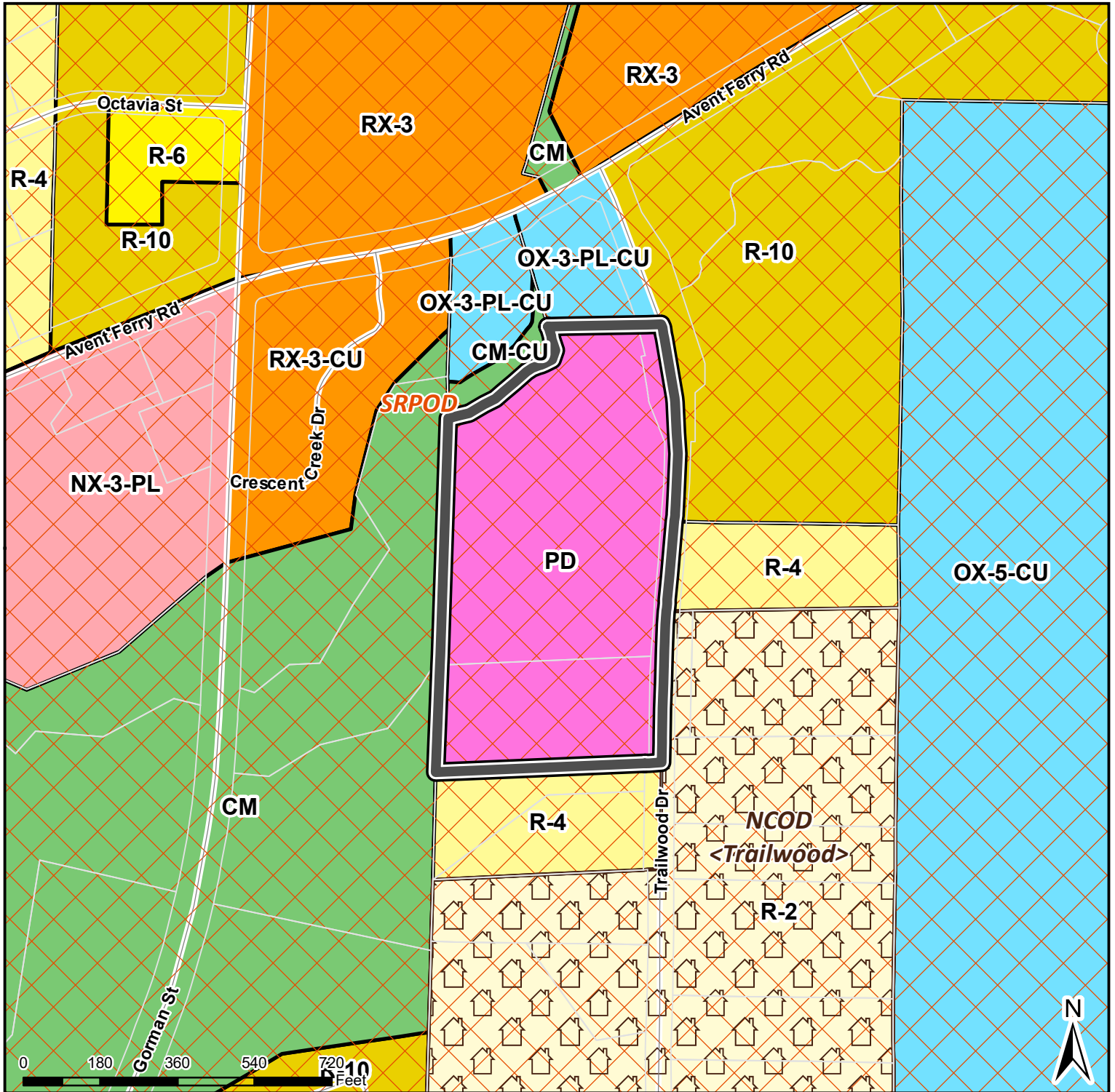
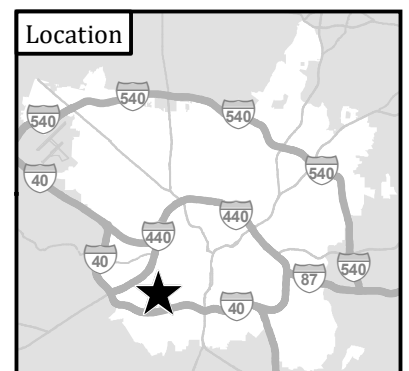


Existing Zoning

Z-43-2020



Property	1000 & 1100 Trailwood Dr
Size	11.3 acres
Existing Zoning	PD w/SRPOD
Requested Zoning	R-10-CU w/SRPOD



To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Matthew Klem, Senior Planner
Department	Planning and Development
Date	April 27, 2021
Subject	City Council agenda item for May 4, 2021 – Z-43-20

City Council conducted and closed the public hearing for the following item:

Z-43-20 Trailwood Drive, being Wake County PINs 0793134771, 0793144260. Approximately 11.30 acres are requested to be rezoned from Trailwood Planned Development (PD) to Residential-10 Conditional Use (R-10-CU) by Mangrum Building LLC.

