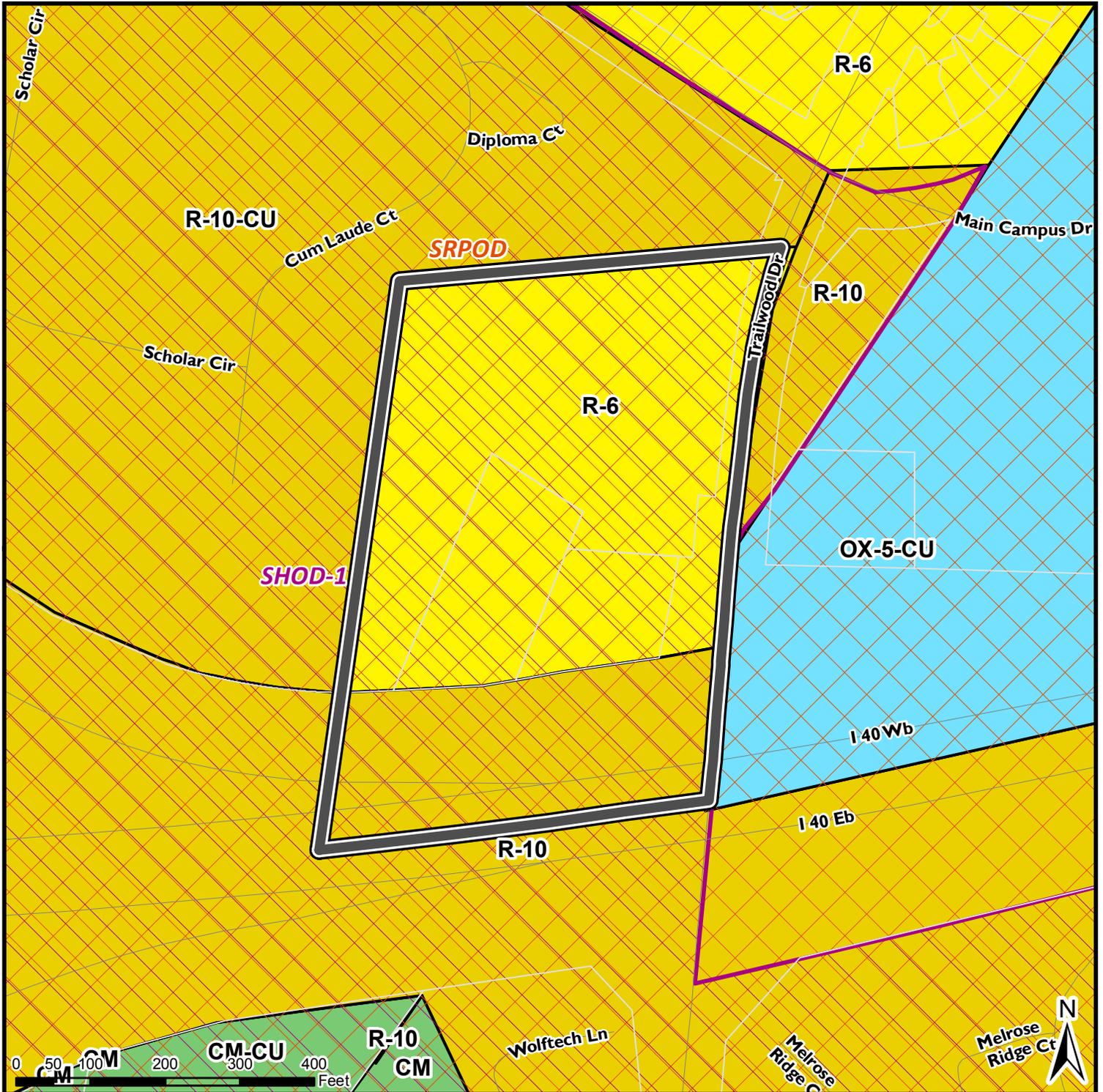


Existing Zoning Map

Z-39-2015



Submittal Date

10/20/2015

Request:

**5.61 acres from
R-6 w/SHOD-1 & SRPOD to
RX-3-PK-CU & RX-3-CU
(both w/ SHOD-1 & SRPOD)**

VICINITY MAP





Certified Recommendation

Raleigh Planning Commission

CR# 11683

Case Information: Z-39-15 – Trailwood Drive

<i>Location</i>	Trailwood Drive, west side, south of its intersection with Thistledown Drive Addresses: 1820, 1824 & 1900 Trailwood Drive PINs: 0792093361, 0792092086, 0792094031
<i>Request</i>	Rezone property from Residential-6 with Special Residential Parking Overlay District and Special Highway Overlay District-1 (R-6 w/ SRPOD & SHOD-1) to Residential Mixed Use-3 stories-Parkway-Conditional Use with Special Residential Parking Overlay District and Special Highway Overlay District-1 (RX-3-PK-CU w/ SRPOD & SHOD-1) [northern two properties] and Residential Mixed Use-3 stories-Conditional Use with Special Residential Parking Overlay District and Special Highway Overlay District-1 (RX-3-CU w/ SRPOD & SHOD-1) [southernmost property]
<i>Area of Request</i>	5.61 acres
<i>Property Owners</i>	Addie B. Clark & Grady Langston/ 1900 Trailwood Drive/ Raleigh, NC 27606 Star Brite Housing/ PO Box 1137/ Youngsville, NC 27596 Erica D. Langston/ 1900 Trailwood Drive/ Raleigh, NC 27606
<i>Applicant</i>	Tony M. Tate: Tony. M. Tate Landscape Architecture, PA: 919-484-8880; jen@tmtla.com
<i>Citizens Advisory Council (CAC)</i>	West CAC – Co-Chairs: Benson Kirkman: 919-859-1187; benson.kirkman@att.net ; Jim Paumier: 919-859-1753; jopaumier@earthlink.net
<i>PC Recommendation Deadline</i>	March 7, 2016

Comprehensive Plan Consistency

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

Future Land Use Map Consistency

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

Comprehensive Plan Guidance

<i>FUTURE LAND USE</i>	Moderate Density Residential (6 to 14 units per acre)
<i>URBAN FORM</i>	Center: <i>(None)</i> Corridor: <i>(None)</i>
<i>CONSISTENT Policies</i>	Policy LU 1.2 - Future Land Use Map and Zoning Consistency Policy LU 1.3 - Conditional Use District Consistency Policy LU 2.6 - Zoning and Infrastructure Impacts Policy LU 5.4 - Density Transitions Policy LU 5.6 - Buffering Requirements Policy LU 6.4 - Bus Stop Dedication Policy LU 8.12 – Infill Compatibility Policy T 4.15 - Enhanced Rider Amenities
<i>INCONSISTENT Policies</i>	<i>(None identified.)</i>



Zoning Staff Report – Case Z-39-15

Conditional Use District

Case Summary

Overview

The proposal seeks to rezone three contiguous parcels to permit multi-unit-living structures. The present zoning restricts site density to 6 units per acre. The rezoning request would permit up to 10 units per acre, in buildings up to 3 stories in height. The Special Residential Parking Overlay and Special Highway Overlay District-1 would be retained (the latter restricting height to no more than 5 stories/ 75 feet).

The site is located east and south of an existing multi-unit development, the Campus Edge apartment complex, which consists of 262 units on approximately 25 acres. Zoning is Residential-10 Conditional Use. North of the apartments, across Thistledown Drive, is the Thistledown Townhouse community, zoned R-6. Across Trailwood Drive from the site is NC State’s Centennial Campus, the southwestern entrance to which, Main Campus Drive, continues Thistledown Drive eastward across Trailwood Drive. The campus is zoned Office Mixed Use-5 stories-Conditional Use; a wedge of land at the Main Campus/ Trailwood intersection is zoned Residential-10. That property and the westernmost portion of Centennial Campus are undeveloped and wooded. The City is exchanging the corner lot with the university for a new tract immediately to the south for purposes of building a City water tank. Master Planning for Centennial Campus foresees eventual expansion of university facilities toward the site from the present campus core; the timetable for such construction, however, is not yet set. The rezoning site, in relation to the NC State campus, is 2 miles from Hunt Library, and 2 1/3 miles from the edge of the main campus.

The Z-39-15 site has more than 500 feet of frontage along Trailwood Drive. The three parcels which currently make up the site obtain common access from a driveway 500 feet south of the Thistledown/ Trailwood intersection. The site’s south edge adjoins the I-40 right-of-way; the bridge carrying Trailwood Drive across the interstate is just off the site’s southeast corner. Access to I-40 is approximately one mile away (off Gorman Street).

While the site is cleared around the three existing residences, most of it is wooded. From the site’s central rise (on which one of the houses is situated), grade falls some 20 feet to the site’s low point at the southwest, just above a collection point for stormwater runoff. Along the site’s western and northern boundaries, shared with the Campus Edge property, grade drops abruptly, limiting opportunity for cross-access. Access is further restricted by zoning conditions on the Campus Edge site (per [Z-30-97](#)), which require transition yard plantings the length of the shared lot lines. The grade from Trailwood, though, ascends gradually to the site’s center.

