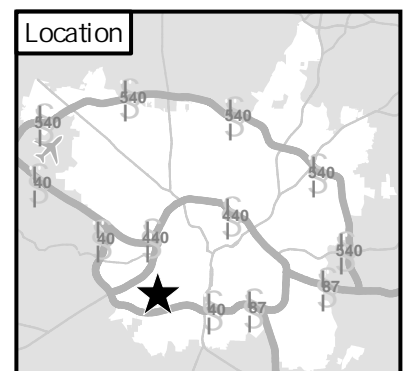


Property	1000 & 1100 Trailwood Dr
Size	11.45 acres
Existing Zoning	PD w/SRPOD
Requested Zoning	R-6 w/SRPOD



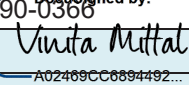


Rezoning Application and Checklist

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 11 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request			
Rezoning Type	<input checked="" type="checkbox"/> General use	<input type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: PD	Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-6	Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: Z-65-2005			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1000 & 1100 Trailwood Drive		
Property PIN: 0793144260 and 0793134771		
Deed reference (book/page): 018986/00363		
Nearest intersection: Trailwood Drive and Avent Ferry Road		Property size (acres): 11.45
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Floresta LLC, 104 Green Park Ln, Cary NC 27518		
Property owner email: tshapiro@morningstarlawgroup.com		
Property owner phone: (919) 590-0366		
Applicant name and address: Floresta LLC, 104 Green Park Ln, Cary NC 27518		
Applicant email: tshapiro@morningstarlawgroup.com		
Applicant phone: (919) 590-0366		
Applicant signature(s): 		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: PD	Proposed zoning: R-6	

Narrative of Zoning Conditions Offered
N/A

The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Property Owner(s) Signature: _____

Printed Name: _____

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is 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.	
<p>1. The Future Land Use Map currently designates the subject properties as low density residential. The site is located just south of an area identified as moderate scale residential. The requested rezoning of R-6 supports residential uses consistent with these designations.</p> <p>2. The site sits just south of a transit emphasis corridor running along Avent Ferry Road in a Frequent Transit Area. Development along this corridor encourages better utilization of public transit, and it allows residents to both live and participate in commerce along thoroughfares where there is a higher level of bus service. This both cuts down on vehicle emissions and rewards the City's investment in public transit.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
<p>1. This proposed rezoning will bring additional housing to the City of Raleigh in an area of high demand given its proximity to Downtown and existing road and transit infrastructure. The base zoning district of R-6 is reasonable given the character of the existing community to the south, and the rezoning is in the overall public interest.</p> <p>2. The zoning designation of R-6 offers an appropriate transition between the existing office mixed use uses to the north and the R-4 and R-2 neighborhoods to the south.</p>	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
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.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

Date: April 7, 2023

Re: Property Located at 1000 and 1100 Trailwood Drive, hereinafter, (the "Property")

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on **Wednesday, April 19, 2023, from 6:00 pm to 7:00 pm**. This meeting will be held at **Pullen Community Center, Pullen CC Classroom 103, 408 Ashe Ave., Raleigh NC 27606**.

The purpose of this meeting is to discuss the potential rezoning of the Property, located on Trailwood Drive near Avent Ferry Road. The Property is currently zoned Planned Development, (PD), with a base zoning district of Residential (R-4), and is proposed to be rezoned to Residential, (R-10). The purpose of the zoning request is to permit Residential development of the site to allow flexibility for residential building types. Our goal is to gather comments through your participation in this virtual neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed.

The City of Raleigh requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the site prior to filing a rezoning application. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Prior to the submittal of any rezoning application, the City of Raleigh requires that a neighborhood meeting be held for all property owners and tenants within 500 feet of the area requested for rezoning.

