



ZONING MAP CHANGE REPORT

RTP REZONING (Z2500005)

Meeting Date: November 3, 2025

A. Executive Summary

Durham County, in conjunction with the Research Triangle Foundation, proposes to change the zoning designation of 164 parcels of land totaling 5,059.19 acres (including right-of-way), encompassing the entirety of Research Triangle Park (RTP) within Durham County except for the Durham County Wildlife Club (located at 3616 Hopson Road). The current zoning is 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), and Residential Rural (RR). The applicant proposes to change this designation to University and College-3 (UC-3), a new zoning designation that would permit a wide range of uses and flexibility within RTP.

The properties are currently designated Employment Campus (EC), Transit Opportunity Area (TOA), and Recreation and Open Space (ROS) on the Place Type Map (PTM) (Attachment C). The proposed UC-3 zoning is generally consistent with the designated Place Types.

B. Application Summary

Application Information			
Case Number	Z2500025	Submittal Date	August 17, 2025
Case Name	RTP Rezoning		
Case Type	General		
Proposal	Rezoning of the entirety of Research Triangle Park except for one parcel		
Applicant Contact	Aaron Cain, Aaron.Cain@DurhamNC.gov , Travis Crayton, crayton@rtp.org		
Site Information			
Location	Entirety of Research Triangle Park except one parcel	Legacy Cases	Z2200053 Z1500018
Site Acreage	5,059.19 acres (including right-of-way)	Existing Use	Office Multifamily residential Educational facilities Outdoor recreation Restaurants Light Industrial
REID(s)	See Attachment E		
Request			
Designation	Existing	Proposed	
Jurisdiction	County	No change	
Development Tier	Suburban	No change	
Place Type Map	Employment Campus (EC) Transit Opportunity Area (TOA) Recreation and Open Space (ROS)	No change	
Zoning District(s)	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)	University and College-3 (UC-3) (proposed)	

	Residential Rural (RR)	
Zoning Overlay(s)	Falls/Jordan District B (F-J/B) (partial)	No change
Urban Growth Boundary	Within UGB	No Change
Allowable Use(s)	All uses within the SRP, SRP-C, IL, IP, OI, RS-20, and RR districts	All uses within the proposed UC-3 district
Compliance with UDO and Adopted Plans		
UDO Compliance	The zoning map change request has been reviewed by staff and determined to be compliant with UDO requirements, should the proposed UC-3 district be approved by the Board of County Commissioners.	

C. Environmental Summary

Environmental Data				
Watershed Overlay	Falls/Jordan District B (F/J-B) (partial)			
NC Natural Heritage Inventory	The NCNHI does not identify any unique, endangered, or sensitive species or vegetation on the site.			
Wildlife Corridor	The site is not within a wildlife corridor.			
UDO Compliance	Does Not Apply	Meets UDO	Exceeds UDO	UDO Reference
Impervious Surface		Impervious surface requirements of UDO Section 8.7 will apply at the site plan stage.		Section 8.7, Watershed Protection Overlay Standards
Regulated Floodplain		Floodplain requirements of UDO Section 8.4 will apply at the site plan stage.		Section 8.4, Floodplain and Flood Damage Protection Standards
Steep Slopes UDO		Steep slope requirements of UDO Section 8.8 will apply at the site plan stage.		Section 8.8, Steep Slope Protection Standards
Stream Buffers		Stream buffer requirements of UDO Section 8.5 will apply at the site plan stage.		Section 8.5, Riparian Buffer Protection Standards
Project Boundary Buffers		The proposed UC-3 district includes a 150-foot Transitional Use Area surrounding the entirety of the park within Durham County.		Section 9.4, Project Boundary Buffers
Wetlands		Any jurisdictional wetlands will be required to be buffered in a future site plan.		Section 8.9, Wetlands Protection Standards
Open Space	There is no open space requirement in the proposed UC-3 district.			Article 6, District Intensity Standards Section 7.2, Open Space
Tree Coverage		Ten percent tree coverage is proposed in the UC-3 district.		Sec. 8.3, Tree Protection and Tree Coverage