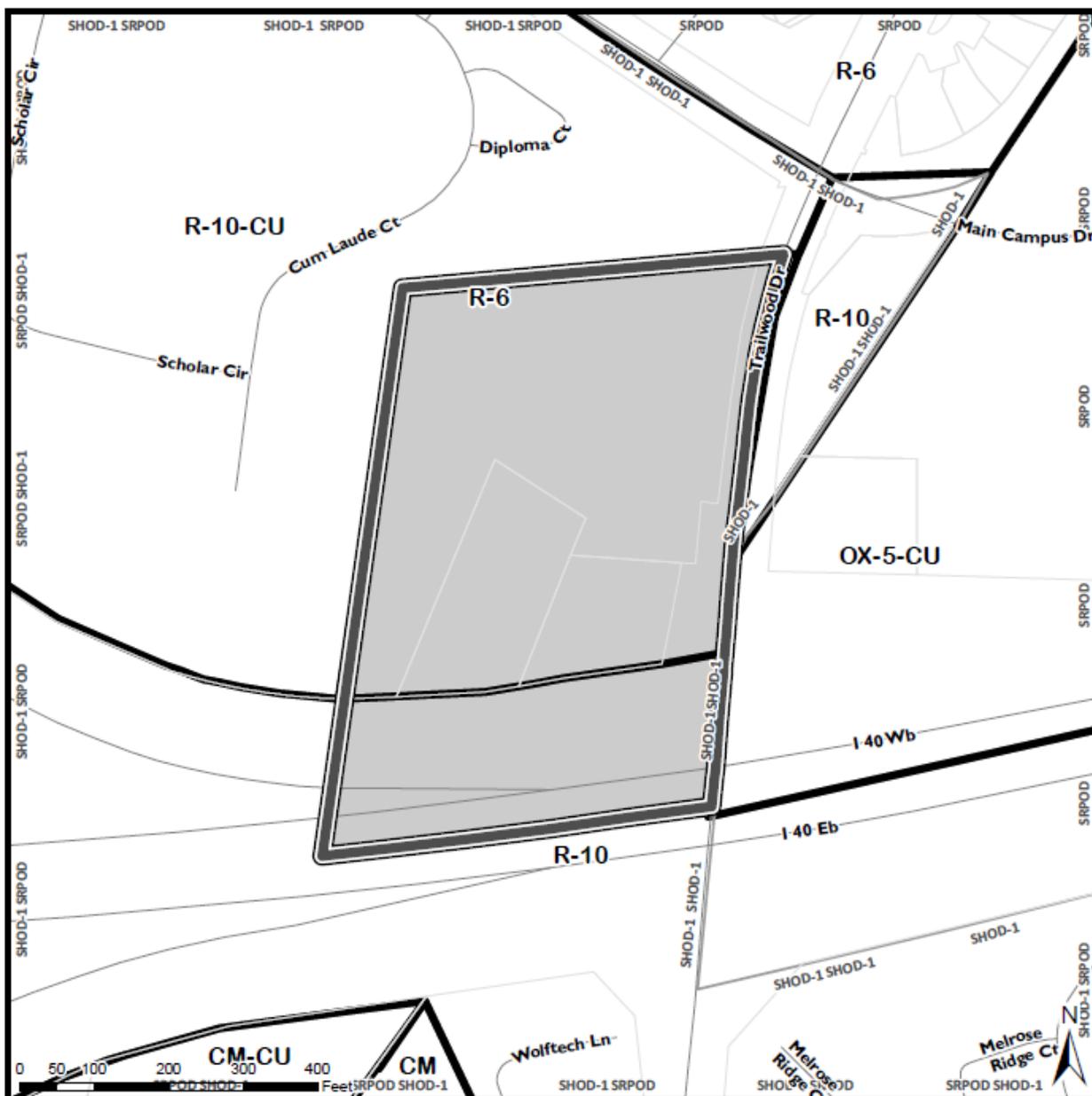
Sidewalks run the length of the south side of Thistledown, turning the corner on Trailwood to stub at the subject site. A pending City project will connect the stub to sidewalks on Lineberry Drive to the south, past the Beltline. Sidewalk connections to the north, though, end past the townhouses north of Thistledown, and do not resume for a mile beyond. Sidewalks along Main Campus Drive begin at Centennial Middle School, a half-mile into campus past the Trailwood intersection.

