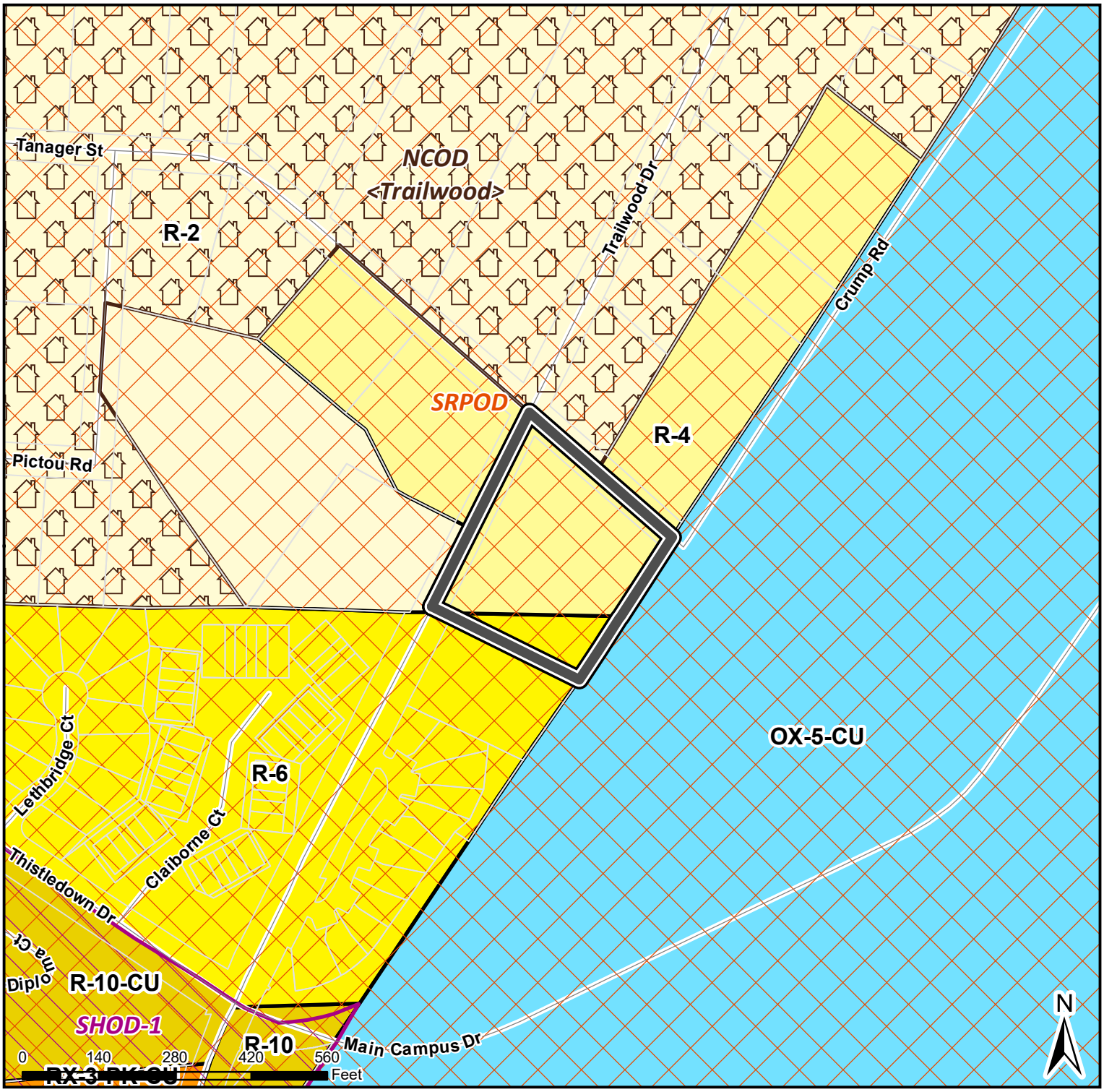
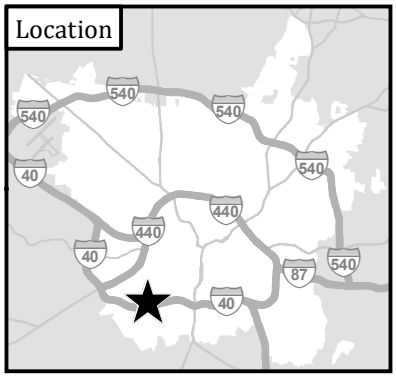
Existing Zoning Z-4-2020



Property	1701 Trailwood Dr
Size	2.16 acres
Existing Zoning	R-4 & R-6 w/ SRPOD
Requested Zoning	R-10-CU w/SRPOD



Map by Raleigh Department of City Planning (mansolfj): 9/29/2020

Raleigh

MEMO

TO: Ruffin Hall, City Manager

THRU: Ken Bowers, AICP, Director

FROM: Sara Ellis, Senior Planner

DEPARTMENT: Planning and Development

DATE: November 18, 2020

SUBJECT: City Council agenda item for December 1, 2020 – Z-4-20

On November 17, 2020, City Council authorized the public hearing for the following item:

Z-4-2020 1701 Trailwood Drive, approximately 2.16 acres located at 1701 Trailwood Drive.

Signed zoning conditions provided on October 30, 2020, prohibit the apartment building type.

Current zoning: Residential-4 and Residential-6 with the Special Parking Overlay District (R-4 & R-6 w/ SRPOD)
Requested zoning: Residential-10 with Conditions and the Special Residential Parking Overlay District (R-10-CU-SRPOD)

The request is **consistent** with the 2030 Comprehensive Plan.
The request is **inconsistent** with the Future Land Use Map.

The Planning Commission recommends approval/denial of the request (10 - 0).

Attached are the Planning Commission Certified Recommendation (including Staff Report), the Zoning Conditions, the Petition for Rezoning, and the Neighborhood Meeting Report.

Municipal Building
222 West Hargett Street
Raleigh, North Carolina 27601

One Exchange Plaza
1 Exchange Plaza, Suite 1020
Raleigh, North Carolina 27601

City of Raleigh
Post Office Box 590 • Raleigh
North Carolina 27602-0590
(Mailing Address)

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12052

CASE INFORMATION: Z-4-20; 1701 TRAILWOOD DRIVE

Location	Northeast corner of Trailwood Drive and Tanager Street, more generally located about a mile northeast of the intersection of I-40 and Gorman Street. Address: 1701 Trailwood Drive PINs: 0793103411 iMaps, Google Maps, Directions from City Hall
Current Zoning	R-4 & R-6 w/ SRPOD
Requested Zoning	R-10-CU w/ SRPOD
Area of Request	2.16 acres
Corporate Limits	The site is located within Raleigh's Corporate City limits.
Property Owner	William Anderson Marlowe III 3700 Computer Drive - Suite 280 Raleigh, NC 27609
Applicant	William Anderson Marlowe III 3700 Computer Drive - Suite 280 Raleigh, NC 27609
City Council District	West CAC Meets the 3rd Tuesday of the month Jonathan Edwards, Community Relations Analyst Jonathan.edwards@raleighnc.gov, 919-996-5712
PC Recommendation Deadline	October 23, 2020

SUMMARY OF PROPOSED CONDITIONS

1. The apartment building type will be prohibited.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None
Consistent Policies	Policy LU 2.2 Compact Development Policy LU 8.10 Infill Development Policy LU 8.12 Infill Compatibility Policy H 1.8 Zoning for Housing

Inconsistent Policies	Policy LU 1.2 Future Land Use Map and Zoning Consistency Policy LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods

FUTURE LAND USE MAP CONSISTENCY

The rezoning case is ☐ **Consistent** ☒ **Inconsistent** with the Future Land Use Map.

