



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 12 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	☐ General use	☐ Conditional use	☐ Planned Development
	☒ Text Change to Zoning Conditions		
OFFICE USE ONLY Rezoning case # _____			
Existing zoning base district: R	Height: 6	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: R	Height: 6	Frontage:	Overlay(s): SRPOD
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-22-2023			

General Information		
Date: 10/7/2026	Date amended (1):	Date amended (2):
Property address: 1000, 1100 Trailwood Drive		
Property PIN: 0793144260; 0793134771		
Deed reference (book/page): B: 019085, P. 02266		
Nearest intersection: Avent Ferry and Trailwood Drive		Property size (acres): 8.35; 2.95
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property Owner/Applicant*		
Printed Property Owner Name and Title:		
Printed Name: <u>Floresta LLC</u>		
Printed Name: <u>Anuj Mittal, Manager</u>		
Property Owner Signature(s):		
DocuSigned by: [REDACTED]		
Signature: _____		
Signature: _____		
Applicant Signature (If different than Property Owner) *:		
Signature: _____		
Signature: _____		

RECEIVED

By Diego Joao Murphy-Mendez at 10:46 am, Oct 22, 2026

Contact Information	
Property Owner/Applicant*	
Name & Title:	Floresta LLC
Email:	
Phone:	
Name & Title:	
Email:	
Phone:	
Point of Contact (If different than above)**	
Point of Contact Name:	Toby Coleman
Email:	tcoleman@smithlaw.com
Phone:	919-821-6778
Point of Contact Name:	
Email:	
Phone:	

Conditional Use District Zoning Conditions

Zoning case #:	Date submitted: 10/___/26	OFFICE USE ONLY Rezoning case #
Existing zoning: R-6-CU w SRPOD	Proposed zoning: R-6-CU w SRPOD	

Narrative of Zoning Conditions Offered

1. The following limits on development intensity shall apply on the property: Development intensity shall not exceed 40 residential units.
 2. There shall be a minimum of six acres of undisturbed protected area as defined per UDO Section 12.2(u). Landscaping and planting enhancements shall be permitted and such approval(s) shall be obtained from the City of Raleigh Parks, Recreation Cultural Resources department.
 3. Any approved site plan including all or any portion of 1000 Trailwood Drive (PIN 0793144260; deed recorded at Book 019085, Page 02266 in the Wake County Register of Deeds) shall permit no greater than 35,000 square feet of disturbance within the pre-development, 100-year floodplain area located on the net area of the parcel after any roadway dedication and shall receive a no-rise certification in accordance with Section 9.5.3 of the Raleigh Stormwater Design Manual.
 4. Along the limit of disturbance adjacent to any regulatory watercourse buffers, developer shall install Super Silt fencing prior to any grading or construction.
 5. The Apartment Building Type is prohibited. Dwelling units located within attached house or townhouse building type shall be vertically separated by a party wall; no dwelling units shall be stacked.
- If the townhouse building type is constructed on the Property, the following conditions shall apply:
6. Stormwater control measures for new development on site shall meet the standards set forth in UDO Section 9.2.2.E. Such stormwater treatment shall include green stormwater infrastructure measures. A minimum of 50% of stormwater runoff on site that is required to be treated shall be treated using green stormwater infrastructure. At least one of the following types of green stormwater infrastructure shall be included on any tier three administrative site review:
 - a. Bio-retention areas.
 - b. Permeable pavement systems.

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: [REDACTED]

Printed Name (and Title): Anuj Mittal, Manager, Floresta, LLC

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By Diego Joao Murphy-Mendez at 10:46 am, Oct 22, 2026

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: 10/___/26	OFFICE USE ONLY Rezoning case #
Existing zoning: R-6-CU w SRPOD	Proposed zoning: R-6-CU w SRPOD	

Narrative of Zoning Conditions Offered
7. In the event fill is permitted within the existing floodplain, any vehicular surface in such area shall utilize permeable pavement. 8. Resident parking shall be limited to the footprint of the individual units (i.e., the first level and driveway); except for visitor parking which shall be limited to no more than seven spaces.

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: [REDACTED]

Printed Name (and Title): Anuj Mittal, Manager, Floresta, LLC

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Proposed Zoning Text Change 1000 and 1100 Trailwood
Redlines Show Changes from Current Zoning Conditions

1. The following limits on development intensity shall apply on the property: Development intensity shall not exceed 40 residential units.