Outstanding Issues

<i>Outstanding Issues</i>	<ol style="list-style-type: none"> 1. Existing block perimeter exceeds UDO standards. 2. Sewer and fire flow matters may need to be addressed upon redevelopment. 	<i>Suggested Mitigation</i>	<ol style="list-style-type: none"> 1. Address sewer and fire flow capacities at the site plan stage.
---------------------------	---	-----------------------------	---

Existing Zoning Map

Z-39-2015



Submittal Date
10/20/2015

Request:

5.61 acres from
R-6 w/SHOD-1 & SRPOD
 to **RX-3-PK-CU w/SHOD-1 & SRPOD**
 and **RX-3-CU w/SHOD-1 & SRPOD**

VICINITY MAP



Rezoning Case Evaluation

1. Compatibility Analysis

1.1 Surrounding Area Land Use/ Zoning Summary

	Subject Property	North	South	East	West
<i>Existing Zoning</i>	Residential-6	Residential-10 Conditional Use	Residential-10	Residential-10; Office Mixed Use-5 stories-Conditional Use	Residential-10 Conditional Use
<i>Additional Overlays</i>	Special Residential Parking; Special Highway-1	Special Residential Parking; Special Highway-1			
<i>Future Land Use</i>	Moderate Density Residential	Moderate Density Residential	Moderate Density Residential	Institutional	Moderate Density Residential
<i>Current Land Use</i>	Single-Unit Living	Multi-Unit Living	Interstate Highway (I-40)	Vacant (wooded)	Multi-Unit Living
<i>Urban Form (if applicable)</i>	(n/ a)	(n/ a)	Parkway Corridor	(n/ a)	(n/ a)

1.2 Current vs. Proposed Zoning Summary

	Existing Zoning	Proposed Zoning
<i>Residential Density:</i>	6 DUs/ acre (max. 33 DUs)	10 DUs/ acre (max. 56 DUs)
<i>Setbacks:</i> <i>Front:</i> <i>Side:</i> <i>Rear:</i>	20' (10' after 1989) 5' (15' aggregate) 20'	<i>If Apartment Building Type:</i> 5' 0 or 6' 0 or 6'
<i>Retail Intensity Permitted:</i>	-0-	-0-
<i>Office Intensity Permitted:</i>	-0-	-0-

1.3 Estimated Development Intensities

	Existing Zoning	Proposed Zoning
<i>Total Acreage</i>	5.61	5.61
<i>Zoning</i>	R-6 w/ SRPOD & SHOD-1	RX-3-PK-CU w/ SRPOD & SHOD-1 & RX-3-CU w/ SRPOD & SHOD-1
<i>Max. Gross Building SF</i>	n/a	n/a
<i>Max. # of Residential Units</i>	33	56
<i>Max. Gross Office SF</i>	-0-	-0-

<i>Max. Gross Retail SF</i>	-0-	-0-
<i>Max. Gross Industrial SF</i>	-0-	-0-
<i>Potential F.A.R.</i>	<i>n/a</i>	<i>n/a</i>

The proposed rezoning is:

Compatible with the property and surrounding area.

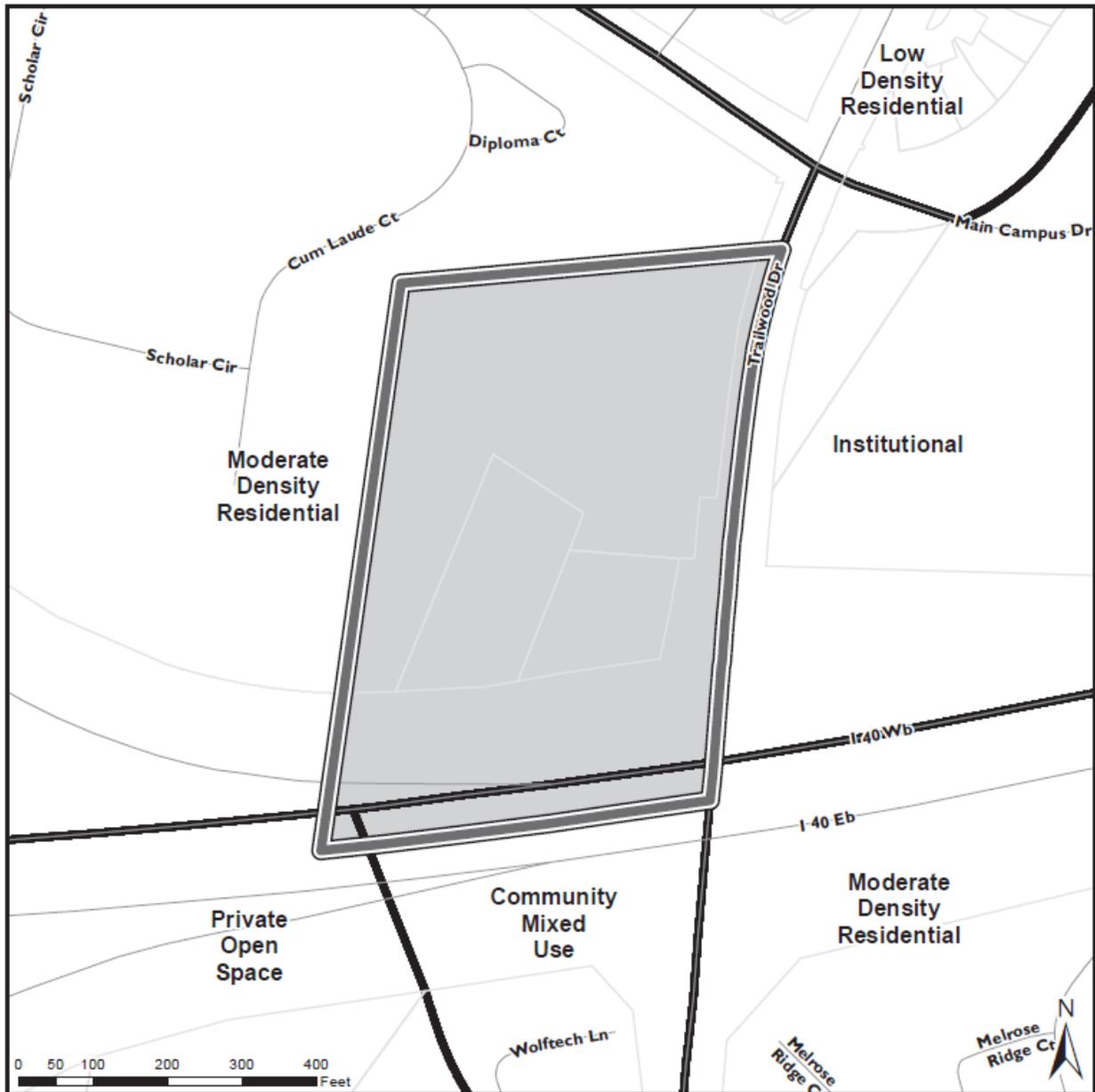
Incompatible.

