND SCALE OF BUILDINGS.

THE CMP DISTRICT WAS DESIGNED FOR PROJECTS SUCH AS THE REX HOSPITAL REZONING, WHICH WILL FACILITATE THE GROWTH AND REDEVELOPMENT OF THE REX HOSPITAL CAMPUS. THE FLEXIBILITY FROM PRESCRIPTIVE STANDARDS PERMITS A UNIQUE, HIGH-QUALITY DEVELOPMENT WITH THOUGHTFUL SUBDISTRICTS THAT INCLUDE HEIGHT, SQUARE FOOTAGE, AND USE GUIDELINES TO PROMOTE THE SYNERGIES OF VARIOUS USES AND ALLOW THE HOSPITAL TO MEET ITS CURRENT AND FUTURE CAPACITY AND INFRASTRUCTURE NEEDS. FURTHER, THE SUBDISTRICTS ALLOW THE HEIGHT TO STEP DOWN FROM THE CENTER OF THE CAMPUS TO THE EDGES, PROMOTING TRANSITION BETWEEN THE HOSPITAL AND NEARBY RESIDENTIAL USES AND ENVIRONMENTAL FEATURES.

### STATEMENT OF CONSISTENCY

PROVIDE BRIEF STATEMENTS REGARDING WHETHER THE REZONING REQUEST IS CONSISTENT WITH THE FUTURE LAND USE DESIGNATION, THE URBAN FORM MAP, AND ANY APPLICABLE POLICIES CONTAINED WITHIN THE 2030 COMPREHENSIVE PLAN.

THE REQUESTED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN ("COMP. PLAN"):

**FUTURE LAND USE MAP (FLUM).** THE SUBJECT PROPERTY IS DESIGNATED "INSTITUTIONAL" ON THE FLUM. THIS DESIGNATION IDENTIFIES "LAND AND FACILITIES OCCUPIED BY COLLEGES AND UNIVERSITIES, LARGE PRIVATE SCHOOLS, HOSPITALS AND MEDICAL COMPLEXES, RELIGIOUS ORGANIZATIONS, AND SIMILAR INSTITUTIONS... INSTITUTIONAL PROPERTIES MAY BE PUBLIC OR PRIVATE. WHILE INSTITUTIONAL USES ARE PERMITTED IN A VARIETY OF ZONING DISTRICTS, LARGE INSTITUTIONS IN A CAMPUS SETTING SUCH AS UNIVERSITIES AND MAJOR HOSPITALS ARE APPROPRIATELY ZONED CMP." COMP. PLAN, P. 3-12. THE CLOSEST CORRESPONDING ZONING DISTRICT IS CMP, COMP. PLAN, P. 3-12.

THE PROPOSED CMP DISTRICT ZONING DIRECTLY CONFORMS WITH THE INSTITUTIONAL DESIGNATION AND THE INTENDED USE OF THE PROPERTY AS A HEALTHCARE CAMPUS. THE CHARACTERISTICS OF THE SURROUNDING AREA AND ADJACENT LOWER-DENSITY DEVELOPMENTS AND HAVE BEEN TAKEN INTO CONSIDERATION WITH THE ESTABLISHMENT OF SUBDISTRICTS. PER THE MASTER PLAN AND USE TABLE, THE USES, HEIGHTS, AND FORMS HAVE BEEN APPLIED IN EACH SUBDISTRICT TO ALIGN WITH THE OVERALL CMP INTENT AND SPECIFIC EDGE OR TRANSITION CONDITIONS, AND ARE THUS CONSISTENT WITH THE FLUM.

**HEIGHT GUIDANCE.** THIS SITE IS WITHIN AN "CORE/TRANSIT" AREA, WHICH ARE "AREAS LOCATED WITHIN THE CORE OF A MIXED-USE CENTER OF ABOUT 30 ACRES OR MORE, OR FRONTING ALONG A CORRIDOR PROGRAMMED FOR HIGH-CAPACITY, FREQUENT BUS TRANSIT." COMP. PLAN, P. 3-27. BLUE RIDGE ROAD IS DESIGNATED A "FREQUENT BUS NETWORK" ON THE TRANSIT STATION AREA MAP LU-5. ALTHOUGH THERE IS NO INSTITUTIONAL CATEGORY ON TABLE LU-2, WHEN A CORE/TRANSIT SITE IS LOCATED IN AN EMPLOYMENT AREA, "TALLER BUILDINGS MAY ALSO BE CONTEMPLATED ON LARGE SITES." COMP. PLAN, P. 3-14. THIS REQUEST SEEKS HEIGHTS OF UP TO TWENTY (20) STORIES, CONSISTENT WITH THE COMPREHENSIVE PLAN'S GUIDANCE TO PLACE HEIGHT ON LARGE SITES NEAR TRANSIT INVESTMENT. HEIGHTS IN THE SUBDISTRICTS ADJACENT TO LOWER-SCALE DEVELOPMENT AND FURTHER FROM THE CORRIDOR ARE LOWER, AND PROVIDE THE TRANSITION CALLED FOR IN THE FLUM AND COMP. PLAN.

**URBAN FORM MAP.** THE SUBJECT PROPERTY IS SUBJECT TO SEVERAL URBAN FORM DESIGNATIONS. THE ENTIRE PROPERTY IS LOCATED WITHIN A CITY GROWTH CENTER, AND THE MAJORITY OF THE PROPERTY IS LOCATED WITHIN A FREQUENT TRANSIT AREA. FURTHER, THE PROPERTY IS LOCATED AT THE CORNER OF BLUE RIDGE ROAD, A TRANSIT EMPHASIS CORRIDOR, AND LAKE BOONE TRAIL, AN URBAN THROUGHFARE.

**CITY GROWTH CENTER, FREQUENT TRANSIT AREA, AND TRANSIT EMPHASIS CORRIDOR.** CITY GROWTH CENTERS "PROVIDE SIGNIFICANT OPPORTUNITIES FOR NEW RESIDENTIAL AND ECONOMIC DEVELOPMENT AND REDEVELOPMENT" AND "ARE GENERALLY IN LOCATIONS WITH COMBINED HIGHWAY AND TARGETED TRANSIT ACCESS, SUCH AS KEY INTERCHANGES ALONG THE I-440 BELTLINE ..." COMP. PLAN, P. 2-13. CITY GROWTH CENTERS ARE WHERE SIGNIFICANT INFILL DEVELOPMENT AND REDEVELOPMENT ARE ANTICIPATED IN THE FUTURE. COMP. PLAN, P. 11-4. FREQUENT TRANSIT AREAS ARE "AREAS WITHIN A HALF MILE OR WITHIN A QUARTER-MILE OF OTHER FREQUENT TRANSIT ROUTES, DEFINED AS TRANSIT WITH SCHEDULE WAITS OF 15 MINUTES OR LESS DURING PEAK HOURS." SEE COMP. PLAN, P. 11-4. A TRANSIT EMPHASIS CORRIDOR IS A "CORRIDOR IDENTIFIED IN THE GORALEIGH 2040 BUS DEVELOPMENT PLAN OR WAKE COUNTY TRANSIT PLAN AND PROGRAMMED FOR A MUCH HIGHER LEVEL OF BUS SERVICE, INCLUDING FREQUENT BUSES, IMPROVED STOP AMENITIES, A MORE COMPLETE PEDESTRIAN NETWORK, AND POTENTIALLY TRAFFIC SIGNAL PRIORITY FOR TRANSIT." COMP. PLAN, P. 11-4. AN URBAN THROUGHFARE IS AN AREA "PLANNED OR PROGRAMMED FOR PUBLIC INVESTMENTS SUCH AS BIKE LANES AND/OR PEDESTRIAN-ORIENTED STREETS CAPES THAT ENCOURAGE MULTIPLE MODES." COMP. PLAN, P. 11-4.

THE REQUESTED ZONING IS CONSISTENT WITH THE CITY GROWTH CENTER AND FREQUENT TRANSIT AREA DESIGNATIONS BECAUSE IT WILL PLACE ADDITIONAL DENSITY ON A PARTIALLY DEVELOPED

SITE DESIGNATED FOR FREQUENT TRANSIT, WITH CONVENIENT ACCESS TO WADE AVENUE/I-40 AND I-440 BELTLINE INTERCHANGE.

**COMPREHENSIVE PLAN.** THE PROPOSED REZONING IS CONSISTENT WITH THE FOLLOWING POLICIES OF THE 2030 COMPREHENSIVE PLAN:

### GENERAL COMPREHENSIVE PLAN POLICIES

THIS REQUEST IS CONSISTENT WITH GENERAL GOALS OF THE COMPREHENSIVE PLAN, WITH SPECIFIC POLICIES OUTLINED BELOW. AS NOTED ABOVE, THE CMP DESIGNATION IS CONSISTENT WITH THE PROPERTY'S INSTITUTIONAL DESIGNATION ON THE FUTURE LAND USE MAP, AND THE OTHER COMPREHENSIVE PLAN POLICIES HAVE INFORMED THE SUBDISTRICT HEIGHTS. THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A DENSER, MORE EFFICIENT HOSPITAL CAMPUS IN A LOCATION NEAR MAJOR COMMERCIAL AREAS, EMPLOYERS SUCH AS THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES, AND PUBLIC TRANSIT. A COMPACT LAND USE PATTERN IS ALSO CONSISTENT WITH THE PROPERTY'S LOCATION WITHIN A CITY GROWTH CENTER.

**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.

**POLICY LU 1.3 - CONDITIONAL USE DISTRICT CONSISTENCY.** ALL CONDITIONS PROPOSED AS PART OF A CONDITIONAL USE DISTRICT SHOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN.

**POLICY LU 2.1 - PLACEMAKING.** DEVELOPMENT WITHIN RALEIGH'S JURISDICTION SHOULD STRIVE TO CREATE PLACES, STREETS, AND SPACES THAT IN AGGREGATE MEET THE NEEDS OF PEOPLE AT ALL STAGES OF LIFE, ARE VISUALLY ATTRACTIVE, SAFE, ACCESSIBLE, FUNCTIONAL, INCLUSIVE, HAVE THEIR OWN DISTINCTIVE IDENTITY, AND MAINTAIN OR IMPROVE LOCAL CHARACTER.

**POLICY LU 2.2 - COMPACT DEVELOPMENT.** NEW DEVELOPMENT AND REDEVELOPMENT SHOULD USE A MORE COMPACT LAND USE PATTERN TO SUPPORT THE EFFICIENT PROVISION OF PUBLIC SERVICES, IMPROVE THE PERFORMANCE OF TRANSPORTATION NETWORKS, PRESERVE OPEN SPACE, AND REDUCE THE NEGATIVE IMPACTS OF LOW INTENSITY AND NONCONTIGUOUS DEVELOPMENT.

**POLICY LU 2.5 - HEALTHY COMMUNITIES.** NEW DEVELOPMENT, REDEVELOPMENT, AND INFRASTRUCTURE INVESTMENT SHOULD STRIVE TO PROMOTE HEALTHY COMMUNITIES AND ACTIVE LIFESTYLES BY PROVIDING OR ENCOURAGING ENHANCED BICYCLE AND PEDESTRIAN CIRCULATION, ACCESS, AND SAFETY ALONG ROADS NEAR AREAS OF EMPLOYMENT, SCHOOLS, LIBRARIES, AND PARKS.

**POLICY LU 6.2 - COMPLEMENTARY LAND USES AND URBAN VITALITY.** A COMPLEMENTARY INTEGRATION AND MIXTURE OF LAND USES SHOULD BE PROVIDED WITHIN ALL GROWTH CENTERS AND MIXED-USE CENTERS TO MAINTAIN THE CITY'S LIVABILITY, MANAGE FUTURE GROWTH, AND PROVIDE WALKABLE AND TRANSIT ACCESSIBLE DESTINATIONS. AREAS DESIGNATED FOR MIXED-USE DEVELOPMENT IN THE COMPREHENSIVE PLAN SHOULD BE ZONED CONSISTENTLY WITH THIS POLICY.

**POLICY LU 6.3 - MIXED-USE AND MULTIMODAL TRANSPORTATION.** PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT ACCESS BY MEANS OTHER THAN CAR TO RESIDENTIAL AND EMPLOYMENT AREAS.

### INSTITUTIONAL AND HEALTHCARE POLICIES

THE PROPOSED CMP WOULD ALLOW INTEGRATED HOSPITAL AND HEALTHCARE SERVICES IN ONE LOCATION WITH REGIONAL ACCESS PROVIDED BY PROXIMITY TO I-440, WADE AVENUE, AND TRANSIT INVESTMENTS ALONG THE BLUE RIDGE CORRIDOR. THE DISTRICT'S LOCATION IN A CENTRAL PART OF WEST RALEIGH AND THE TRIANGLE ENSURES RESIDENTS HAVE CONTINUED ACCESS TO CONVENIENT HEALTHCARE SERVICES.

**POLICY LU 9.3 - HOSPITALS.** PLAN FOR AND DESIGNATE ADEQUATE LAND FOR THE EQUITABLE DISTRIBUTION OF HOSPITALS AND THEIR FACILITIES THROUGHOUT THE CITY ON THE FUTURE LAND USE MAP.

**POLICY LU 9.4 - HEALTH CARE INDUSTRY.** SUPPORT THE CONTINUED GROWTH AND EXPANSION OF THE CITY'S HEALTH CARE PROVIDERS TO SERVE THE NEEDS OF RALEIGH'S RESIDENTS.

**POLICY CS 5.1 - BEST PRACTICES IN HEALTH CARE.** WORK WITH PRIVATE AND PUBLIC INSTITUTIONS, WAKE COUNTY, AND NON-PROFITS TO ENSURE MEDICAL AND HEALTH FACILITIES ADHERE TO BEST PRACTICES.

**POLICY CS 5.3 - ACCESS TO HEALTH CARE.** SUPPORT THE SITING OF HEALTH CARE FACILITIES AND SERVICES IN APPROPRIATE AND ACCESSIBLE LOCATIONS.

**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.

**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.

**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.

### ECONOMIC DEVELOPMENT POLICIES

THIS REQUEST PROMOTES THE COMPREHENSIVE PLAN'S ECONOMIC DEVELOPMENT POLICIES BY INCREASING ACCESSIBILITY TO JOBS IN THE HEALTHCARE AND EDUCATION SECTORS THROUGH TRANSIT AND TRANSPORTATION IMPROVEMENTS.

**POLICY ED 1.1 - CORRIDOR REVITALIZATION.** STIMULATE THE REVITALIZATION AND REDEVELOPMENT OF RALEIGH'S AGING COMMERCIAL CORRIDORS AND CENTERS THROUGH THE USE OF TARGETED ECONOMIC DEVELOPMENT PROGRAMS, ZONING, LAND USE REGULATIONS, PUBLIC INVESTMENTS IN INFRASTRUCTURE, AND INCENTIVES

**POLICY ED 3.1 - TARGETING GROWTH SECTORS.** CONTINUE COORDINATION WITH LOCAL ECONOMIC DEVELOPMENT ORGANIZATIONS AND INSTITUTIONS TO IDENTIFY SPECIFIC INDUSTRY GROWTH SECTORS ON WHICH RALEIGH SHOULD FOCUS LOCAL DEVELOPMENT EFFORTS, SUCH AS KNOWLEDGE-BASED BUSINESSES, RESEARCH AND DEVELOPMENT, LIFE SCIENCES AND

BIOTECHNOLOGY, GREEN TECHNOLOGY, AND ADVANCED LEARNING INDUSTRIES.

**POLICY ED 3.4 - REDUCING BARRIERS TO CORE SECTOR GROWTH.** ASSIST RALEIGH'S LARGEST EMPLOYMENT SECTORS, INCLUDING THE EDUCATION, HEALTH CARE, SOCIAL SERVICES, AND PUBLIC ADMINISTRATION SECTORS, TO RESOLVE LAND USE CONSTRAINTS SO THAT THEY CAN CONTINUE TO GROW, EXPAND JOB OPPORTUNITIES, AND PROVIDE A STABLE ECONOMIC BASE.

**POLICY ED 3.13 - TRANSIT AND ECONOMIC GROWTH.** PROVIDE HIGH-QUALITY TRANSIT SERVICE AS A BASIC AND NECESSARY COMPONENT OF THE REGION'S TRANSPORTATION SYSTEM IN AN INCREASINGLY COMPETITIVE ARENA FOR ATTRACTING EMPLOYERS, LINKING BUSINESSES TO WORKERS, AND MAINTAINING HIGH QUALITY OF LIFE.

**POLICY ED 4.9 - WORKFORCE TRANSIT IMPROVEMENTS.** INCREASE ACCESS TO JOB OPPORTUNITIES BY PROVIDING IMPROVED TRANSIT TO ALL OF RALEIGH'S MAJOR JOB CENTERS, AS WELL AS REGIONAL EMPLOYMENT CLUSTERS

**POLICY ED 5.2 - CREATING INVESTMENT OPPORTUNITIES.** IN AREAS NEEDING REINVESTMENT AND REVITALIZATION, CREATE INVESTMENT OPPORTUNITIES FOR NEW HOUSING AND EMPLOYMENT THROUGH LAND ASSEMBLAGE INCENTIVES, SITE PREPARATION, AND PUBLIC INFRASTRUCTURE IMPROVEMENTS.

**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.

**POLICY ED 5.11 - PRIORITIZING INVESTMENT.** PRIORITIZE INCENTIVES AND PROGRAMS FOR PUBLIC AND PRIVATE INVESTMENTS IN COMMERCIAL AND INDUSTRIAL AREAS BASED ON CRITERIA EVALUATING NEED AND EFFECTIVENESS. NEED IS DEMONSTRATED BY SOCIOECONOMIC INDICATORS AND EVIDENCE OF PHYSICAL DISINVESTMENT. EFFECTIVENESS MEANS THAT THE PRIORITY AREA IS APPROPRIATE AND READY FOR ECONOMIC DEVELOPMENT.

**POLICY ED 5.12 - EQUITABLE DEVELOPMENT AROUND TRANSIT.** SUPPORT THE CREATION AND MAINTENANCE OF EMPLOYMENT AND RETAIL OPTIONS NEAR BUS RAPID TRANSIT STATIONS, WITH A FOCUS ON ASSISTING EXISTING SMALL BUSINESSES THRIVE AND GROW.

### TRANSPORTATION AND TRANSIT ORIENTED DEVELOPMENT POLICIES

THE REQUEST ALSO PROMOTES THE COMPREHENSIVE PLAN'S TRANSPORTATION-ORIENTED POLICIES BY CONTINUING THE REVITALIZATION AND INVESTMENT IN THE BLUE RIDGE CORRIDOR AND ITS TRANSIT INFRASTRUCTURE BY ALLOWING A MAJOR EMPLOYER AND SERVICE PROVIDERS, REX HOSPITAL, TO REDEVELOP AN INTEGRATED CAMPUS ALONG BLUE RIDGE ROAD. THIS REQUEST WILL CREATE A NODE OF MIXED USES AT THE INTERSECTION OF BLUE RIDGE ROAD AND LAKE BOONE TRAIL, NEAR THE INTERCHANGE WITH I-440 AND WADE AVENUE. THE PROPOSED DEVELOPMENT CONTEMPLATES SIGNIFICANT PEDESTRIAN AND BICYCLE IMPROVEMENTS IN A FREQUENT TRANSIT AREA, FACILITATING MULTI-MODAL TRANSPORTATION IN CLOSE PROXIMITY TO I-440.

**POLICY LU 4.4 - REDUCING VEHICLE MILES TRAVELED THROUGH MIXED-USE COMPACT DEVELOPMENT.** PROMOTE MIXED-USE DEVELOPMENT THAT PROVIDES A RANGE OF SERVICES WITHIN A SHORT DISTANCE OF RESIDENCES AS A WAY TO REDUCE THE GROWTH OF VEHICLE MILES TRAVELED (VMT).

**POLICY LU 4.7 - CAPITALIZING ON TRANSIT ACCESS.** SITES WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL AND BUS RAPID TRANSIT STATIONS SHOULD BE DEVELOPED WITH INTENSE RESIDENTIAL AND MIXED USES TO TAKE FULL ADVANTAGE OF AND SUPPORT INVESTMENT IN TRANSIT INFRASTRUCTURE. ADDITIONAL DENSITY FOR HOUSING AND EMPLOYMENT ALSO IS APPROPRIATE AROUND CURRENT AND FUTURE FREQUENT TRANSIT ROUTES.

**POLICY LU 4.9 - CORRIDOR DEVELOPMENT.** PROMOTE PEDESTRIAN-FRIENDLY AND TRANSIT SUPPORTIVE DEVELOPMENT PATTERNS ALONG MULTIMODAL CORRIDORS DESIGNATED ON THE GROWTH FRAMEWORK MAP, AND ANY CORRIDOR PROGRAMMED FOR "TRANSIT INTENSIVE" INVESTMENTS SUCH AS REDUCED HEADWAYS, CONSOLIDATED STOPS, AND BUS PRIORITY LANES AND SIGNALS.

**POLICY RC 2.3 - REGIONAL TOD STRATEGIES.** ENCOURAGE A REGIONAL DISTRIBUTION OF LAND USES AND ECONOMIC ACTIVITIES THAT WILL ENCOURAGE TRANSIT ORIENTED DEVELOPMENT PATTERNS RATHER THAN DEVELOPMENT PATTERNS BASED ON THE SINGLE-OCCUPANT AUTOMOBILE. PROVIDE FOR MORE COMPACT AND EFFICIENT PATTERNS OF DEVELOPMENT TO SUPPORT TRANSIT AND NON-MOTORIZED TRAVEL.

**POLICY LU 6.3 - MIXED-USE AND MULTIMODAL TRANSPORTATION.** PROMOTE THE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS WITH MULTIMODAL TRANSPORTATION CONNECTIONS TO PROVIDE CONVENIENT ACCESS BY MEANS OTHER THAN CAR TO RESIDENTIAL AND EMPLOYMENT AREAS.

**POLICY T 1.3 - MULTIMODAL TRANSPORTATION DESIGN.** OFFER RESIDENTS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION. THE STREET PATTERNS OF NEWLY DEVELOPED AREAS SHOULD PROVIDE MULTIMODAL TRANSPORTATION ALTERNATIVES FOR ACCESS TO AND CIRCULATION BETWEEN ADJACENT NEIGHBORHOODS, PARKS, SHOPPING CENTERS, AND EMPLOYMENT AREAS.

**POLICY T 1.4. - INCREASING MOBILITY CHOICE.** DIVERSIFY THE MOBILITY CHOICES FOR WORK TRIPS BY TARGETING TRANSIT INVESTMENTS ALONG CORRIDORS THAT CONNECT CONCENTRATIONS OF OFFICE, RETAIL, AND RESIDENTIAL USES.

**POLICY T 2.1 - INTEGRATION OF TRAVEL MODES.** PROMOTE AND DEVELOP AN INTEGRATED, MULTIMODAL TRANSPORTATION SYSTEM THAT OFFERS SAFE AND ATTRACTIVE CHOICES AMONG MODES INCLUDING PEDESTRIAN WALKWAYS, BIKEWAYS, RIDE SHARING, PUBLIC TRANSPORTATION, ROADWAYS, RAILWAYS, AND AVIATION.

**POLICY T 4.1 - PROMOTING TRANSIT.** PROMOTE AND SUPPORT QUALITY TRANSIT SERVICES TO ENHANCE MOBILITY OPTIONS AND TO MEET THE NEEDS OF THE CITY'S RESIDENTS AND VISITORS, WITH A FOCUS ON TRANSIT-DEPENDENT HOUSEHOLDS.

**POLICY T 4.8 - BUS WAITING AREAS.** DEVELOPMENTS LOCATED WITHIN EXISTING AND PLANNED BUS TRANSIT CORRIDORS SHOULD COORDINATE WITH GORALEIGH TO PROVIDE A STOP FACILITY THAT IS LIT AND INCLUDES A SHELTER, BENCH, A WASTE RECEPTACLE, AND OTHER AMENITIES AS APPROPRIATE.