COMPREHENSIVE PLAN CONSISTENCY

The rezoning case is ☒ **Consistent** ☐ **Inconsistent** with the 2030 Comprehensive Plan.

PUBLIC MEETINGS

Neighborhood Meeting	CAC	Planning Commission	City Council
July 18, 2019 15 Attendees	No CAC review expected	03/26/2020 (Meeting cancelled), 05/26/2020 (Deferral), 06/23/2020 (Deferral) 08/11/2020, 10/13/2020, 11/10/2020	08/18/20 (Time Extension Request), 10/20/2020 (Referral back to Planning Commission), 11/17/2020 12/01/2020

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

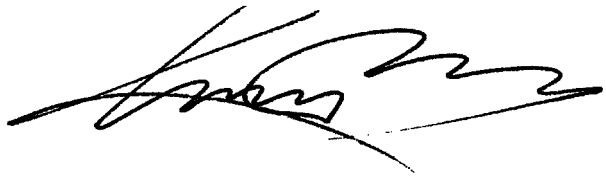
Reasonableness and Public Interest	The request is reasonable and in the public interest because although it is inconsistent with the Future Land Use Map, it is consistent overall with the Comprehensive Plan and supported by policies Policy LU 2.2 Compact Development, Policy LU 8.10 Infill Development, Policy LU 8.12 Infill Compatibility and Policy H 1.8 Zoning for Housing.
Change(s) in Circumstances	N/A

Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel only from Low Density Residential to Moderate Density Residential.
Recommendation	Approval
Motion and Vote	Motion: O'Haver Second: Lampman In Favor: Bennett, Fox, Hicks, Lampman, Mann, McIntosh, Miller, O'Haver, Tomasulo and Winters
Reason for Opposed Vote(s)	N/A

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Comprehensive Plan Analysis

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the attached Staff Report and Comprehensive Plan Amendment Analysis.



Ken A. Bowers, AICP Date:
Planning and Development Deputy Director

Staff Coordinator: Sara Ellis: (919) 996-2234; Sara.Ellis@raleighnc.gov

ZONING STAFF REPORT – CASE Z-4-20

Conditional Use District

Update for November 10, 2020 Planning Commission Meeting

On October 13, 2020 the Planning Commission voted to recommend unanimous approval of Z-4-20; 1701 Trailwood Drive and the case was reported out to the City Council on October 20, 2020 in the Report of the Planning Commission. However, members of the public had signed up after the deadline to speak in opposition of the case after the sign-up deadline had closed and were unable to provide comment at the October 13, 2020 Planning Commission meeting. The City Council directed staff to send the item back to the Planning Commission to allow the public an opportunity to comment, and the Commission the ability to reexamine the case with public comment.

The public hearing for this item was not scheduled, but the City Council directed staff to place this on the Planning Commission's November 10, 2020 meeting. Per Section 10.2.4 of the Unified Development Ordinance (UDO) following the recommendation of the Planning Commission notice of the public hearing shall occur within 60 days which would require the item reappear before the Council for scheduling no later than December 1, 2020. The last Planning Commission meeting before that deadline is November 24, 2020.

On October 29, 2020 a revised application was submitted converting the case to Conditional Use and adding a zoning condition prohibiting the apartment building type. The staff report has been updated to reflect that change.

Update for October 13, 2020 Planning Commission Meeting

On September 22, 2020 the applicant revised their application to request to rezone to Residential-10 general use. The original request was to rezone to RX-3 general use. This request resulted in the case becoming consistent overall with the 2030 Comprehensive Plan, however it is still inconsistent with the Future Land Use Map designation of Low Density Residential the recommends residential uses at a density of one to six units per acre, the request would permit up to approximately 9.72 units per acre. If approved, the request would amend the Future Land Use Map designation from Low Density Residential to Moderate Density Residential. The change in request shifted the consistency of policies relating to infill development and compatibility to consistent because the request would no longer permit retail, and the requested residential density is present in the surrounding area.

OVERVIEW

The request is to rezone a single 2.16-acre parcel that is currently split zoned Residential-4 and Residential-6 with the Special Residential Parking Overlay District (R-4 & R-6 w/SRPOD) to Residential-10 with Conditions and the Special Residential Parking Overlay District (R-10-CU w/SRPOD). Associated zoning conditions prohibit the apartment building type. The Special Residential Parking Overlay District (SRPOD) would be retained on the entirety of the site, which limits the vehicular surface area located in the front yard of single-unit living in detached dwellings. The site is located at 1701 Trailwood Drive, at the intersection of Trailwood Drive and Tanager Street in west Raleigh. The site is currently an undeveloped, forested lot with relatively flat topography and no other significant development constraints.

The area surrounding the site is developed with low to medium-density residential uses. The area directly to the north and west of the site is located within the Trailwood Neighborhood Conservation Overlay District (NCOD) and is zoned R-2, which has a 20,000 square foot minimum lot size, a minimum 60-foot front yard setback, and a minimum of 100 feet of lot frontage, making these lots slightly larger than the average lot in the neighborhood.

Bordering the site to the southeast is a 700-acre parcel owned by the State of North Carolina with Office Mixed-Use zoning with a five-story height limit and conditions (OX-5-CU) that is a part of the master plan for Centennial Campus. The site is adjacent to a forested area used for storage and is located about 700 feet from Centennial Middle School. To the north of the site, across Tanager Street are two detached dwellings that are zoned R-4 and R-2 respectively and sit on lots that are about one acre in size.

Just outside of the Trailwood NCOD and adjacent to the rezoning site to the south along Trailwood Drive is about sixteen acres zoned R-6 which contain a mixture of housing types including an enclave of about 40 townhomes and 26 detached dwellings on 10,000 square foot lots. The site's neighbor to the south is Raleigh Fire Station #20 and it shares the R-6 zoning designation.