Analysis of Incompatibility:

The proposed zoning would permit buildings of up to three stories/ 50 feet. The R-6 and R-10 zoning west and north of the site caps height at 3 stories/ 40 feet; existing housing there consists of two-story, single-unit living and townhouse structures. (The rise in topography on the subject site could accentuate the height of future buildings, though, depending upon the location and built-height of those buildings.)

Future Land Use Map

Z-39-2015



Submittal
Date

10/20/2015

Request:

5.61 acres from

R-6 w/SHOD-1 & SRPOD

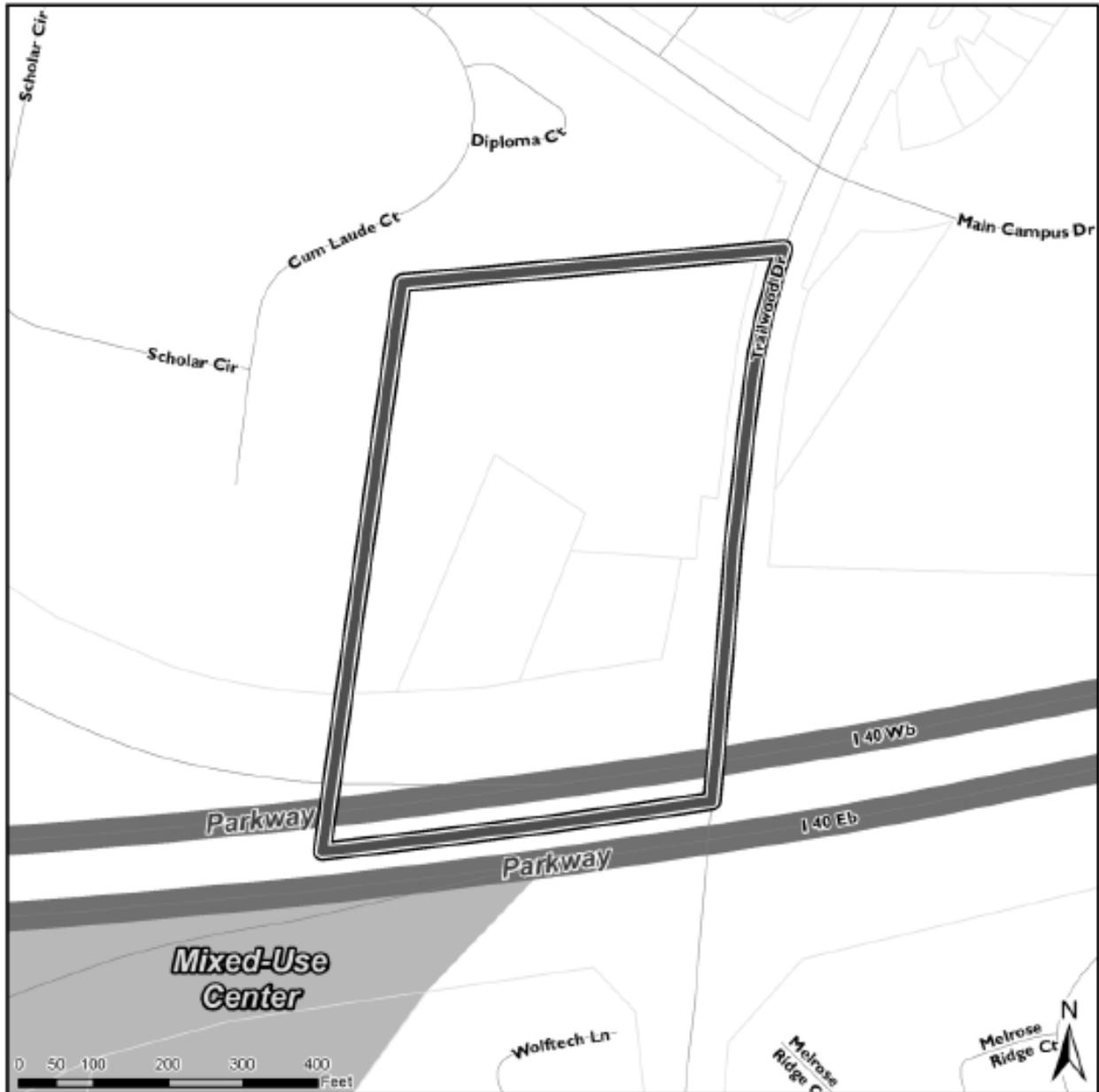
to **RX-3-PK-CU w/SHOD-1 & SRPOD**
and **RX-3-CU w/SHOD-1 & SRPOD**