**POLICY T 4.9 - PEDESTRIAN AND BICYCLE IMPROVEMENTS NEAR TRANSIT.** COORDINATE WITH LOCAL TRANSIT PROVIDERS TO IDENTIFY PEDESTRIAN AND/OR BICYCLE NEEDS WITHIN A

REASONABLE DISTANCE OF TRANSIT STOPS IN NEED OF ENHANCEMENT FOR ALL TRANSIT USERS, INCLUDING PERSONS WITH DISABILITIES.

**POLICY T 5.1 - ENHANCING BIKE/PEDESTRIAN CIRCULATION.** ENHANCE PEDESTRIAN AND BICYCLE CIRCULATION, ACCESS, AND SAFETY ALONG CORRIDORS, DOWNTOWN, IN ACTIVITY AND EMPLOYMENT CENTERS, AT DENSELY DEVELOPED AREAS AND TRANSIT STATIONS, AND NEAR SCHOOLS, LIBRARIES, AND PARKS

**POLICY T 5.2 - INCORPORATING BICYCLE AND PEDESTRIAN IMPROVEMENTS.** ALL NEW DEVELOPMENTS, ROADWAY RECONSTRUCTION PROJECTS, AND ROADWAY RESURFACING PROJECTS IN THE CITY OF RALEIGH'S JURISDICTION SHOULD INCLUDE APPROPRIATE BICYCLE FACILITIES SHOWN IN THE RECOMMENDED BIKEWAY NETWORK CONTAINED IN THE CITY'S BIKERALEIGH PLAN.

**POLICY T 5.3 - BICYCLE AND PEDESTRIAN MOBILITY.** MAINTAIN AND CONSTRUCT SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE FACILITIES THAT ARE UNIVERSALLY ACCESSIBLE, ADEQUATELY ILLUMINATED, AND PROPERLY DESIGNED TO REDUCE CONFLICTS AMONG MOTOR VEHICLES, BICYCLES, AND PEDESTRIANS.

**POLICY T 5.4 - PEDESTRIAN AND BICYCLE NETWORK CONNECTIVITY.** CONTINUOUS PEDESTRIAN AND BICYCLE NETWORKS SHOULD BE PROVIDED WITHIN AND BETWEEN EXISTING AND NEW DEVELOPMENTS TO FACILITATE SAFE AND CONVENIENT PEDESTRIAN AND BICYCLE TRAVEL FREE OF MAJOR BARRIERS AND IMPEDIMENTS SUCH AS CUL-DE-SACS AND LARGE PARKING LOTS.

**POLICY T 5.8 - WORKPLACE BICYCLE FACILITIES.** ENCOURAGE BICYCLE FACILITIES, SUCH AS SECURED BICYCLE RACKS, PERSONAL LOCKERS, AND SHOWERS FOR NEW AND EXISTING OFFICE DEVELOPMENTS TO ENCOURAGE BICYCLING AS AN ALTERNATIVE MODE FOR WORK COMMUNITIES.

**POLICY T 5.9 - PEDESTRIAN NETWORKS.** NEW SUBDIVISIONS AND LARGE-SCALE DEVELOPMENTS SHOULD INCLUDE SAFE PEDESTRIAN WALKWAYS OR MULTI-USE PATHS THAT PROVIDE DIRECT LINKS BETWEEN ROADWAYS AND MAJOR DESTINATIONS SUCH AS TRANSIT STOPS, SCHOOLS, PARKS, AND SHOPPING CENTERS.

**POLICY T 6.2 - TRANSIT STATION PARKING.** ESTABLISH A TRANSIT STATION AREA PARKING PROGRAM AND MANAGEMENT STRATEGIES FOR PROPOSED AND PLANNED TRANSIT STATIONS.

### URBAN DESIGN

THIS REQUEST ACHIEVES THE COMPREHENSIVE PLAN'S URBAN DESIGN POLICIES, PARTICULARLY THOSE FOCUSED ON TRANSIT AREA DESIGN AND CONNECTIVITY. THIS CMP WILL ALLOW A MIX OF USES IN CLOSE PROXIMITY TO TRANSIT AND HIGHWAY CORRIDORS AND WILL PROMOTE APPROPRIATE TRANSITIONS NEAR RESIDENTIAL AREAS BY CONCENTRATING DENSITY AND HEIGHT NEAR THE CENTER OF THE DISTRICT AND ALONG BLUE RIDGE ROAD AND LAKE BOONE TRAIL, WITH PUBLIC INFRASTRUCTURE SUCH AS OPEN SPACES AND PARKING STRUCTURES THAT BENEFIT TRANSIT USERS.

**POLICY UD 2.2 - MULTI MODAL DESIGN.** MIXED-USE DEVELOPMENTS SHOULD ACCOMMODATE ALL MODES OF TRANSPORTATION TO THE GREATEST EXTENT POSSIBLE.

**POLICY UD 6.1 - ENCOURAGING PEDESTRIAN-ORIENTED USES.** NEW DEVELOPMENT, STREETScape, AND BUILDING IMPROVEMENTS IN DOWNTOWN, MAIN STREETS, AND TOD AREAS SHOULD PROMOTE HIGH INTENSITY, PEDESTRIAN-ORIENTED USE AND DISCOURAGE AUTOMOBILE ORIENTED USES AND DRIVE-THROUGH USES.

**POLICY UD 8.1 - TRANSIT-ORIENTED DEVELOPMENT.** PROMOTE DENSE MIXED-USE DEVELOPMENT WITHIN THE CORE AREA AROUND TRANSIT STATIONS. DEVELOPMENT INTENSITY SHOULD BE GREATEST WITHIN WALKING DISTANCE OF EXISTING AND PROPOSED RAIL STATIONS AND BUS TRANSIT STATIONS.

**POLICY UD 8.2. - TRANSIT AREA TRANSITIONS.** THERE SHOULD BE A TRANSITION OF USE, INTENSITY AND SCALE FROM HIGHER-DENSITY TRANSIT CORRIDORS TO ADJACENT NEIGHBORHOODS. DEVELOPMENTS OF GREATER BULK AND HEIGHT IN AREAS SHOULD BE LOCATED IMMEDIATELY SURROUNDING TRANSIT STATIONS. AS DISTANCE FROM SUCH STATIONS INCREASES, DEVELOPMENT SHOULD TAPER DOWN IN BULK AND HEIGHT IN ORDER TO BALANCE THE NEEDS OF TRANSIT-SUPPORTIVE DENSITY WITH ESTABLISHED NEIGHBORHOOD CHARACTER.

### AREA SPECIFIC GUIDANCE - ARENA BLUE RIDGE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE ARENA-BLUE RIDGE AREA SPECIFIC GUIDANCE ("AP-AB") HEALTH & WELLNESS DISTRICT. COMP. PLAN MAP AP-AB1. THIS CMP WILL ALLOW THE EXPANSION AND COMPREHENSIVE PLANNING OF REX HOSPITAL, INCLUDING A MIX OF USES, INCREASED STRUCTURE PARKING, ADDITIONAL PEDESTRIAN AMENITIES, AND IMPROVED ENTRANCES TO THE CAMPUS ALONG BLUE RIDGE ROAD.

**POLICY AP-AB 7 - MIXED-USE DEVELOPMENT INTENSITIES.** ENCOURAGE MIXED-USE DEVELOPMENTS THAT SERVE VISITORS AS WELL AS RESIDENTS. ENABLE GREATER LAND USE INTENSITY NEAR TRANSIT CORRIDORS AND REGIONAL ATTRACTIONS.

**POLICY AP-AB 34 - REX HOSPITAL.** SUPPORT AN EXPANSION OF REX HOSPITAL TO THE WEST.

**POLICY AP-AB 35 - CONNECTIVITY AND PEDESTRIAN FRIENDLINESS.** RECONFIGURE STREET CONNECTIONS TO ACCOMMODATE AN INTERCONNECTED AND PEDESTRIAN-FRIENDLY DISTRICT AS REDEVELOPMENT OCCURS.


**POLICY AP-AB 10 - REDUCING SURFACE PARKING IMPACTS.** EVERY ATTEMPT SHOULD BE MADE TO MAKE SURFACE PARKING AREAS LESS DOMINANT THROUGH PLANTINGS AND BUFFERS, AND MORE EFFICIENT AND BETTER UTILIZED TO PREVENT THE NEED FOR ADDITIONAL FUTURE PARKING. THE LARGE SURFACE PARKING LOTS IN THE AREA SHOULD BE DESIGNED TO IMPROVE PEDESTRIAN ACCESS DURING EVENTS.

### PUBLIC BENEFITS

PROVIDE BRIEF STATEMENTS REGARDING THE PUBLIC BENEFITS DERIVED AS A RESULT OF THE REZONING REQUEST.

CONSISTENT WITH THE COMPREHENSIVE PLAN'S GUIDANCE FOR THIS SITE, THE REQUESTED ZONING DESIGNATION WILL FACILITATE REDEVELOPMENT OF SEVERAL PARCELS THAT HAVE BEEN DEVELOPED IN DIFFERENT STAGES OVER MANY YEARS INTO AN INTEGRATED, LONG-TERM CAMPUS. THE ADOPTION OF THE CMP DISTRICT WILL ENABLE REX HOSPITAL TO EFFECTIVELY AND EFFICIENTLY PLAN FOR THE FACILITIES NEEDED TO CONTINUE DELIVERING HEALTHCARE AND HOSPITAL SERVICES FOR RALEIGH RESIDENTS FOR YEARS TO COME.

NO.	REVISIONS	DATE	KHA PROJECT 013831006	DATE 03/25/2026	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026						
	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026						
	CITY OF RALEIGH COMMENT RESPONSE	04/06/2026						



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NOT FOR CONSTRUCTION

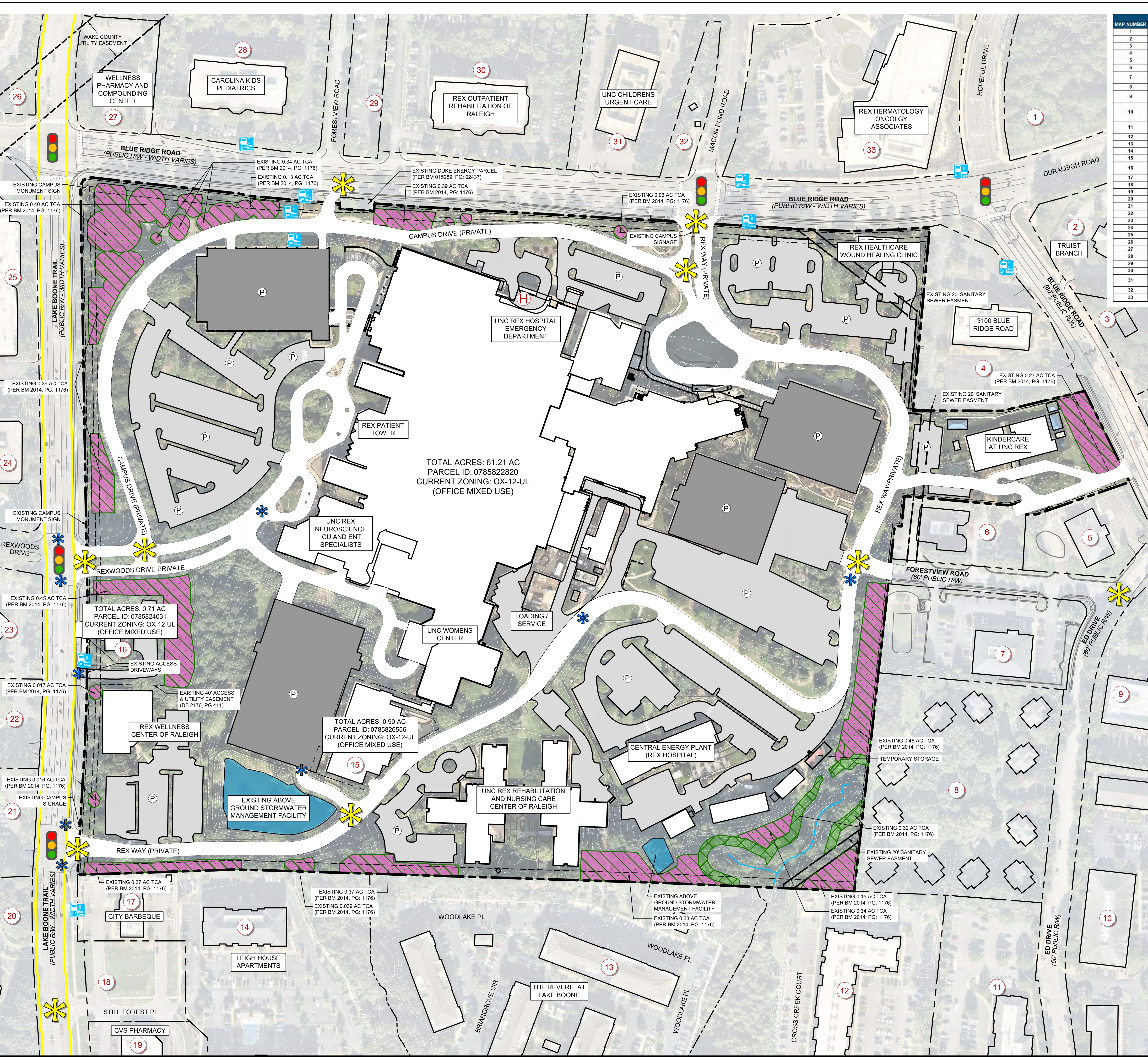
## GENERAL POLICIES

UNC REX CMP PREPARED FOR  
UNC HEALTH  
NORTH CAROLINA RALEIGH

SHEET NUMBER  
**MP-0**

Filed By: Designers, Jake Sheet Set: UNC CMP REZONING Layout: MP-0 GENERAL POLICIES April 08, 2026 12:24:02pm K:\RALI\_DEV\013831006\_UNCRHX\CMP\Planning Phase\0\_CAD Files\02\_Plan Sheets\MP-0\_GENERAL POLICIES.dwg  
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TOTAL ACRES: 61.21 AC  
 PARCEL ID: 0785822820  
 CURRENT ZONING: OX-12-UL  
 (OFFICE MIXED USE)

TOTAL ACRES: 0.71 AC  
 PARCEL ID: 0785824031  
 CURRENT ZONING: OX-12-UL  
 (OFFICE MIXED USE)

TOTAL ACRES: 0.90 AC  
 PARCEL ID: 0785826556  
 CURRENT ZONING: OX-12-UL  
 (OFFICE MIXED USE)

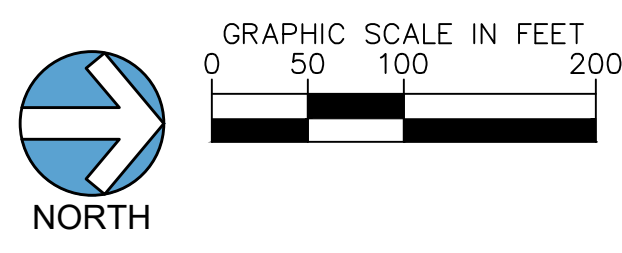
MAP NUMBER	PROPERTY ID NUMBER	DEED NUMBER	BOOK OF MAPS	DEED ACRES	PROPERTY ADDRESS	PROPERTY OWNER
1	0785838900	012784-00637	BM2020-00449	20.48 AC	29923 EDWARDS MILL ROAD	REX HOSPITAL INC
2	0785746114	016965-00908	BM2005-02189	1.80 AC	3000 DURALEIGH ROAD	DURALEIGH COMMERCIAL LLC
3	0785748205	09-E-1263	BM2020-02186	0.59 AC	3115 BLUE RIDGE ROAD	BURTON, ELIZABETH A
4	0785737887	015695-01477	BM1984-01152	2.36 AC	3100 BLUE RIDGE ROAD	HTA-BLUE RIDGE, LLC
5	0785842120	016664-02538	BM1985-02122	0.92 AC	3126 BLUE RIDGE ROAD	A & A BUILDING LLC
6	0785832824	017755-01783	BM1987-01294	0.85 AC	3124 BLUE RIDGE ROAD	BLACK ROCK INVESTMENTS LLC
7	0785834859	015938-01619		1.89 AC	3708 FORESTVIEW ROAD	FORESTVIEW MEDICAL BUILDING CONDOMINIUM OWNERS ASSOC
8	0785837863	008254-01697		4.46 AC	2800 EDRIDGE CT	RIDGECROFT CONDOMINIUMS
9	0785846452	010537-00728		3.60 AC	3200 BLUE RIDGE ROAD	REXVIEW MEDICAL PARTNERS LLC CONDOMINIUM
10	0785943146	012629-02579	BM2006-01992	6.41 AC	3800 ED DR.	REXVIEW MEDICAL & PROFESSIONAL PARK CONDO ASSOC
11	0785933877	014626-00354		3.81 AC	3851 ED DR.	ED DRIVE MEDICAL OFFICE CONDOS OWNERS ASSOC
12	0785933580	018488-02220	BM2021-00785	8.18 AC	2551 LANDMARK DRIVE	TBRCORO CROSS CREEK OWNER LLC
13	0785929964	017321-02315	BM2018-02467	9.98 AC	4100 WOODLAKE PL	RALEIGH LAKE BOONE LLC
14	0785923368	016099-02218	BM2015-02011	5.93 AC	2411 STILL FOREST PL	BEL LEIGH LIMITED PARTNERSHIP
15	0785828556	003910-00373		0.90 AC	4401 LAKE BOONE TRAIL	REX HOSPITAL INC
16	0785834031	019289-00810	BM1973-00251	0.71 AC	4220 LAKE BOONE TRAIL	UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM
17	0785920043	016872-01627	BM2015-02011	0.74 AC	4122 LAKE BOONE TRAIL	WORLD TRADE SYSTEMS PROPERTIES LLC
18	0785922003	019945-01090	BM2015-02011	0.87 AC	4112 LAKE BOONE TRAIL	T&T LAKE BOONE LLC
19	0785924006	016756-00513	BM2015-02011	1.36 AC	2411 LANDMARK DRIVE	HACHMANN LLC
20	0785912507	011297-01077	BM1987-01468	5.52 AC	4101 LAKE BOONE TRAIL	SUMMIT AT LAKE BOONE LLC THE
21	0785818541	019578-00383	BM1997-01468	2.78 AC	4201 LAKE BOONE TRAIL	EGMP 4201 LAKE BOONE TRAIL LLC
22	0785816689	019578-00383	BM1993-01252	1.37 AC	4207 LAKE BOONE TRAIL	EGMP 4207 LAKE BOONE TRAIL LLC
23	0785814583	019578-00359	BM1993-01252	2.51 AC	4301 LAKE BOONE TRAIL	EGMP 4301 LAKE BOONE TRAIL LLC
24	0785810774	019578-00371	BM1984-01119	2.31 AC	4235 LAKE BOONE TRAIL	EGMP 4235 LAKE BOONE TRAIL LLC
25	0785717617	019534-02154	BM1984-01119	3.62 AC	2500 BLUE RIDGE ROAD	BLUE RIDGE PROPERTY OWNER LLC
26	0785710619	007290-00914		4.61 AC	2501 BLUE RIDGE ROAD	ATRIUM AT BLUE RIDGE LLC THE
27	0785712956	015809-01643		0.97 AC	2601 BLUE RIDGE ROAD	MONTS RIDGE LLC
28	0785722175	007127-00827	BM1993-00996	3.09 AC	2605 BLUE RIDGE ROAD	BRM PARTNERS LLC
29	0785722553	006881-01014		0.60 AC	2701 BLUE RIDGE ROAD	BRM PARTNERS II LLC
30	0785722765	006899-00247		3.22 AC	2709 BLUE RIDGE ROAD	BRM PARTNERS I LLC
31	0785732161	016887-01535	BM1999-01256	1.84 AC	2801 BLUE RIDGE ROAD	UNIVERSITY OF NORTH CAROLINA HEALTH CARE SYSTEM
32	0785732285	012794-00637		0.46 AC	2821 BLUE RIDGE ROAD	REX HOSPITAL INC
33	0785732641	012794-00637	BM2020-00452	4.39 AC	2901 BLUE RIDGE ROAD	REX HOSPITAL INC

### EXISTING CONDITIONS LEGEND:

- CAMPUS ZONING BOUNDARY
- PROPERTY LINE
- BUILDING
- SURFACE PARKING
- PARKING STRUCTURE
- STREAM
- 50' STREAM BUFFER
- STREETS
- UTILITY EASEMENT
- 2' CONTOURS
- ON-STREET BIKE LANE
- ACCESS EASEMENT
- EXISTING SETBACK
- PREVIOUSLY APPROVED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY APPROVED SECONDARY TREE CONSERVATION AREA (TCA)
- PUBLIC TRANSIT STOP
- STREET INTERSECTION
- PEDESTRIAN CROSSING
- SIGNALIZED INTERSECTION
- HELIPAD
- EXISTING ABOVE GROUND STORMWATER MANAGEMENT FACILITY

### EXISTING CONDITIONS NOTES:

- THE EXISTING CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT.
- 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 REDEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO.



Item 6.1

DATE: 02/13/2026

REVISIONS: 03/25/2026

CITY OF RALEIGH COMMENT RESPONSE: 04/08/2026

**Kimley-Horn**

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**EXISTING CONDITIONS MAP**

RALEIGH, NORTH CAROLINA

UNC REX CMP  
 PREPARED FOR  
**UNC HEALTH**

SHEET NUMBER  
**MP-1**

KHA PROJECT: 013831006

DATE: 03/25/2026

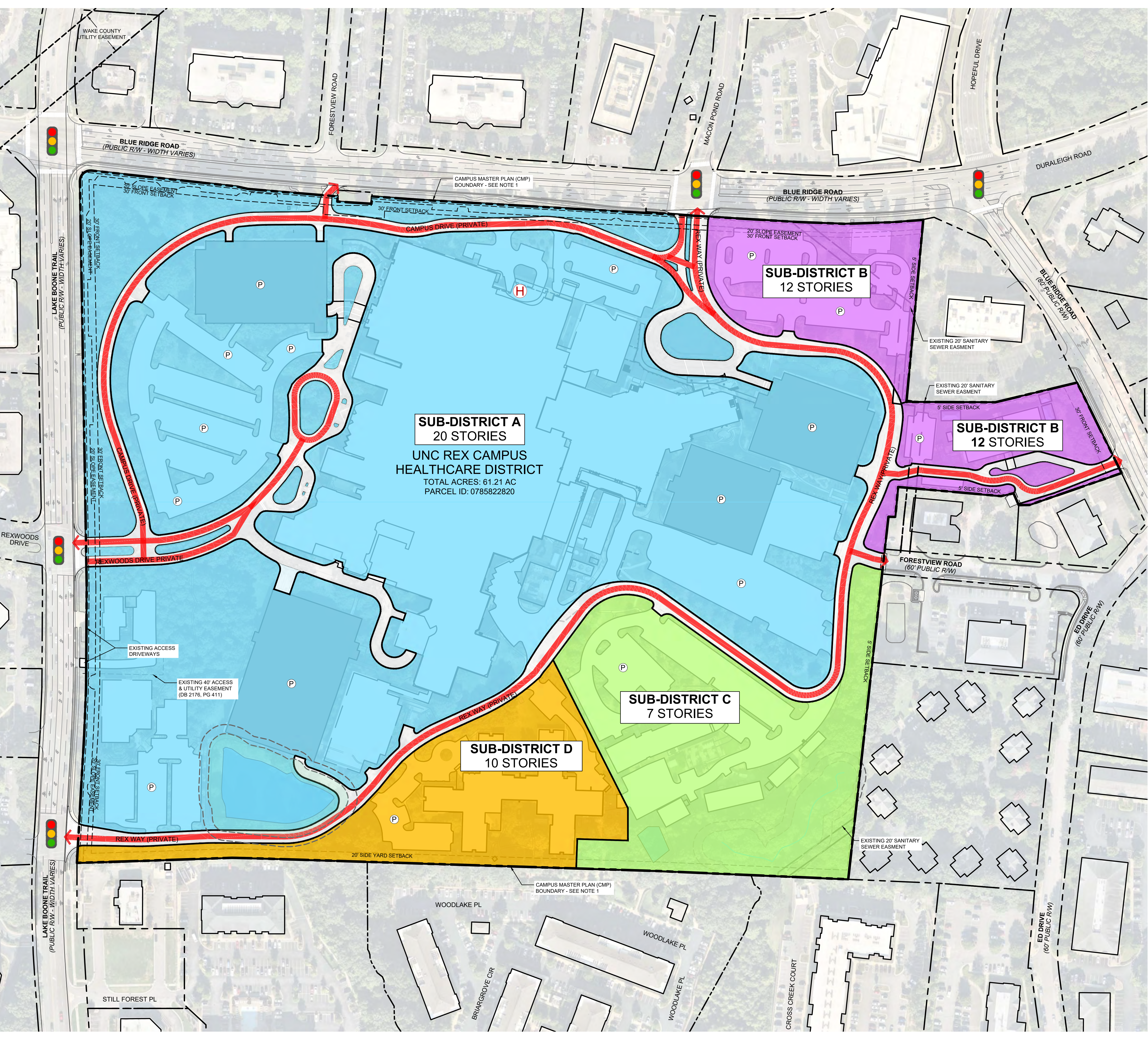
SCALE: AS SHOWN

DESIGNED BY: RLB

DRAWN BY: JAD

CHECKED BY: MKB

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-2 GENERAL LAYOUT MAP April 08, 2026 12:33:57pm K:\RAL\_LDEV\13831006-UNC-REX-CMP-Planning Phase\10\_CAD Files\02\_Plan Sheets\MP-2\_GENERAL LAYOUT MAP.dwg File: 02\_01.dwg Date: 04/08/2026 12:33:57pm K:\RAL\_LDEV\13831006-UNC-REX-CMP-Planning Phase\10\_CAD Files\02\_Plan Sheets\MP-2\_GENERAL LAYOUT MAP.dwg File: 02\_01.dwg Date: 04/08/2026 12:33:57pm  
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### GENERAL LAYOUT LEGEND

- PROPOSED CAMPUS SUB-DISTRICT (A)
- PROPOSED CAMPUS SUB-DISTRICT (B)
- PROPOSED CAMPUS SUB-DISTRICT (C)
- PROPOSED CAMPUS SUB-DISTRICT (D)
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING CAMPUS STREET (PRIVATE) TO REMAIN
- EXISTING HELIPAD
- EXISTING SIGNALIZED INTERSECTION

#### GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:

- THE CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.
- THE PROPOSED NEW 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.
- STREETS LABELED 'EXISTING REX CAMPUS STREET (PRIVATE)' AND 'REX CAMPUS DRIVE' IN THE MASTER PLAN SHALL BE PRIVATE.
- EXCEPT WHERE SPECIFICALLY REFERENCED IN SECT. 4.6 - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
- THIS CAMPUS MASTER PLAN DISTRICT SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF THE UDO.