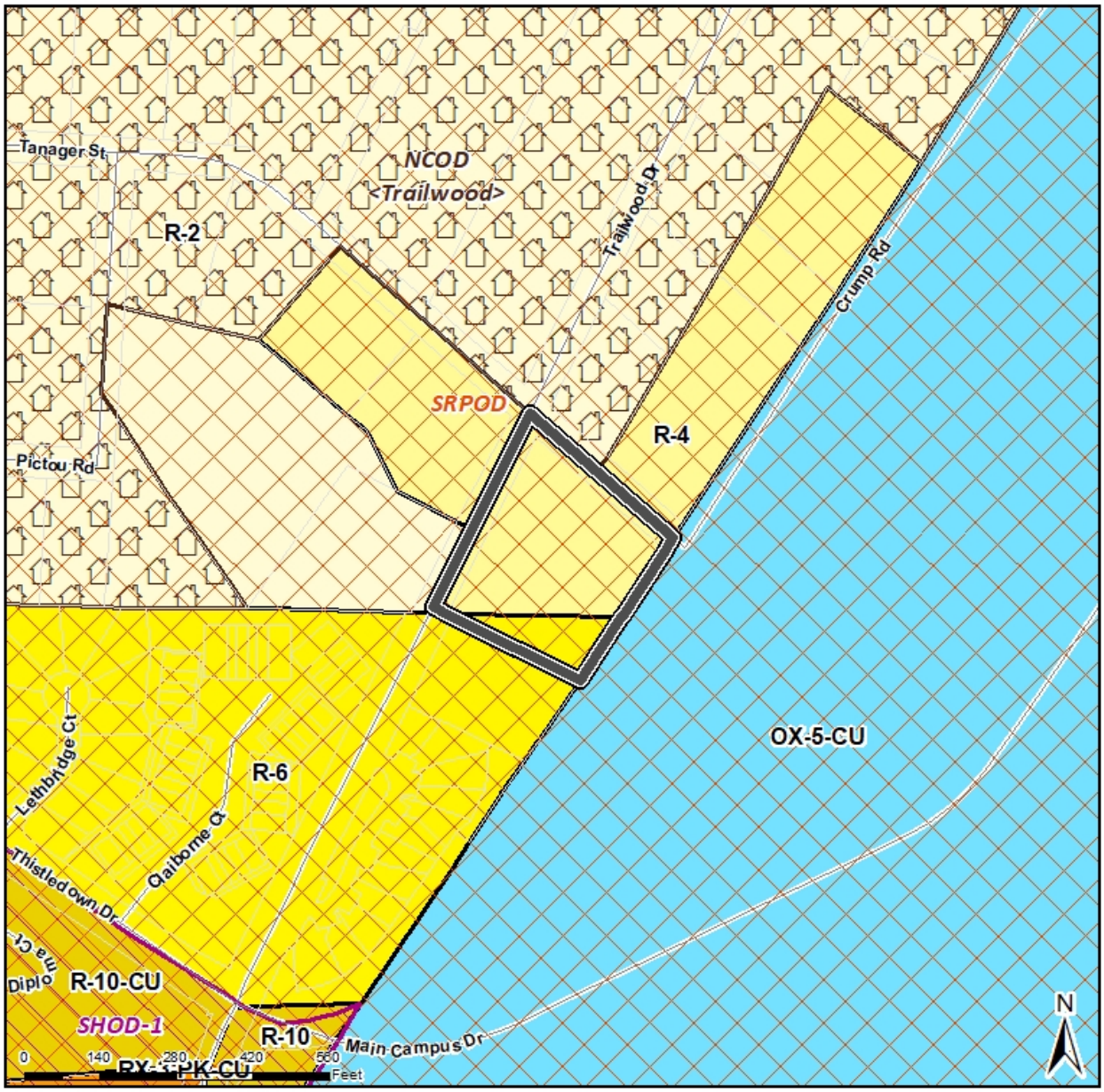
The request is to rezone a single parcel from R-4 and R-6 with the SPROD overlay to R-10-CU, retaining the SRPOD overlay. This would increase the residential entitlement on the site from 8 units to 21 gross units or a density of 3.70 units per acre to 9.72 units per acre. The request would also allow the townhome building type, which is not currently permitted in R-4 or R-6 district unless as part of an approved conservation subdivision which requires a larger minimum parcel size than this site has.

The request is inconsistent with the Future Land Use Map designation for the area of Low-Density Residential, which recommends residential uses at a density of one to six units per acre. It is consistent with the 2030 Comprehensive Plan overall.

OUTSTANDING ISSUES

Outstanding Issues	1. None.	**Suggested Mitigation**	1. N/A

Existing Zoning Z-4-2020



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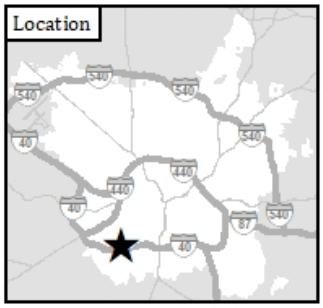
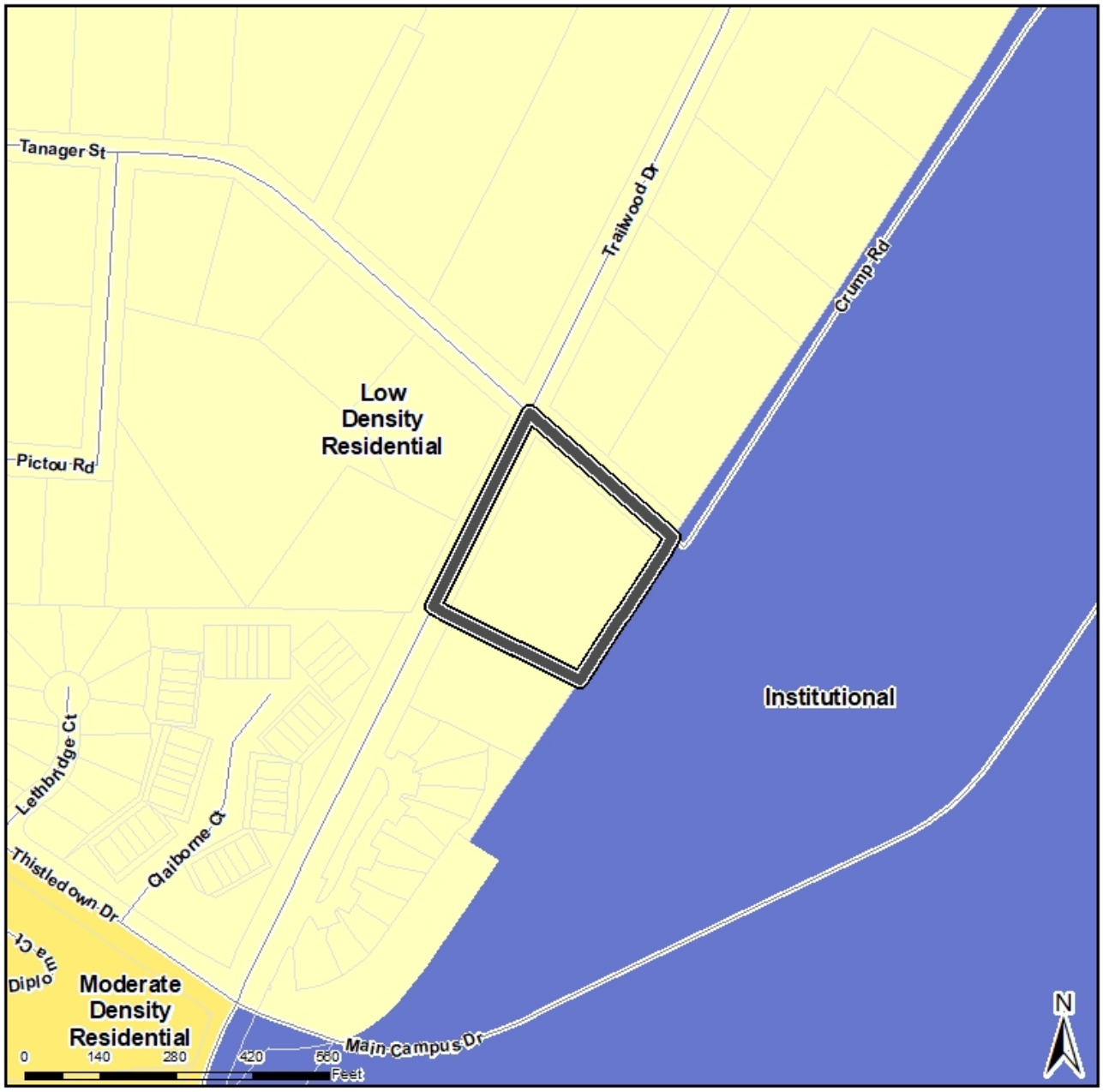