Information about the rezoning process is available online; visit www.raleighnc.gov and search for "Rezoning Process." If you have further questions about the rezoning process, please contact:

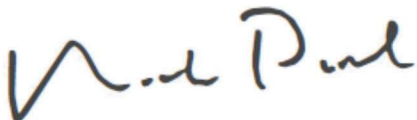
Robert Tate
Raleigh Planning & Development
(919) 996-2235
Robert.Tate@raleighnc.gov

Sean Stewart
Raleigh Planning & Development
(919) 996-2638
Sean.stewart@raleighnc.gov

If you have any concerns or questions about this potential rezoning I can be reached at:

Mack Paul
Morningstar Law Group
(919) 590-0377
mpaul@mstarlaw.com

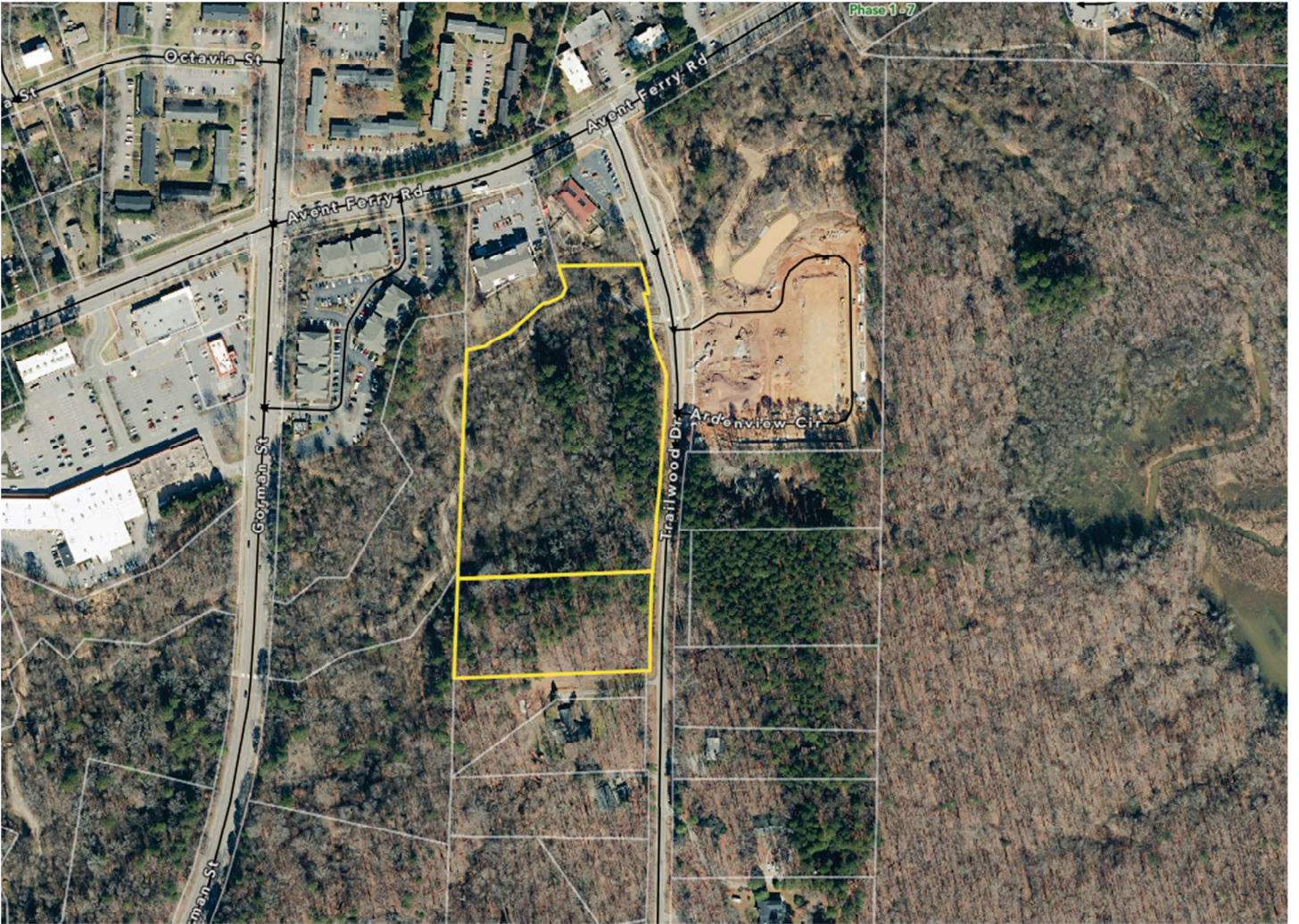