Proposed zoning conditions received on April 23, 2021, limit residential density to 5.8 units per acre, or 65 units total, set aside 50% of the subject property as open space 75% of which shall be undisturbed, provide for a connection to the Walnut Creek Greenway, and require a 20-foot undisturbed buffer with a 37-shrub planting, a 100-foot building setback from the property line to the south, limit impervious surface cover to 35%, limit lot coverage in the floodway fringe, provide a planting schedule for a single and multitiered retaining wall, and require low-impact-development stormwater devices to treat 2, 10, and 25-year storm events.

Staff Contact: Matthew Klem, matthew.klem@raleighnc.gov, 919-996-4637

Current zoning: Planned Development (PD)

Requested zoning: Residential-10 Conditional Use (R-10-CU)

The request is consistent with the 2030 Comprehensive Plan.

The request is consistent with the Future Land Use Map.

The Planning Commission recommends approval of the request (5-2).

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



Raleigh

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR# 12073

CASE INFORMATION: Z-43-20 TRAILWOOD DRIVE

Location	On the west side of Trailwood Drive, south of its intersection with Avent Ferry Road. Address: 1000 and 1100 Trailwood Drive PINs: 793134771 and 793144260 iMaps , Google Maps , Directions from City Hall
Current Zoning	Trailwood PD
Requested Zoning	R-10-CU with SRPOD
Area of Request	11.30 acres
Corporate Limits	The properties are outside of the corporate limits of the City and are part of a roughly 120-acre unincorporated area that is surrounded on all sides by the corporate limits of the City.
Property Owner	Mangrum Building LLC
Applicant	Mangrum Building LLC
Council District	D
PC Recommendation Deadline	January 25, 2021

SUMMARY OF PROPOSED CONDITIONS

1. Residential density shall not exceed 6.7 dwelling units per acre or a maximum of 75 total dwelling units on the property.
2. At least fifty percent (50%) of the gross land area of the subject property shall be passive or active open space areas.
3. A six-foot wide walkway connecting the greenway trail to the right-of way of Trailwood Drive shall be constructed on the subject.
4. A 20-foot wide undisturbed buffer shall maintained along the south property boundary of the subject site. Apartment buildings on the subject property shall be at least one hundred (100) feet from this southern boundary.
5. No more than 35% of the land area of the property may be covered with impervious surfaces.
6. No lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas, with the following exceptions: (a) uses permitted in floodways, and (b) ground level loading areas, parking areas, walkways and outdoor amenity areas and other similar ground level uses.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Low Density Residential
Urban Form	None
Consistent Policies	LU 1.2 Future Land Map Use and Zoning Consistency LU 1.3 Conditional Use District Consistency LU 2.2 Compact Development LU 5.6 Buffering Requirements H 1.8 Zoning for Housing EP 3.12 Mitigating Stormwater Impacts EP 4.2 Floodplain Conservation PR 3.13 Greenway-oriented Development
Inconsistent Policies	None

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

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
August 10, 2020 10 attendees	October 14, 2020 9 attendees	October 27, 2020 November 24, 2020 December 8, 2020 January 12, 2021 January 26, 2021	February 2, 2021 February 16, 2021 April 6, 2021 April 20, 2021

PLANNING COMMISSION RECOMMENDATION

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

Reasonableness and Public Interest	The request advances the following policies: 1.2 Future Land Map Use and Zoning Consistency, LU 5.6 Buffering Requirements, H 1.8 Zoning for Housing, EP 4.2 Floodplain Conservation, PR 3.13 Greenway-oriented Development.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	Approval
Motion and Vote	Motion: O’Haver; Second: Lampman; In Favor: Fox, Hicks, Lampman, Mann, and O’Haver; Opposed: Bennett and Winters
Reason for Opposed Vote(s)	Concerns for unknown environmental impacts.

ATTACHMENTS

1. Staff report
2. Rezoning Application
3. Original conditions
4. Comprehensive Plan Amendment 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.