Map by Raleigh Department of City Planning (mansolf): 9/29/2020

Future Land Use Z-4-2020



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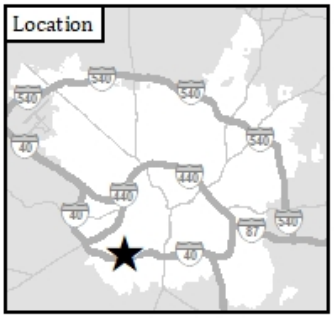
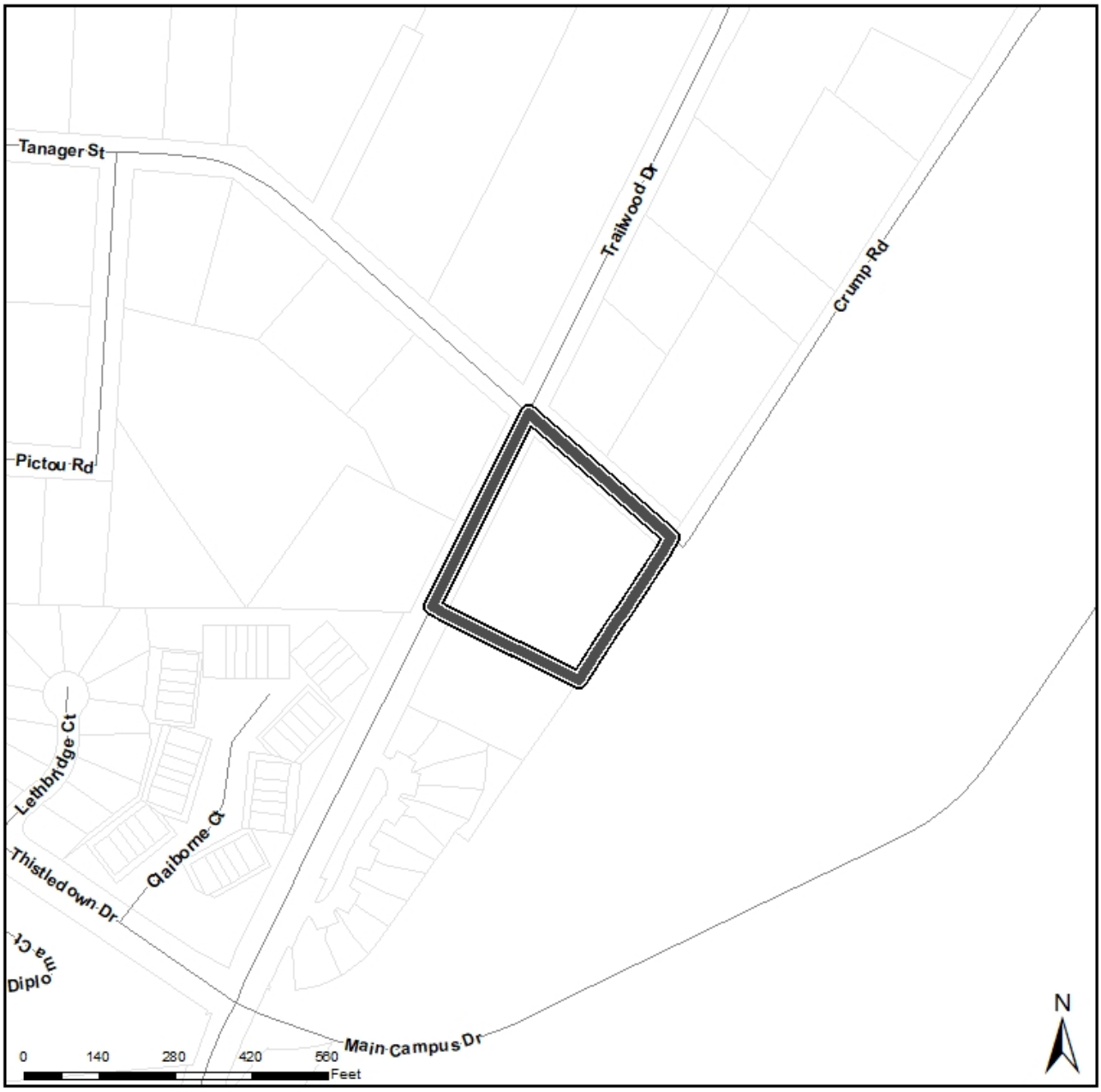


Map by Raleigh Department of City Planning (mansolf): 9/29/2020

Urban Form

Z-4-2020



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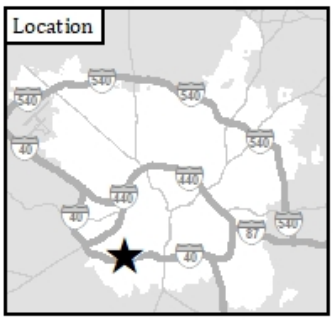


Map by Raleigh Department of City Planning (mansolf): 9/29/2020

COMPREHENSIVE PLAN

Determination of the conformance of a proposed use or zone with the Comprehensive Plan includes consideration of the following questions:

A. Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?

   Yes, the request is consistent overall with the vision, themes and policies contained in the Comprehensive Plan.

   The request is consistent with the Expanding Housing Choices vision theme as it will expand the housing supply and permit smaller lot sizes that may increase the affordability of housing in the area.

   The request is consistent with the Managing Our Growth vision theme as it may facilitate the development of a vacant parcel of land with adequate infrastructure to serve it.

   The request is inconsistent with policies relating to Conserving, Enhancing and Revitalizing Neighborhoods and Future Land Use Map consistency.

B. Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?

   No, the use is not considered on the Future Land Use Map, which is currently designated for Low Density Residential, and envisions residential uses at a density of 1 to 6 units per acre. The request would permit up to 9.72 units per acre, or 21 total units. This is an increase from the currently permitted 8 total dwelling units.

C. If the use is not specifically designated on the Future Land Use Map in the area where its location is proposed, is it needed to service such a planned use, or could it be established without adversely altering the recommended land use and character of the area?

   Yes, the R-10 zoning district can be established without adversely altering the recommended land use character of the area. The site is located about 150’ north of an existing townhome community, and about a quarter mile south of an existing apartment home community.

   It would however mark a change in character from the Trailwood neighborhood bordering the site to the north. Trailwood has a Neighborhood Conversation Overlay District and a base zoning of R-2 which do not permit the apartment or townhome building type and have a minimum front yard setbacks of 60 feet, minimum side yard setbacks of 20’ within the first 100 feet of the lot; otherwise minimum of 10 feet. The request would permit the townhome building types and allow for minimum front yard setbacks of 10’, which would permit buildings much closer to the street than the Trailwood neighborhood to the north.

D. Will community facilities and streets be available at City standards to serve the use proposed for the property?

Yes, sufficient community facilities and streets are available at City standards to serve the use proposed for the property.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

☐ **Consistent** with the Future Land Use Map.

☒ **Inconsistent**

The Future Land Use Map designation for the parcel is Low Density Residential, which recommends a residential density of one to six units per acre with R-6 being an appropriate corresponding zoning district. The request to rezone from R-4 & R-6 with SRPOD to R-10 w/SRPOD is inconsistent with this designation as it would permit the townhome building type at a density of up to 10 units per acre.

Urban Form

Urban Form designation: None

The rezoning request is

☐ **Consistent** with the Urban Form Map.

☐ **Inconsistent**

☒ **Other** (no Urban Form designation)

Compatibility

The proposed rezoning is

☒ **Compatible** with the property and surrounding area.

☐ **Incompatible**.

The request is compatible with the surrounding area as it would permit residential uses at a density of 9.72 units per acre, which while this is a greater density than envisioned by the FLUM, exists within a quarter mile of the site along Trailwood and along Gorman Street. The area is characterized by a diverse mixture of housing types; single family detached lots with R-2 zoning and minimum 60’ front yard setbacks to the north and east, Office and Residential Mixed Use (though presently forested land) to the west, and smaller lot detached single family residential homes to the south.

While the request is a greater density than the Future Land Use Map envisions for the area, the setbacks of the building and the use would remain similar to the majority of residential development in the area.

Public Benefits of the Proposed Rezoning

- The request would increase the number of housing units allowed on the site and reduce the minimum lot size, potentially increasing the affordability of units.
- The request may bring a piece of currently undeveloped land into production.

Detriments of the Proposed Rezoning

- The request may increase the traffic in the area.

Policy Guidance

*The rezoning request is **consistent** with the following policies:*

Policy LU 2.2 Compact Development

New development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.

This request would allow for a greater density of dwelling units on the site and allow for an increase from approximately 8 units to approximately 21 units or an increase from approximately 3.70 units per acre to 9.72 units per acre.

Policy LU 8.10 Infill Development

Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern.