Sincerely,



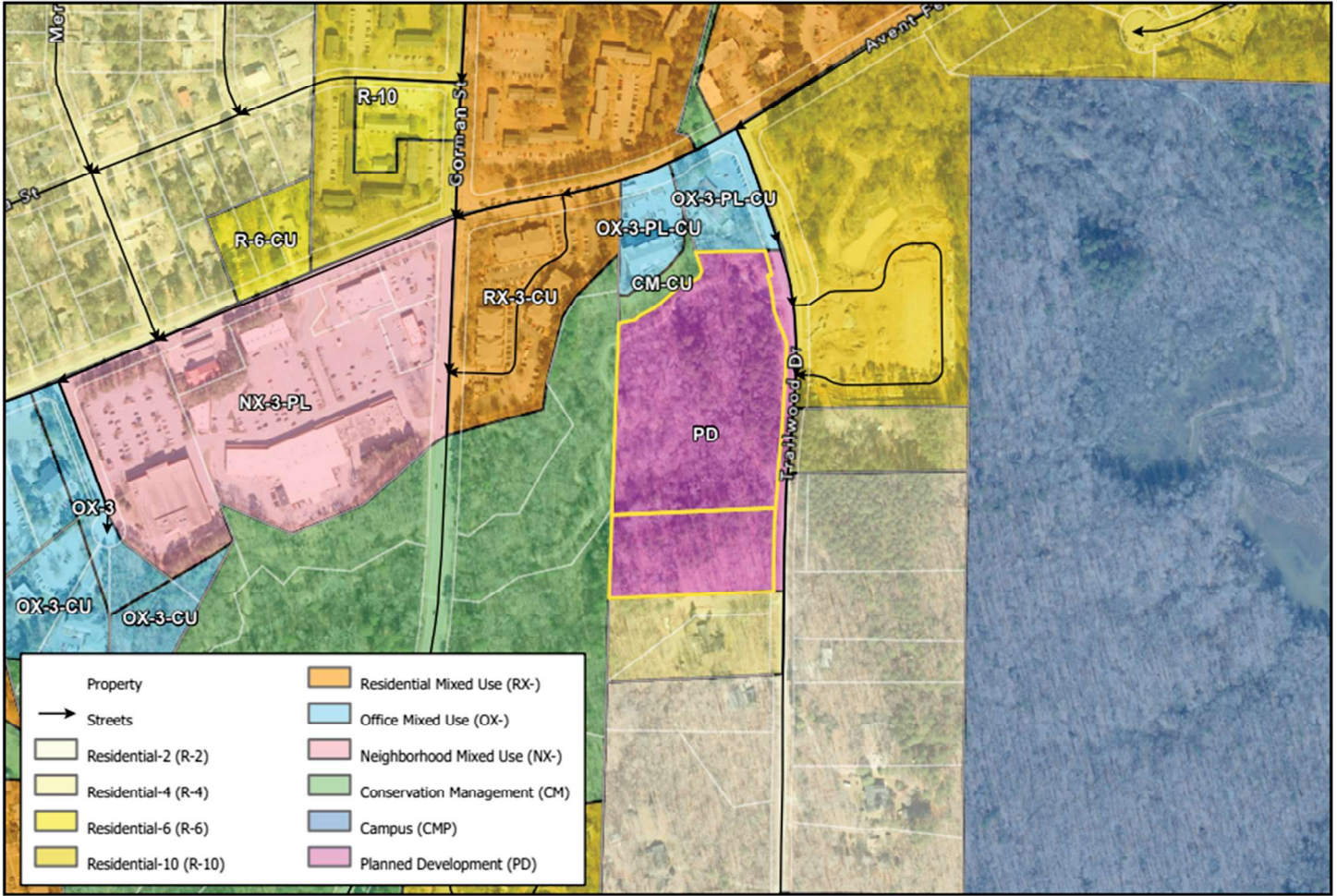
Neighborhood Meeting Agenda

- I. Introductions
- II. The rezoning process
- III. The project
- IV. Question and answer period

Aerial Photo



Zoning





Rezoning Application and Checklist

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Please complete all sections of the form and upload via the Permit and Development Portal (permitportal.raleighnc.gov). Please see page 8 for information about who may submit a rezoning application. A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved. For questions email rezoning@raleighnc.gov.