#### TABLE 1 - MAXIMUM HEIGHT

SUB-DISTRICT	AREA (ACRES)	MAX. STORIES
A	44.64 AC	20 STORIES
B	5.12 AC	12 STORIES
C	7.05 AC	7 STORIES
D	4.40 AC	10 STORIES

#### TABLE 2 - LOT DIMENSIONS TABLE

MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
50'	100'	5,000 SF

#### TABLE 3 - SETBACKS TABLE

BUILDINGS / STRUCTURES SETBACKS	
FROM PRIMARY STREET (MIN.)	5'
FROM SIDE STREET (MIN.)	5'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	20'
FROM REAR LOT LINE (MIN.)	3'
PARKING SETBACKS	
FROM PRIMARY STREET (MIN.)	10'
FROM SIDE STREET (MIN.)	10'
FROM PRIVATE ACCESS EASEMENT (MIN.)	0'
FROM SIDE LOT LINE (MIN.)	3'
FROM REAR LOT LINE (MIN.)	3'

Item 6.1

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

**Kimley >>> Horn**

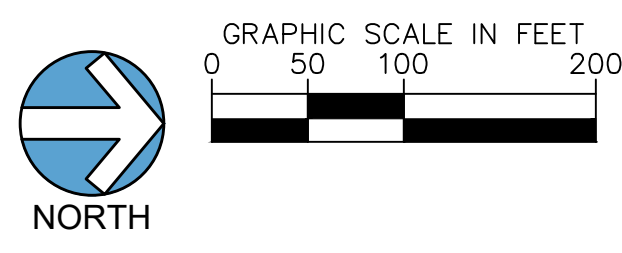
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 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

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NOT FOR CONSTRUCTION

**GENERAL LAYOUT  
MAP**

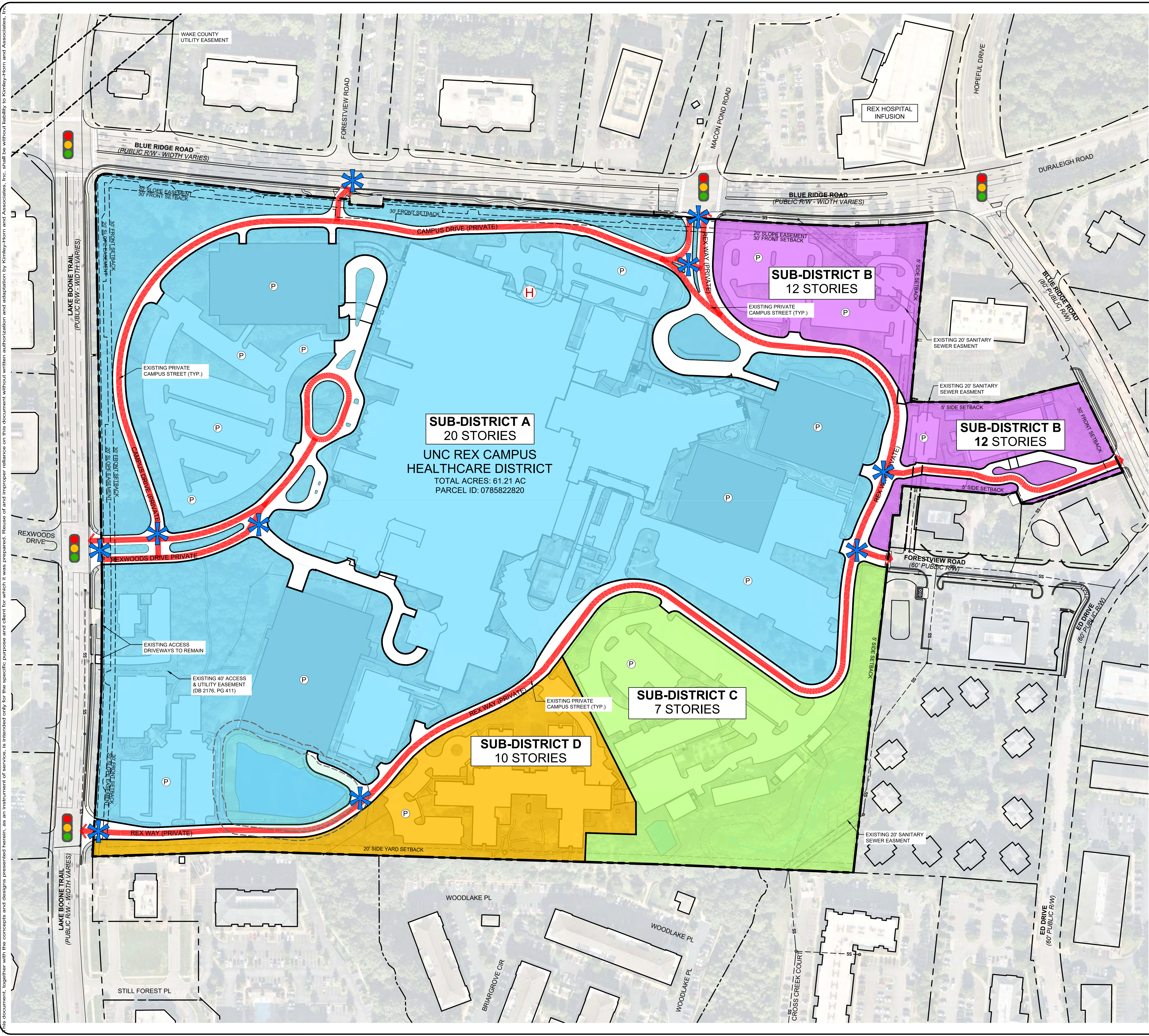
**UNC REX CMP**  
 PREPARED FOR  
  
 NORTH CAROLINA

SHEET NUMBER  
**MP-2**





Plotted By: Desrosiers, Jake Sheet Set: UNC CMP ZONING LAYOUT MP-3 STREET AND BLOCK LAYOUT PLAN April 08, 2026 12:37:10pm K:\RAIL\_LDE\013831006\_UNCREX-CMP\Planning Phase\PT0\_CAD Files\02\_Plan Sheets\MP-3 STREET AND BLOCK LAYOUT PLAN.dwg  
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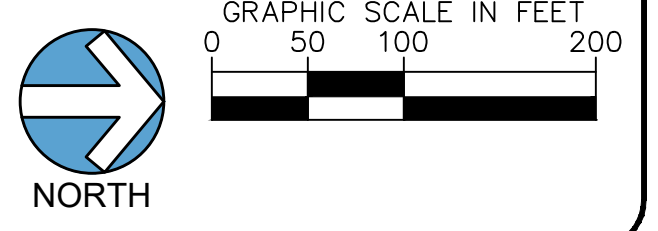


**STREET/BLOCK LAYOUT LEGEND:**

	PROPOSED CAMPUS SUB-DISTRICT (A)
	PROPOSED CAMPUS SUB-DISTRICT (B)
	PROPOSED CAMPUS SUB-DISTRICT (C)
	PROPOSED CAMPUS SUB-DISTRICT (D)
	PROPOSED CAMPUS ZONING BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING STREETS
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING CAMPUS STREET (PRIVATE) TO REMAIN
	EXISTING STREET INTERSECTION
	EXISTING HELIPAD
	EXISTING SIGNALIZED INTERSECTION

**GENERAL LAYOUT/HEIGHT AND FRONTAGE NOTES:**

- THE CAMPUS BOUNDARY AS SHOWN SHALL BE THE REGULATING PROPERTY BOUNDARY FOR ALL DEVELOPMENT STANDARDS APPLICABLE TO THIS MASTER PLAN. NO INTERNAL PARCEL LINES SHALL REGULATE DEVELOPMENT. INTERNAL LOT LINES MAY BE RECOMBINED, REMOVED, AND/OR RELOCATED IN CONJUNCTION WITH THE DEVELOPMENT PLAN, RECOMBINATION OR SUBDIVISION AS PER THE LOT DIMENSION TABLE LOCATED ON THIS SHEET.
- ANY EXISTING, PROPOSED OR RE-ALIGNED STREETS WITHIN THE CAMPUS DISTRICT BOUNDARY SHALL BE PRIVATE.
- NO PUBLIC STREET SHALL BE REQUIRED WITHIN THE CAMPUS BOUNDARY.
- EXCEPT WHERE SPECIFICALLY REFERENCED IN SECTION 2.1 - CAMPUS MASTER PLAN DISTRICT, THE STANDARDS OF UDO SECTION 3 SHALL NOT APPLY TO THE CMP ZONING DISTRICT.
- THIS CAMPUS MASTER PLAN DISTRICT SHALL BE EXEMPT FROM ANY FRONTAGE REQUIREMENTS OF THE UDO.



	DATE 02/13/2026	REVISIONS CITY OF RALEIGH COMMENT RESPONSE	NO. 1	DATE 03/25/2026	REVISIONS CITY OF RALEIGH COMMENT RESPONSE	NO. 2	DATE 04/08/2026	REVISIONS CITY OF RALEIGH COMMENT RESPONSE	NO. 3
	PRELIMINARY NOT FOR CONSTRUCTION								
	<b>STREET AND BLOCK LAYOUT PLAN</b>								

UNC REX CMP  
 PREPARED FOR  

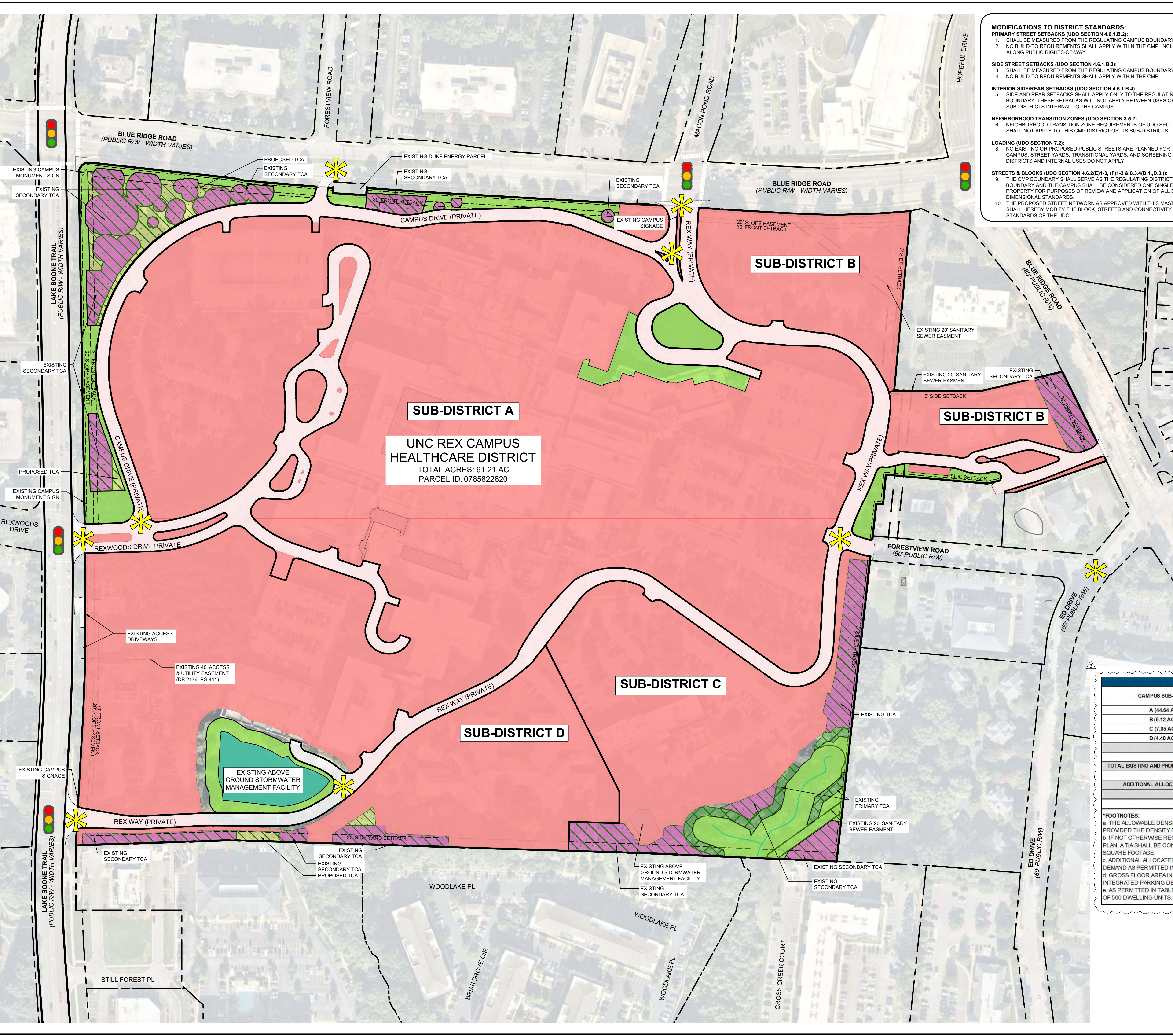
 NORTH CAROLINA

RALEIGH

KHA PROJECT	013831006	DATE	03/25/2026	SCALE	AS SHOWN	DESIGNED BY	RLB	DRAWN BY	JAD	CHECKED BY	MKB
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SHEET NUMBER  
**MP-3**

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-4 DEVELOPMENT PLAN April 08, 2026 05:09:35pm K:\RAL\_LDEV\013831006 UNC-REX-CMP-Planning Phase\013831006\_CAD Files\02\_Plan Sheets\MP-4 DEVELOPMENT PLAN.dwg  
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- MODIFICATIONS TO DISTRICT STANDARDS:**
- PRIMARY STREET SETBACKS (UDO SECTION 4.6.1.B.2):**
- SHALL BE MEASURED FROM THE REGULATING CAMPUS BOUNDARY.
  - NO BUILD-TO REQUIREMENTS SHALL APPLY WITHIN THE CMP, INCLUDING ALONG PUBLIC RIGHTS-OF-WAY.
- SIDE STREET SETBACKS (UDO SECTION 4.6.1.B.3):**
- SHALL BE 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.4):**
- 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):**
- NEIGHBORHOOD TRANSITION ZONE REQUIREMENTS OF UDO SECTION 3.5.2 SHALL NOT APPLY TO THIS CMP DISTRICT OR ITS SUB-DISTRICTS.
- 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)(1-3, (F)1-3 & 8.3.4)(1, D.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.
  - THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HEREBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.

**DEVELOPMENT LEGEND:**

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- DEVELOPABLE AREA
- CAMPUS GREEN SPACE AREA
- PREVIOUSLY APPROVED OR RECORDED TREE CONSERVATION AREA (TCA)
- EXISTING SECONDARY TREE CONSERVATION AREA
- RELOCATED TREE CONSERVATION AREA SEE SHEET MP-1
- EXISTING STREET INTERSECTION
- EXISTING SIGNALIZED INTERSECTION

- 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 NCEQ AND THE ARMY CORPS OF ENGINEERS.
  - PRIVATE STREETS ARE EXISTING AND WILL REMAIN PRIVATE AS SHOWN. ANY NEW STREETS WITHIN THE CAMPUS WILL BE 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 (SEE MODIFICATION OF DISTRICT STANDARDS BELOW).
  - THE APPLICABLE PROPERTY LINE FOR ALL UDO DEVELOPMENT REGULATIONS WILL BE THE PERIMETER BOUNDARY OF UNC REX CAMPUS AS SHOWN.
  - THE PROPOSED STREET ALIGNMENTS ARE 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.
  - NO NEIGHBORHOOD TRANSITIONS OR TRANSITIONAL YARDS SHALL APPLY BETWEEN USES OR SUB-DISTRICTS WITHIN THE BOUNDARY OF THE CMP.
  - ALL APPLICABLE DEVELOPMENT PLANS SHALL BE SUBMITTED FOR ADMINISTRATIVE SITE REVIEW IN ACCORDANCE WITH SECTION 10 OF THE UDO.
  - 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 SUB-DISTRICT SUMMARY TABLE 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 FUTURE DEVELOPMENT OR RE-DEVELOPMENT WILL BE SUBJECT TO THE STANDARDS OF THIS CMP AND THE CITY OF RALEIGH UDO, AS APPLICABLE.
  - CAMPUS GREEN SPACE AREA AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- SPECIAL MASTER PLAN CLARIFICATIONS (UDO SECTION 1.5.9):**
- NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. TRANSPARENCY STANDARDS ARE NOT APPLICABLE TO ANY STREETS WITHIN THE UNC REX CAMPUS.
  - NO EXISTING OR NEW PUBLIC STREETS ARE PROPOSED WITHIN THE CAMPUS DISTRICT BOUNDARY. BLANK WALL STANDARDS ARE NOT APPLICABLE TO ANY STREETS WITHIN UNC REX CAMPUS.

**TABLE 5 - DEVELOPMENT SUMMARY**

CAMPUS SUB-DISTRICT	EXISTING GROSS FLOOR AREA	PROPOSED MAX GROSS FLOOR AREA (a,c)
A (44.64 AC)	1,801,169 SF	2,800,000 SF (63K SF/AC)
B (5.12 AC)	-	875,000 SF (171K SF/AC)
C (7.05 AC)	-	500,000 SF (71K SF/AC)
D (4.40 AC)	-	600,000 SF (136K SF/AC)
<b>SUB TOTAL:</b>	<b>1,801,169 SF</b>	<b>4,775,000 SF (b)</b>
<b>TOTAL EXISTING AND PROPOSED FLOOR AREA: (a)</b>	<b>-</b>	<b>6,576,169 SF</b>
<b>ADDITIONAL ALLOCATED ENTITLEMENT (c):</b>	<b>-</b>	<b>3,123,831 SF</b>
<b>TOTAL:</b>	<b>-</b>	<b>9,700,000 SF</b>

**FOOTNOTES:**

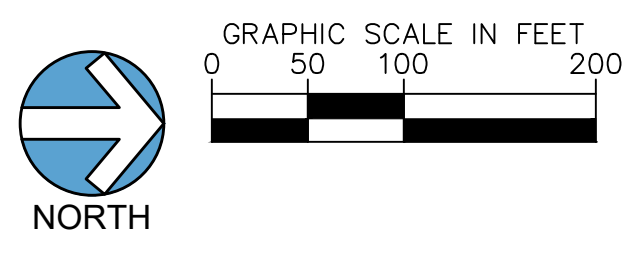
a. THE ALLOWABLE DENSITY ALLOCATED BY CAMPUS SUB-DISTRICT MAY BE TRANSFERRED BETWEEN SUB-DISTRICTS, PROVIDED THE DENSITY DOES NOT EXCEED THE TOTAL EXISTING AND PROPOSED FLOOR AREA AS LISTED IN TABLE 5.

b. IF NOT OTHERWISE REQUIRED BY THE UDO AND/OR RALEIGH STREET DESIGN MANUAL UPON SUBMITTAL OF A SITE PLAN, A TIA SHALL BE CONDUCTED IF DEVELOPMENT ENTITLEMENT EXCEEDS 4,775,000 NET NEW DEVELOPMENT SQUARE FOOTAGE.

c. ADDITIONAL ALLOCATED ENTITLEMENT MAY BE DEVELOPED WITHIN SUBDISTRICT A AS NEEDED BASED ON FUTURE DEMAND AS PERMITTED IN TABLE 4 - TABLE OF USES ON SHEET MP-2.1.

d. GROSS FLOOR AREA INCLUDES ENCLOSED HEATED SQUARE FOOTAGE ONLY. STAND ALONE OR VERTICALLY INTEGRATED PARKING DECKS ARE IN ADDITION TO THESE TOTALS.

e. AS PERMITTED IN TABLE 4 - TABLE OF USES ON SHEET MP-2.1, RESIDENTIAL USES SHALL BE LIMITED TO A MAXIMUM OF 500 DWELLING UNITS.



