



Institutional/Office

Low Scale Residential

Moderate Scale Residential

Commercial

NC Museum of Art

Rex Hospital

DURALEIGH RD

BLUE RIDGE RD RD

EDWARDS MILL RD

BLUE RIDGE RD



LAKE BOONE TRAIL



UNC Children's
Hospital at Raleigh

H

Blue Ridge Rd

Rex Way

UNC REX Hospital
Emergency Department

H

UNC REX Hospital

Rex Way

Ed Dr

Associated Urologists
of North Carolina

Cross Creek Ct

Lake Pl

The Lak

Rex Way

REX Wellness
Center of Raleigh

Lake Boone Trail

Raleigh Emergency

Lake Boone Trail





3

Sub-Districts/ Dimensions

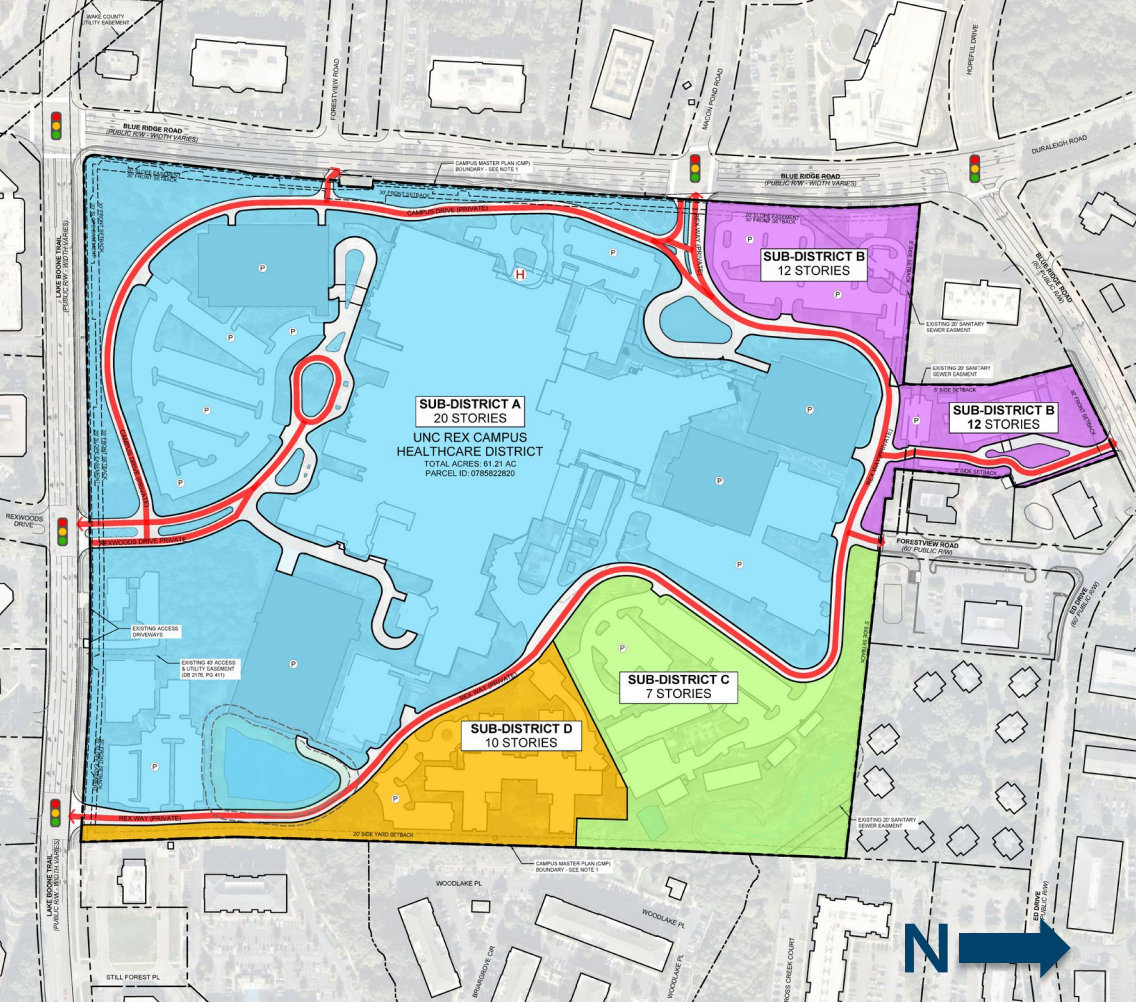


TABLE 1 - MAXIMUM HEIGHT

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'