Policy LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

The site is a single, undeveloped parcel along Trailwood Drive in an area that is otherwise developed. The request may facilitate infill development by rezoning to a single zoning district, it is currently split zoned R-4 and R-6. The setbacks in the R-10 zoning district for the apartment building type are very similar with the exception of the side lot line that is 5’ greater in R-6. The largest departure would be the front setback, which is currently 20’ in R-4 and would be reduced to 10’ in R-10. The request height would remain the same.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing. In areas characterized by detached houses, accommodations should be made for additional housing types while maintaining a form and scale similar to existing housing.

The request may help facilitate the development of an undeveloped forested parcel that is currently split zoned R-4 and R-6. The request will increase the permitted residential density on the site and provide an increase of approximately 13 units to the housing stock in the area, as well as allow for a smaller minimum lot size for the townhome building type. The request will also permit the attached and townhouse building types which would allow for a greater variety of housing choice in the area.

*The rezoning request is **inconsistent** with the following policies:*

Policy LU 1.2 Future Land Use Map and Zoning Consistency

The Future Land Use Map shall be used in conjunction with the Comprehensive Plan policies to evaluate zoning consistency including proposed zoning map amendments and zoning text changes.

The request to rezone from R-4 & R-6 w/ SRPOD to R-10 w/SRPOD is inconsistent with the FLUM guidance for the parcel of Low-Density Residential, which recommends residential uses at a density of one to six units per acre. This request would permit up to 9.72 units per acre, or a total of approximately 21 units.

Policy LU 8.3 Conserving, Enhancing, and Revitalizing Neighborhoods

Recognize the importance of balancing the need to increase the housing supply and expand neighborhood commerce with the parallel need to protect neighborhood character, preserve historic resources, and restore the environment.

The request may permit a change in character from the neighborhood to the north, by allowing the townhome building type with smaller primary street setbacks than the current entitlement. The minimum primary street setback in R-4 is 20' and would be reduced to 10' if the request to rezone to R-10 was approved. This inconsistency can be mitigated by adding zoning conditions increasing the front yard setback.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	16	This score is lower than the City's average and indicates that nearly all errands require a car.
Walk Score	30	27	There are some transit options, but the lack of sidewalks in the area and the fragmented street network may pose a larger challenge to pedestrian accessibility.

Source: Walk Score is a publicly available service that measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density. The higher the Transit Score or Walk Score, the greater the percentage of trips that will be made on transit or by walking, and the smaller the carbon footprint. The scores also correlate with shorter vehicle trips, which also produce less carbon. The city has a wide range of scores. Raleigh Municipal Building, for instance, has a Walk Score of 92, meaning the area is highly pedestrian-friendly and that many destinations are within a short walk. Some areas in the city have scores in single digits, indicating that few if any destinations are within walking distance, so nearly all trips are made by car.

Summary:

The transit and walk scores for the area are both lower than the City's average, which may be in part due to the lack of street connectivity in the overall area. The site sits at the intersection of Trailwood Drive where Tanager Street dead-ends into Centennial Campus. There are sidewalks on Trailwood Drive south of the site, but none on Tanager Street. The lack of sidewalks also poses a challenge getting pedestrians to and from the nearby bus stop, which is located less than a quarter of a mile from the site on Thistledown Road.

Carbon/Energy Footprint: Housing

Housing Type	Average Annual Energy Use (million BTU)	Permitted in this project?
Detached House	82.7	Yes
Townhouse	56.5	Yes
Small Apartment (2-4 units)	42.1	No
Larger Apartment	34.0	No

Source: U.S. Energy Information Administration, 2015 survey. Statistics for residential structures in the South.

Summary: The request will allow the townhome building type, which is not permitted under the current R-4/R-6 zoning. By allowing the attached and townhome building types the request will allow more energy efficient residences.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	This request will allow the number of housing units permitted on the site to increase from a currently allowed 8 to an allowed 21 units.
Does it include any subsidized units?	No	No subsidized units were part of this request.
Does it permit a variety of housing types beyond detached houses?	Yes	The request will permit the attached and townhome building types, which are not currently allowed.
If not a mixed-use district, does it permit smaller lots than the average?*	N/A	N/A
Is it within walking distance of transit?	Yes	The site is located within walking distance of the Route11 bus, however, the transit and walk scores for the area are fairly low and may pose barriers to access.

**The average lot size for detached residential homes in Raleigh is 0.28 acres.*

Summary: The request will increase the permitted residential density in the area to an estimated 21 units but does not include any subsidized or affordable housing. While transit is within walking distance of the site, the lack of sidewalks in the area may pose a challenge to accessibility.

IMPACT ANALYSIS

Historic Resources

The site is not located within or adjacent to a National Register Historic District or Raleigh Historic Overlay District. It does not include nor is adjacent to any National Register individually-listed properties or Raleigh Historic Landmarks.

Impact Identified: None.

Parks and Recreation

1. This site is not directly impacted by any existing or proposed greenway trails, corridors, or connectors.
2. Nearest existing park access is provided by Mary Belle Pate Park (1.4 miles) and Kentwood Park (1.9 miles).
3. Nearest existing greenway trail access if provided by Walnut Creek Greenway Trail (0.8 miles).
4. The current park access level of service in this area is graded a B letter grade.

Impact Identified: None.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	5,000	8,125
Waste Water	0	5,000	8,125

I**mpact Identified:**

1. The proposed rezoning would add approximately 8,125 gpd to the wastewater collection and water distribution systems of the City.
2. There are existing sanitary sewer and water mains adjacent to the proposed rezoning area.
3. At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.
4. Verification of water available for fire flow is required as part of the Building Permit process. Any water system improvements recommended by the analysis to meet fire flow requirements will also be required of the Developer.

Stormwater

Floodplain	n/a
Drainage Basin	Walnut Creek
Stormwater Management	9.2
Overlay District	n/a

Impact Identified: No downstream structural impacts identified.

Transit

Further comments from Transit are pending a Site Plan submittal or any applied transit conditions to site development.

Impact Identified: None.

Transportation

Site Location and Context

Location

The Z-4-2020 site is located in southwest Raleigh on Trailwood Drive at the intersection with Tanager Street. East of the subject site is an undeveloped section of the North Carolina State University's Centennial Campus.

Area Plans

The Z-4-2020 site is not located within or near an area plan.

Existing and Planned Infrastructure

Streets

Trailwood Drive is a 2-lane divided avenue maintained by the North Carolina DOT. South of the subject site, it is built to a similar curb to curb width as the standard for the street type. At the subject site and northward, it is built with two lanes and ditches.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-6 zoning districts is approximately 5,000 feet, and the maximum length for a dead-end street is 600 feet. Block perimeter in residential districts is dependent on lot size. The block perimeter for this site is very large due to Lake Raleigh, Walnut Creek, and Centennial Campus. If Tanager Street were extended through NCSU property to Main Campus Drive, the resulting block perimeter would be approximately 3,300 feet.

Pedestrian Facilities

Sidewalks on Trailwood Drive are complete south of the subject property to south of Lineberry Street. There is no sidewalk on Tanager Street.

Bicycle Facilities

There are no bicycle facilities in the immediate vicinity of the site. Bicycle lanes are planned on Thistledown Drive between Trailwood Drive and Gorman Street. Bicycle lanes exists on Gorman Street. The long-term bikeway plan calls for a bicycle lanes on Trailwood Drive. The Walnut Creek Greenway Trail crosses Trailwood Drive approximately ¾ mile north of the subject site.

Greenways

There is an unpaved loop greenway trail around the western half of Lake Johnson near the subject property.

Transit

GoRaleigh Route #11 operates on Thistledown Drive and Trailwood Drive south of their intersection. Service is every 30 minutes during peak times and hourly during off-peak times. The nearest stops are on Thistledown Drive within a quarter mile of the subject site.