UNC REX CMP  
PREPARED FOR  
**UNC HEALTH**  
NORTH CAROLINA

DEVELOPMENT  
PLAN

RALEIGH

SHEET NUMBER  
**MP-4**

DATE  
02/13/2026

REVISIONS

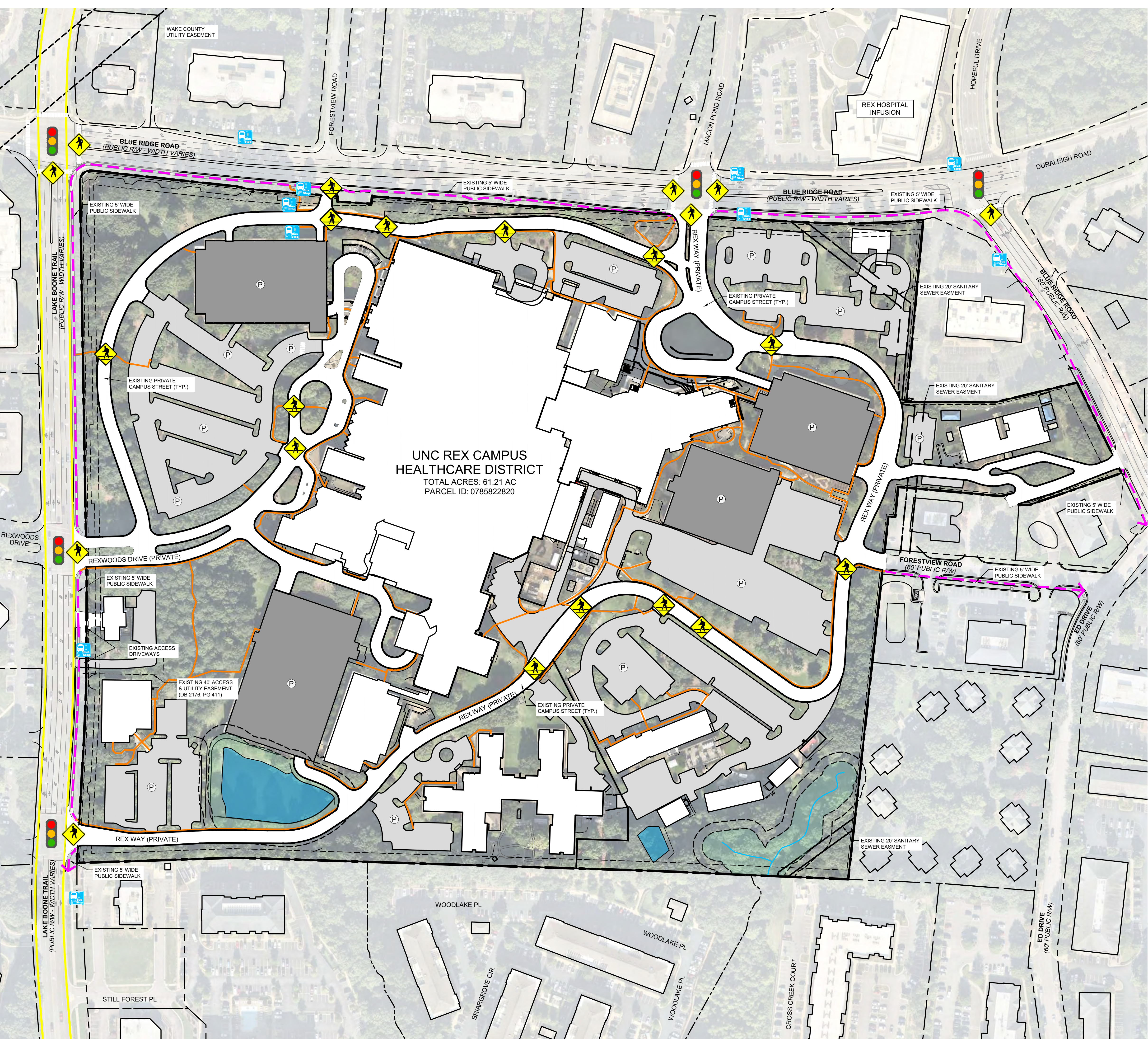
NO.	DATE	CITY OF RALEIGH COMMENT RESPONSE	CITY OF RALEIGH COMMENT RESPONSE	CITY OF RALEIGH COMMENT RESPONSE
1	02/13/2026		03/25/2026	04/08/2026

**Kimley & Horn**

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Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN April 08, 2026 12:43:26pm K:\RAL\_DEV\013831006 UNC-REX-CMP-Planning Phase P10\_CAD Files\02\_Plan Sheets\MP-5 BIKE AND PEDESTRIAN CIRCULATION PLAN.dwg  
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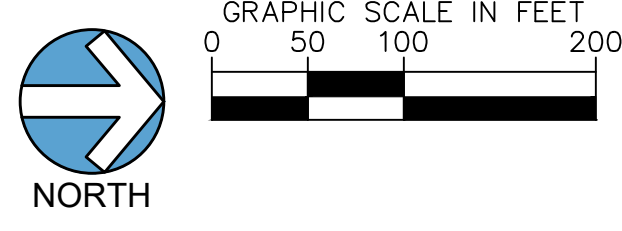
**UNC REX CAMPUS  
 HEALTHCARE DISTRICT**  
 TOTAL ACRES: 61.21 AC  
 PARCEL ID: 0785822820

**PEDESTRIAN CIRCULATION LEGEND:**

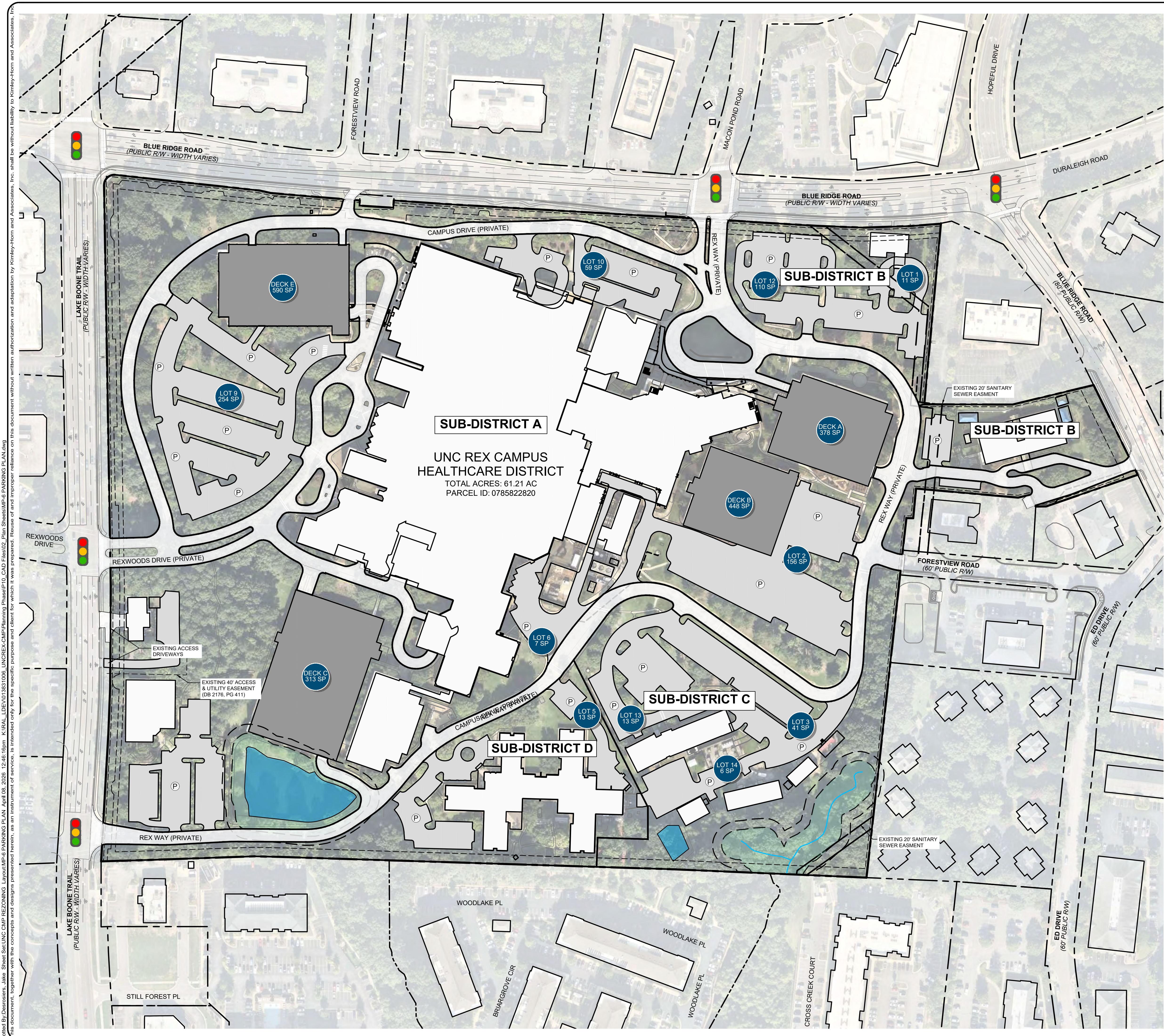
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREET
- EXISTING 50' STREAM BUFFER
- EXISTING PUBLIC SIDEWALKS
- EXISTING CAMPUS SIDEWALKS
- EXISTING ON-STREET BIKE LANE
- SIGNALIZED PEDESTRIAN CROSSWALK/CAMPUS CONNECTION
- PEDESTRIAN CROSSWALK / CAMPUS CONNECTION
- EXISTING PUBLIC TRANSIT STOP
- EXISTING SIGNALIZED INTERSECTION

- MODIFICATIONS TO DISTRICT STANDARDS:**
- 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.
  - THE PROPOSED STREET NETWORK AS APPROVED WITH THIS MASTER PLAN SHALL HEREBY MODIFY THE BLOCK, STREETS AND CONNECTIVITY STANDARDS OF THE UDO.
  - PARCELS WITHIN THE CAMPUS BOUNDARY SHALL BE EXEMPT FROM THE GREENWAY CONNECTION REQUIREMENTS OF UDO SECTION 8.3.4(D).

- PEDESTRIAN CIRCULATION NOTES:**
- PEDESTRIAN CIRCULATION NETWORK IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FUTURE DEVELOPMENT PLANS FOR EACH SUB-DISTRICT AND APPROVALS BY THE CITY OF RALEIGH.
  - ALL EXISTING TRANSIT LOCATIONS ON ANY EXISTING OR PROPOSED PRIVATE STREET OR PRIVATE ACCESS WAY WITHIN THE CAMPUS, MAY BE MODIFIED OR RELOCATED AT THE DISCRETION OF UNC REX.
  - PEDESTRIAN AND BIKE NETWORK SHOWN REPRESENTS THE EXISTING NETWORK. THESE FACILITIES AND CONNECTIONS WILL CONTINUE TO EVOLVE IN CONJUNCTION WITH THE FUTURE EXPANSION OF THE CAMPUS AND WILL BE SUBJECT TO FINAL DESIGN OF INDIVIDUAL CAMPUS PROJECTS.
  - EXCEPT WHERE MODIFIED BY THIS MASTER PLAN, WHERE APPLICABLE, ROAD AND PEDESTRIAN IMPROVEMENTS WILL COMPLY WITH UDO SECTION 8.5.5.



	DATE	02/13/2026
	REVISIONS	CITY OF RALEIGH COMMENT RESPONSE
	NO.	CITY OF RALEIGH COMMENT RESPONSE
2025 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAVETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 919-677-2000 FAX: 919-677-2050 #F-0102 WWW.KIMLEY-HORN.COM		DATE 03/25/2026 CITY OF RALEIGH COMMENT RESPONSE 04/08/2026
PRELIMINARY NOT FOR CONSTRUCTION		
KHA PROJECT 013831006	DATE 03/25/2026	SCALE AS SHOWN RLB JAD MKB
<b>UNC REX CMP          BIKE AND PEDESTRIAN          CIRCULATION PLAN</b>		
PREPARED FOR 		NORTH CAROLINA RALEIGH
SHEET NUMBER <b>MP-5</b>		ITEM 6.1



**PARKING LEGEND:**

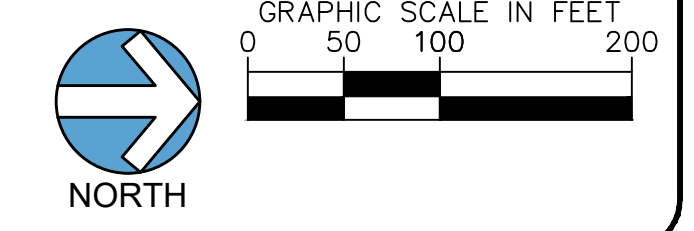
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- (P) EXISTING SURFACE PARKING
- (P) EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- 🚦 EXISTING SIGNALIZED INTERSECTION

- MODIFICATIONS TO DISTRICT STANDARDS:**  
**PARKING AND LOADING (UDO SECTION 7.1):**
- UNC REX CAMPUS SHALL BE TREATED AS A SINGLE DEVELOPMENT UNDER THE CMP.
  - REMOVE PARKING REGULATIONS AS SET FORTH IN UDO SECTION 7.1.5.B SHALL NOT APPLY TO THE UNC REX CMP.
  - EXCEPT WHERE MODIFIED BY THIS CMP, THE STANDARDS OF UDO SECTION 7.1 SHALL APPLY TO ALL NEW DEVELOPMENT WITHIN THE CAMPUS BOUNDARY.
  - NO MAXIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.
  - NO MINIMUM PARKING REQUIREMENTS SHALL APPLY WITHIN THE CAMPUS DISTRICT BOUNDARY.
  - NEW OR MODIFIED PARKING STRUCTURES AND SURFACE LOTS MAY BE DEVELOPED IN CONJUNCTION WITH A SPECIFIC CAMPUS REDEVELOPMENT PROJECT.

- PARKING NOTES:**
- EXISTING PARKING WITHIN THE CAMPUS IS LOCATED WITHIN SURFACE LOTS AND PARKING STRUCTURES.
  - PARKING IS CONCEPTUAL AND MAY BE MODIFIED AT SITE PLAN WITHOUT AN AMENDMENT TO THIS MASTER PLAN.

**TABLE 6 - EXISTING PARKING SUMMARY**

SUB-DISTRICT A	SPACE COUNT
LOT 2 - CO-WORKER LOT	156 SPACES
LOT 6 - HOSPITAL DOCK	7 SPACES
LOT 9 - VISITOR LOT	254 SPACES
LOT 10 - HOSPITAL ED	59 SPACES
PARKING DECK A - H & V	378 SPACES
PARKING DECK B - CO-WORKERS	448 SPACES
PARKING DECK C - WOMENS	313 SPACES
PARKING DECK E - VISITORS	590 SPACES
<b>TOTAL PARKING:</b>	<b>2,205 SPACES</b>
SUB-DISTRICT B	SPACE COUNT
LOT 1 - WOUND CLINIC	11 SPACES
LOT 12 - BLUE RIDGE LOT	110 SPACES
<b>TOTAL PARKING:</b>	<b>121 SPACES</b>
SUB-DISTRICT C	SPACE COUNT
LOT 3 - CONTRACTORS LOT	41 SPACES
LOT 13 - CEP PARKING	13 SPACES
LOT 14 - REX FACILITIES LOT	6 SPACES
<b>TOTAL PARKING:</b>	<b>60 SPACES</b>
SUB-DISTRICT D	SPACE COUNT
LOT 5 - VENDOR LOT	13 SPACES
<b>TOTAL PARKING:</b>	<b>13 SPACES</b>
EXISTING PARKING SUMMARY TOTAL	
SURFACE PARKING:	670 SPACES
STRUCTURED PARKING:	1,729 SPACES
<b>TOTAL PARKING ON CAMPUS:</b>	<b>2,399 SPACES</b>



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NORTH CAROLINA

**PARKING PLAN**

**RALEIGH**

SHEET NUMBER  
**MP-6**

DATE: 02/13/2026  
REVISIONS: NO. 1  
CITY OF RALEIGH COMMENT RESPONSE: 03/25/2026  
CITY OF RALEIGH COMMENT RESPONSE: 04/08/2026

KHA PROJECT: 013831006  
DATE: 03/25/2026  
SCALE: AS SHOWN  
DESIGNED BY: RLB  
DRAWN BY: JAD  
CHECKED BY: MKB

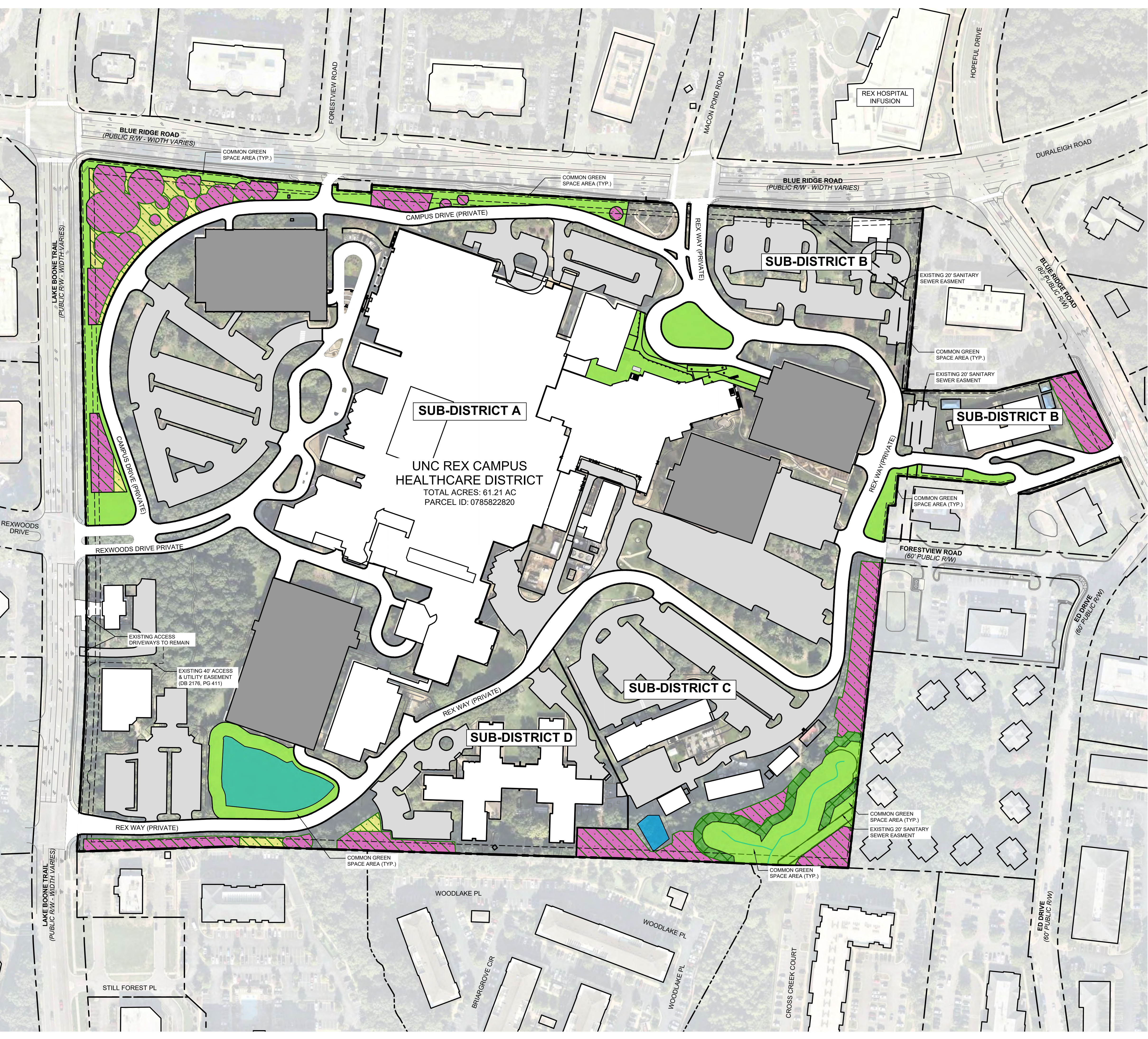
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### CAMPUS GREEN SPACE LEGEND:

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- CAMPUS GREEN SPACE AREA
- PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY RECORDED SECONDARY TREE CONSERVATION AREA
- RELOCATED TREE CONSERVATION AREA SEE SHEET MP-8.1

#### TABLE 7 - PROPOSED COMMON GREEN SPACE AREA

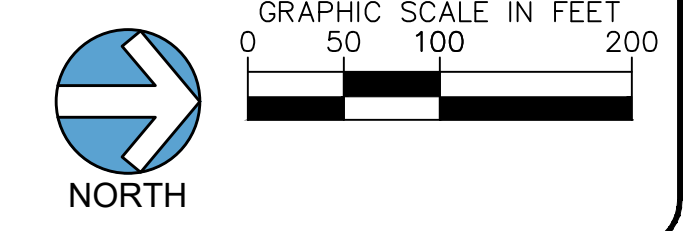
REQUIRED COMMON GREEN SPACE AREA:	SET BY THE CMP
TOTAL PROVIDED COMMON GREEN SPACE AREA:	4.33 AC (5.00%)

SUB-DISTRICT	AREA SUBTOTAL
A	3.59 AC
B	0 AC
C	0.74 AC
D	0 AC
<b>TOTAL COMMON GREEN SPACE OPEN AREA:</b>	<b>4.33 AC (5.00%)</b>

- #### CAMPUS GREEN SPACE NOTES:
- CAMPUS GREEN SPACE AREA AREAS SHOWN ON THIS MAP ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.
  - THESE AREAS REPRESENT COMMON GREEN SPACE AREA THAT IS SET ASIDE BY UNC REX TO PROVIDE FOR SHARED, COMMON OUTDOOR CAMPUS GREEN SPACE AREAS FOR THE OVERALL CAMPUS.
  - CAMPUS GREEN SPACE AREA SHOWN WITHIN EACH SUB-DISTRICT CAN BE RELOCATED AND/OR RECONFIGURED IN CONJUNCTION WITH ACTUAL DEVELOPMENT PLANS FOR THESE AREAS.
  - THIS CAMPUS MASTER PLAN WILL SET ALLOCATED SPACE TOTALING 5% OF THE CAMPUS AREA. COMMON GREEN SPACE AREA MINIMUMS FOR EACH SUB-DISTRICT ARE ALLOCATED IN TABLES (ON THIS SHEET). THE COMMON GREEN SPACE AREA REQUIREMENTS FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL BUILDING CERTIFICATE OF OCCUPANCY FOR THAT SUB-DISTRICT.
  - THE FOLLOWING USES ARE PROHIBITED WITHIN A DESIGNATED CAMPUS GREEN SPACE AREA:
    - PRINCIPAL BUILDINGS
    - PARKING
    - STREET/ALLEY
  - PROTECTIVE YARDS ARE NOT MODIFIED BY THIS PROVISION.

- #### SPECIAL CLARIFICATIONS - CAMPUS GREEN SPACE AREA:
- THE PROPOSED CAMPUS GREEN SPACE AREA PLAN SHALL SATISFY ALL COMMON GREEN SPACE AND AMENITY AREA REQUIREMENTS ON THE CAMPUS. NO ADDITIONAL CAMPUS GREEN SPACE OR AMENITY AREA REQUIREMENTS AS PER UDO ARTICLE 3.2 SHALL APPLY. NO ADDITIONAL OPEN SPACE OR AMENITY AREA REQUIRED BY UDO ARTICLE 3.2 SHALL APPLY PURSUANT TO UDO SECTION 4.6.1.B.
  - CAMPUS GREEN SPACE AREA LOCATIONS AND ACRES FOR THE OVERALL CAMPUS AREA AS ILLUSTRATED ON THIS COMMON GREEN SPACE AREA PLAN AND WILL BE PRESERVED OR MAINTAINED AS SET FORTH WITHIN THIS CAMPUS MASTER PLAN. THESE EXACT AREAS MAY CHANGE AT THE DISCRETION OF UNC REX. HOWEVER, THE TOTAL COMMON GREEN SPACE AREA PROVIDED WILL NOT BE LESS THAN THE TOTAL AREAS SHOWN ON THE COMMON GREEN SPACE AREA TABLE (THIS SHEET).
  - INDIVIDUAL DEVELOPMENT PROJECTS SHALL NOT BE REQUIRED TO PROVIDE COMMON GREEN SPACE AREA WITHIN A SPECIFIC DEVELOPMENT. COMMON GREEN SPACE AREA WILL BE PROVIDED BY SUB-DISTRICT AND THE MINIMUM FOR EACH SUB-DISTRICT WILL BE PROVIDED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY WITHIN THE RESPECTIVE SUB-DISTRICT.
  - CAMPUS GREEN SPACE AREA WITHIN THE CAMPUS MASTER PLAN MAY CONSIST OF ANY AREA THAT INCLUDES, BUT NOT LIMITED TO THE FOLLOWING ELEMENTS:
    - NATURAL AREAS; FORESTED AREAS NOT INCLUDED IN TCS CALCULATIONS.
    - PROTECTIVE YARDS; PERIMETER BUFFERS (EXCEPT TREE CONSERVATION AREAS)
    - OPEN AREAS (CAMPUS GREEN, LAWN AREA, MEADOW, STORMWATER BMPs, ETC.)
    - STREET YARDS (PRIVATE DRIVES)
    - PUBLIC GATHERING SPACES, PLAZAS, SQUARES, COURTYARDS, ETC.
    - SPORTS COURTS, ATHLETIC FIELDS, ETC.
    - CAMPUS PEDESTRIAN PATHWAYS (MULTI-USE, SIDEWALKS, GREENWAY, ETC.)
  - PUBLIC AND/OR PRIVATE UTILITIES WILL BE ALLOWED WITHIN CAMPUS GREEN SPACE AREAS, AS NECESSARY.
  - OPEN SPACE AREAS, SHOWN AS EXISTING MAY BE RELOCATED IN CONJUNCTION WITH FUTURE REDEVELOPMENT/EXPANSION OF THE HOSPITAL. IF A REDEVELOPMENT DISPLACES EXISTING OPEN SPACE(S) SHOWN ON THIS PLAN, THE EQUIVALENT OPEN SPACE MAY BE PROVIDED AS PART OF THE REDEVELOPMENT PROJECT. DISPLACED OPEN SPACES MAY BE LOCATED INSIDE OR OUTSIDE OF THE SAME SUB-DISTRICT.