Development Summary

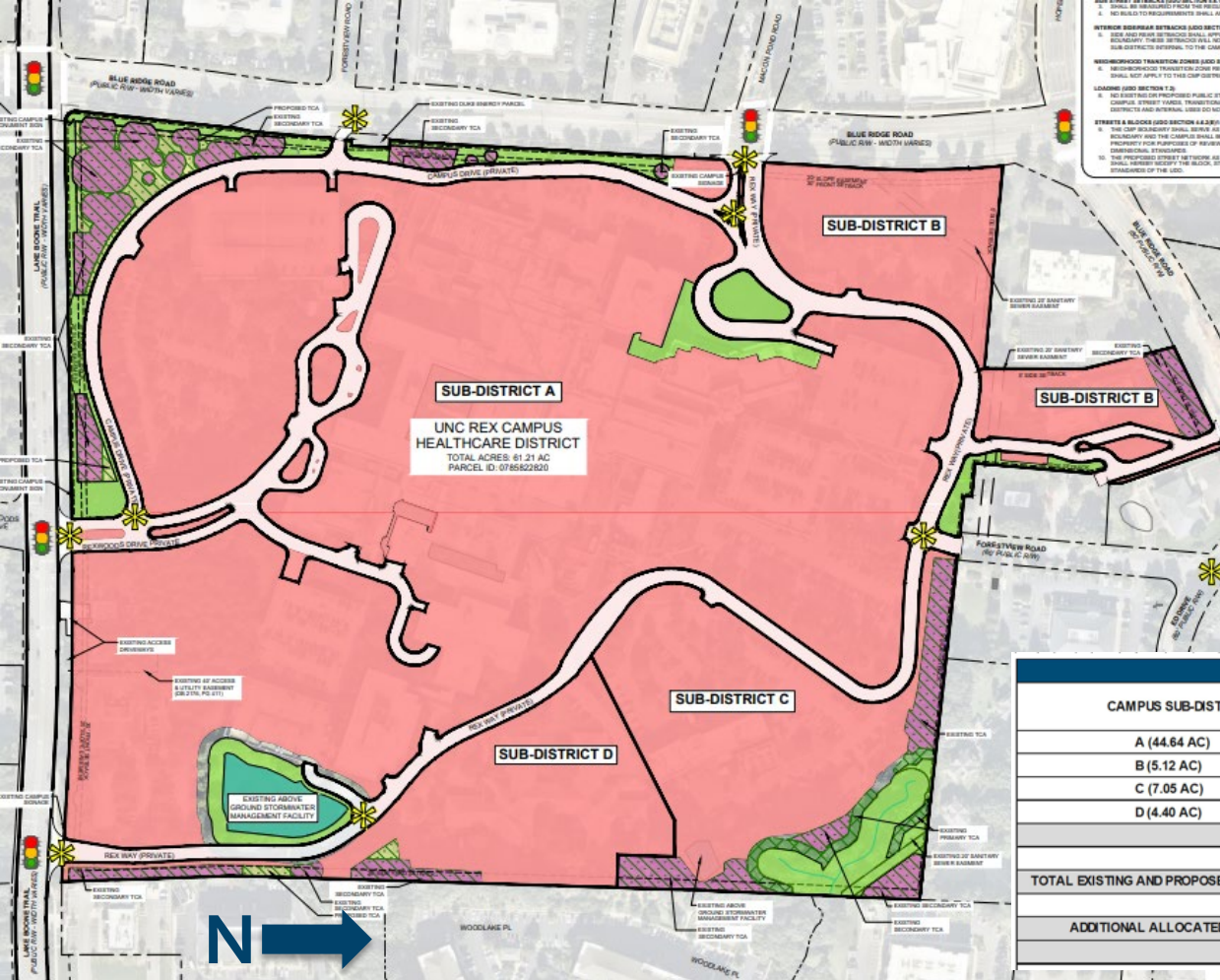