VICINITY MAP



Urban Form Map

Z-39-2015



Submittal Date

10/20/2015

Request:

5.61 acres from
R-6 w/SHOD-1 & SRPOD
to **RX-3-PK-CU w/SHOD-1 & SRPOD**
and **RX-3-CU w/SHOD-1 & SRPOD**

VICINITY MAP



2. Comprehensive Plan Consistency Analysis

2.1 Comprehensive Plan

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

- Is the proposal consistent with the vision, themes, and policies contained in the Comprehensive Plan?
- Is the use being considered specifically designated on the Future Land Use Map in the area where its location is proposed?
- 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?
- Will community facilities and streets be available at City standards to serve the use proposed for the property?

The Future Land Use Map designates property Moderate Density Residential, defined as appropriate for development of 6 to 14 dwellings units per acre. The proposal, which caps density at 10 units per acre, is consistent with that designation.

The Urban Form Map of Comprehensive Plan does not show the site to be either within a future growth area, or located on a designated street corridor. In considering heights in Mixed Use zoning, the subject site most closely meets the definition of an "Edge" area, which the Comprehensive Plan describes as being "within 100 to 150 feet of a low- to moderate-density residential area zoned for 3-story development. Permitted height in edge areas should generally match the surrounding area and not exceed 4 stories when located directly adjacent to existing three story structures." Buildings on adjoining residential properties are zoned to a maximum of three stories. The proposal requests 3 stories.

Existing community facilities and streets appear sufficient to accommodate redevelopment possible under the proposed rezoning.

2.2 Future Land Use

Future Land Use designation: Moderate Density Residential (6 to 14 units per acre)

The rezoning request is:

Consistent with the Future Land Use Map.

Inconsistent
Analysis of Inconsistency:

(N/A)

2.3 Urban Form

Urban Form designation:

Not applicable (no Urban Form designation)

The rezoning request is:

Consistent with the Urban Form Map.

Inconsistent
Analysis of Inconsistency:

(N/A)

2.4 Policy Guidance

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

(None identified.)

2.5 Area Plan Policy Guidance

The rezoning request is not within a portion of the City subject to an Area Plan.

3. Public Benefit and Reasonableness Analysis

3.1 Public Benefits of the Proposed Rezoning

- Provision of additional housing, in close proximity to NC State's Centennial Campus and an interstate highway interchange (Gorman Street/ I-40).

3.2 Detriments of the Proposed Rezoning

- Expected lack of cross-access, limiting dispersal of site-generated traffic.