Planning Director _____ Date _____ Planning Commission Chair _____ Date _____
 Staff Coordinator: Matthew Klem: (919) 996-4637; Matthew.Klem@raleighnc.gov



ZONING STAFF REPORT Z-43-20 TRAILWOOD DRIVE

Conditional Use District

OVERVIEW

The request is to rezone approximately 11.30 acres from Trailwood Planned Development (PD) to Residential – 10 – Conditional Use with Special Residential Parking Overlay District (R-10-CU w/ SRPOD). Proposed zoning conditions limit density to 6.7 units per acre or a total of 75 units, set aside 50% of the site as open space, provide a connection to the Walnut Creek Greenway, and provide a 20-foot wide undisturbed buffer and a 100-foot apartment building setback to the property to the south, limitations on overall impervious surface, and lot coverage in the floodway fringe

The rezoning site comprises two vacant parcels addressed 1000 and 1100 Trailwood Drive. They are located 300 feet southeast of the Avent Ferry Road and Trailwood Drive intersection. Walnut Creek runs across the northern end of subject site. The property slopes from north to south with the highest elevation near the midpoint of the adjacent southern property line. There is an approximate 64-foot difference in elevation across the 900-foot length of the subject site, a 7% grade on average. The lowest point on the subject property is within the Walnut Creek.

The Walnut Creek is mapped with FEMA floodplain protection areas. The site includes roughly 4 acres of floodway, which prohibits most development except for select limited circumstances outlined in UDO 9.3.4 Floodway and Non-Encroachment Areas. The site also includes roughly 3 acres of floodway fringe, which is generally limited to 50% coverage. Additional restrictions for this area can be found in UDO 9.3.5 Floodway Fringe and Future Hazard Areas.

Adjacent to the north is a childcare facility. Across Trailwood Drive to the east is an active construction site to build a 122-unit apartment complex, a detached house, and two vacant lots. Adjacent to the south is a detached house. Adjacent to the west, across the Walnut Creek is a 72-unit apartment complex.

Properties to the north are zoned Office Mixed Use – 3 stories – Parking Limited – Conditional Use (OX-3-PL-CU), and Conservation Management – Conditional Use (CM-CU). Properties to the east, across Trailwood Drive, are zoned Residential – 10 (R-10), Residential – 4 (R-4), and Residential – 2 (R-2), including properties with the Trailwood Neighborhood Conservation Overlay District (Trailwood NCOD); the Trailwood NCOD increases minimum lot size and width, increases front and side yard setbacks, and reduces

permitted building height. The property to the south is zoned Residential – 4 (R-4). Properties to the west are zoned Conservation Management (CM).

The Future Land Use Map designates the subject property and all adjacent properties to the east and south as Low Density Residential. The Walnut Creek and city-owned properties along it are designated as Public Parks and Open Space. To the north, across Walnut Creek, properties are designated as Moderate Density Residential.

More generally, the subject site is located in west Raleigh between Lake Johnson and Lake Raleigh, along the Walnut Creek, in close proximity to NC State University’s Centennial Campus. The area’s built form is characterized by a mix of detached housing and apartment buildings within one third of a mile to a shopping center with a grocery store and pharmacy. The site is also well served by three transit routes, including the Wolf Line, which is free to any rider.

Update for January 26, 2021

Revised zoning conditions were submitted on January 15, 2021. The revisions are summarized below:

- Residential density reduced to 6.7 units per acre or 75 units total.
- Open space set aside increased from 40% to 50%.
- 20-foot *wide planted* buffer changed to *undisturbed buffer*
- 50-foot setback for all buildings increased to 100-foot setback for apartment buildings
- Limit impervious surface cover to 35% (otherwise 65% under UDO standards)
- Additional limitations on lot coverage in the floodway fringe

The revision to the rezoning request has resulted in changes to the policy consistency of the request. The reduction in residential density has made the request consistent with the Future Land Use Map designation of Low Density Residential. This consistency also removes the need to amend the Future Land Use Map if the rezoning request is approved.

In addition to Future Land Use Map consistency, the recent revisions have also been found consistent with the following policies regarding environmental protection:

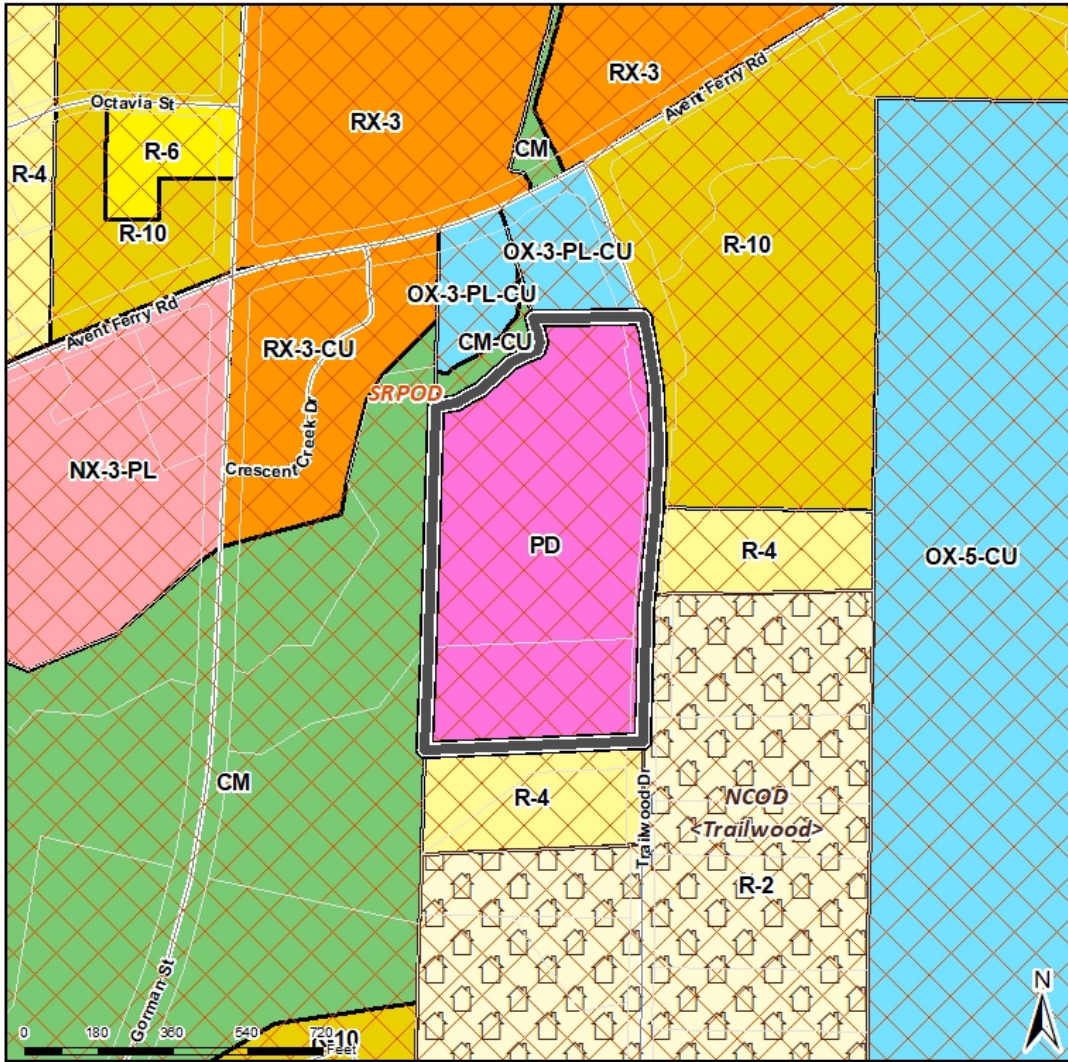
- EP 3.12 Mitigating Stormwater Impacts
- EP 4.2 Floodplain Conservation

OUTSTANDING ISSUES

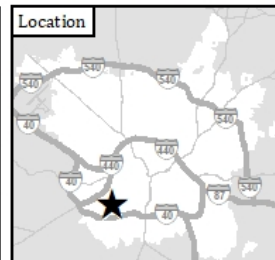
Outstanding Issues	1. None	Suggested Mitigation	1. None
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Existing Zoning