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**CAMPUS GREEN SPACE PLAN**

SHEET NUMBER  
**MP-7**

RALEIGH

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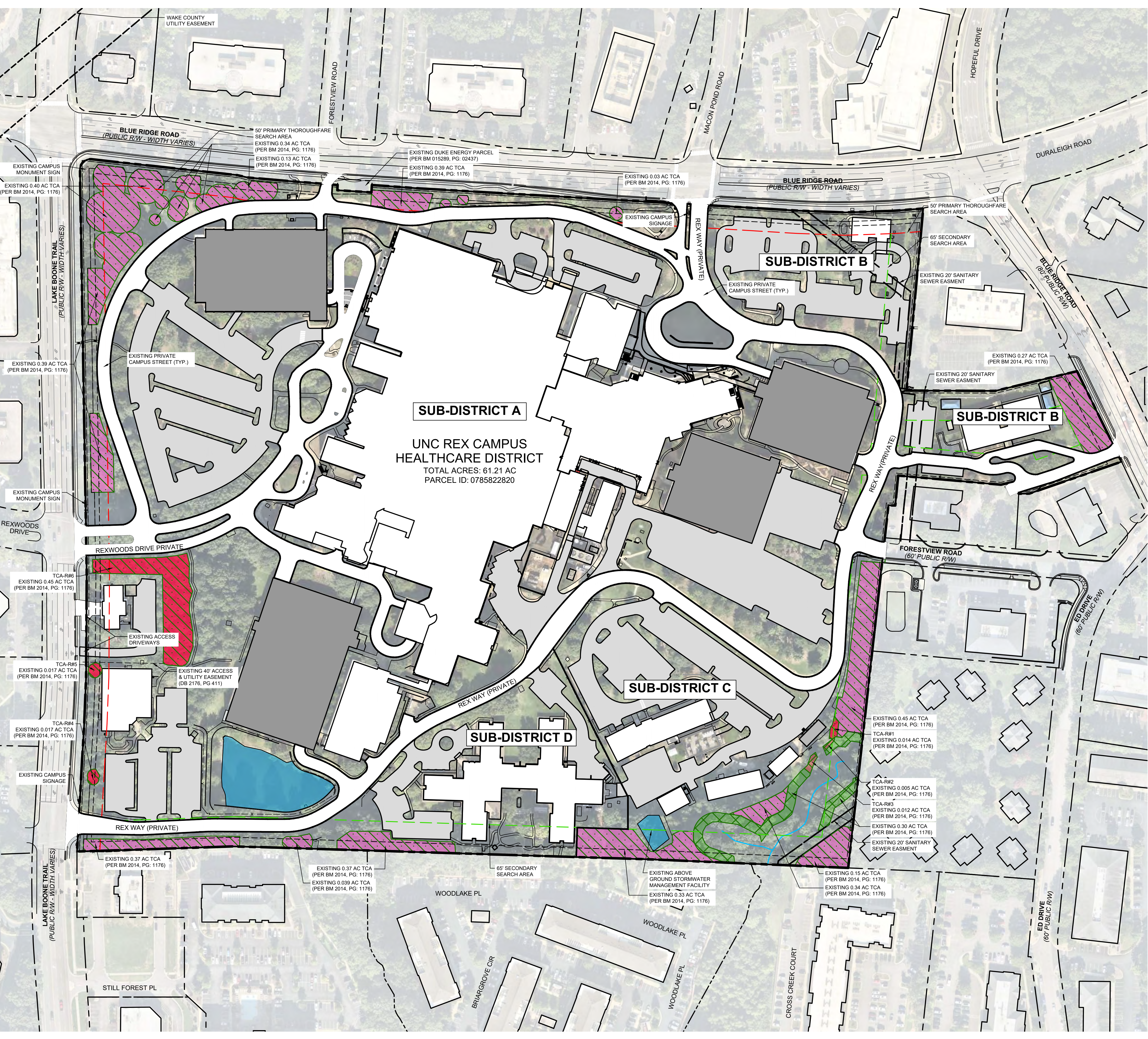
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1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

KHA PROJECT: 013831006  
DATE: 03/25/2026  
SCALE: AS SHOWN  
DESIGNED BY: RLB  
DRAWN BY: JAD  
CHECKED BY: MKB

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Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-8 TREE CONSERVATION PLAN - EXISTING April 08, 2026 01:03:26pm K:\RAL\_LDEV\13831008 UNC-REX-CMP-Planning Phase\10\_CAD Files\02\_Plan Sheets\MP-8 TREE CONSERVATION PLAN - EXISTING.dwg  
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### TREE CONSERVATION LEGEND

- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
- PREVIOUSLY RECORDED SECONDARY TREE CONSERVATION AREA
- EXISTING SECONDARY TREE CONSERVATION AREA TO BE RELOCATED
- EXISTING PRIMARY TREE CONSERVATION AREA TO BE RELOCATED
- PRIMARY TCA SEARCH AREA
- SECONDARY TCA SEARCH AREA

- ### TREE CONSERVATION NOTES:
1. EXISTING TREE CONSERVATION AREAS HAVE BEEN PREVIOUSLY APPROVED BY THE CITY OF RALEIGH AND ARE PROVIDED FOR REFERENCE ONLY FOR PURPOSES OF THE CMP APPLICATION.
  2. TREE CONSERVATION AREAS WITHIN THE CAMPUS ARE ALLOCATED BY SUB-DISTRICT (PER TABLE BELOW).
  3. THESE AREAS REPRESENT TREE PRESERVATION THAT IS SET ASIDE BY UNC REX TO MEET THE REQUIREMENTS OF UDO SECTION 9.1 FROM THE CITY OF RALEIGH.
  4. THE TREE CONSERVATION AREAS INDICATED ON THIS PLAN WILL NOT BE RECORDED OR DEDICATED AS PART OF THE CAMPUS MASTER PLAN PROCESS AND ARE SUBJECT TO CHANGE AT THE DISCRETION OF UNC REX AT THE TIME OF ADMINISTRATIVE SITE PLAN FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. SUCH MODIFICATIONS MAY BE PROCESSED AS ADMINISTRATIVE AMENDMENTS PURSUANT TO UDO SEC. 4.7.6.A.
  5. THE OVERALL TREE CONSERVATION AREAS SHOWN WITHIN THE CAMPUS MASTER PLAN ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FORMAL SURVEY DOCUMENTATION AND QUALIFICATION OF EACH AREA AS TREE CONSERVATION IN ACCORDANCE WITH UDO SECTION 9.1.4.B-E. TREE CONSERVATION AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE PENDING FINAL SITE PLANS. HOWEVER, THE OVERALL TREE CONSERVATION AREA WITHIN THE CAMPUS MASTER PLAN SHALL NOT BE REDUCED.
  6. THE ALLOCATED TREE CONSERVATION WITHIN THE SITE WILL BE REVIEWED FOR APPROVAL IN CONJUNCTION WITH THE FIRST SITE PLAN APPLICATION, FOLLOWED BY A TREE CONSERVATION PERMIT IN ACCORDANCE WITH UDO 9.1.5.A.1. FOR THE RESPECTED SITE. RECORDED TREE CONSERVATION FOR THE SITE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THE SITE.
  7. EXISTING RECORDED TREE CONSERVATION AREAS WITHIN THE CAMPUS MAY BE RELOCATED IN CONJUNCTION WITH THE FIRST SITE PLAN. THE NEW LOCATIONS FOR EXISTING RECORDED TREE CONSERVATION AREAS TO BE RELOCATED AND ARE NOTED ON SHEET MP-8.1 PLEASE SEE NOTE 4 ABOVE REGARDING TIMING OF RECORDING OR DEDICATING RELOCATED TREE CONSERVATION AREAS.
  8. THE ENTIRETY OF EXISTING TCA THAT IS SCHEDULED FOR RELOCATION IS NOT REQUIRED TO BE DEDICATED AND/OR RECORDED AT ONE TIME.
  9. TREE DISTURBING ACTIVITY IS PROHIBITED IN ALL TREE CONSERVATION AREAS DEFINED IN THE TREE CONSERVATION PLAN, SHEET MP-8.1 AT THE PLAN, IF A PORTION OF A TREE CONSERVATION AREA WITHIN THE ARE TO BE DEVELOPED IS FOUND NOT TO MEET THE AREA STANDARDS SET OUT IN THE UDO. ANOTHER TREE CONSERVATION AREA OF EQUIVALENT SIZE THAT MEETS UDO SECTION 9.1 REQUIREMENTS WILL BE PROVIDED.

### TABLE 8 - SUB-DISTRICT TREE CONSERVATION SUMMARY

SUB-DISTRICT	TOTAL EXISTING TCA	EXISTING TCA TO REMAIN	RELOCATED TCA (SEE RELOCATION TABLE)
A	1.77 AC	1.28 AC	0.48 AC
B	0.27 AC	0.27 AC	0 AC
C	1.37 AC	1.34 AC	0.04 AC
D	0.41 AC	0.41 AC	0 AC
<b>TOTAL:</b>	<b>3.82 AC</b>	<b>3.30 AC</b>	<b>0.52 AC</b>

### TABLE 9 - TREE CONSERVATION RELOCATION

RELOCATED TCA AREA LABEL	TCA AREA	SUB-DISTRICT RELOCATION
TCA-R#1	0.014 AC	A
TCA-R#2	0.005 AC	A
TCA-R#3	0.012 AC	D
TCA-R#4	0.017 AC	D
TCA-R#5	0.017 AC	D
TCA-R#6	0.453 AC	A
<b>TOTAL:</b>	<b>0.52 AC</b>	<b>--</b>

**NOTE:** SEE SHEET MP-8.1 FOR RELOCATED TREE CONSERVATION AREAS.

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/13/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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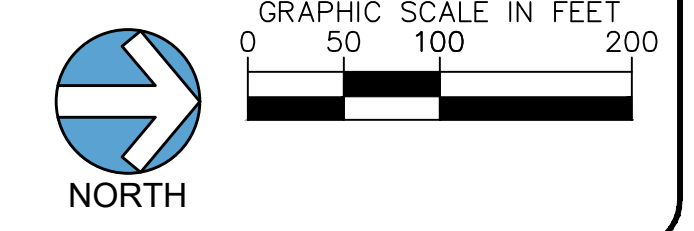
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KHA PROJECT: 013831006  
 DATE: 03/25/2026  
 SCALE: AS SHOWN  
 DESIGNED BY: RLB  
 DRAWN BY: JAD  
 CHECKED BY: MKB

**TREE CONSERVATION PLAN - EXISTING**

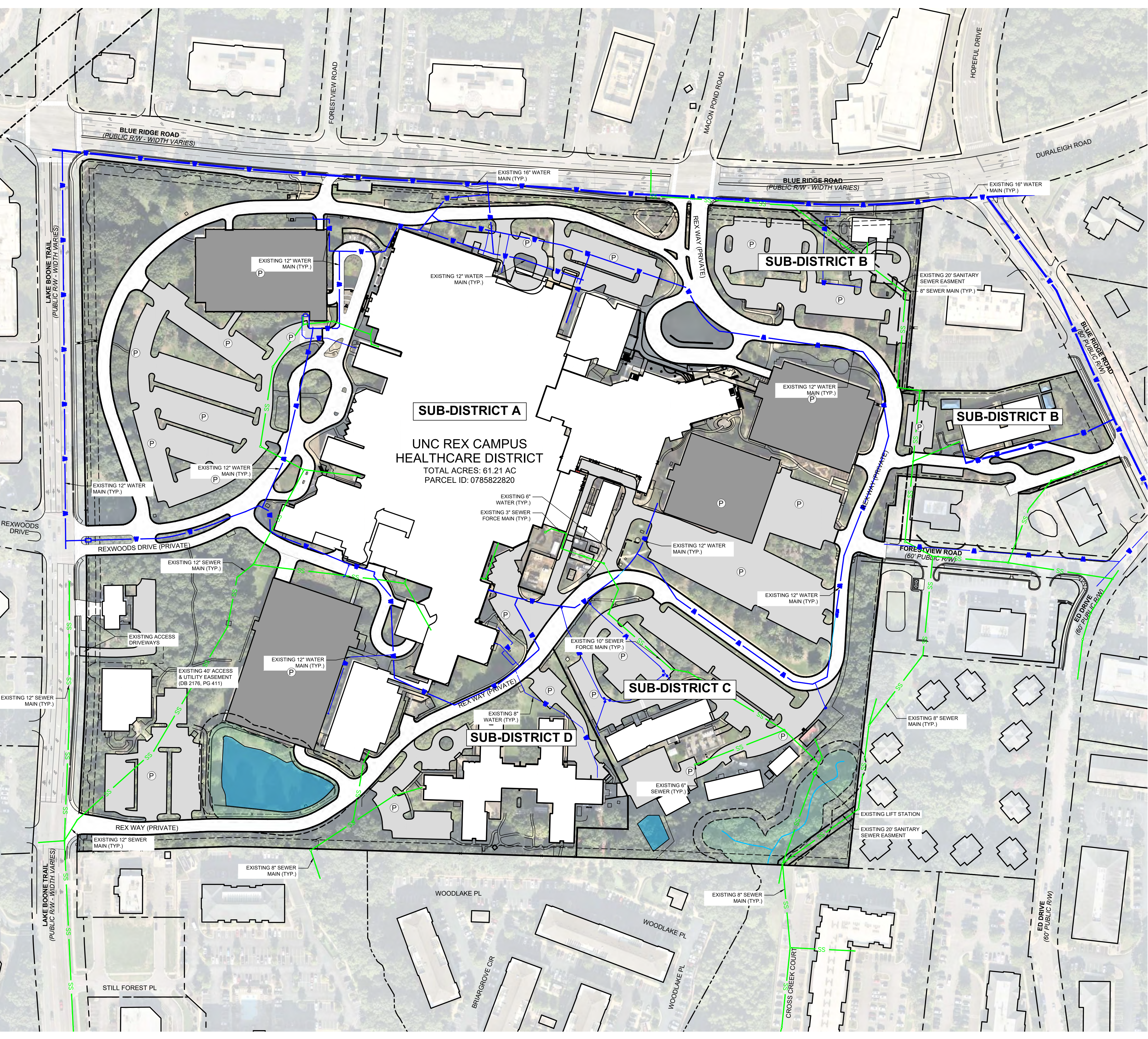
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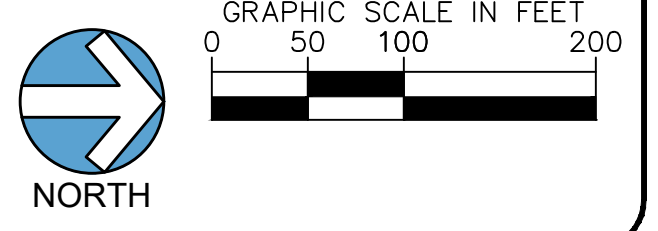


### UTILITIES LEGEND

	PROPOSED CAMPUS ZONING BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING SURFACE PARKING
	EXISTING PARKING STRUCTURE
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING STREETS
	EXISTING UTILITY EASEMENT
	PROPOSED EASEMENT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN

### CONCEPTUAL UTILITY PLAN NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS AND MEET THE PUBLIC UTILITIES HANDBOOK AND STANDARDS.
- FOR PURPOSES OF THE CAMPUS MASTER PLAN, EITHER PUBLIC OR PRIVATE UTILITY INFRASTRUCTURE MAY BE PROPOSED BASED ON INDIVIDUAL REDEVELOPMENT PROJECTS. WHETHER PUBLIC OR PRIVATE MAINS ARE PROPOSED, ALL UTILITY MAINS, BACKFLOW DEVICES, METERS, ETC., WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK.



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**MAJOR UTILITIES PLAN**

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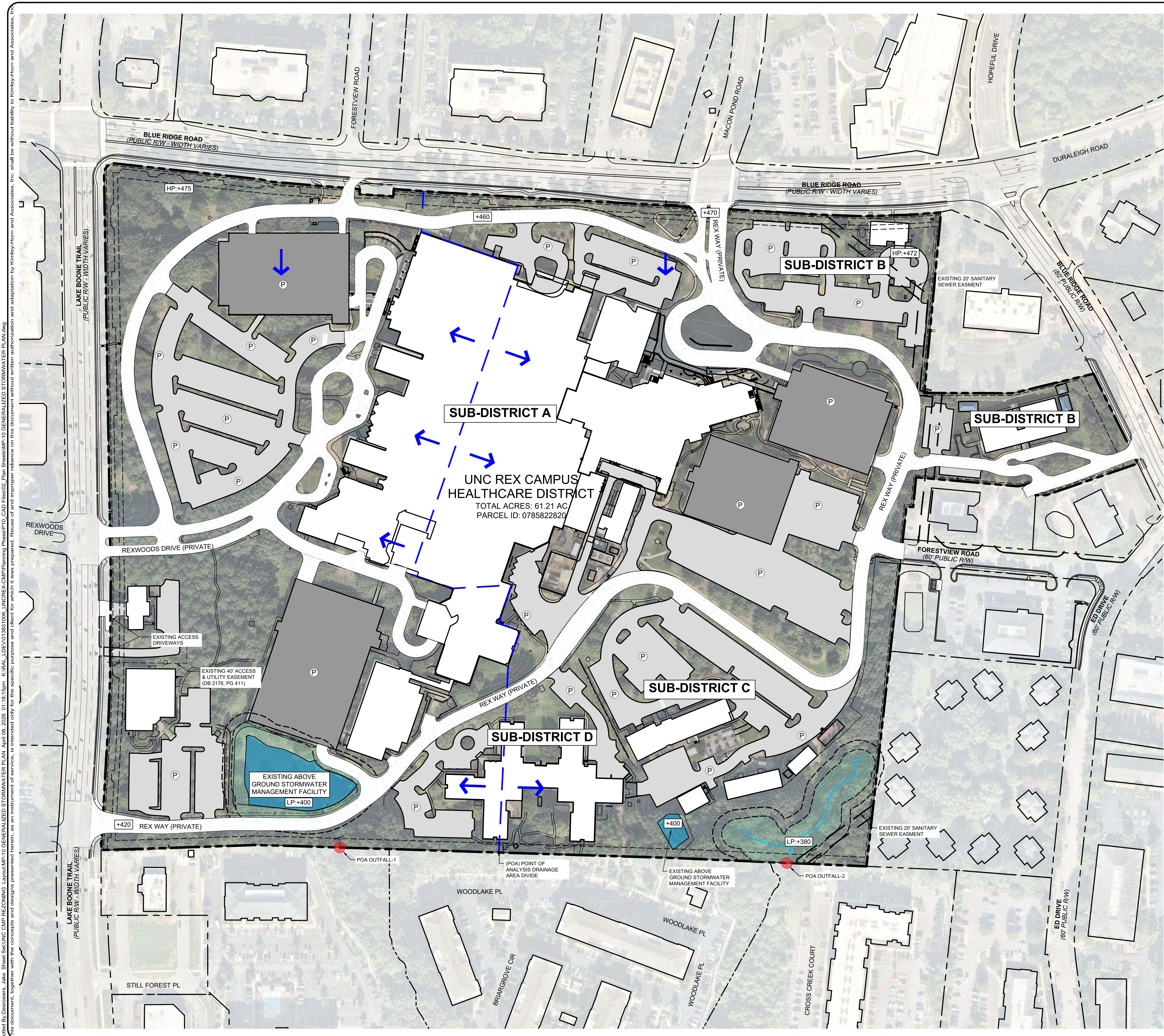
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3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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013831006	03/25/2026	AS SHOWN	RLB	JAD	MKB



### GENERAL STORMWATER LEGEND:

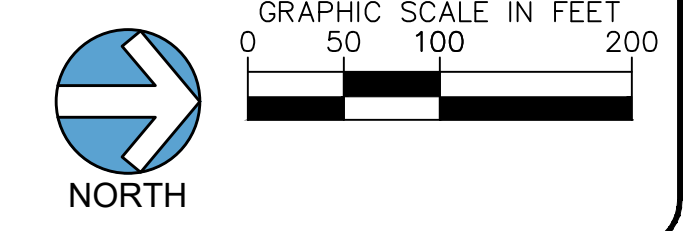
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING 2' CONTOURS
- ABOVE GROUND STORMWATER MANAGEMENT FACILITY
- POINT OF ANALYSIS (POA)
- POA DRAINAGE AREA DIVIDE
- GENERALIZED FLOW ARROWS

### GENERAL STORMWATER NOTES:

- ALL DEVELOPMENT WITHIN THE CAMPUS MASTER PLAN IS SUBJECT TO CITY AND STATE STORM WATER REGULATIONS IN PLACE AT THE TIME OF DEVELOPMENT PLANS ARE SUBMITTED AND WILL BE SUBJECT TO THE CITY OF RALEIGH REVIEW AND APPROVAL PROCEDURES IN EFFECT AT THE TIME PLANS ARE SUBMITTED.
- STORMWATER MANAGEMENT FACILITIES MAY BE SHARED FACILITIES OR DESIGNED AS PART OF INDIVIDUAL DEVELOPMENT PLANS.