Rezoning Request				
Rezoning Type	<input checked="" type="checkbox"/> General Use	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Master Plan	Office Use Only Rezoning case # _____
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: PD		Height:	Frontage:	Overlay(s):
Proposed zoning base district: R-10		Height:	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1000 and 1100 Trailwood Drive		
Property PIN: 0793144260 and 0793134771		
Deed reference (book/page): 018986/00363		
Nearest intersection: Trailwood Drive and Avent Ferry Road		Property size (acres): 11.45
For planned development applications only	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Vinita J. Mittal, 104 Green Park LN, Cary NC 27518-9769		
Property owner email:		
Property owner phone: 919-590-0377		
Applicant name and address: Vinita J. Mittal, 104 Green Park LN, Cary NC 27518-9769		
Applicant email: mpaul@morningstarlawgroup.com		
Applicant phone: 919-590-0377		
Applicant signature(s):		
Additional email(s):		

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	<p>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.</p> <p>Response: N/A</p>
2	<p>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.</p> <p>Response: N/A</p>
3	<p>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.</p> <p>Response: N/A</p>
4	<p>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.</p> <p>Response: N/A</p>
5	<p>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.</p> <p>Response: N/A</p>
6	<p>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.</p> <p>Response: N/A</p>

7	<p>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.</p> <p>Response: N/A</p>
8	<p>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.</p> <p>Response: N/A</p>
9	<p>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.</p> <p>Response: N/A</p>
10	<p>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.</p> <p>Response: N/A</p>
11	<p>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.</p> <p>Response: N/A</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response: N/A</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response: N/A</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response: N/A</p>
15	<p>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.</p> <p>Response: N/A</p>
16	<p>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 can make a significant improvement.</p> <p>Response: N/A</p>
17	<p>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.</p> <p>Response: N/A</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response: N/A</p>
19	<p>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.</p> <p>Response: N/A</p>
20	<p>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.</p> <p>Response: N/A</p>

21	<p>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.</p> <p>Response: N/A</p>
22	<p>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.</p> <p>Response: N/A</p>
23	<p>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.</p> <p>Response: N/A</p>
24	<p>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.</p> <p>Response: N/A</p>
25	<p>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.</p> <p>Response: N/A</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response: N/A</p>

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney or Owner Affidavit.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Master Plan (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – Master Plan	Yes	N/A	Yes	No	N/A
1. I have referenced this 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Total number of units and square feet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. 12 sets of plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Vicinity Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Existing Conditions Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Street and Block Layout Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Development Plan (location of building types)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Parking Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Open Space Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Phasing Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Common Signage Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY OF ISSUES

A neighborhood meeting was held on April 19, 2023 (date) to discuss a potential rezoning located at 1000 and 1100 Trailwood Drive (property address). The neighborhood meeting was held at Pullen Community Center, Pullen CC Classroom 103, 408 Ashe Ave., Raleigh NC 27606 (location). There were approximately 20 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See attached.

Summary of Issues
First Neighborhood Meeting
Trailwood Drive
April 19, 2023

1. Discussed Rezoning Process and where the matter is in the process.
2. Discussed previous neighborhood meeting and what the applicant has done since that time.
3. Discussed current zoning and proposed zoning.
4. Discussed Future Land Use Map.
5. Discussed Urban Form Map and the frequent transit area.
6. The applicant introduced himself and discussed the surveys he has conducted on the site to better understand the site and what is best for the site. Discussed the options of townhomes or possibly an age restricted community, and the pros and cons of both.
7. The applicant introduced the designer who discussed a visual of the site including developable area, buffers, tree conservation, greenway, streams, and wetlands, and what would remain undisturbed.
8. The designer further discussed a walkthrough of the property with city staff wherein the greenway amenity, public art and other public amenities were discussed.
9. The designer also discussed rights-of-way, street trees, and possible pedestrian and vehicular access points.
10. Participant discussed the recent heavy rain and that the wetlands are very flooded, and it looks like a swamp. Is there any way to stop this flooding. Response: The owner has conducted a no-rise study which is a study of the overall watershed. The wetlands area is meant to flood and will remain undisturbed. If the site were developed it would be better maintained with storm water maintenance.
11. Participant discussed the steep slope between the developable land and the wetlands and asked if a wall would be built. Response: It is a possibility.
12. Participant asked if the 100-year storm was used to evaluate the stormwater report. Response: Yes.
13. Participant asked if the applicant built an extension of the greenway across the wetlands would it need to be raised? Response: It could be a raised boardwalk that would allow for flooding which means it would not be usable during times the wetlands are flooded.
14. Participant asked what the proposed density is. Response: Less than 6 units per acre in line with (R-6). There are just over 11 acres which would equate to approximately 60 units.
15. Participant asked if there are planned buffers for adjacent properties. Response: There are planned buffers, however, no buffers are required south of the site but there are setbacks. (This conversation refers to the City owned property east of the site.)
16. Participant discussed the conservation area to the south and stated that while he understands there are no buffers required, asked the owner to keep this in mind and think about a buffer. (This conversation refers to the City owned property east of the site.)
17. Participant discussed nearby older apartment developments that have left the natural buffer which is better than clearing and replanting. The natural buffer is a better visual

