

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

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

.

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

.

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.

.

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

Proposed Zoning: Campus Master Plan (CMP)

.

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.

.

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.

.

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