Access

Access to the subject site is Trailwood Drive or Tanager Street.

Other Projects in the Area

Approximately ¾ mile north of the site, an improvement to the Walnut Creek Greenway Trail is planned. The project, which will began construction soon, will upgrade the greenway trail to follow the stream, rather than the sidewalk on Trailwood Drive and Avent Ferry Road. Total length of the project will be less than 1,000 feet.

TIA Determination

Based on the Envision results, approval of case Z-4-20 would increase the amount of projected vehicular trips for the site. The proposed rezoning from R-4/R-6 to R-10 would create 4 new trips in the AM peak and 4 new trips in the PM peak from the current entitlements to the proposed maximum. These values do not trigger a Traffic Impact Analysis based on the thresholds in the Raleigh Street Design Manual.

Z-4-20 Existing Land Use	Daily	AM	PM
Vacant	0	0	0
Z-4-20 Current Zoning Entitlements	Daily	AM	PM
Residential	76	6	8
Z-4-20 Proposed Zoning Maximums	Daily	AM	PM
Residential	154	10	12
Z-4-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	78	**4**	**4**

Impact Identified: Some increase in traffic in the area.

Urban Forestry

The subject parcel is greater than two acres. Compliance with UDO Article 9.1 Tree Conservation will be required when the property is developed.

Impact Identified: None.

Impacts Summary

The request may generate additional traffic, water, and wastewater usage.

Mitigation of Impacts

None required.

CONCLUSION

The request is to rezone a single 2.16 acre parcel from Residential-4 and Residential-6 with the Special Parking Overlay District (R-4 & R-6 w/SRPOD) to Residential-10 with Conditions and the Special Residential Parking Overlay District (R-10-CU w/SRPOD). Zoning conditions prohibit the apartment building type.

The request is **inconsistent** with the Future Land Use Map designation of Low-Density Residential as it would permit a greater density and the townhome building type which is not envisioned by this designation. If approved, the request would amend the Future Land Use Map from Low Density Residential to Moderate Density Residential.

It is **consistent** with the Comprehensive Plan overall, as it would facilitate residential infill development of a similar height and setback in an area with sufficient public utility, stormwater and road infrastructure to serve the requested increase in density.

The request is consistent with the vision themes related to *Expanding Housing Choice* and *Managing Our Growth*.

CASE TIMELINE

Date	Action	Notes
1/17/20	General use rezoning application submitted to rezone from R-4 & R-6 w/SRPOD to R-6 w/ SRPOD.	
2/21/2020	Application revised to request to rezone from R-4 & R-6 w/ SRPOD to RX-3 w/SRPOD.	
9/22/2020	Application revised to request to rezone from R-4 & R-6 w/SRPOD to R-10 w/SRPOD.	
10/20/2020	Item appeared as report of Council.	Council directed staff to place item back on Planning Commission agenda to allow for public comment.
10/29/2020	Application converted from General Use to Conditional Use.	Conditions prohibit the apartment building type.

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
Existing Zoning	R-4 & R-6	R-4 & R-2	R-6 & OX-5-CU	OX-5-CU	R-4 & R-2
Additional Overlay	SRPOD	SRPOD & Trailwood NCOD	SRPOD	SRPOD	SRPOD
Future Land Use	Low Density Residential	Low Density Residential	Low Density Residential & Institutional	Institutional	Low Density Residential
Current Land Use	Undeveloped forested land	Detached Dwellings	Fire Station	Forested land & Middle School	Undeveloped forested land
Urban Form	None	None	None	None	None

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	R-4 & R-6 w/ SRPOD	R-10-CU w/ SRPOD
Total Acreage	2.16	2.16
Setbacks:	Detached Dwelling	Townhouse Building
Front	20’	10’
Side	15’	10’
Rear	30’	20’
Residential Density:	3.70	9.72
Max. # of Residential Units	8	21
Max. Gross Building SF	12,000	22,050
Max. Gross Office SF	--	--
Max. Gross Retail SF	--	--
Max. Gross Industrial SF	--	--
Potential F.A.R	0.13	0.23

*The development intensities for proposed zoning districts were estimated using an impact analysis tool. The estimates presented are only to provide guidance for analysis.

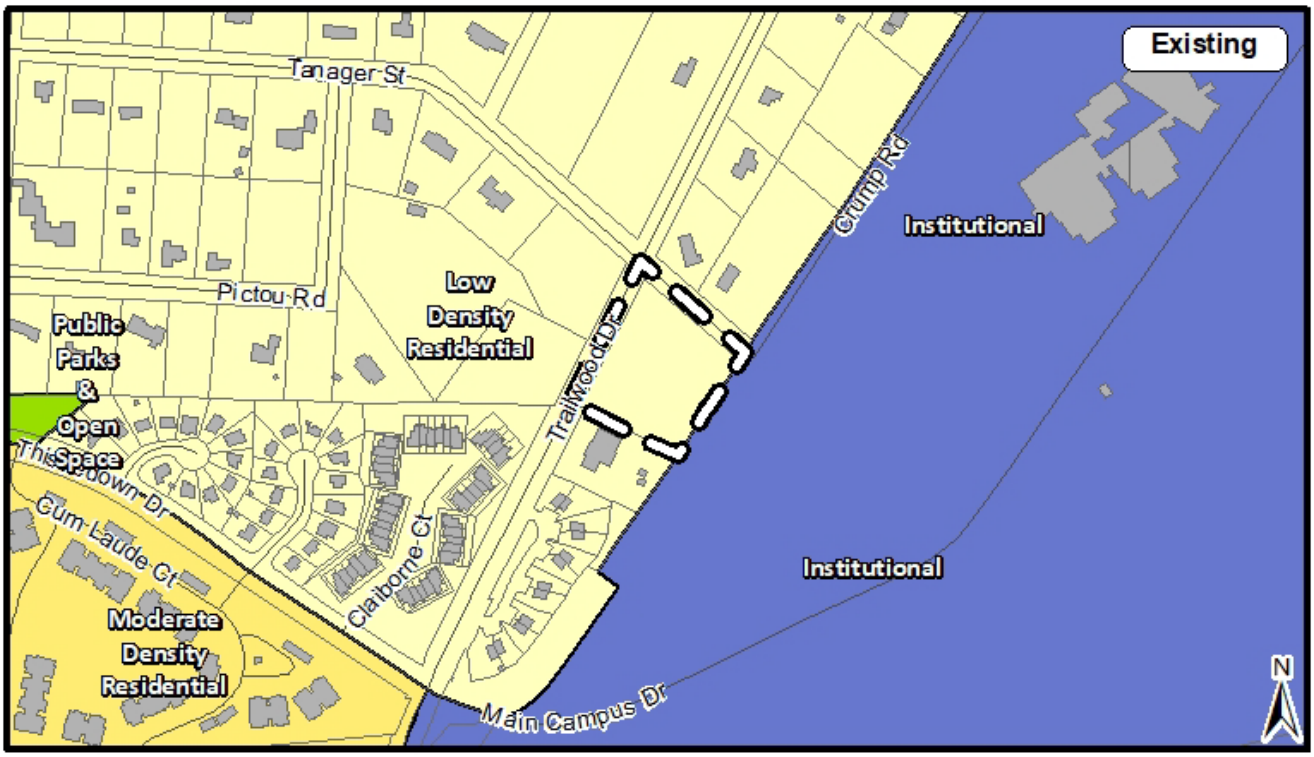
COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-4-20

