



PROFESSIONAL AND INSTITUTIONAL CAMPUS

- ✓ Accommodates large scale professional uses located at critical nodes or activity centers along major roadways
- ✓ Development is organized in a 'campus' style design and is well integrated into surrounding development patterns

Local Example - Central Carolina Hospital Area in Sanford



Civic
Government Services, Public Gathering Spaces, Parks

Open Space
Undeveloped Open Space

Commercial
Convenience Retail, Personal Services

Employment
Large Scale Professional Offices, Corporate Headquarters, Research and Development Facilities, Medical Centers, Educational Institutions, Business Services

LAND USE



Low Priority Mode

High Priority Mode

On-street bike lanes, off-street paths and greenways

Public Transit

Sidewalks

Vehicular connectivity

TRANSPORTATION

Development Density

- ✓ Moderate to Large Lot Sizes
- ✓ Moderate to Deep Setbacks
- ✓ 75 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ 2-4 Lane Urban Street Network
- ✓ Sidewalks
- ✓ Street + Parking Landscaping
- ✓ Surface + Structured Parking

CONTEXT

Current Districts

- ✓ OI / LI (Primary)
- ✓ HC / C-2 (Secondary)



Proposed Districts

- ✓ Office & Institutional
- ✓ General Commercial (Secondary)

ZONING