Z-43-2020



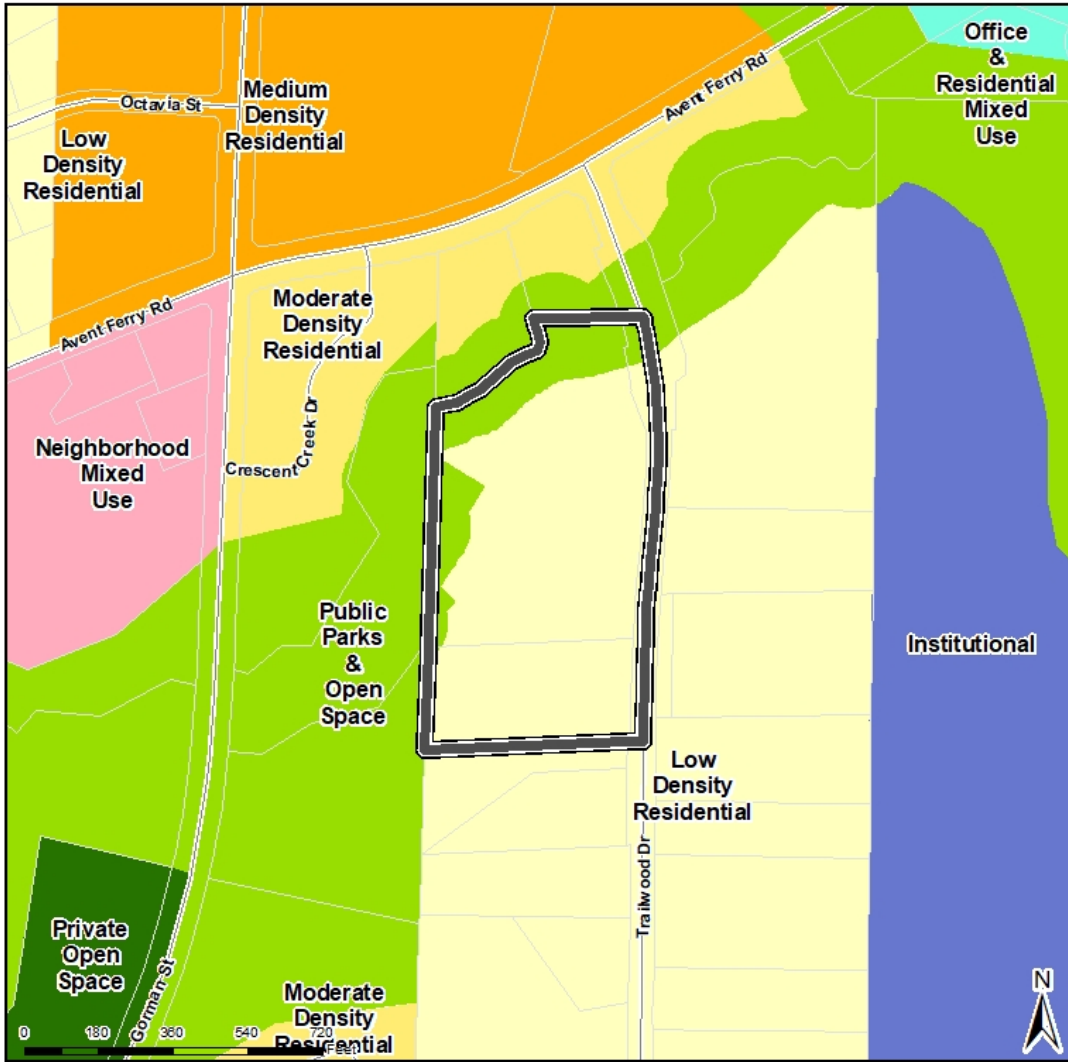
Property	1000 & 1100 Trailwood Dr
Size	11.3 acres
Existing Zoning	PD w/SRPOD
Requested Zoning	R-10-CU w/SRPOD



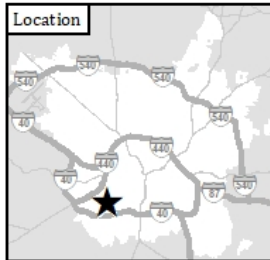
Map by Raleigh Department of City Planning (mansaf): 8/24/2020