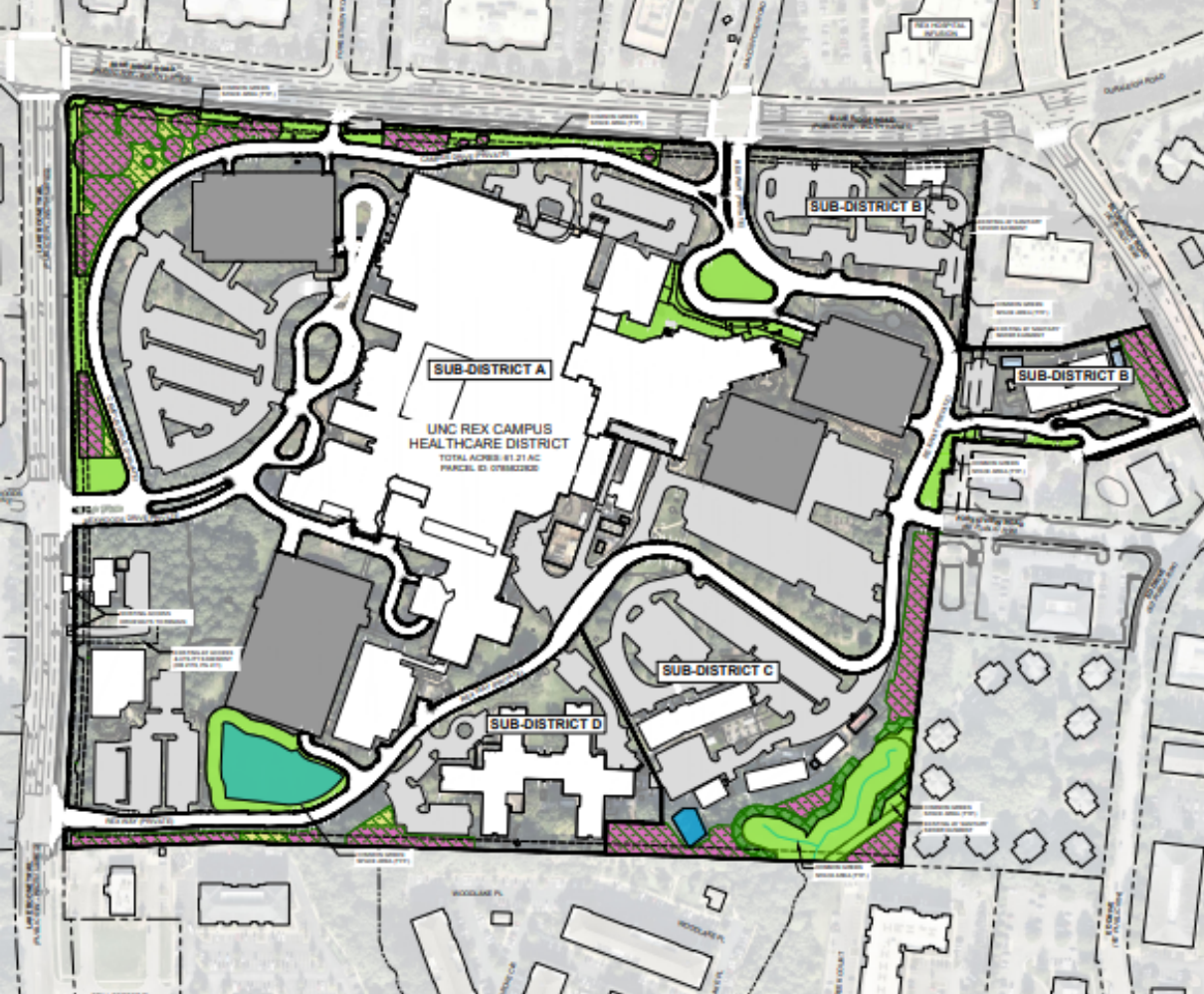