### TABLE 12 - CAMPUS PERVIOUS / IMPERVIOUS AREA TABLE

SUMMARY	AREA (ACRES)	CAMPUS PERCENTAGE
TOTAL EXISTING IMPERVIOUS AREA	39.69 AC	64.83%
TOTAL EXISTING PERVIOUS AREA	21.52 AC	35.17%
TOTAL CAMPUS AREA	61.21 AC	100%



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PLAN

RALEIGH

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CITY OF RALEIGH COMMENT RESPONSE	03/25/2026	04/06/2026

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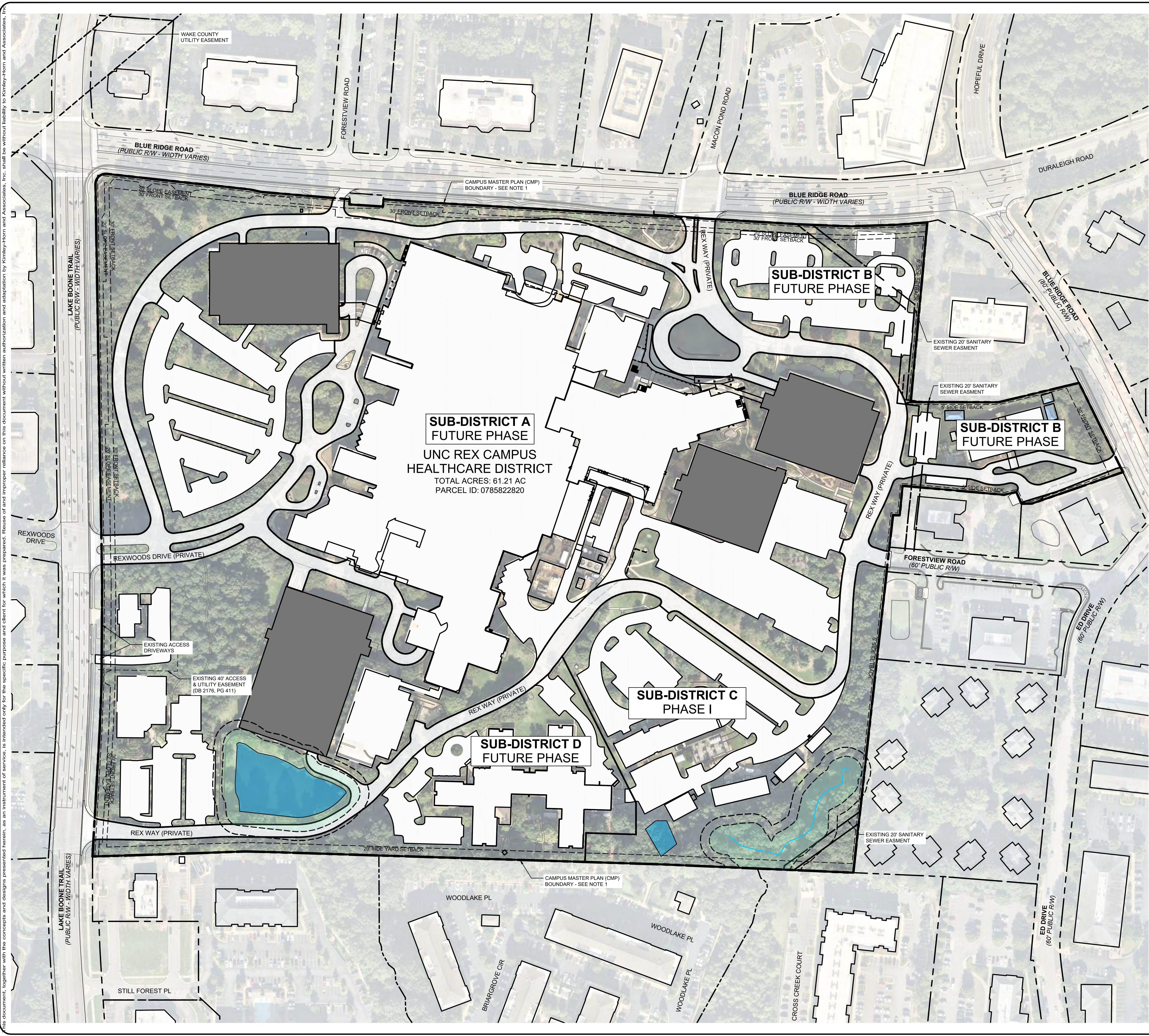
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### PHASING LEGEND

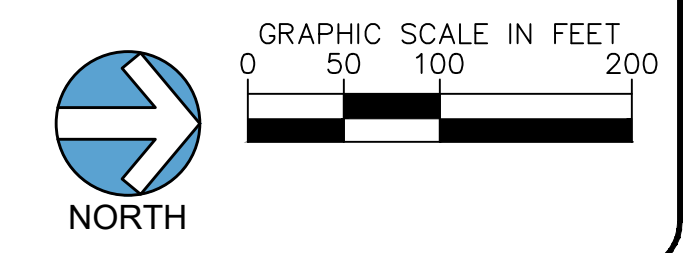
- PROPOSED CAMPUS ZONING BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING SURFACE PARKING
- EXISTING PARKING STRUCTURE
- EXISTING STREAM
- EXISTING 50' STREAM BUFFER
- EXISTING STREETS
- EXISTING EASEMENT
- EXISTING SETBACK

**PHASING PLAN NOTES:**

- THIS PLAN PROVIDES PHASING IN TWO CATEGORIES: (PHASE I) (SUB-DISTRICT 'C' DEVELOPMENT) AND THE FUTURE DEVELOPMENT AREA ('FUTURE PHASE').

**CONCEPTUAL PHASING:**  
**PHASE I:** SUB-DISTRICT 'C' DEVELOPMENT

**FUTURE PHASE:** FUTURE DEVELOPMENT. FUTURE PHASES ARE 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.



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**PHASING PLAN**

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3	CITY OF RALEIGH COMMENT RESPONSE	04/08/2026

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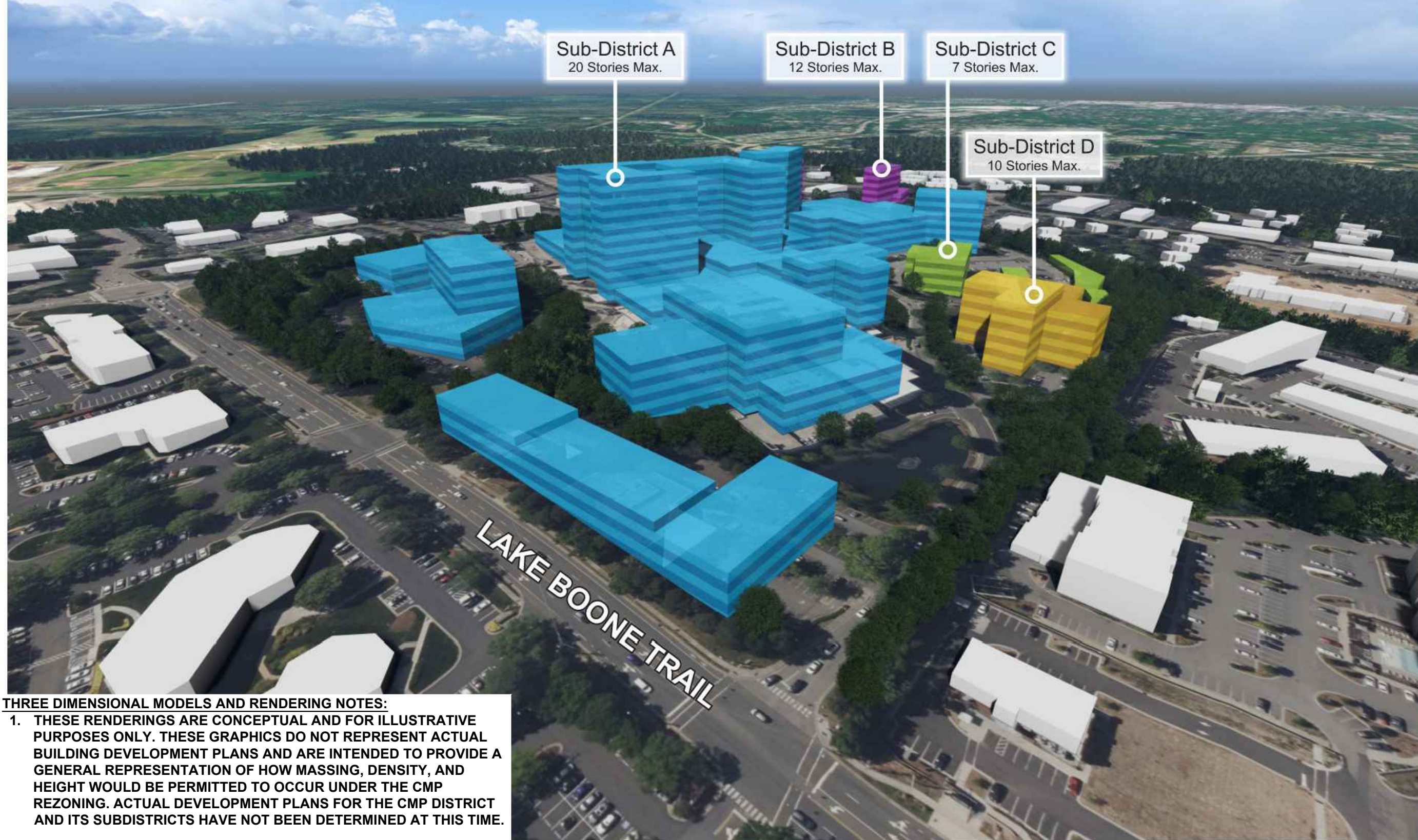
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SCALE	AS SHOWN
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DRAWN BY	JAD
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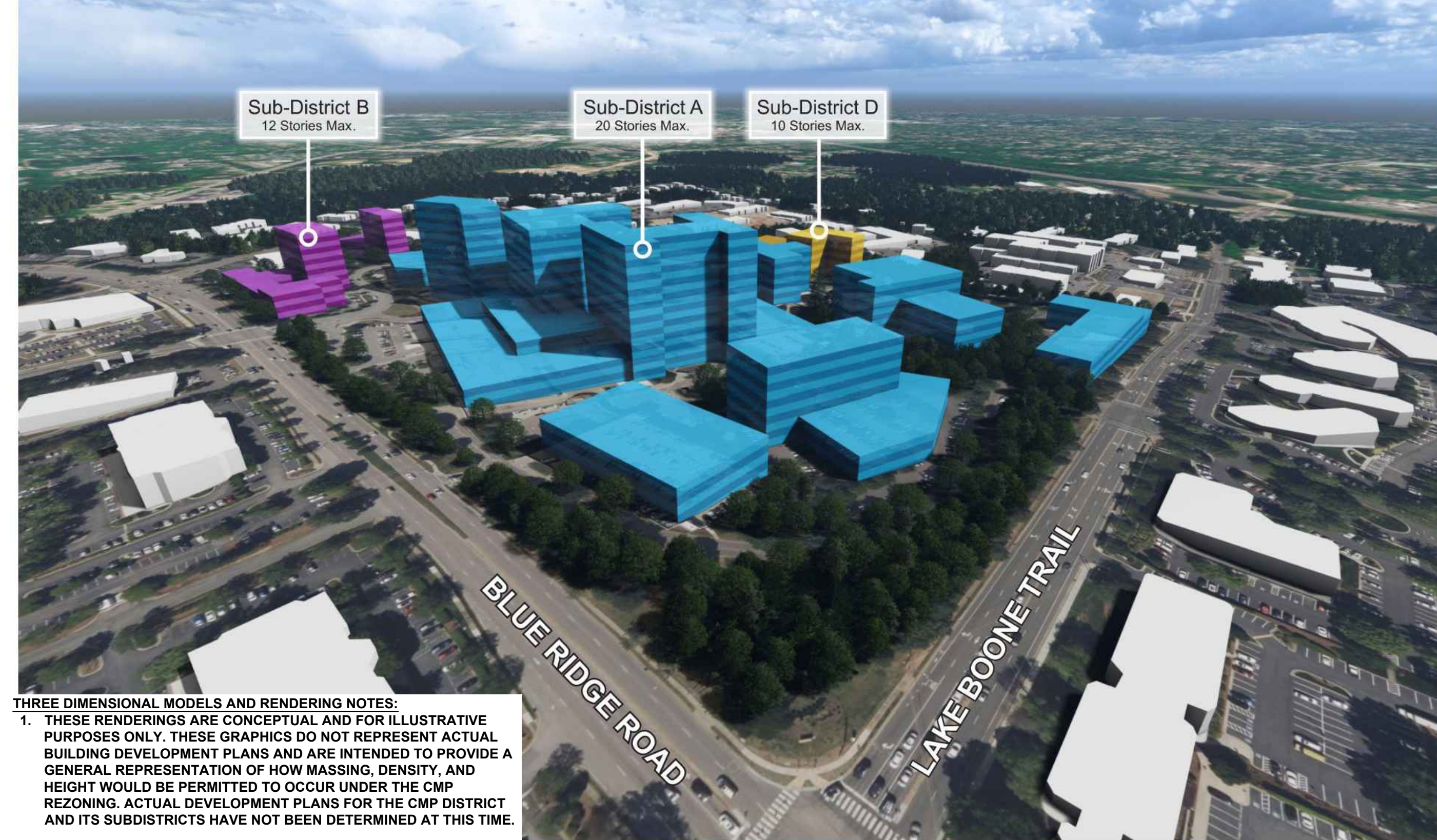
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**VIEW 1 - LAKE BOONE TRAIL LOOKING NORTHWEST**



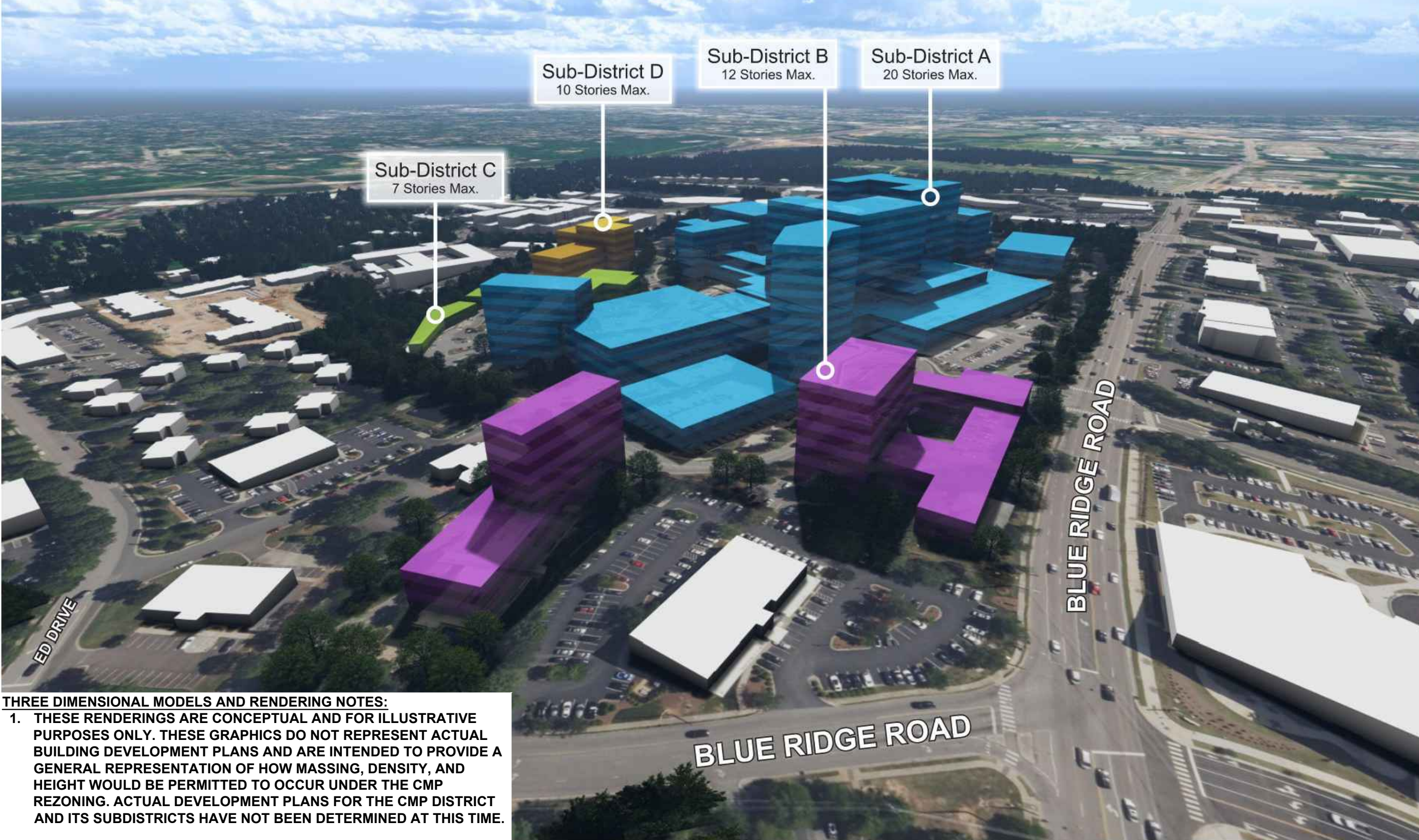
**THREE DIMENSIONAL MODELS AND RENDERING NOTES:**  
 1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS DO NOT REPRESENT ACTUAL BUILDING DEVELOPMENT PLANS AND ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. ACTUAL DEVELOPMENT PLANS FOR THE CMP DISTRICT AND ITS SUBDISTRICTS HAVE NOT BEEN DETERMINED AT THIS TIME.

**VIEW 2 - LAKE BOONE TRAIL @ BLUE RIDGE ROAD LOOKING NORTHEAST**



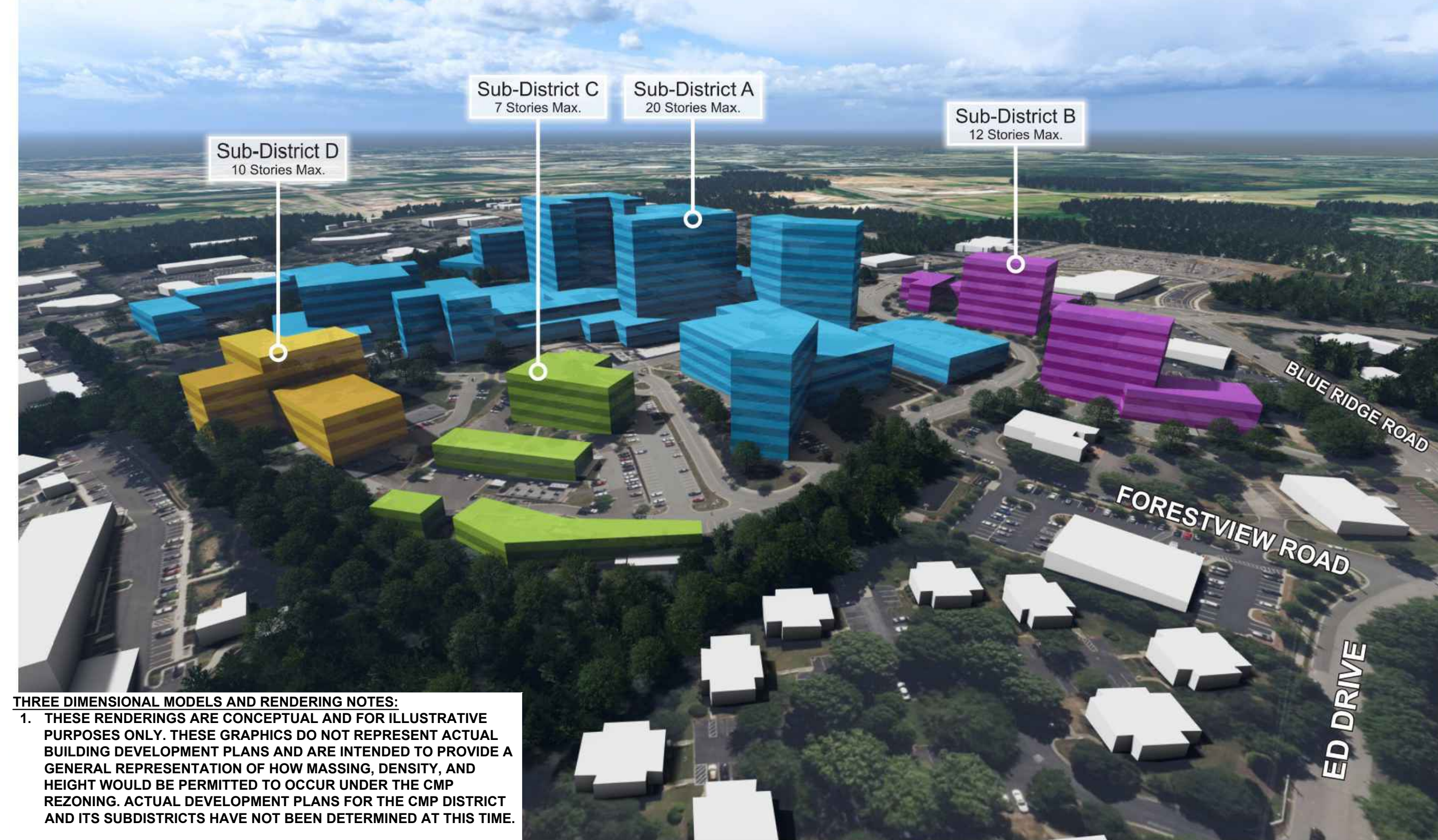
**THREE DIMENSIONAL MODELS AND RENDERING NOTES:**  
 1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS DO NOT REPRESENT ACTUAL BUILDING DEVELOPMENT PLANS AND ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. ACTUAL DEVELOPMENT PLANS FOR THE CMP DISTRICT AND ITS SUBDISTRICTS HAVE NOT BEEN DETERMINED AT THIS TIME.

**VIEW 3 - BLUE RIDGE ROAD LOOKING SOUTHEAST**



**THREE DIMENSIONAL MODELS AND RENDERING NOTES:**  
 1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS DO NOT REPRESENT ACTUAL BUILDING DEVELOPMENT PLANS AND ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. ACTUAL DEVELOPMENT PLANS FOR THE CMP DISTRICT AND ITS SUBDISTRICTS HAVE NOT BEEN DETERMINED AT THIS TIME.

**VIEW 4 - ED DRIVE/LANDMARK ROAD LOOKING SOUTHWEST**



**THREE DIMENSIONAL MODELS AND RENDERING NOTES:**  
 1. THESE RENDERINGS ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. THESE GRAPHICS DO NOT REPRESENT ACTUAL BUILDING DEVELOPMENT PLANS AND ARE INTENDED TO PROVIDE A GENERAL REPRESENTATION OF HOW MASSING, DENSITY, AND HEIGHT WOULD BE PERMITTED TO OCCUR UNDER THE CMP REZONING. ACTUAL DEVELOPMENT PLANS FOR THE CMP DISTRICT AND ITS SUBDISTRICTS HAVE NOT BEEN DETERMINED AT THIS TIME.

	NO.	REVISIONS	DATE	
△	△	△	02/19/2026	CITY OF RALEIGH COMMENT RESPONSE
△	△	△	03/25/2026	CITY OF RALEIGH COMMENT RESPONSE
△	△	△	04/08/2026	CITY OF RALEIGH COMMENT RESPONSE
				Item 6.1

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 #F-0102 WWW.KIMLEY-HORN.COM PHONE: 919-677-2000 FAX: 919-677-2050

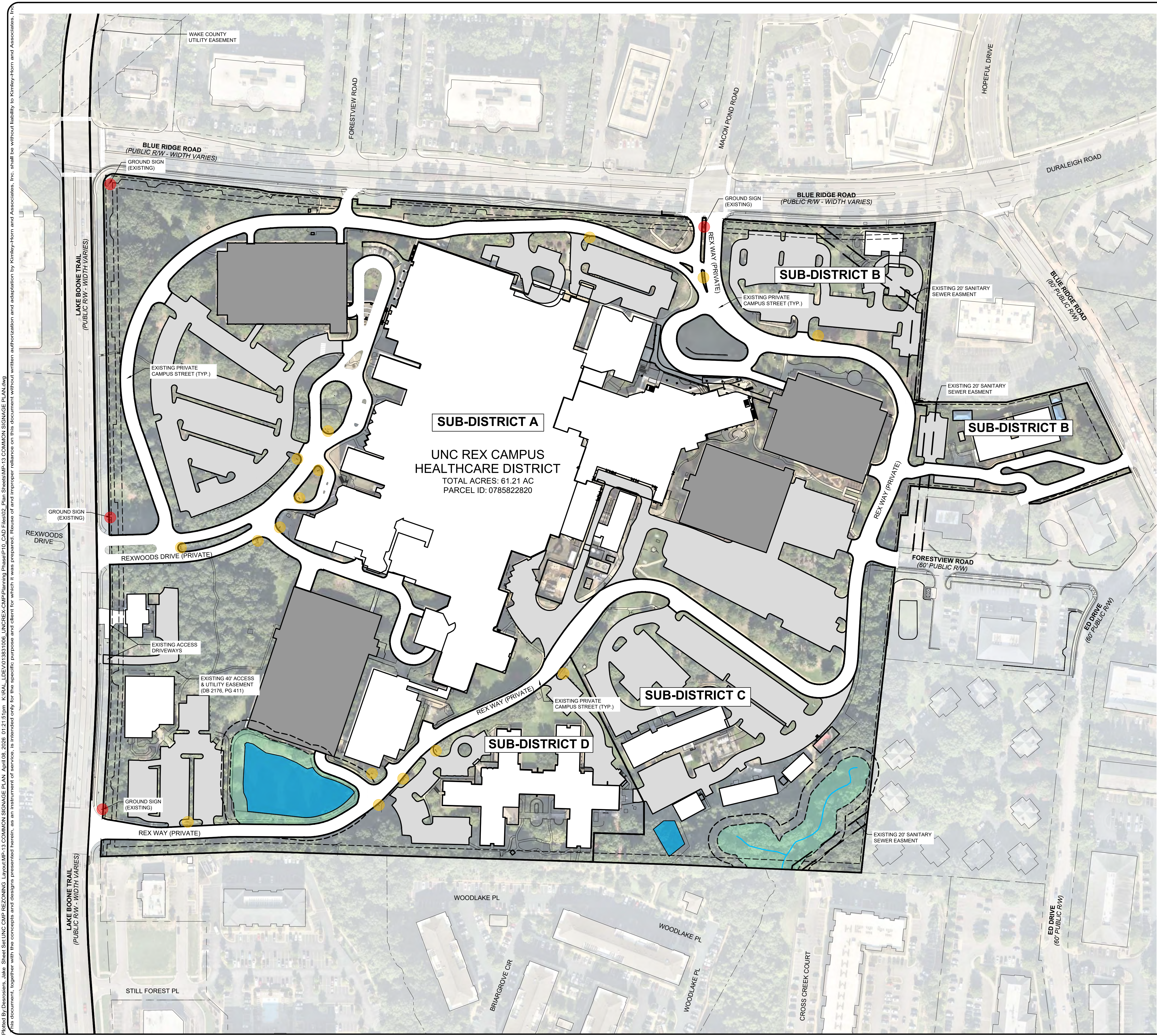
PRELIMINARY  
 NOT FOR CONSTRUCTION

KHA PROJECT 013831006	DATE 03/25/2026	SCALE AS SHOWN	DESIGNED BY RLB
			DRAWN BY JAD
			CHECKED BY MKB

**THREE-DIMENSIONAL PLAN**

UNC REX CMP  
 PREPARED FOR  
 HEALTH  
 NORTH CAROLINA

SHEET NUMBER  
**MP-12**



**COMMON SIGNAGE LEGEND:**

- PROPOSED CAMPUS ZONING BOUNDARY
- - - EXISTING PROPERTY LINE
- ▭ EXISTING BUILDING
- ▭ EXISTING SURFACE PARKING
- ▭ EXISTING PARKING STRUCTURE
- EXISTING MONUMENT SIGN
- EXISTING LOW PROFILE SIGN

**COMMON SIGNAGE NOTES:**

- ALL CAMPUS SIGNAGE SHALL COMPLY WITH THE CITY OF RALEIGH'S SIGNAGE STANDARDS LISTED IN UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS MASTER PLAN.
- EXISTING SIGN LOCATIONS WILL REMAIN. ALL NEW CAMPUS SIGNAGE WILL COMPLY WITH THE CITY OF RALEIGH UDO SECTION 7.3 UNLESS OTHERWISE MODIFIED BY THIS CAMPUS MASTER PLAN.