~~2. Prior to the issuance of a certificate of occupancy for the first residential unit, the developer will construct a privately maintained, multi-use path ("Greenway Connection"). The Greenway Connection will provide at least one direct pedestrian connection from the internal sidewalk system within the development to the existing greenway trail along the northern boundary of the subject property. The Greenway Connection will be at least 400 linear feet in total length. The Greenway Connection will be designed & constructed to City of Raleigh Greenway Standards and publicly accessible. Any portions of the Greenway Connection outside of the existing City of Raleigh Greenway Easement on the subject property shall be placed in a Bicycle and Pedestrian Access Easement.~~

2. ~~3.~~ There shall be a minimum of six acres of undisturbed protected area as defined per UDO Section 12.2(u), ~~exclusive of the Greenway Connection per condition.~~ Landscaping and ~~plantings~~planting enhancements shall be permitted, and such approval(s) shall be obtained from the City of Raleigh Parks, Recreation Cultural Resources department.

3. ~~4.~~ ~~There shall be a minimum forty foot (40') building setback for any development on 1100~~Any approved site plan including all or any portion of 1000 Trailwood Drive (Deed PIN 0793144260; deed recorded at Book 019085, Page 02266) ~~as measured from the property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263).~~ in the Wake County Register of Deeds) shall permit no greater than 35,000 square feet of disturbance within the pre-development, 100-year floodplain area located on the net area of the parcel after any roadway dedication and shall receive a no-rise certification in accordance with Section 9.5.3 of the Raleigh Stormwater Design Manual.

4. Along the limit of disturbance adjacent to any regulatory watercourse buffers, developer shall install Super Silt fencing prior to any grading or construction.

5. The Apartment Building Type is prohibited. Dwelling units located within attached house or townhouse building type shall be vertically separated by a party wall; no dwelling units shall be stacked.

If the townhouse building type is constructed on the Property, the following conditions shall apply:

6. ~~Prior to the issuance of a certificate of occupancy in conjunction with new development on 1100 Trailwood Drive (Deed Book 019085, Page 02266), the following plant material shall be installed within 40 feet of the southern property line along the property line measured east to west: ten (10) evergreen trees per 100 linear feet that are a minimum 3" caliper and 12' in height, five (5) understory trees per 100 linear feet that are a minimum 2" caliper and 8' in height, and twelve (12) evergreen shrubs per 100 linear feet that are a~~

~~minimum of 24" in height. The sizes indicated for each plant type refer to the size at the time of installation.~~ Stormwater control measures for new development on site shall meet the standards set forth in UDO Section 9.2.2.E. Such stormwater treatment shall include green stormwater infrastructure measures. A minimum of 50% of stormwater runoff on site that is required to be treated shall be treated using green stormwater infrastructure. At least one of the following types of green stormwater infrastructure shall be included on any tier three administrative site review:

- a. Bio-retention areas.
- b. Permeable pavement systems.

7. ~~7.~~ In the event fill is permitted within the existing floodplain, any vehicular surface in such area shall utilize permeable pavement.

~~8. The Apartment Building Type is prohibited. Dwelling units located within any other building type shall be vertically separated by a party wall; no dwelling units shall be stacked.~~

~~9. Any occupiable rooftop space on the units situated immediately adjacent to the northern property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263) shall contain screening so that such rooftop space does not have site lines to the property to the south.~~

8. ~~10.~~ Resident parking shall be limited to the footprint of the individual units (i.e., the first level and driveway); except for visitor parking which shall be limited to no more than seven spaces.

Rezoning Application Addendum #1

Comprehensive Plan Analysis

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.

OFFICE USE ONLY Rezoning case

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 Future Land Use Map currently designates the subject properties as low scale residential and within the Frequent Transit Area. The R-6 zoning and proposed revised conditions are consistent with low scale residential, supporting development of a variety of housing types such as townhomes and single family homes while maintaining neighborhood character. The revised conditions allow for greater flexibility to develop the property while limiting development within the 100-year floodplain and mitigating impacts to watercourse buffers. In the event that the land is developed with townhomes, further conditions will exist to control stormwater and mitigate parking impacts consistent with the low scale residential designation.
2. The Urban Form Map shows that the properties are located within a Frequent Transit Area and are just South of the Avent Ferry Road Transit Emphasis Corridor. Development along this corridor encourages better utilization of public transit and can contribute to reduced transportation costs and overall cost of living.
3. The proposed rezoning is consistent with the following Comprehensive Plan land use policies: LU 1.2 (Future Land Use Map and Zoning Consistency); LU 2.6 (Zoning and Infrastructure Impacts); LU 4.5 (Connectivity); LU 4.7 (Capitalizing on Transit Access); LU 4.19 (Missing Middle Housing); LU 5.1 (Reinforcing Urban Pattern); LU 8.1 (Housing Variety); LU 8.5 (Neighborhood Scale Housing); LU 8.10 (Infill Development); LU 8.12 (Infill Compatibility); H 1.8 (Zoning for Housing); H 1.9 (Housing Diversity).