TABLE 5 - DEVELOPMENT SUMMARY

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)
SUB TOTAL:	1,801,169 SF	4,775,000 SF (b)
TOTAL EXISTING AND PROPOSED FLOOR AREA: (a)	-	6,576,169 SF
ADDITIONAL ALLOCATED ENTITLEMENT (c):	-	3,123,831 SF
TOTAL:	-	9,700,000 SF

Green Space



CAMPUS GREEN SPACE LEGEND:

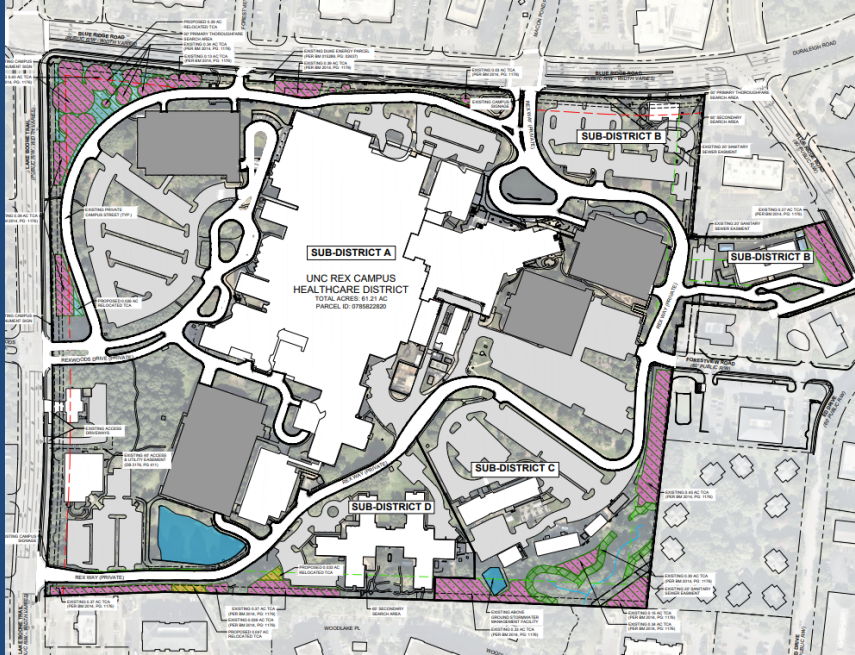
	PROPOSED CAMPUS ZONING BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING SURFACE PARKING
	EXISTING PARKING STRUCTURE
	EXISTING STREAM
	EXISTING 50' STREAM BUFFER
	EXISTING STREETS
	CAMPUS GREEN SPACE AREA
	PREVIOUSLY RECORDED PRIMARY TREE CONSERVATION AREA (TCA)
	PREVIOUSLY RECORDED SECONDARY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