D. Equity and Engagement Summary

Neighborhood Meeting Information			
Required Meeting Dates & Additional Meeting(s)	September 11, 2025 September 30, 2025	Number of Attendees	21 15

Durham Rezoning Explorer	
Community comments from the Durham Rezoning Explorer	There is comment against this proposal as of October 10, 2025. Please refer to the Durham Rezoning Explorer for additional details.
Equity: Geography	
Is this in a formerly redlined area, as found in the Durham redline map?	The proposal is not within a formerly redlined area as seen in the redlined map.
Is this area in an opportunity area as identified in the Green Infrastructure Program ?	This area is not located in one of the priority areas identified by the Green Infrastructure Program.

E. Adjacent and Surrounding Development

Active Cases (within a half-mile)	
Active Site Plans	D2300212, Pirates Cove Carwash – 3,900 s.f. building for a car wash D2300218, Lot 10 at Ellis Crossing – 53,711 s.f. 124-room hotel D2400078, HUB RTP Event Stage – Outdoor event stage with sidewalk connections D2400157, Davis Drive Greenhouse – Redevelopment of a parking lot into a greenhouse facility D2400167, 3714 S. Alston Ave – New 9,900 s.f. place of worship, 3,041 s.f. of office D2400197, Holy Transfiguration Orthodox Church – 9,637 s.f. place of worship D2500003, Chin Page Lift Station – Clearing work for a lift station on 1.87 acres. D2500016, Triangle Brick North – 60,000 s.f. building D2500109, Davis Park East Retail – Three one-story multiuse buildings D2500222, ACST Campus Site Demo – Demolition of seven existing buildings
Active Zoning Map Changes	Z2500015, 1612 Carpenter Fletcher Road Two – Increase number of permitted uses on the development plan
Active Annexations	None

F. Comprehensive Plan Policies

Comprehensive Plan Policy Consistency		
Generally consistent with the following number of applicable policies of the Comprehensive Plan	Consistent by Exceeding UDO	0
	Consistent by Meeting UDO	10
	Policy Not Met	2
	Policy Not Applicable	3
	Cannot Be Demonstrated through General Rezoning	16
Comprehensive Plan Policy Consistency Analysis		Attachment D
Place Type Analysis		
The proposed UC-3 zoning is consistent with the designated Place Types. The proposal allows for a mix of uses and flexible design that supports the intent of the Place Types.		

G. Case Timeline Summary

Timeline of Activity on the Case	
Date of Presubmittal Meeting	August 13, 2025

Date Completed Application Submitted	August 17, 2025
Date All Comments Addressed	September 12, 2025
Date of Planning Commission Public Hearing	October 14, 2025
Date of BOCC Public Hearing	TBD

H. Advisory Body Recommendations

Planning Commission	
Planning Commission Vote	Approval, 9-0

I. Conclusion

The proposal would introduce a new zoning district to Research Triangle Park (RTP), the University and College-3 (UC-3) district. The proposed district allows for a wide variety of uses and design, similar to what is currently allowed on in the UC district (Duke University), and the UC-2 district (North Carolina Central University). Environmental regulations as codified in Article 8 of the Unified Development Ordinance (UDO) would still apply. This zoning map change request can only be approved if the Board of County Commissioners first approves the UDO text amendment creating the UC-3 district.

This proposal is consistent with 10 of 12 applicable policies of the Durham Comprehensive Plan, as found in Attachment D – Comprehensive Plan Consistency. The proposal is generally consistent with the Place Type Map designations of Employment Campus, Transit Opportunity Area, and Recreation and Open Space.

J. Notification

Staff certifies that newspaper advertisements, letters to property owners, and the posting of the property have been carried out in accordance with paragraph 3.2.5 of the UDO. In addition, email notice was provided per the Durham Planning Public Notification Service.