AMENDED MAPS

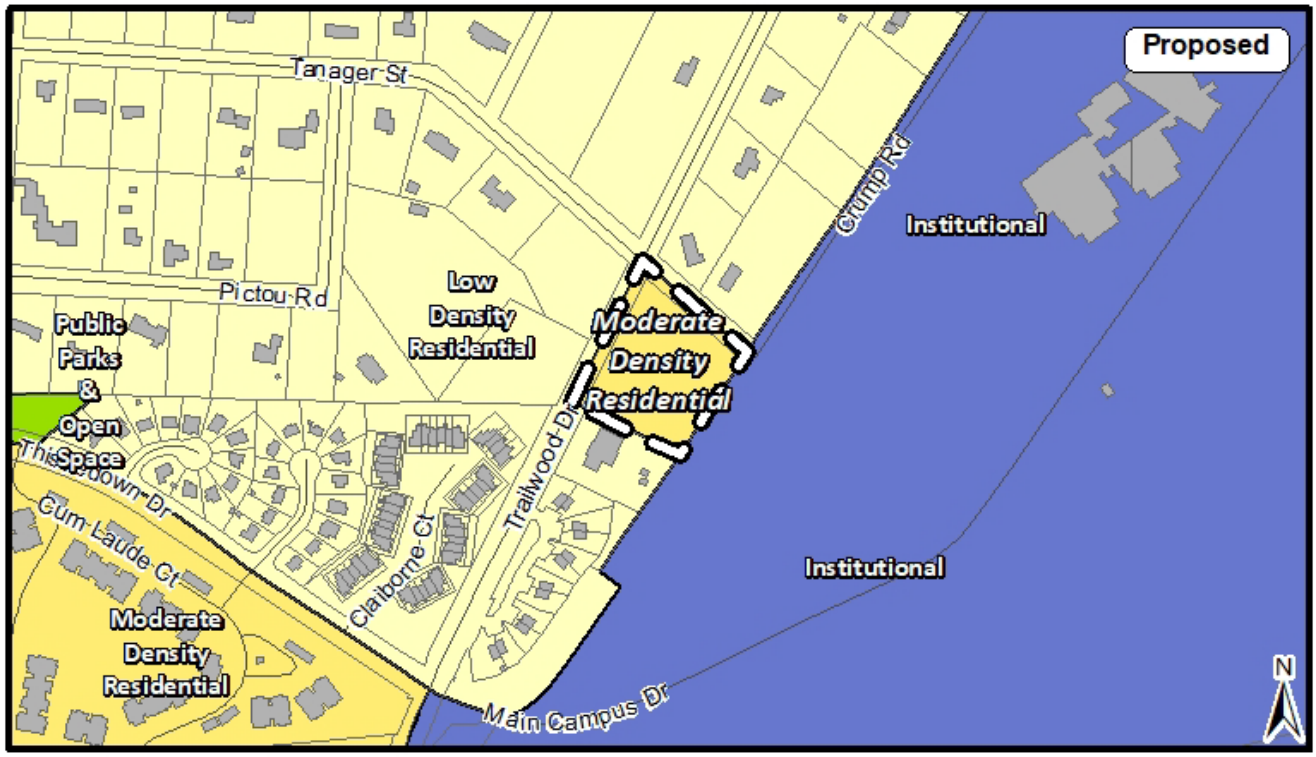
The approval of this rezoning request will result in an amendment to the Future Land Use Map, changing it from Low Density Residential to Moderate Density Residential. This change is triggered because the residential density on the site, if approved, would increase to 9.72 units per acre which corresponds to the Moderate Density Residential FLUM designation that envisions a density of 6-14 units per acre.

Z-4-2020: Required Amendment to the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Moderate Density Residential



AGENDA ITEM (E): OLD BUSINESS

AGENDA ITEM (E) 1: Z-4-20 – 1701 Trailwood Drive

This case is located 1701 Trailwood Drive on its west side, about one-mile northeast of the intersection of I-40 and Gorman Street.

Approximately 2.16 acres are requested to be rezoned by William Anderson Marlowe III to be rezoned. This is for a conditional use district; associated zoning conditions prohibit the apartment building type.

Planner Ellis presented the case. She stated this case has been converted to conditional use case and is still inconsistent with the Future Land Use Map.

Without objection the applicant and public will have 10 minutes each side to speak.

Anderson Marlowe representing the applicant gave a brief overview of the case. He stated that the neighbors had asked that apartment designation has been dropped from the conditions which the applicant has done.

Rebecca Hall responded she and many other neighbors are unanimously opposed to this case regarding it being inconsistent with FLUM and rest of the neighborhood, decrease setback and number of cars and would like applicant to be respectful of the issues of the neighbors.

Steve Hall also representing the neighborhood spoke regarding their being no plan for the area and that no one in the neighborhood has spoken in favor of this rezoning.

Patricia Beach, 1209 Trailwood Drive, speaking for the Trailwood Community stated the rezoning as currently proposed is not appropriate for this area and do not welcome development that begins with clear cutting and this will happen R-10 is allowed. She stated this is spot zoning and is not appropriate for this lot area and would like to commission to deny the request.

Tom Kwak,1333 Trailwood Drive, speaking regarding environmental concerns for this area; protection of neighborhood character and believes this application would destroy not improve this area. He has concerns of forest clearing; transit score is half the city size requirement and exacerbate the problem. This is not the appropriate place for additional development.

There was discussion regarding how many units can be placed on the lot with all the setback.

Mr. Marlowe responded that it is hard to spend money on site plan when you're not sure what you're building. He stated that there would be between 16 to 17 units and has built in a tree save into the conditions.

There was further discussion regarding where the overlay was located and does staff have any guidance regarding the Comp Plan when zoning is close to a fire station and single-family homes.

Chair Tomasulo spoke regarding adding 8 to10 units in an area that needs more housing and helps with infrastructure in an area that is a bit dated

Mr. O'Haver made a motion to recommend approval the case inconsistent with Future Land Use Map but it is overall consistent with the Comprehensive Plan. Ms. Lampman seconded the motion.

Commissioners how do you vote?

Bennett (Aye), Fox (Aye), Hicks (Aye), Lampman (Aye), Mann (Aye), McIntosh (Aye), Miller (Aye), O'Haver, Chair Tomasulo and Winters (Aye). The vote was unanimous 10-0

AGENDA ITEM (E): OLD BUSINESS

AGENDA ITEM (E) 1: Z-4-20 – 1701 Trailwood Drive

This case is located 1701 Trailwood Drive located about a mile northeast of the intersection of I-40 and Gorman Street.

This is a request to be rezoned from R-4 & R-6 w/SRPOD to R-10 w/SRPOD.

Planner Ellis gave a brief overview of the case.

There was no further discussion.

Chair Tomasulo made a motion to approve the case. Mr. Mann seconded the motion.

Commissioners how do you vote?

Bennett (Aye) Fox (Aye) Hicks (Aye) Lampman (Aye) Mann (Aye) McIntosh (Aye) Miller (Aye) O'Haver (Aye) Chair Tomasulo (Aye) Winters (Aye). The vote was unanimous 10-0.

Rezoning Application

RCP RALEIGH DEPARTMENT OF CITY PLANNING

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2682

REZONING REQUEST

☐ General Use ■ Conditional Use ☐ Master Plan

Existing Zoning Base District R4/ R-6 Height N/A Frontage N/A Overlay(s) SRPOD

Proposed Zoning Base District R-10 Height 3 Frontage N/A Overlay(s) SRPOD

Click here to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE USE ONLY
Transaction #
Rezoning Case #

If the property has been previously rezoned, provide the rezoning case number:

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

GENERAL INFORMATION

Date 1/16/2020 Date Amended (1) 2/21/2020 Date Amended (2) 10/29/2020

Property Address 1701 Trailwood Drive

Property PIN 793103411 Deed Reference (book/page) 11024/1160

Nearest Intersection Trailwood Drive & Tanager Street

Property Size (acres) 2.16 (For PD Applications Only) Total Units N/A Total Square Feet 94,089.60

Property Owner/Address William Anderson Marlowe III 3700 Computer Drive - Suite 280 Raleigh, NC 27609	Phone (919) 645-1600	Fax
	Email bill.marlowe4@gmail.com	
Project Contact Person/Address William Anderson Marlowe III 3700 Computer Drive - Suite 280 Raleigh, NC 27609	Phone (919) 645-1600	Fax
	Email bill.marlowe4@gmail.com	
Owner/Agent Signature William Marlowe	Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

RECEIVED
OCT 29 2020
BY: Don Bell

CONDITIONAL USE DISTRICT ZONING CONDITIONS	
Zoning Case Number	OFFICE USE ONLY Transaction #
Date Submitted 10/29/2020	Rezoning Case #
Existing Zoning R4/R6 Proposed Zoning R10	

Narrative of Zoning Conditions Offered
1. The apartment building type is prohibited.
2.
3.
4.
5.
6.
7.
8.
9.
10.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Owner/Agent Signature _____ Print Name Anderson Marlowe

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis	OFFICE USE ONLY Transaction # Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.	