4. Impact Analysis

4.1 Transportation

The site is located on the west side of Trailwood Drive between I-40 and Thistledown Drive. It is bounded by I-40 on the south and by the Campus Edge apartment development to the north and west. Trailwood Drive (SR 1348) is maintained by the NCDOT. This segment of Trailwood Drive currently has a two-lane, ribbon-paved cross section without curbs or sidewalks. Trailwood Drive is classified as a mixed-use street in the UDO Street Plan Map (Avenue, 2-Lane, Divided). There are no City or State capital improvement projects planned for Trailwood Drive in the vicinity of the Z-39-2015 site. If the site was developed under current zoning, the expected daily traffic volume would be 379 vpd with PM peak volume of 39 vph. If case Z-39-2015 is approved, the expected daily traffic volume would be 596 vpd; the expected PM peak hour traffic volume would be 61 vph.

Existing patterns of development do not allow for vehicular cross access to the adjacent Campus Edge apartments. This site does not lie within a ½ mile buffer for future fixed-guideway transit. Site access is limited to Trailwood Drive. In accordance with the Raleigh Street Design Manual section 6.5.3., driveways accessing an Avenue, 2-lane, divided street must be spaced 200 feet apart

centerline to centerline. The block perimeter bounded by the rights-of-way for Trailwood Drive, Tryon Road, Gorman Street and Thistledown Drive is greater than 8,500 feet. In accordance with UDO section 8.3.2, the maximum block perimeter for RX-5 zoning is 2,500 feet.

Impact Identified: A traffic impact analysis report is not required for Z-39-2015.

4.2 Transit

This area is currently served by GoRaleigh Route 11 Avent Ferry. The City of Raleigh Short Range Transit Plan and the Wake County 2040 Transit Study both recommend continued transit along Trailwood Drive.

The offer of dedicating a 15'x20' transit easement along Trailwood Drive is accepted. As this is located on an established transit route please consider providing a 15'x20' concrete pad upon the easement and a 30' landing zone between the back of curb and sidewalk. Additionally, since this is in an area with a significant student population and students are heavy users of our system please consider providing a transit shelter upon the easement. These provisions will advance Policy T 4.15.

Impact Identified: None. Increasing density in this area which is largely populated by college students will increase demand for transit in the area and could cause capacity issues. The offer of a transit easement will help mitigate this impact and providing passenger amenities will provide further mitigation.

4.3 Hydrology

<i>Floodplain</i>	No FEMA Floodplain present.
<i>Drainage Basin</i>	Walnut
<i>Stormwater Management</i>	Subject to Part 10, Chapter 9
<i>Overlay District</i>	None

Development will be subject to Article 9.2 of the UDO, and will be required to show compliance with stormwater quantity and quality regulations. Stormwater discharge into the downstream neighborhood may require offsite improvements, depending on design outfall location. No new point discharge locations will be allowed to be created.

Impact Identified: None.

4.4 Public Utilities

	<i>Maximum Demand (current)</i>	<i>Maximum Demand (proposed)</i>
<i>Water</i>	19,635 gpd	35,000 gpd
<i>Waste Water</i>	19,635 gpd	35,000 gpd

The proposed rezoning would add approximately 32,865 gpd to the wastewater collection and water distribution systems of the City. There are existing sanitary sewer and water mains adjacent to the properties.

Impact Identified: The developer may be required to submit a downstream sanitary sewer capacity study and those required improvements identified by the study must be permitted and constructed in conjunction with and prior to the proposed development being constructed.

Verification of available capacity for water fire flow is required as part of the building permit process. Any water system improvements required to meet fire flow requirements will also be required.

4.5 Parks and Recreation

There are no greenway trails, corridors, or connectors adjacent or within the site. Nearest trail access is Walnut Creek Trail, 1.1 miles. Recreation services are provided by Lake Johnson Park, 1.6 miles.

Impact Identified: None.

4.6 Urban Forestry

Subdivisions and Site Plans for properties 2 acres or more in size will require establishment of tree conservation areas in accordance with UDO Article 9.1.

Impact Identified: None.

4.7 Designated Historic Resources

There are no known historic resources on the site or within 1,000 feet of it.

Impact Identified: None.

4.8 Community Development

This site is not located within a redevelopment plan area.

Impact Identified: None.

4.9 Impacts Summary

- Existing block perimeter exceeds UDO standards.
- Sewer and fire flow matters may need to be addressed upon redevelopment.

4.10 Mitigation of Impacts

- Address sewer and fire flow capacities at the site plan stage.

5. Conclusions

The density of the multi-unit living development possible under the proposal is consistent with the Future Land Use Map. Building height would echo the existing 3-story development on the west. Transit access is available, but sidewalk connections north, south and east are incomplete (although a pending City sidewalk project will connect southward). Topographical differences and buffer yards conditioned on the apartment project north and west limit opportunity for cross-access.