Public Benefits

Provide brief statements explaining how the rezoning request is reasonable and in the public interest.

This proposed rezoning will facilitate greater flexibility for development, enabling the construction of additional housing in an area of high demand well served by multiple transit lines. The request would increase the market-rate housing supply and permit residential land uses at a similar height, intensity, and scale to the surrounding neighborhood.

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

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	☒	☐	☐	☐	☐
2. Pre-application conference.	☒	☐	☐	☐	☐
3. Neighborhood meeting notice and report	☒	☐	☐	☐	☐
4. Rezoning application review fee (see Fee Guide for rates).	☐	☐	☐	☐	☐
5. Completed application submitted through Permit and Development Portal	☒	☐	☐	☐	☐
6. Completed Comprehensive Plan consistency analysis	☒	☐	☐	☐	☐
7. Completed response to the urban design guidelines	☐	☒	☐	☐	☐
8. <u>Two</u> 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.	☒	☐	☐	☐	☐
9. Trip generation study (May be required after submittal)	☐	☒	☐	☐	☐
10. Traffic impact analysis (May be required after submittal)	☐	☒	☐	☐	☐
11. If signed electronically, e-signature confirmation page(s)	☒	☐	☐	☐	☐
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	☒	☐	☐	☐	☐
For properties requesting a Planned Development or Campus District:					
12. Master plan (see Master Plan submittal requirements).	☐	☐	☐	☐	☐
For properties requesting a text change to zoning conditions:					
13. Redline copy of zoning conditions with proposed changes.	☐	☐	☐	☐	☐
14. Proposed conditions signed by property owner(s).	☐	☐	☐	☐	☐

SUMMARY OF ISSUES

A neighborhood meeting was held on October 1, 2026 (date) to discuss a potential rezoning located at 1000 and 1100 Trailwood (property address). The neighborhood meeting was held at Pullen Park Community Center, 408 Ashe Ave., Raleigh (location). There were approximately 3 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Discussed why the proposed zoning text change would retain the 40 residential unit maximum
Discussed potential development of surrounding properties.
Concern about nearby bus stop where traffic backs up on Trailwood when bus stops
Discussed who would be responsible for maintaining new roads, sidewalks, and stormwater facilities
Discussed how a homeowners association for the new development would work
General concerns about existing traffic on Trailwood

[illegible]

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

September 3, 2026

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611
TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss a potential text change to zoning conditions of 1000 Trailwood Drive and 1100 Trailwood Drive, Raleigh, NC (PINs: 0793144260 and 0793134771)

Dear Neighbors:

We write to invite you to a Neighborhood Meeting to discuss a proposed rezoning of 1000 Trailwood Drive and 1100 Trailwood Drive, Raleigh, North Carolina (PINs: 0793144260 and 0793134771) (the "Property").

The neighborhood meeting will be held on September 15, 2026 at 6:00 p.m. in the Pullen Park Community Center located at 408 Ashe Ave, Raleigh, NC 27606.

The Property is currently zoned Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU with SRPOD) and the applicant is proposing to rezone the property Residential 4 (R-4). The enclosed maps show the location of the Property and the current zoning of the neighborhood.

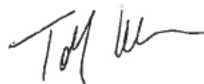
At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential zoning conditions for the development of the Property.

Prior to submitting the application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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 Raleigh Planning & Development at 919-996-2682 (option 2) or rezoning@raleighnc.gov.

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at tcoleman@smithlaw.com.

Sincerely,



Toby R. Coleman

enclosures



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Discussed how a homeowners association for the new development would work
General concerns about existing traffic on Trailwood

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

OFFICES
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

September 18, 2026

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss a potential text change to zoning conditions of 1000 Trailwood Drive and 1100 Trailwood Drive, Raleigh, NC (PINs: 0793144260 and 0793134771)

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The neighborhood meeting will be held on October 1, 2026 at 6:00 p.m. in the Pullen Park Community Center located at 408 Ashe Ave, Raleigh, NC 27606.