Future Land Use

Z-43-2020



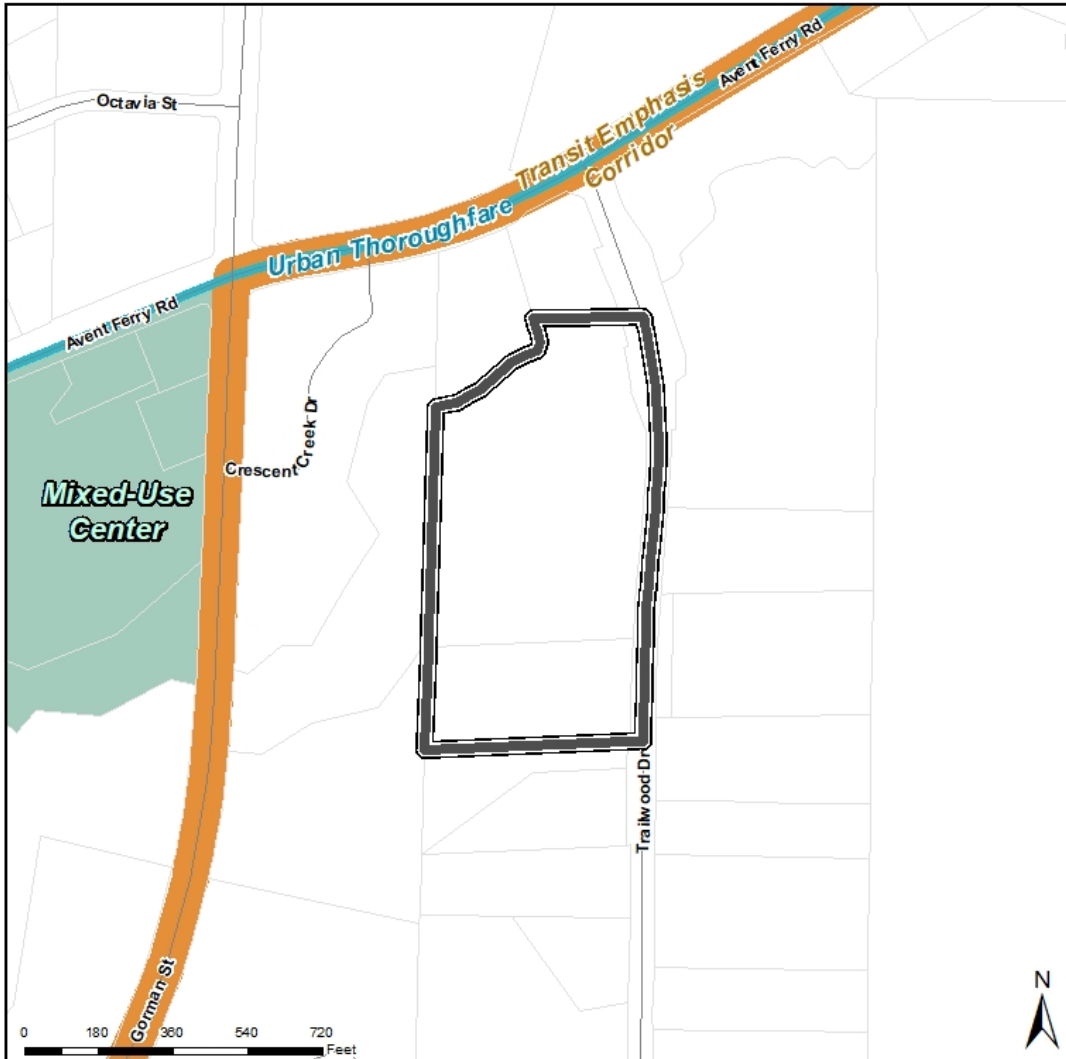
Property	1000 & 1100 Trailwood Dr
Size	11.3 acres
Existing Zoning	PD w/SRPOD
Requested Zoning	R-10-CU w/SRPOD



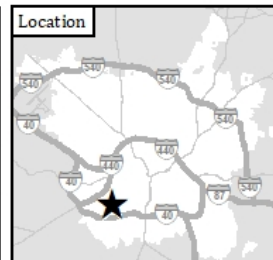
Map by Raleigh Department of City Planning (mansdf): 8/24/2020

Urban Form

Z-43-2020



Property	1000 & 1100 Trailwood Dr
Size	11.3 acres
Existing Zoning	PD w/SRPOD
Requested Zoning	R-10-CU w/SRPOD



Map by Raleigh Department of City Planning (mansaf): 8/24/2020

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 with the vision, themes and policies in the 2030 Comprehensive Plan.

The request is consistent with the theme of **Expanding Housing Choices** by allowing an apartment building to be built where it is currently prohibited. Apartment units are generally more affordable than detached homes, which is the only building type currently allowed on the property under the existing zoning. The proposed zoning district would permit 75 apartment units; the existing zoning permits 12 detached houses.

The request is consistent with the theme of **Growing Successful Neighborhoods and Communities** because the proposed zoning district will provide more families the opportunity to live in an area with convenient access to public recreational assets, shopping and employment amenities. This additional housing opportunity is proposed while providing a 20-foot wide undisturbed buffer, 100-foot setback to the adjacent detached house to the south that would otherwise not be required.

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

While the density slightly exceeds that recommended by the category, it is still at a level that ensures that the scale and spacing of buildings meets the intent of the category.

- 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?

The use specifically designated on the Future Land Use Map in the area where its location is proposed.

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

Yes, community facilities and streets are anticipated to serve the development at city standards.

Future Land Use

Future Land Use designation: Low Density Residential

The rezoning request is

Consistent with the Future Land Use Map.

Inconsistent

While the density slightly exceeds that recommended by the category, it is still at a level that ensures that the scale and spacing of buildings meets the intent of the category.

Urban Form

Urban Form designation: None

The rezoning request is

Consistent with the Urban Form Map.

Inconsistent

Other

Compatibility

The proposed rezoning is

Compatible with the property and surrounding area.

Incompatible.

The rezoning request is compatible with the surrounding area whose built form is characterized by a mix of detached houses and apartment buildings in close proximity to a shopping center with various amenities and a major employment center, NC State University.

Public Benefits of the Proposed Rezoning

- The rezoning would provide the opportunity for more families to live in a place with convenient access to public recreational assets, employment, and commercial amenities.
- The rezoning request would also increase greenway access to the Walnut Creek Greenway than would otherwise be required under existing zoning.
- The rezoning request would increase protections to the Walnut Creek that would not otherwise be provided.