Planning & Development



**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Conditional Use District Zoning Conditions		OFFICE USE ONLY
Zoning Case Number Z-39-15		Transaction Number
Date Submitted 04/25/2016		
Existing Zoning R-6	Proposed Zoning RX-3-PK with SRPOD & SHOD-1 RX-3 with SRPOD & SHOD-1	

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	No more than 50% of the dwelling units constructed on the property shall be 4 bedroom units.
2.	Prior to issuance of a building permit for new development on any of the three parcels fronting along Trailwood Drive (Wake County Parcel PIN's 0792-09-3361, 0792-09-2086 and 0792-09-4031), if the City's Transit Division so requests, and if approved by NCDOT, the owner shall construct at its own expense a transit shelter which shall be located within a 15x20 foot easement dedicated by the owner at a location approved by the Transit Division and by deed of easement in a form approved by the City Attorney. If requested by the Transit Division, such shelter shall include a bench, a fifteen foot wide concrete foundation with an Americans With Disabilities Act required curb cut, and a 6 foot high channel post with mounted trash container and shall be built according to the City's Standards and Specifications.
3.	The maximum density for the property shall be limited to 10 dwelling units per acre.
4.	The properties shall be restricted to Residential Uses only, as defined by Chapter 6 of the Raleigh UDO.
5.	The following materials will be prohibited on the exterior vertical wall surfaces of the buildings: vinyl siding, EIFS, exposed treated lumber, Masonite siding, Hardipanel or other cementitious panels and exposed non-architectural grade masonry units.
6.	No dwelling unit shall have more than four (4) bedrooms.
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 <i>Addie B. Clark // Grady Langston</i>	Print Name Addie Clark // Grady Langston
--	---





Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>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.</p>	<p>Transaction Number</p> <p>Zoning Case Number</p>

STATEMENT OF CONSISTENCY	
<p>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.	<p>The property is consistent with the Comprehensive Plan Future Land Uses, the Future Land Use Map designates Moderate Density Residential uses at densities between 6 and 14 units per acre for the property.</p>
2.	<p>The property is not located within an Urban Growth Center.</p>
3.	<p>The rezoning request is consistent with the following Comprehensive Plan Policies: LU 2.2 "Compact Development"; Policy LU 4.3 "Directing Transportation Investments"; LU 5.1 "Reinforcing the Urban Pattern"; LU 5.5 "Transitional & Buffer Zone Districts"; LU 5.6 "Buffering Requirements"</p>
4.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	<p>The rezoning request benefits the public by permitting residential uses at the densities set forth by City Council in the Comprehensive Plan at Moderate densities and is consistent with adjacent land uses and densities.</p>
2.	
3.	
4.	



Tony M. Tate Landscape Architecture, P.A.

Date: September 9th, 2015

Re: 1820 Trailwood Drive, Raleigh NC
1824 Trailwood Drive, Raleigh NC
1900 Trailwood Drive, Raleigh NC

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on September 22, 2015. The meeting will be held at Powell Drive Park, 740 Powell Drive, Raleigh, NC 27606 and will begin at 7 pm.

The purpose of this meeting is to discuss a potential rezoning of the properties located at 1820, 1824 & 1900 Trailwood Drive, Raleigh. This site is current zoned R-6 and is proposed to be rezoned to Residential Mixed Use, RX-5. The site is located on the west side of Trailwood Drive, between intersections with Thistledown Drive and Highway 40. The sites are approximately 5.61 acres.

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

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

919-484-8880

Thank you,



Tony M. Tate

At least 10 days prior to the meeting date with the owners of property, the applicant shall notify the owners of property about the meeting; notice shall be by first class mail or certified mail return receipt. If notification is to be by first class mail, the applicant shall deliver the sealed, addressed, stamped envelopes to Planning & Development prior to the aforementioned 10 day period. If notification is to be by certified mail return receipt, copies of the return receipts shall be given to Planning & Development at time of application submittal.

3011 Southpark Dr., Suite 200 Durham, North Carolina 27713
Telephone: (919) 484-8880 Fax: (919) 484-8881 E-mail: tm.tate@verizon.net

SUMMARY OF ISSUES

A neighborhood meeting was held on September 22nd 2015 to discuss a potential rezoning located at 1820 Trailwood Drive, Raleigh NC, 1824 Trailwood Drive, Raleigh, NC, 1900 Trailwood Drive, Raleigh, NC. The neighborhood meeting was held at Powell Drive Park, 740 Powell Drive, Raleigh NC 27606. There were approximately thirty neighbors in attendance, no one was a neighbor of the site.

A summary of the general issues discussed were:

Proposed Future Improvements

1. We discussed the general concepts of the proposed rezoning request.
2. Discussed the adjoining uses and how our site would fit with the adjoining uses.