The Property is currently zoned Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU with SRPOD). The Property is proposed to retain its existing R-6-CU with SRPOD zoning. The enclosed maps show the location of the Property and the current zoning of the neighborhood. The potential text change to zoning conditions would revise the current zoning conditions on the Property. A copy of the existing zoning conditions on the Property are enclosed.

The potential changes to the zoning conditions under consideration would be intended to facilitate single-family development on the Property by making it clear that zoning conditions requiring green stormwater infrastructure and permeable pavement would only apply to townhome developments on the Property, and would not apply to any single-family neighborhood built on the Property. Other potential changes to zoning conditions would eliminate the requirement to construct a greenway connection in the floodplain that City staff have indicated they no longer want, and to remove landscape buffer requirements and similar protections for 1116 and 1126 Trailwood Drive because those properties were recently upzoned to Residential-10 zoning and would be permitted to develop more densely than the Property subject to this potential request.

At the Neighborhood Meeting, we will discuss the proposed rezoning, including the potential changes to the zoning conditions on the Property.

Prior to submitting the application, the City of Raleigh requires that a neighborhood meeting be held for all property owners, residents, or tenants within 500 feet of the property requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

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

Diego Joao Murphy-Mendez
Raleigh Planning & Development
(919) 996-6759
Diego.Murphy-Mendez@raleighnc.gov

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6694 or via email at tcoleman@smithlaw.com.

Sincerely,

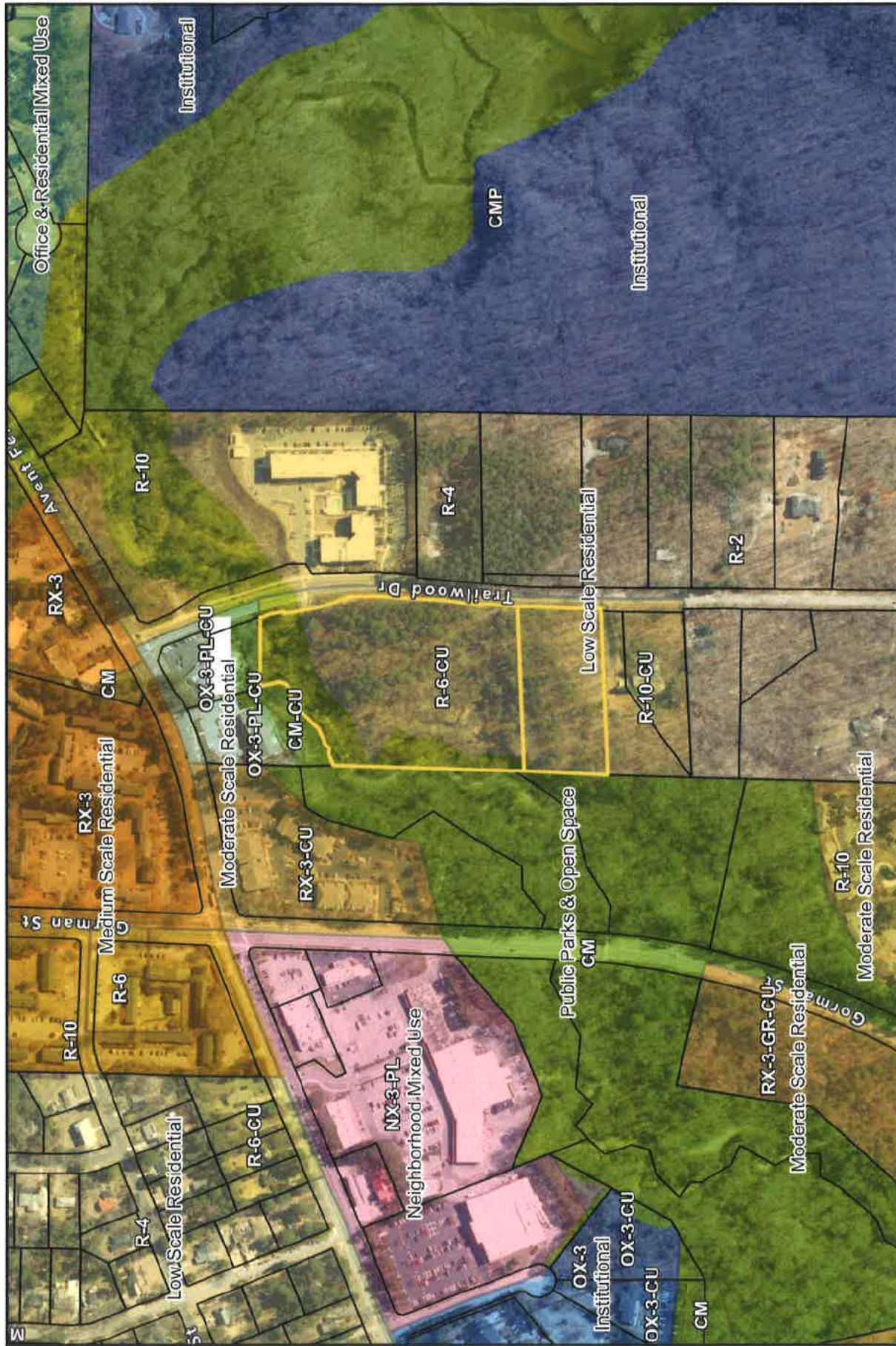
A handwritten signature in black ink, appearing to read 'Toby R. Coleman', with a stylized flourish at the end.