Detriments of the Proposed Rezoning

- No public detriments are anticipated as a result of this rezoning request.

Policy Guidance

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

LU 1.3 Conditional Use District Consistency

All conditions proposed as part of a conditional use district (CUD) should be consistent with the Comprehensive Plan.

- All proposed zoning conditions are consistent with the comprehensive plan.

LU 1.2 Future Land Map Use 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.

- While the density slightly exceeds that recommended by the category, it is still at a level that ensures that the scale and spacing of buildings meets the intent of the category. To be more squarely consistent with the designation, the permitted unit count could be reduced by 7 units to a total of 67 units, resulting in a density of 5.9 units per acre.

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.

- The proposed zoning district will allow for 75 residential units to be constructed where currently the maximum residential entitlement is limited to 12 detached housing units and preserves 50% of the site as open space.

LU 5.6 Buffering Requirements

New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts.

- Proposed zoning conditions provide for a 20-foot vegetative buffer and a 50-foot building setback to the detached house to the south.

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 rezoning request will increase the supply of housing in the area and permit a housing type that is generally more affordable than what is currently permitted.

PR 3.13 Greenway-oriented Development

Development adjacent to or encompassing a designated greenway corridor or greenway connector should provide links between internal pedestrian infrastructure and the greenway network, where appropriate. The development should pro-actively respond to greenways as an amenity, incorporating and maintaining greenway viewsheds and aesthetic character, as well as storm water management and flood control benefits.

- Proposed zoning conditions require a connection to the Walnut Creek Greenway that would otherwise not be required by the UDO.

EP 3.12 Mitigating Stormwater Impacts

Potential stormwater impacts from new development on adjoining properties should mimic pre-development conditions and control the peak rate of runoff and/or volume of runoff so as to avoid flooding of adjoining and downstream properties, erosion of stream banks, and to allow the recharging of groundwater. The intent is to avoid environmental and economic damage to the adjacent properties, city infrastructure, and receiving surface waters.

EP 4.2 Floodplain Conservation

Development should be directed away from the 100-year floodplain.

- Proposed zoning conditions require a connection to the Walnut Creek Greenway that would otherwise not be required by the UDO

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

No inconsistent policies are identified.

HOUSING AFFORDABILITY & ENERGY EFFICIENCY ANALYSIS

Carbon Footprint: Transportation

	City Average	Site	Notes
Transit Score	30	43	The subject site has a transit score slightly above the city average.
Walk Score	30	25	The subject site has a walk score below the city average.
Bike Score	41	62	The subject site has a bike score well above the city average.

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 scores in the table above were based on the average scores between the two properties requested for rezoning. Biking is likely the most viable non-auto-oriented mode of transportation compared to the rest of the city likely due its access to a major greenway connector.

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	Yes
Larger Apartment	34.0	Yes

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

Summary: All housing types are permitted, including more energy efficient housing types. Under existing zoning, the only housing type permitted is detached housing, the least energy efficient type.

Housing Supply and Affordability

Does it add/subtract from the housing supply?	Adds	The request will increase the residential entitlement from 12 units to 75 units.
Does it include any subsidized units?	No	No subsidized affordable housing units are specified as part of the request.
Does it permit a variety of housing types beyond detached houses?	Yes	Yes. All housing types are permitted.
If not a mixed-use district, does it permit smaller lots than the average?*	Yes	Yes, the R-10 zoning district would permit smaller than average lots compared to the city average.
Is it within walking distance of transit?	Yes	The site is within walking distance of three transit routes: 11 Avent Ferry, 11L Buck Jones Connector, and the Wolf Line, which is free to all riders.

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

Summary: The proposed conditional use zoning district would permit a wider range of housing types, including those types that are generally more affordable than detached housing, than what is currently permitted within talking distance to multiple transit routes.

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

This site contains Walnut Creek Greenway Trail and an existing City of Raleigh Greenway Easement. No temporary or permanent encroachments (including but not limited to clearing, grading, fencing, and the installation of retaining walls or other structures) are permitted within the greenway easement area without prior approval by the City of Raleigh.

This site contains City of Raleigh Walnut Creek Greenway Corridor. At the time of a subdivision or site plan, this corridor will require the dedication of a 100-foot wide greenway easement, measured from waterbody top of bank, along the entire length of the water body within the property boundary (UDO Sec. 8.6.1.B). The current Greenway Easement measures approx. 85' from the waterbody top of bank, but the remainder of the corridor still needs to be dedicated.

Nearest existing park access is provided by Kentwood Park (1.2 miles) and Lake Johnson Park (1 miles).

Nearest existing greenway trail access is provided by the Walnut Creek Greenway Trail located on-site.