**MODIFICATION TO DISTRICT STANDARDS:**

**SIGNS ALLOWED BY DISTRICT (UDO SECTION 7.3.2):**

- SIGNS ARE PERMITTED BY USE AS SET FORTH IN THE TABLE PROVIDED.

**COMMON SIGNAGE PLAN (UDO SECTION 7.3.16H):**

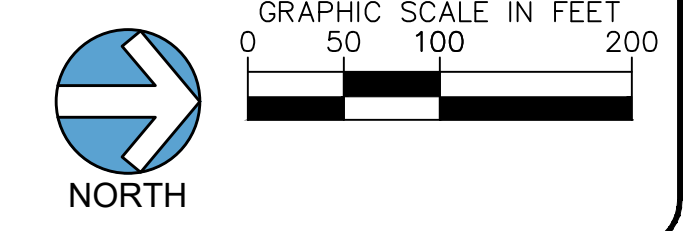
- UNC REX FOLLOWS INDEPENDENT CAMPUS SIGNAGE AND BRANDING STANDARDS. EXISTING AND FUTURE SIGNAGE DESIGN WILL CONTINUE TO DEVELOP IN ACCORDANCE WITH THESE INDIVIDUAL CAMPUS STANDARDS.

**TABLE 13 - SIGNS ALLOWED BY CAMPUS DISTRICTS**

USE CATEGORY SPECIFIC USE	CAMPUS SUB-DISTRICT			
	A	B	C	D
<b>BUILDING SIGNS</b>				
WALL SIGNS	P	P	P	P
PROJECTING SIGN	P	P	P	P
AWNING GALLERIES, MARQUEE SIGN	P	P	P	P
WINDOW SIGN	P	P	P	P
<b>GROUND SIGNS</b>				
LOW PROFILE	P	P	P	P
MEDIUM PROFILE	P	P	P	P
HIGH PROFILE	P	P	P	P
TRACT IDENTIFICATION SIGN	P	P	P	P
A-FRAME SIGN	P	P	P	P
<b>ADVERTISING SIGNS</b>				
OFF-PREMISE SIGN	---	---	---	---
VEHICULAR SIGN	P	P	P	P

**KEY:**

- SIGN PERMITTED (P) INDICATES THAT THE SIGN IS PERMITTED BY RIGHT IN THE DISTRICT.
- NOT PERMITTED (---) INDICATES THAT THE SIGN IS NOT PERMITTED.



**UNC REX CMP**

PREPARED FOR

**UNC HEALTH**

NORTH CAROLINA

RALEIGH

**COMMON SIGNAGE PLAN**

SHEET NUMBER  
**MP-13**

**Kimley** **Horn**

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PRELIMINARY  
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE
1	CITY OF RALEIGH COMMENT RESPONSE	02/12/2026
2	CITY OF RALEIGH COMMENT RESPONSE	03/25/2026
3	CITY OF RALEIGH COMMENT RESPONSE	04/06/2026

KHA PROJECT: 013831006  
DATE: 03/25/2026  
SCALE: AS SHOWN  
DESIGNED BY: RLB  
DRAWN BY: JAD  
CHECKED BY: MKB

Plotted By: Desrosiers, Jake Sheet Set: UNC CMP REZONING Layout: MP-13 COMMON SIGNAGE PLAN April 08, 2026 01:21:51pm K:\RAL\_LDE\013831006 UNC REX CMP Planning Phase\10\_CAD Files\02\_Plan Sheets\MP-13 COMMON SIGNAGE PLAN.dwg File: document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# Rezoning Application and Checklist



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal ([permitportal.raleighnc.gov](http://permitportal.raleighnc.gov)). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email [rezoning@raleighnc.gov](mailto:rezoning@raleighnc.gov).

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input checked="" type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: OX			Height: 12
Proposed zoning base district: CMP			Height: Varied
Frontage: UL			Frontage:
Overlay(s): NA			Overlay(s):
<b>Helpful Tip:</b> <a href="#">View the Zoning Map</a> to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-27B-2014			

General Information		
Date: 11/21/25	Date amended (1): 2/14/26	Date amended (2): 4/8/25
Property address: 2810 Blue Ridge Road, 4220 Lake Boone Trail, 4401 Lake Boone Trail		
Property PIN: 0785822820, 0785824031, 0785826556		
Deed reference (book/page): 003910/00373, 019280/00810, 003910/00373		
Nearest intersection: Blue Ridge Road and Lake Boone Trail		Property size (acres): 61.21 acres total
For planned development applications only:	Total units: 500 dwelling units	Total square footage: 9,763,000 sf non-res
	Total parcels: 3	Total buildings: 20 maximum
Property owner name and address: See attached Exhibit A		
Property owner email: [REDACTED]		
Property owner phone: [REDACTED]		
Applicant name and address: Jamie Schwedler, 301 Fayetteville Street, Suite 1400, Raleigh, NC 27604		
Applicant email: [REDACTED]		
Applicant phone: [REDACTED]		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #: Z-48-25	Date submitted: 11/21/25, 2/14/26, 4/8/25	<b>OFFICE USE ONLY</b> Rezoning case #
Existing zoning: OX-12-UL	Proposed zoning: CMP-CU	

**Narrative of Zoning Conditions Offered**

All conditions as shown in corresponding Master Plan.

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

Property Owner(s) Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

<b>Rezoning Application Addendum #1</b>	
<b>Comprehensive Plan Analysis</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
<b>Statement of Consistency</b>	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
See Master Plan sheet MP-00.	
<b>Public Benefits</b>	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
See Master Plan sheet MP-00.	

<b>Rezoning Application Addendum #2</b>	
<b>Impact on Historic Resources</b>	<b>OFFICE USE ONLY</b> Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
<b>Inventory of Historic Resources</b>	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
<b>Proposed Mitigation</b>	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

## Urban Design Guidelines

Item B.1

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

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", OR;
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor" as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban form designation: City Growth Center, Transit Emphasis Corridor, Frequent Transit Area

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

**1 Response:**

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

The proposed CMP district will provide an appropriate mix of uses within walking distance of each other.

**2 Response:**

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

Appropriate transitions will be incorporated into the layout of the site at the site plan stage.

**3 Response:**

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

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

**4 Response:**

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

The applicant will work with transportation staff to ensure that there is adequate connectivity to the road network of the surrounding community.

**5 Response:**

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

The applicant will work with transportation staff to ensure that there is adequate connectivity to the existing road and pedestrian amenities of the surrounding area.

**6 Response:**

A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.

The requested zoning will allow additional density and uses on the site, permitting vertical redevelopment to define streets and shared spaces.

<p>7</p>	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p><b>Response:</b> Appropriate pedestrian-friendly streetscapes will be incorporated at the site plan stage.</p>
<p>8</p>	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p><b>Response:</b> The location of buildings, parking, and service areas will be consistent with UDO standards, as applicable.</p>
<p>9</p>	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p><b>Response:</b> Open space areas will be provided in accordance with UDO requirements, as applicable, and master plan standards, and will be designed to ensure sufficient access and visibility.</p>
<p>10</p>	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p><b>Response:</b> Urban spaces will be provided as required by the UDO, as applicable.</p>
<p>11</p>	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p><b>Response:</b> The proposed CMP district would allow a mix of uses on the site.</p>
<p>12</p>	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p><b>Response:</b> Public open spaces shall be designed to ensure they are accessible and a desirable place to gather.</p>
<p>13</p>	<p>New public spaces should provide seating opportunities.</p> <p><b>Response:</b> Public open spaces shall be designed to ensure they are accessible and a desirable place to gather.</p>

<p><b>14</b></p>	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p><b>Response:</b> Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage.</p>
<p><b>15</b></p>	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p><b>Response:</b> Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage. This hospital use has unique safety and layout needs that may dictate parking.</p>
<p><b>16</b></p>	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p><b>Response:</b> Parking areas will meet UDO requirements, as applicable, and will be designed at the site plan stage.</p>
<p><b>17</b></p>	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p><b>Response:</b> There are several transit stops in close proximity to the site, including on Blue Ridge Road and Lake Boone Trail.</p>
<p><b>18</b></p>	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p><b>Response:</b> Pedestrian connectivity will be provided as required by the UDO, as applicable.</p>
<p><b>19</b></p>	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p><b>Response:</b> Development in environmentally sensitive natural areas will adhere to federal, state, and local regulations and will minimize interventions.</p>
<p><b>20</b></p>	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p><b>Response:</b> New public and private streets will incorporate pedestrian facilities that are designed and scaled appropriately.</p>

<p>21</p>	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p><b>Response:</b> Streets and driveways will be designed in accordance with UDO requirements, as applicable, at the site plan stage.</p>
<p>22</p>	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p><b>Response:</b> Street trees will be provided as required by the UDO, as applicable.</p>
<p>23</p>	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p><b>Response:</b> The requested zoning will allow additional uses and density which will permit vertical redevelopment to define adjacent streets and shared spaces.</p>
<p>24</p>	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p><b>Response:</b> Architectural elements will be designed at the site plan stage to be consistent with this policy.</p>
<p>25</p>	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p><b>Response:</b> Building design will be determined at the site plan stage in accordance with UDO standards, as applicable.</p>
<p>26</p>	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p><b>Response:</b> Sidewalks will be provided in accordance with UDO requirements, as applicable, to create a pedestrian-friendly environment.</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this <b>Rezoning Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see <a href="#">Fee Guide</a> for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Conditional Use District:</b>					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>If applicable, see page 11:</b>					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a Planned Development or Campus District:</b>					
13. Master plan (see Master Plan submittal requirements).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>For properties requesting a text change to zoning conditions:</b>					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**November 7, 2025**

**Re: Notice of Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a neighborhood meeting on November 19, 2025, from 5:30-6:30pm at the North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607. The meeting will be held in the Heart & Vascular Hospital Conference Center, located on Level 1, which can be accessed by the taking elevators in the main lobby down to Level 1. Free parking is available in the parking garage adjacent to the Heart & Vascular Hospital.

The purpose of the meeting is to discuss an upcoming application to rezone three parcels of land located at 2810 Blue Ridge Road (PIN: 0785822820), 4220 Lake Boone Trail (PIN: 0785824031), and 4401 Lake Boone Trail (PIN: 0785826556) (the "Site"). The Site is currently zoned Office Mixed Use- 12 stories- w/ Urban Limited Frontage (OX-12-UL), and this proposal would rezone the Site to Campus Master Plan District (CMP). During the meeting, the applicant will describe the nature of the proposed rezoning request and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcel; and (2) a current zoning map of the subject area.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning. For this meeting, the notice is being provided to all property owners and tenants within 1000ft of the Site. Any landowner or tenant who is interested in learning more about this project is invited to attend. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

Metra Sheshbaradaran  
Raleigh Planning & Development  
(919) 996-2638  
[metra.sheshbaradaran@raleighnc.gov](mailto:metra.sheshbaradaran@raleighnc.gov)

If you have any questions about this rezoning, please contact me at ( [REDACTED] ) or via email at [REDACTED]

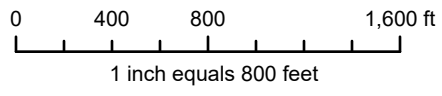
Thank you,

Jamie S. Schwedler



**2810 Blue Ridge Road; &  
4220/4401 Lake Boone Trail**

**Vicinity Map**



**Disclaimer**  
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



**SUMMARY OF ISSUES**

A neighborhood meeting was held on November 19, 2025 (date) to discuss a potential rezoning located at 2810 Blue Ridge Rd, 4220 Lake Boone Trl, 4401 Lake Boone Trl (property address). The neighborhood meeting was held at 2800 Blue Ridge Road, Raleigh, NC (location).

There were approximately 21 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of rezoning process and reason for request
Discussion of Campus Master Plan district and proposed subdistrict heights
Discussion of existing hospital buildings and adjacent hospital properties
Discussion of hospital long term planning and infrastructure
Discussion of parking onsite and in surrounding area
Discussion of traffic and transit in area
Discussion of noise related to hospital
Discussion of buffers and tree conservation area

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
Ann & John Alvi	3913 Bentley Brook Dr.
James & C. Beach Jr	408 Thompson Rd
Victoria Kling	3945 Stags Leap Circle
Jessica Terry	2831 Edridge Ct., Unit 102
Jon Edmond	555 S. Mangum Durham
Dudley & Sarah Gwaltney	3902 Stags Leap Circle
Clay Rightinger	4231 Woodlake Pl
Nick Mangus	3141 Hemlock Forest Cir.
Holly Cook/Jeff Hobart	3909 Bentley Meadow Ln.
April Keen	3601 Harden Rd.
Beatriz Martin	3724 Harden Rd.
Stuart Levin	3101 Doe Hill Raleigh
Gene Bressler	31156 Briar Stream Run
Cindy Holmes	3952 Stags Leap Circle, Raleigh 27612
Katie and Ellyas Kaplan-Seem	3904 Bentley Bridge Rd.
Larry Miller	510 Glenwood Ave.

**Exhibit A**  
**Property Information**  
**UNC Rex Hospital Rezoning Application**

**Parcel 1**

Site Address: 2810 Blue Ridge Road  
PIN: 0785822820  
Deed Reference (book/page): 3910/373  
Acreage: 59.6  
Owner: Rex Hospital, Inc.  
Owner Address: 4420 Lake Boone Trail, Raleigh, NC 27607-7505  
Current Zoning: OX-12-UL

**Parcel 2**

Site Address: 4401 Lake Boone Trail  
PIN: 0785826556  
Deed Reference (book/page): 3910/373  
Acreage: 0.90  
Owner: Rex Hospital, Inc.  
Owner Address: 4420 Lake Boone Trail, Raleigh, NC 27607-7505  
Current Zoning: OX-12-UL

**Parcel 3**

Site Address: 4220 Lake Boone Trail  
PIN: 0785824031  
Deed Reference (book/page): 19280/810  
Acreage: 0.71  
Owner: University of North Carolina Health Care System  
Owner Address: 5521 Paramount Parkway, Suite 460, Morrisville, NC 27560-4704  
Current Zoning: OX-12-UL

**March 27, 2026**

**Re: Notice of Second Neighborhood Meeting**

Neighboring Property Owners and Residents:

You are invited to attend a second neighborhood meeting on April 8, 2026, from 6:00-7:00pm at the North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607. The meeting will be held in the Heart & Vascular Hospital Conference Center, located on Level 1, which can be accessed by the taking elevators in the main lobby down to Level 1. Free parking is available in the parking garage adjacent to the Heart & Vascular Hospital.

The purpose of the meeting is to discuss Z-48-25, the requested rezoning of 2810 Blue Ridge Road (PIN: 0785822820), 4220 Lake Boone Trail (PIN: 0785824031), and 4401 Lake Boone Trail (PIN: 0785826556) (the "Site"). The Site is currently zoned Office Mixed Use- 12 stories- w/ Urban Limited Frontage (OX-12-UL), and this proposal would rezone the Site to Campus Master Plan District (CMP). During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field any questions from the public. Enclosed are: (1) a vicinity map outlining the location of the parcels; and (2) a current zoning map of the subject area.

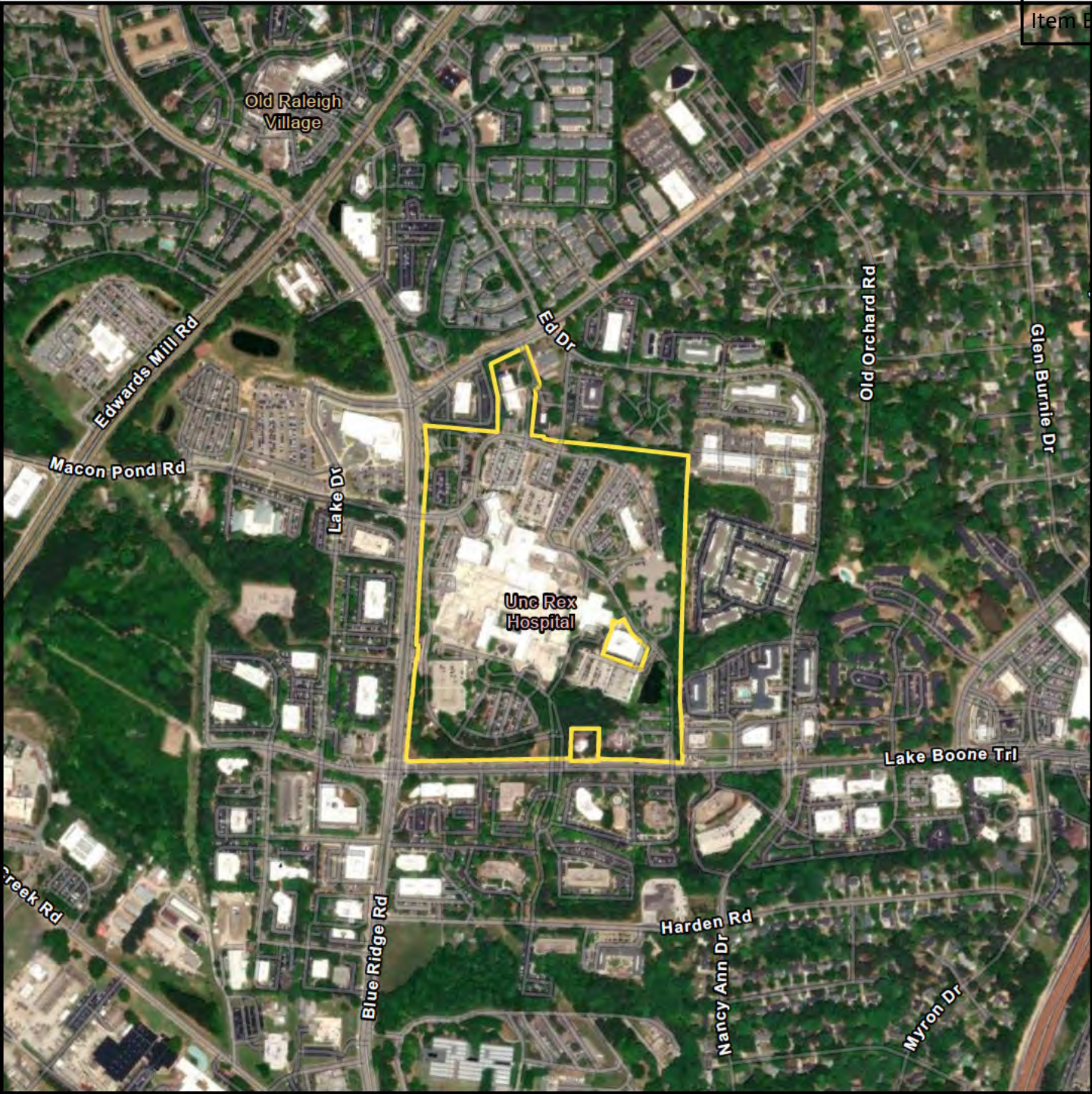
After the Rezoning Application has been filed, but prior to review by the Planning Commission, the City of Raleigh requires that a second neighborhood meeting be held for all residents and property owners within 1,000 feet of the area requested for rezoning. After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting, but to be included in the Planning Commission agenda packet, written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered. Information about the rezoning process is available online; visit [www.raleighnc.gov](http://www.raleighnc.gov) and search for "Rezoning Process." If you would like to submit written comments or questions after the meeting, please participate in the applicable rezoning case at [www.publicinput.com/rezoning](http://www.publicinput.com/rezoning). If you have further questions about the rezoning process, or would like to submit written comments after the meeting, please contact:

Jacob Hunt  
Raleigh Planning & Development  
(919) 996-6333  
[jacob.hunt@raleighnc.gov](mailto:jacob.hunt@raleighnc.gov)

If you have any questions about this rezoning, please contact me at [REDACTED] or via email at [REDACTED]

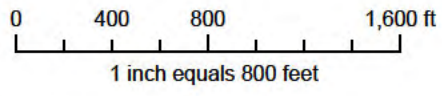
Thank you,

Jamie S. Schwedler



**2810 Blue Ridge Road; &  
4220/4401 Lake Boone Trail**

**Vicinity Map**



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**SUMMARY OF ISSUES**

A neighborhood meeting was held on April 8, 2026 (date) to discuss a potential rezoning located at 2810 Blue Ridge Road, 4220 Lake Boone Trail, 4401 Lake Boone Trail, Raleigh, NC 27607 (property address). The neighborhood meeting was held at North Carolina Heart and Vascular Hospital Building, located at 2800 Blue Ridge Road, Raleigh, NC 27607 (location).

There were approximately 17 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussion of rezoning process and CMP request
Discussion of Master Plan and height
Discussion of traffic and parking
Discussion of Blue Ridge Road improvements and bike lanes
Discussion of hospital operations
Discussion of entitlement cap
Discussion of next steps

<b>ATTENDANCE ROSTER</b>	
<b>NAME</b>	<b>ADDRESS</b>
John Alvi	3913 Bentley Brook Dr.
Patricia Beach	1209 Trailwood Dr 27606
Beth Harrison	3925 Napa Valley Dr.
Renee Riggsbee	3944 Stags Leap Cir
Jean Godfall	3900 Stags Leap Cir
Sarah Gwaltney	3902 Stags Leap Cir
Helen Raspberry	3910 Stags Leap Cir
Jennifer Elliott	3907 Stags Leap Cir
Cindy Holmes	3952 Stags Leap Circle
Holly Cook/ Jeff Hobart	3909 Bentley Meadow Ln
Jim Paumier	367 Meredith St. Raleigh
Clay Rightmyer	4231 Woodlake Pl
Beth Simonetta	3936 Bentley Br. Rd.
Bill Sutdabaker	3936 Bentley Br. Rd.
Ashlyn Von Krusze	2501 Atrium Drive Suite 150
Mac Patel (Monts Ridge, LLC)	2601 Blue Ridge Rd

## Motion to Recommend Approval

“I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend approval of the zoning amendment.”