- and it would be a shame to lose the trees. Right now, we have a spectacular view and would love to keep as many trees as possible.
18. Participant asked about the minimal amount of disturbance because city policy suggests buildings at the street.
 19. Participant asked if this meeting is a meeting asking for permission to do something. Response: The purpose of the meeting is to get feedback from the neighbors. It is a prerequisite to a rezoning application.
 20. Participant stated that we discussed R-6 but are asking for R-10, is there a difference between R-6 and R-10? Response: We can ask for R-10 but condition density to R-6, there isn't a difference on what you can do between R-6 and R-10.
 21. Participant asks what the height differences are between R-6 and R-10. Response: They are the same, however, if the neighborhood is not opposed to a 4-story Townhome development we would have to rezone to RX to get that additional height.
 22. Participant discussed a previous rezoning that was denied because of traffic and environmental concerns. They wanted to build 70 units. What are you proposing that is different if R-6 allows 60 units, 70-60 does not seem like a big difference as it relates to traffic and the environment? Response: We believe the previous rezoning was student housing with 110 units that was decreased to 70 units. I hear what you are saying, you are concerned with large massing and that each Townhome building would have 3 to 4 units. Participant: Yes, this project will still have an impact on traffic and the environment.
 23. Participant asked if the Townhomes would be for sale or rental. Response: They will likely be for sale with a price point of \$800k-\$900k.
 24. Participant asked what the square footage of each unit is. Response: 2400-3000 sq. ft.
 25. The applicant discussed the traffic concerns and brought up an advantage to an age-restricted project would be less traffic and less noise.
 26. Participant stated traffic does not concern him as much as noise.
 27. Participant asked the applicant if he has thought about the materials that would be used. Response: The project would be made up of different materials that would blend in with the environment.
 28. Participant stated that Townhomes are preferred over an age restricted project because an age-restricted project seems too institutional rather than family oriented for this neighborhood.
 29. Participant asked what type of trails would be put in. He is a mountain biker and NC State put in incredible trails great for mountain biking. Response: That has not yet been decided.
 30. Participant asked about light pollution and what type of lighting would be used on the trails. Response: The city prefers not to have lights on these trails as it confuses the animals. City Staff stated lighting is highly regulated with regard to buildings and streets so whatever goes in would have to be to city standards.
 31. Participant stated that sometimes people end up in his backyard from the trails.
 32. Participant asked what has happened with the planned subdivision on the site. Response: That was stopped. The subdivision plan was inherited when the property was purchased, and it called for mass grading. I have taken the last year to conduct environmental surveying regarding the stream and wetland delineation, trees, geotechnical assessment,

- conducted floodplain a study, had greenway walkthroughs with the city and hired a landscaping designer. I have done this all to figure out what is best for the site.
33. Participant discussed a subcommittee that was created by council when they denied the last rezoning to look at Walnut Creek and the development along Walnut Creek. She has not personally heard anything about the study being conducted and asked if the applicant could look into it. Response: Applicant would look into it and city staff also said they would look into it and gathered contact information from participants interested in this study.
 34. Participant stated he cannot support a project unless he knows what the project will be and asked for transparency during the process.
 35. Participant discussed the building down the street that filled up the lake downstream.
 36. Participant stated that if the project is set on 3-4 stories, he is ok with that as long as the buildings are not in your face at the street and there is a smooth transition.
 37. Participant stated that if the Townhomes are to be 2400-3000 sq ft. this is more than the previous rezoning and there will be a lot of disturbance to the environment.
 38. Participant stated that it would be best for the applicant to provide a rendering.
 39. Participant stated that the building should be situated to where the view is of nature and the greenway and not the apartment building down the street. Response: We cannot control the view of the building because it is there, but the hope is to have most views looking out to nature and the greenway.