Toby R. Coleman

enclosures



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ORDINANCE NO. (2024) 597 ZC 873

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF RALEIGH WHICH INCLUDES THE ZONING DISTRICT MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That Part 10 of the City of Raleigh Code, which includes the Zoning District Map, be and the same if hereby amended as follows:

- 1. Z-22-23 – 1000, 1100 Trailwood Drive**, located 1/4 mile east of the intersection of Gorman Street and Avent Ferry Road, being Wake County PINs 0793144260, 0793134771. Approximately 11.30 acres rezoned to Residential-6, with Conditions, with Special Residential Parking Overlay District (R-6-CU w/ SRPOD).

Conditions dated: January 12, 2024

- The following limits on development intensity shall apply on the property: Development intensity shall not exceed 40 residential units.
- Prior to the issuance of a certificate of occupancy for the first residential unit, the developer will construct a privately-maintained, multi-use path ("Greenway Connection"). The Greenway Connection will provide at least one direct pedestrian connection from the internal sidewalk system within the development to the existing greenway trail along the northern boundary of the subject property. The Greenway Connection will be at least 400 linear feet in total length. The Greenway Connection will be designed & constructed to City of Raleigh Greenway Standards and publicly accessible. Any portions of the Greenway Connection outside of the existing City of Raleigh Greenway Easement on the subject property shall be placed in a Bicycle and Pedestrian Access Easement.
- There shall be a minimum of six acres of undisturbed protected area as defined per UDO Section 12.2 (u), exclusive of the Greenway Connection per condition. Landscaping and plantings enhancements shall be permitted, and such approval(s) shall be obtained from the City of Raleigh Parks, Recreation Cultural Resources department.
- There shall be a minimum forty foot (40') building setback for any development on 1100 Trailwood Drive (Deed Book 019085, Page 02266) as measured from the property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263).
- Prior to the issuance of a certificate of occupancy in conjunction with new development on 1100 Trailwood Drive (Deed Book 019085, Page 02266), the following plant material shall be installed within 40 feet of the southern property line along the property line measured east to west: ten (10) evergreen trees per 100 linear feet that are a minimum 3" caliper and 12' in height, five (5) understory trees per 100 linear feet that are a minimum 2" caliper and 8' in height, and twelve (12) evergreen shrubs per 100 linear feet that are a minimum of 24" in height. The sizes indicated for each plant type refer to the size at the time of installation.

6. Stormwater control measures for new development on site shall meet the standards set forth in UDO Section 9.2.2.E. Such stormwater treatment shall include green stormwater infrastructure measures. A minimum of 50% of stormwater runoff on site that is required to be treated shall be treated using green stormwater infrastructure. At least one of the following types of green stormwater infrastructure shall be included on any tier three administrative site review:
 - a. Bio-retention areas.
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7. In the event fill is permitted within the existing floodplain, any vehicular surface in such area shall utilize permeable pavement.
8. The Apartment Building Type is prohibited. Dwelling units located within any other building type shall be vertically separated by a party wall; no dwelling units shall be stacked.
9. Any occupiable rooftop space on the units situated immediately adjacent to the northern property line of 1116 Trailwood Drive (Deed Book 017352, Page 02263) shall contain screening so that such rooftop space does not have site lines to the property to the south.
10. Resident parking shall be limited to the footprint of the individual units (i.e., the first level and driveway); except for visitor parking which shall be limited to no more than seven spaces.