---

### Comprehensive Plan Consistency Statement

*April 28, 2026*

Zoning case no. *Z-48-25*

Address: *2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail*

Applicant: *Rex Hospital, Inc. and University of North Carolina Health Care System*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is for a zoning district that closely corresponds with the development envisioned in the Future Land Use Map designation and is therefore CONSISTENT with the Future Land Use Map and CONSISTENT with the Comprehensive Plan and other adopted plans, and the request should be APPROVED.

The action taken is reasonable and in the public interest because:

- The request would facilitate future expansion of healthcare institutions to support Raleigh’s future population.
- The request would create a more cohesive healthcare campus, which may contribute to place-making in Raleigh.
- The request would promote the economic expansion of the healthcare industry in the region and increase the potential for healthcare sector employment.

# Rezoning Request Motion Worksheet

Item B.1

"I move to recommend **approval / denial** of rezoning case Z-\_\_\_\_-\_\_\_\_\_.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

## APPROVE

"The rezoning request *is* reasonable and in the public interest because it:

Example statements:

### Housing

- "Increases the housing supply in the area."
- "Allows additional types of housing."
- "Guarantees affordable housing."

### Infill & Compatibility

- "Is compatible with the surrounding area."
- "Includes conditions that will mitigate the impact on adjacent properties."
- "Enables development of a constrained/ underutilized site."
- "Reduces or removes impacts on historic resources."

### Transportation

- "Increases development intensity in an area with high quality transit access."
- "Extends the street grid and/or eliminates gaps in the transportation system."
- "Creates additional connections to the greenway system."

### Environment

- "Preserves open space."
- "Protects ecologically sensitive areas."
- "Controls stormwater above and beyond UDO requirements."
- "Includes additional tree protection."

### Other

- Some other public benefit(s)*

## DENY

"The rezoning request *is not* reasonable and in the public interest because it:

Example statements:

### Housing

- "Restricts the housing supply in the area."
- "Reduces housing choices."
- "Does not increase housing affordability."

### Infill & Compatibility

- "Is not compatible with the surrounding area."
- "Does not include appropriate transition requirements."
- "Damages or destroys historic resources."

### Transportation

- "Does not have adequate access to transit."
- "Impedes connectivity and/or actively obstructs the Street Plan."
- "Does not create a safe environment for pedestrian and/or cyclists."

### Environment

- "Does not provide sufficient open space."
- "Could harm ecologically sensitive areas."
- "Could worsen existing stormwater issues."
- "Could result in a loss of valuable mature trees."

### Other

- Some other public detriment(s)*

## Motion to Recommend Denial

“I move to recommend adoption of the proposed Consistency Statement dated April 28, 2026, contained in the agenda materials and to recommend denial of the zoning amendment.”

---

### Comprehensive Plan Consistency Statement

*April 28, 2026*

Zoning case no. *Z-48-25*

Address: *2810 Blue Ridge Road and 4220 & 4401 Lake Boone Trail*

Applicant: *Rex Hospital, Inc. and University of North Carolina Health Care System*

After considering the policies, maps, and other materials included as a part of the comprehensive plan, the Planning Commission determines that the proposed zoning amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, and **CONSISTENT** with the Future Land Use Map, but the request should be **DENIED**.

The action taken is reasonable and in the public interest because:

- Existing zoning is sufficient to regulate development

# Rezoning Request Motion Worksheet

Item B.1

"I move to recommend **approval / denial** of rezoning case Z- \_\_\_\_\_ - \_\_\_\_\_.

The rezoning case is **consistent / inconsistent** with the Future Land Use Map and **consistent / inconsistent** with the 2030 Comprehensive Plan."

## APPROVE

"The rezoning request is reasonable and in the public interest because it:

Example statements:

### Housing

- "Increases the housing supply in the area."
- "Allows additional types of housing."
- "Guarantees affordable housing."

### Infill & Compatibility

- "Is compatible with the surrounding area."
- "Includes conditions that will mitigate the impact on adjacent properties."
- "Enables development of a constrained/ underutilized site."
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### Transportation

- "Increases development intensity in an area with high quality transit access."
- "Extends the street grid and/or eliminates gaps in the transportation system."
- "Creates additional connections to the greenway system."

### Environment

- "Preserves open space."
- "Protects ecologically sensitive areas."
- "Controls stormwater above and beyond UDO requirements."
- "Includes additional tree protection."

### Other

- Some other public benefit(s)*

## DENY

"The rezoning request is not reasonable and in the public interest because it:

Example statements:

### Housing

- "Restricts the housing supply in the area."
- "Reduces housing choices."
- "Does not increase housing affordability."

### Infill & Compatibility

- "Is not compatible with the surrounding area."
- "Does not include appropriate transition requirements."
- "Damages or destroys historic resources."

### Transportation

- "Does not have adequate access to transit."
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### Environment

- "Does not provide sufficient open space."
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- "Could worsen existing stormwater issues."
- "Could result in a loss of valuable mature trees."

### Other

- Some other public detriment(s)*





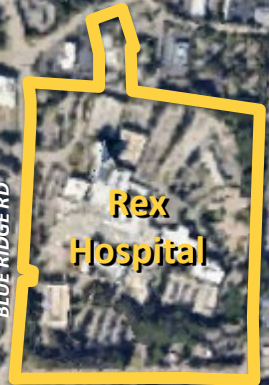


**Institutional/Office**

**Low Scale Residential**

**Moderate Scale Residential**

**Commercial**



**Rex Hospital**

DURALEIGH RD

BLUE RIDGE RD RD

EDWARDS MILL RD

BLUE RIDGE RD



LAKE BOONE TRAIL



UNC Children's  
Health Care at Raleigh



Rex Way

UNC REX Hospital  
Emergency Department



UNC REX Hospital

Blue Ridge Rd

Ed Dr

Associated Urologists  
of North Carolina  
Item B.1

Cross Creek Ct

Lake Pl

Rex Way

Rex Way

REX Wellness  
Center of Raleigh



Lake Boone Trail

Lake Boone Trail

Raleigh Emergency











# Green Space

Item B.1

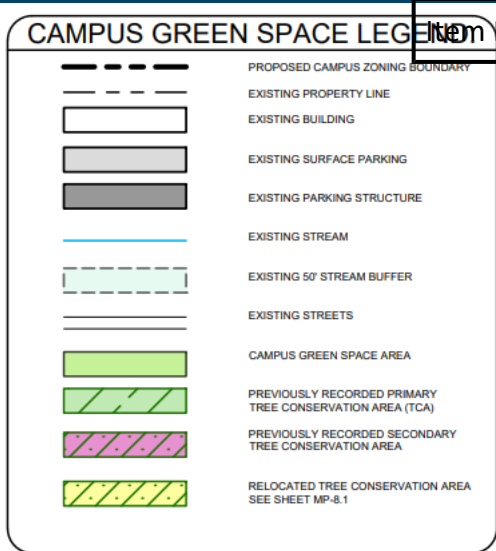
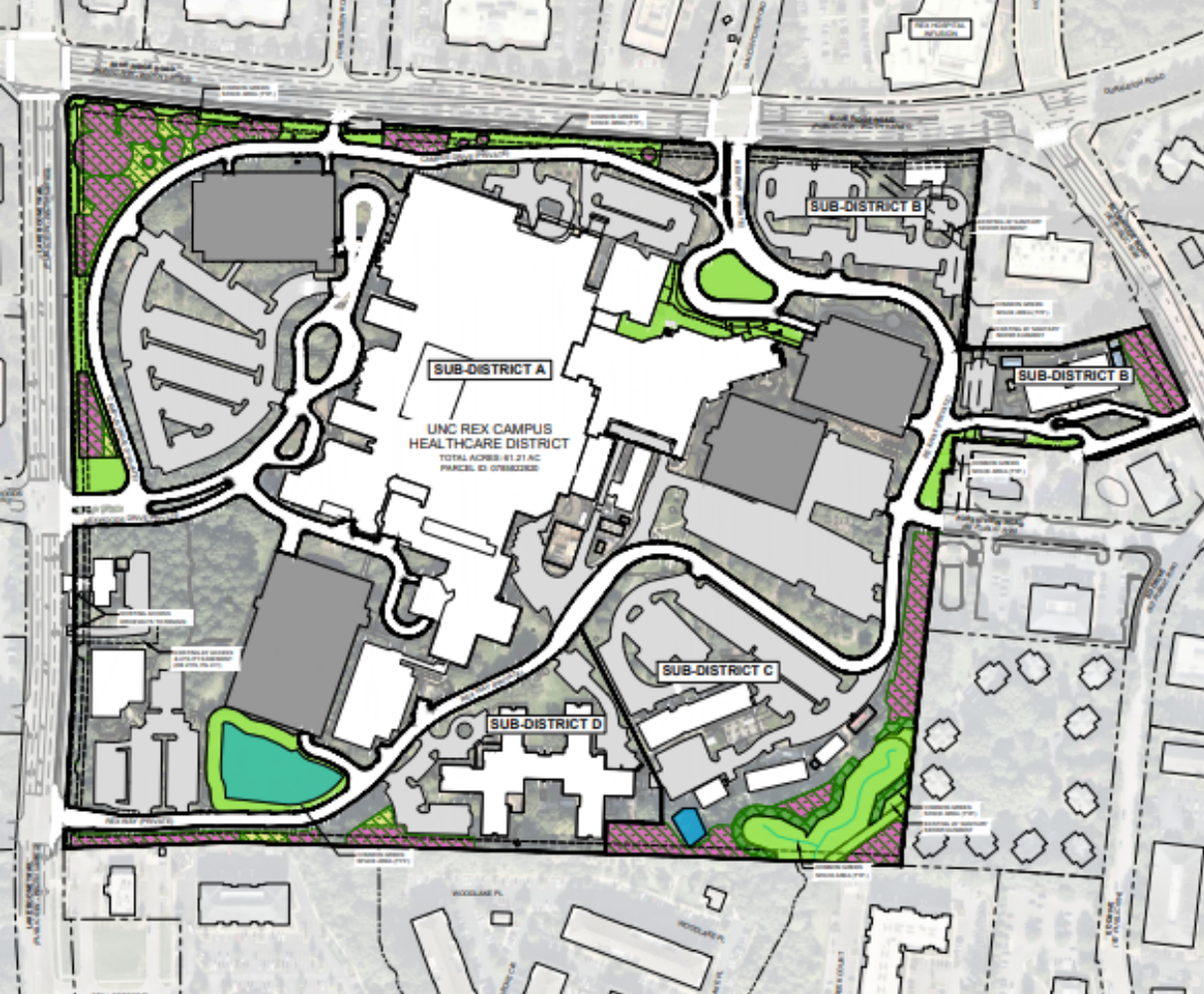


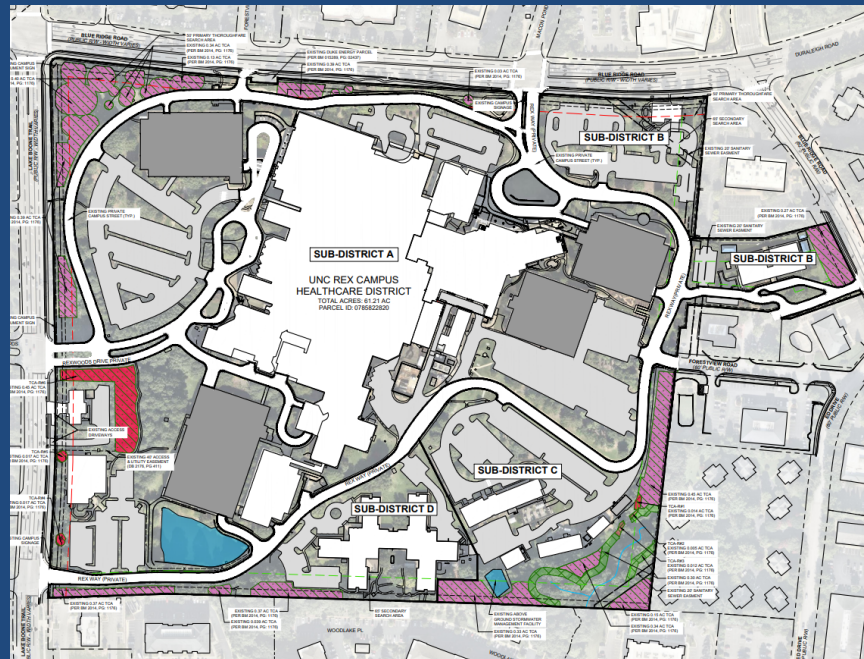
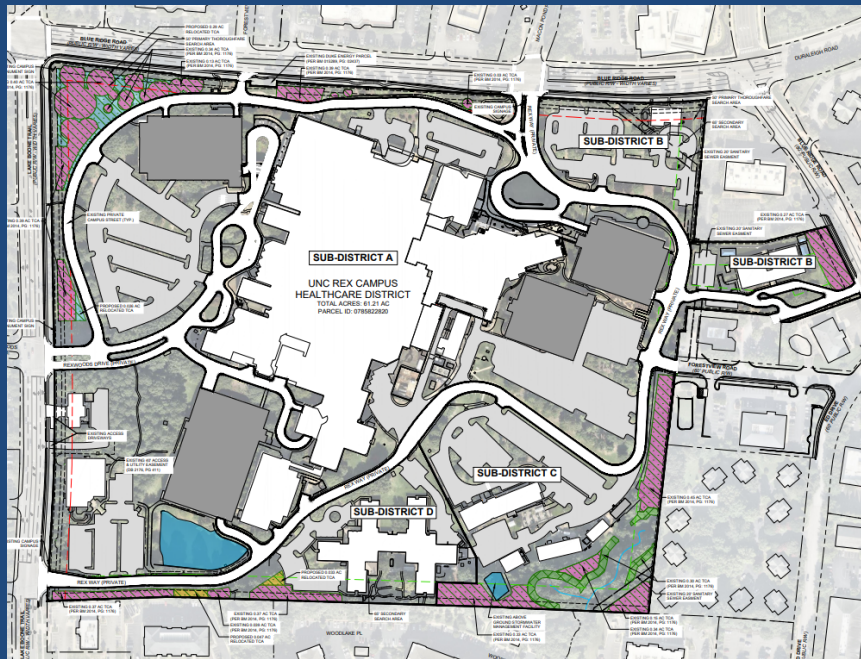
TABLE 7 - PROPOSED COMMON GREEN SPACE AREA	
REQUIRED COMMON GREEN SPACE AREA:	SET BY THE CMP
TOTAL PROVIDED COMMON GREEN SPACE AREA:	4.33 AC (5.00%)
SUB-DISTRICT	AREA SUBTOTAL
A	3.59 AC
B	0 AC
C	0.74 AC
D	0 AC
TOTAL COMMON GREEN SPACE OPEN AREA:	4.33 AC (5.00%)

# Tree Conservation

Item B.1

## Existing

## Proposed



# Existing vs. Proposed Zoning

Item B.1

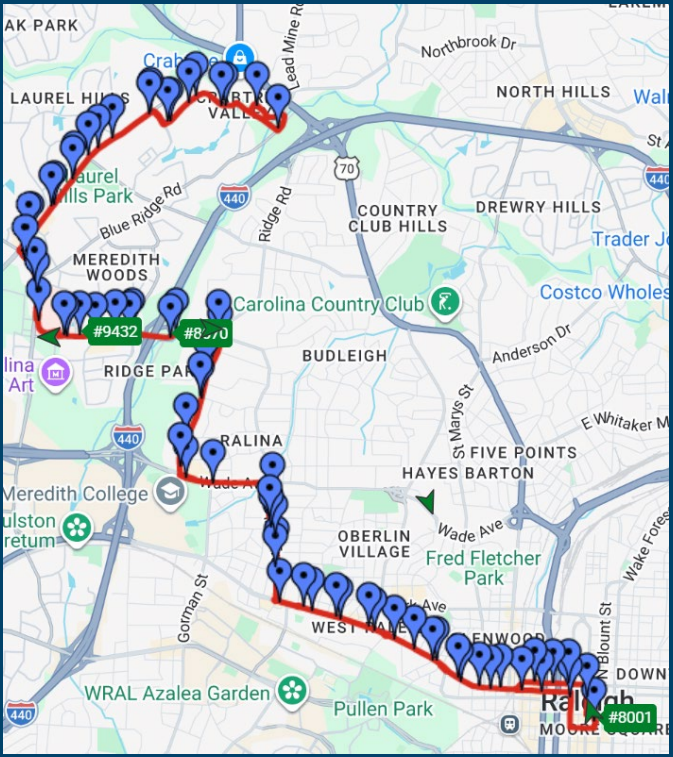
	Existing Zoning	Proposed Zoning
Zoning	OX-12-UL	CMP
Acreage	61.21	
Maximum Units	<b>13,882</b>	<b>500</b>
Maximum Square Feet	<b>14,680,299</b>	<b>9,700,000</b>

# Transportation and Energy Analysis

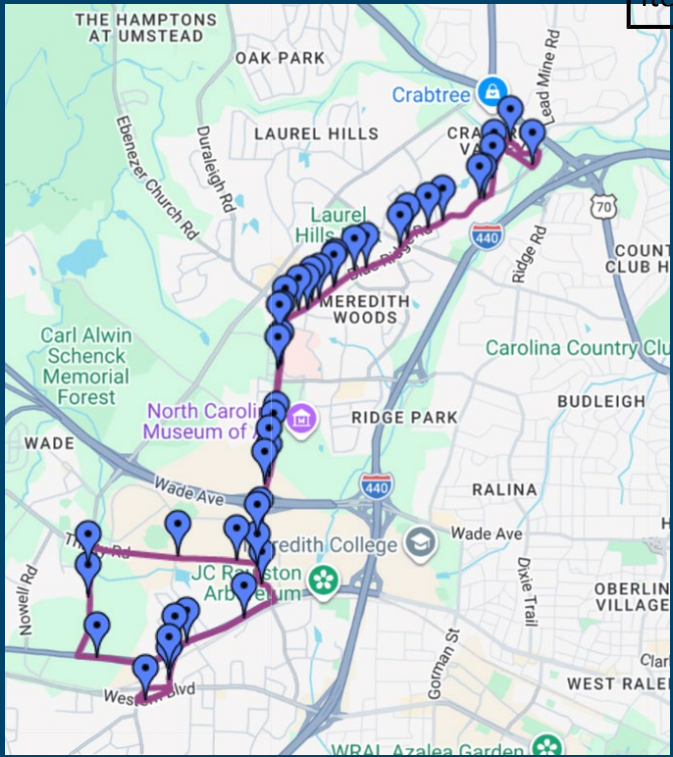
- ✓ Higher walk score than average
- ✓ Higher transit score than average
- ✗ Lower bike score than average
- ✓ Higher transportation cost index than average
- ✓ Higher job proximity than average

# Bus Service

Item B.1



Route 4: Rex Hospital



Route 27L: Blue Ridge

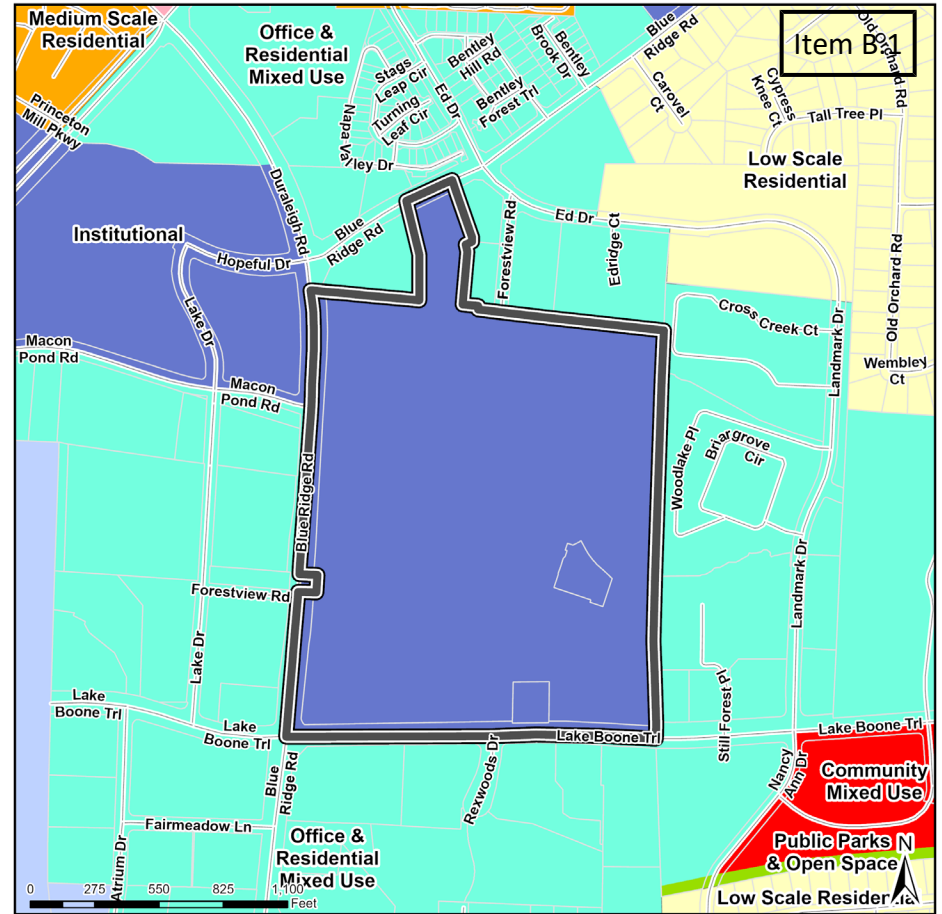
# Affordability Analysis

- ✘ Subtracts from housing supply
- ✘ Does not include subsidized units
- ✓ Does permit a variety of housing types
- ✘ Smaller units not allowed
- ✘ Larger lots than citywide average
- ✓ Within walking distance of transit

# Demographics & Land Use History

- Area residents are less likely to be racial minorities (22%) compared to city average (46%)
- Area residents are less likely to be low income (19%) compared to city average (29%)
- Rent increased 59.5% in this area since 2016.

✓ Requested  
CMP is consistent with  
Institutional



# Comprehensive Plan Analysis

- ✓ Consistent with the Comprehensive Plan
  - Consistent with the Future Land Use Map
  - Inconsistent with the Urban Form Map

# Comprehensive Plan Analysis

## ✓ Consistent Policies (1 of 3)

- LU 1.2 Future Land Use Map and Zoning Consistency
- LU 2.2 Compact Development
- LU 4.7 Capitalizing on Transit Access
- LU 5.1 Reinforcing the Urban Pattern
- LU 5.3 Institutional Uses
- LU 5.5 Transitional and Buffer Zone Districts
- LU 5.6 Buffering Requirements

# Comprehensive Plan Analysis

## ✓ Consistent Policies (2 of 3)

LU 9.2 Coordinating Institutional Growth

LU 9.4 Health Care Industry

ED 3.4 Reducing Barriers to Core Sector Growth

CS 5.3 Access to Health Care

CS 5.5 Transit Access to Health and Human Services

# Comprehensive Plan Analysis

## ✓ Consistent Policies (3 of 3)

AP-AB 7 Mixed-Use Development Intensities

AP-AB 9 Parking Lot Siting

AP-AB 10 Reducing Surface Parking Impacts

AP-AB 12 Maintaining an Evergreen Landscape

AP-AB 34 Rex Hospital

# Comprehensive Plan Analysis

## ✘ Inconsistent Policies

- LU 2.6 Zoning and Infrastructure Impacts  
CS 4.4 Response Time Standards
- H 1.8 Zoning for Housing
- LU 4.5 Connectivity  
T 5.4 Pedestrian and Bicycle Network Connectivity  
T 5.5 Sidewalk Requirements
- UD 1.10 Frontage  
AP-AB 35 Connectivity and Pedestrian Friendliness

# Outstanding Issues - None

Deadline for Planning Commission Action: June 16

Upcoming PC meetings: April 28, May 12