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The property is currently split zoned between zoning districts R4 and R6 with the majority being zoned R4. We have decided to apply to have a less restrictive zoning district applied to the entire site.

2. If we were to be granted the rezoning on this property, the zoning be not be consistent with the current future land use designation. The property lies in a "Low Density Residential" future land use designation, and RX3 zoning is considered to be "Medium Density Residential."

3. The property is not subject to Raleigh's Urban Form Map. The property does not lie on any main corridors or designated centers.

4. Overall, the rezoning is consistent with the urban form map, and would only be considered one class higher in the future land use map.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. Denser and affordable housing.

2. Any public works improvements that the developer would be subject to construct.

3.

4.

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources	OFFICE USE ONLY Transaction # Rezoning Case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	

INVENTORY OF HISTORIC RESOURCES

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

Not applicable

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:
a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"
as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A

Click here to view the Urban Form Map.

1.	*All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.* ***Response:***
2.	*Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.* ***Response:***
3.	*A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.* ***Response:***
4.	*Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.* ***Response:***
5.	*New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.* ***Response:***

6.	*A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.* ***Response:***
7.	*Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.* ***Response:***
8.	*If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.* ***Response:***
9.	*To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.* ***Response:***
10.	*New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.* ***Response:***
11.	*The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.* ***Response:***
12.	*A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.* ***Response:***

13.	*New public spaces should provide seating opportunities.* ***Response:***
14.	*Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.* ***Response:***
15.	*Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.* ***Response:***
16.	*Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements cane make a significant improvement.* ***Response:***
17.	*Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.* ***Response:***
18.	*Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.* ***Response:***
19.	*All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.* ***Response:***

20.	*It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.* ***Response:***
21.	*Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.* ***Response:***
22.	*Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.* ***Response:***
23.	*Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.* ***Response:***
24.	*The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.* ***Response:***
25.	*The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.* ***Response:***
26.	*The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.* ***Response:***

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	**YES**	**N/A**	**YES**	**NO**	**N/A**
1. I have referenced this **Rezoning Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☑	☐			
2. Rezoning application review fee (see **Fee Schedule** for rate)	☑	☐			
3. Completed application; Include electronic version via cd or flash drive	☑	☐			
4. Two sets of stamped envelopes addressed to all property owners within 500 feet of property to be rezoned	☑	☐			
5. Pre-Application Conference	☑	☐			
6. Neighborhood Meeting notice and report	☑	☐			
7. Trip Generation Study	☐	☑			
8. Traffic Impact Analysis	☐	☑			
9. Completed and signed zoning conditions	☑	☐			
10. Completed Comprehensive Plan Consistency Analysis	☑	☐			
11. Completed Response to the Urban Design Guidelines	☐	☑			
12. For applications filed by a third party, proof of actual notice to the property owner	☐	☑			
13. Master Plan (for properties requesting Planned Development or Campus District)	☐	☑			

MASTER PLAN SUBMITTAL REQUIREMENTS					
TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – Master Plan	YES	N/A	YES	NO	N/A
1. I have referenced the **Master Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☐	☐			
2. Total number of units and square feet	☐	☐			
3. 12 sets of plans	☐	☐			
4. Completed application; Include electronic version via cd or flash drive	☐	☐			
5. Vicinity Map	☐	☐			
6. Existing Conditions Map	☐	☐			
7. Street and Block Layout Plan	☐	☐			
8. General Layout Map/Height and Frontage Map	☐	☐			
9. Description of Modification to Standards, 12 sets	☐	☐			
10. Development Plan (location of building types)	☐	☐			
11. Pedestrian Circulation Plan	☐	☐			
12. Parking Plan	☐	☐			
13. Open Space Plan	☐	☐			
14. Tree Conservation Plan (if site is 2 acres or more)	☐	☐			
15. Major Utilities Plan/Utilities Service Plan	☐	☐			
16. Generalized Stormwater Plan	☐	☐			
17. Phasing Plan	☐	☐			
18. Three-Dimensional Model/renderings	☐	☐			
19. Common Signage Plan	☐	☐			

July 8, 2019

RE: 1701 TRAILWOOD DRIVE

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Thursday, July 18, 2019. The meeting will be held at Thomas G. Crowder Center at 5611 Jaguar Park Drive and will begin at 5 P.M.

The purpose of this meeting is to discuss a potential rezoning of the property located at 1701 Trailwood Drive. This property is located adjacent to the fire station at the Southeast corner of the intersection of Trailwood Drive and Tanager Street. This site is currently split zoned R4 and R6 and is proposed to be rezoned to R6.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 500 feet of the area requested for rezoning.

If you have any concerns or questions I can be reached at:

Phone: (919) 645-1600
Email: bill.marlowe4@gmail.com

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at:

Phone: (919) 996-2682
Email: rezoning@raleighnc.gov

Sincerely,

William Anderson Marlowe III

SUMMARY OF ISSUES

A neighborhood meeting was held on July 18, 2019 (date) to discuss a potential rezoning located at 1701 Trailwood Drive (property address). The neighborhood meeting was held at Thomas G. Crowder Center (location). There were approximately 15 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Split Zoning - they were wondering what the current zoning is for the property. We explained it is split zoned, and rezoning to R6 entirely would make it cleaner and would allow for more density.
City Improvements - the neighbors asked what improvements would be involved if we were to develop the property. We explained that there would be sewer extensions required as well as road improvements in front of our property.
The neighbors were concerned that R6 is more conducive to "renters." It appears they only want property owners in their neighborhood.
Sewer - the neighbors were asking what sewer improvements would be made. We explained we would bring sewer from the fire department R/W. They asked why we didn't want to build one or two lots on septic tanks. We explained that is not feasible.
Traffic - the neighbors raised concerns about additional traffic if we added density to the area. Our explanation was that the road improvements would help alleviate traffic concerns.
The neighbors asked us not to "upzone." They all believe no upzoning of any sort whatsoever would be in their best interest.
One neighbor did not want us to rezone because he thought we would try to build a hotel. I explained that would not be permitted in city code.

ATTENDANCE ROSTER	
NAME	ADDRESS
Mr. and Mrs. Wendell Gilliam**	1129 Trailwood Drive**
Steve Hall	1632 Crump Road
Lucy Reid **	3122 Tanager Street**
John Hunter	3121 Tanager Street
Carole Coble**	3215 Tanager Street**
Howard A. Dapper Jr.	3111 Tanager Street
Patricia Beach**	1209 Trailwood Drive**
Mark Barton**	1209 Trailwood Drive**
Gerry Luginbuhl**	1700 Pictou Road**
Han Fang	1628 Crump Road
Patrick Cullon**	3122 Tanager Street**
Buddy Hoch**	1816 Pictou Road**
Tom Kwak**	1333 Trailwood Drive**

**Denotes no notice was sent to this attendee. (outside 500' boundary)