TABLE 7 - PROPOSED COMMON GREEN SPACE AREA

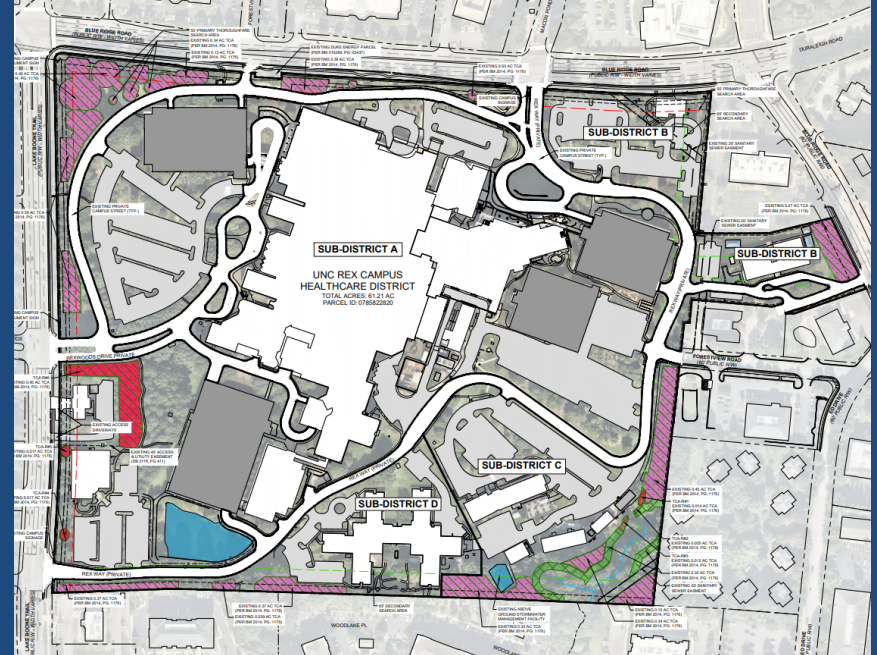
REQUIRED COMMON GREEN SPACE AREA:	SET BY THE CMP
TOTAL PROVIDED COMMON GREEN SPACE AREA:	4.33 AC (5.00%)
SUB-DISTRICT	
A	3.59 AC
B	0 AC
C	0.74 AC
D	0 AC
TOTAL COMMON GREEN SPACE OPEN AREA:	4.33 AC (5.00%)

