



Z2500025 – RTP Rezoning

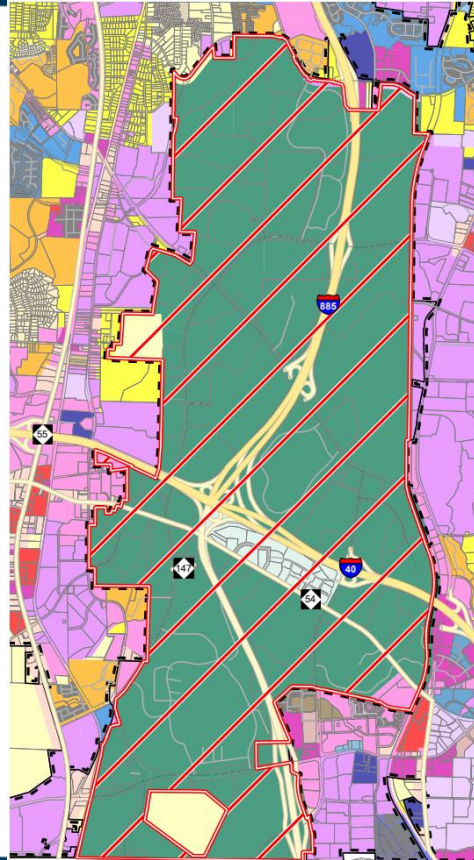
Durham Board of County Commissioners / November 24, 2025

Case Summary

Location	Entirety of RTP except parcel 154063	Development Tier	Suburban
Jurisdiction	County	Site Acreage	5,059.19 acres (including ROW)
Existing Zoning	Science and Research Park (SRP) Science and Research Park-Core (SRP-C) Industrial Light (IL) Industrial Park (IP) Office and Institutional (OI) Residential Suburban-20 (RS-20) Residential Rural (RR)	Proposed Zoning	University and College-3 (UC-3)
Existing Place Type Map	Employment Campus (EC) Transit Opportunity Area (TOA) Recreation and Open Space (ROS)	Staff Recommended Place Type	No change
Zoning Overlay	Falls/Jordan District B (F/J-B) (partial)	Proposal	Rezoning of entirety of RTP except one parcel



Zoning Context Map

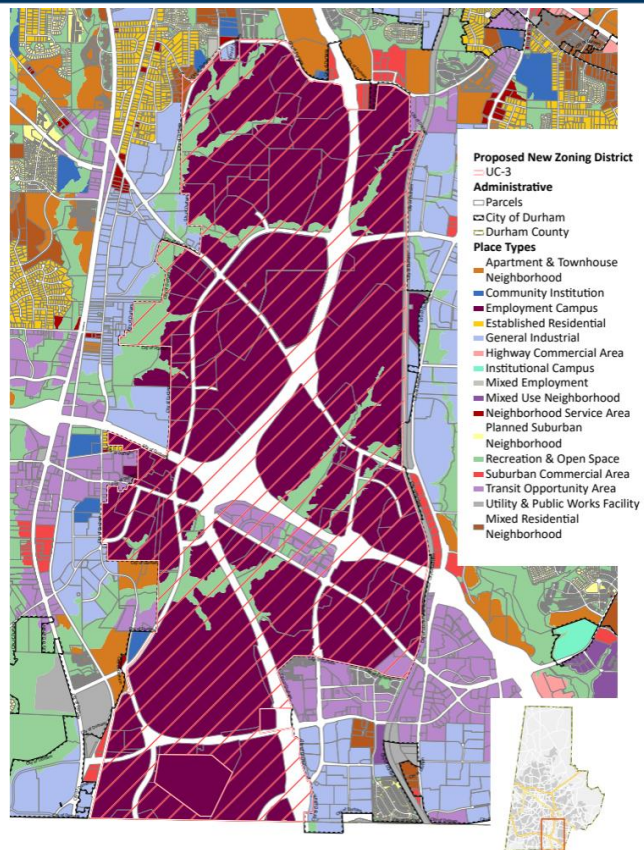


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Place Type Map



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Summary of Community Input

Neighborhood meetings were held in accordance with the Neighborhood Meeting Guidelines on September 11 and 30, 2025.

Two comments have been submitted to the Durham Rezoning Explorer in relation to this case, both of which are against the proposal.



919.560.4137

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Staff Determination

The proposal is consistent with the Place Type Map designations of Employment Campus, Transit Opportunity Area, and Recreation and Open Space.

The proposal is consistent with 10 of 12 applicable Comprehensive Plan policies. The request is for a general rezoning, so no commitments can be made.



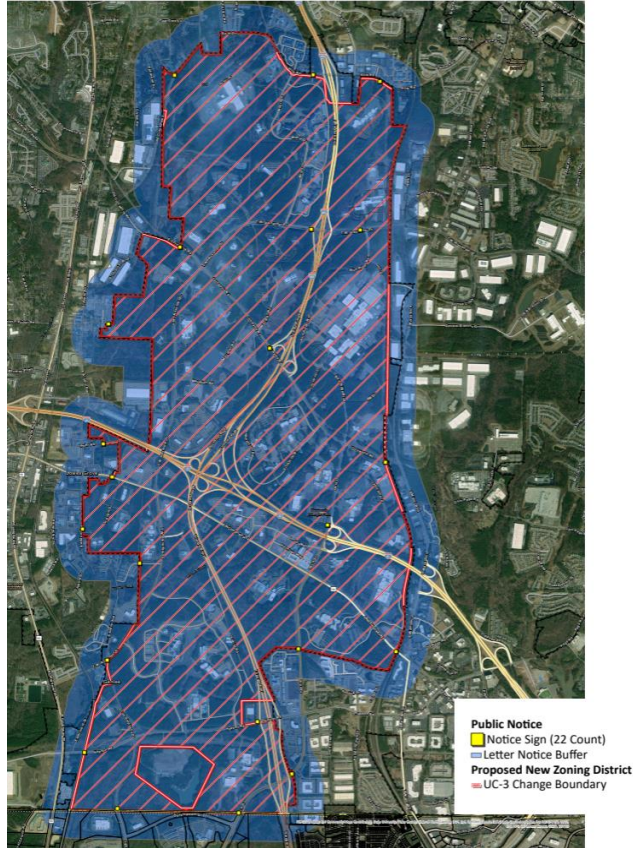
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Notice Area Map



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