Tree Conservation

Existing



Proposed



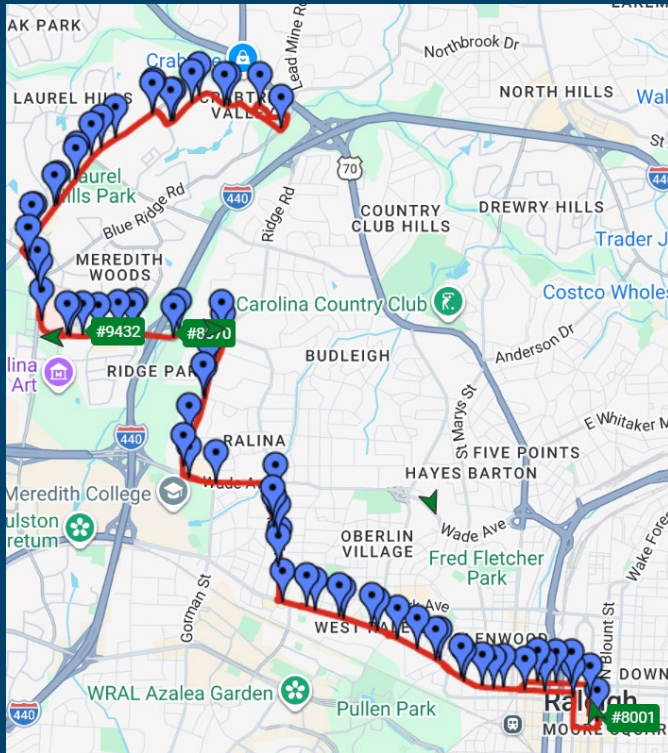
Existing vs. Proposed Zoning

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

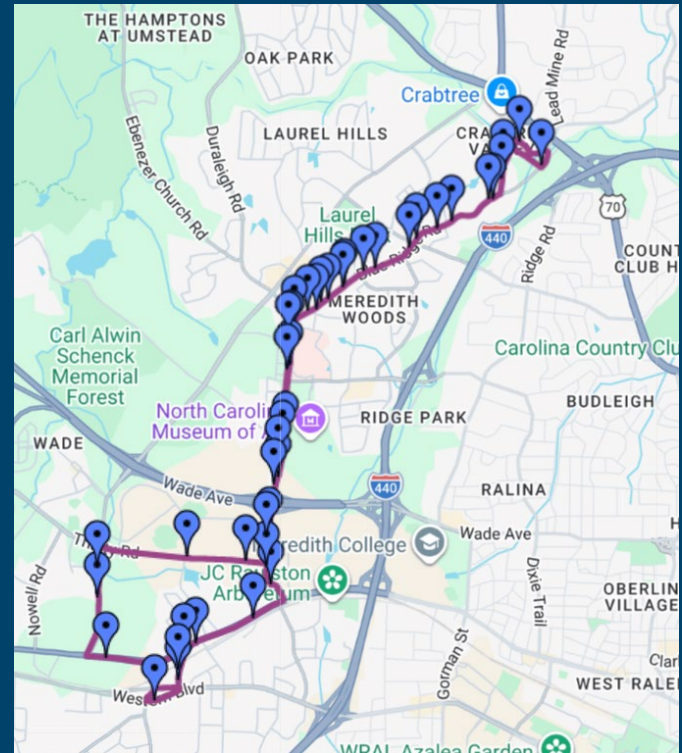
Transportation and Energy Analysis

- ✓ 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



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

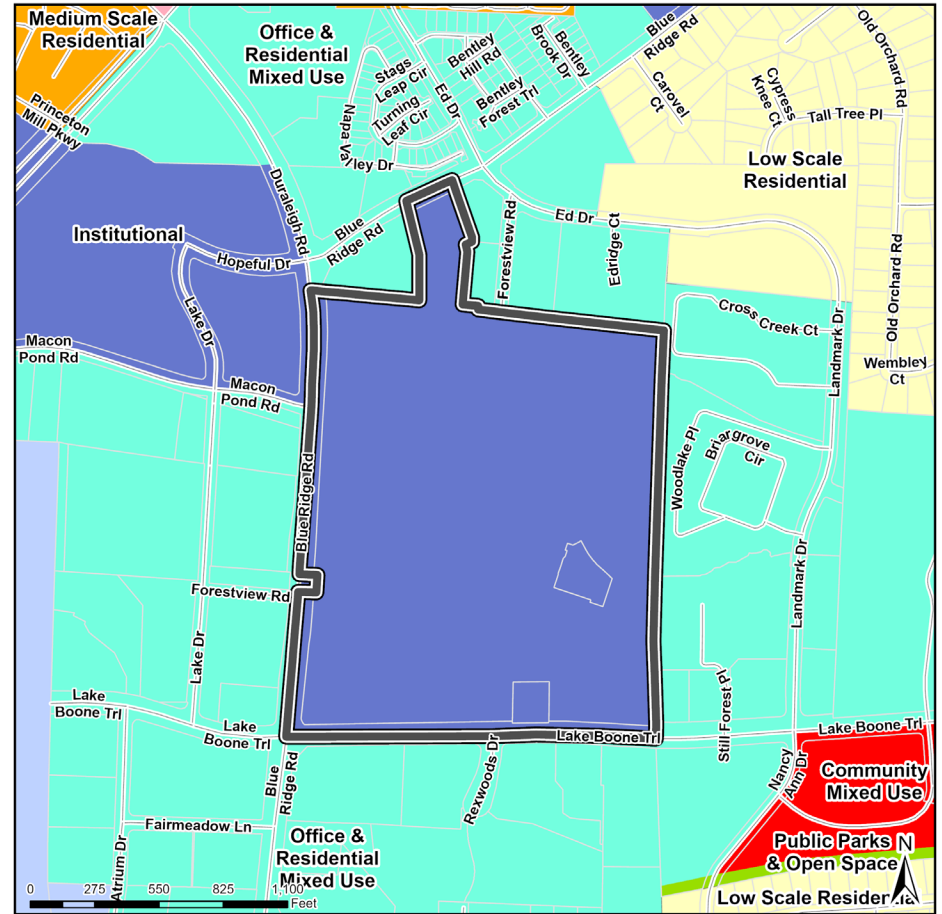
Demographics & Land Use History

- 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

Future Land Use

Z-48-2025



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