Current park access level of service in this area is graded a B letter grade

Impact Identified: Additional greenway easement must be dedicated at the time of site plan.

Public Utilities

	Maximum Demand (current use)	Maximum Demand (current zoning)	Maximum Demand (proposed zoning)
Water	0	7,500	63,125
Waste Water	0	7,500	63,125

Impact Identified:

1. The proposed rezoning would add approximately 55,625 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	FEMA
Drainage Basin	Walnut Creek
Stormwater Management	UDO Chapter 9
Overlay District	n/a

Impact Identified: No downstream structural impacts identified.

Transportation and Transit

Site Location and Context

Location

The Z-43-2020 site is located in southwest Raleigh on Trailwood Drive, south of Avent Ferry. The Walnut Creek Greenway Trail runs through the northern edge of the site.

Access

Access to the subject site is Trailwood Drive.

Area Plans

The Z-43-2020 site is located near the Avent Ferry Corridor Plan, which plan is focused on the development of Avent Ferry as a walkable corridor.

Other Projects in the Area

Directly east of the site, an improvement to the Walnut Creek Greenway Trail is planned. The project, which will begin 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.

Existing and Planned Infrastructure

Streets

Trailwood is designated as a two-lane, divided avenue in Map T-1 of the Comprehensive Plan and is maintained by NCDOT. The portion of Trailwood south of the greenway crossing is currently built two lane road without curb and gutter or sidewalks.

In accordance with UDO section 8.3.2, the maximum block perimeter for R-10 zoning districts is 2,500 feet, and the maximum length for a dead-end street is 300 feet. The block perimeter for this site is roughly 13,000 feet. The standards of UDO Section 8.3.2 were modified by the text change TC-6-2019. Section 8.3.2 now includes an exemption from crossing a watercourse that has a drainage area greater than one square mile. Walnut Creek meets this criterion. There is no requirement to stub a public street to the east of this site.

Pedestrian Facilities

There are existing sidewalks on Trailwood Drive, north of the Walnut Creek Greenway crossing. South of the greenway crossing, there are no existing sidewalks on either side of Trailwood, including along the project frontage. Development of this site will require streetscape improvements along the site frontage in accordance with UDO Article 8.5.

Bicycle Facilities

There are no existing bike lanes on Trailwood Drive. In the site vicinity, there are bicycle lanes along Gorman Street in this area and buffered bicycle lanes were recently installed on Thistledown Drive between Trailwood Drive and Gorman Street.

Trailwood Drive is designated for a bicycle lane in the Long-Term Bike Plan (Map T-3 of the 2030 Comprehensive Plan).

Greenways

The Walnut Creek Greenway Trail is on the northern edge of the site and crosses Trailwood Drive near the northern edge of the site. The applicant has submitted a condition (#3) that requires a six-foot sidewalk to connect the Greenway Trail to Trailwood Drive. Such a connection would improve access to the Capital Area Greenway System as well as the completeness of the pedestrian and cycling network. This condition is consistent with Comprehensive Plan Policies T 5.1, T 5.2, T 5.3, T 5.4, and T 5.9. The applicant could improve condition, by specifying location parameters will provide certainty to the public,

Planning Commission, and City Council as well as by dedicating a public access easement for the sidewalk.

Transit

GoRaleigh route 11, and route 11L, and The North Carolina State University Wolfline bus service are approximately 330 feet north of the site at the intersection of Avent Ferry Road and Trailwood Drive.

TIA Determination

Based on the Envision results, approval of case Z-43-20 would increase the amount of projected vehicular trips for the site as indicated in the table below. The proposed rezoning from PD w/SRPOD to R-10-CU w/SRPOD is projected to have 26 new trips in the AM peak hour and 30 new trips in the PM peak hour. These values do not trigger a Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual.

Z-43-20 Existing Land Use	Daily	AM	PM
	0	0	0
Z-43-20 Current Zoning Entitlements	Daily	AM	PM
	113	9	12
Z-43-20 Proposed Zoning Maximums	Daily	AM	PM
	549	35	42
Z-43-20 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	436	26	30

Impact Identified: A total of 549 daily trips are anticipated based on the rezoning request, with 35 during the morning commute times and 42 during evening commute times. While staff does not have access to daily vehicle trips on Trailwood Drive, the two streets that bookend Trailwood Drive, Tryon Road and Avent Ferry Road, have an estimated 25,000 and 20,500 average annual daily trips, respectively. Vehicle trips generated from the subject site under the proposed zoning would likely travel to one of these two major streets and would have minimal impact to overall traffic patterns.

Urban Forestry

Proposed zoning and conditions offered do not alter Tree Conservation Area requirements of the UDO from the existing zoning.

Impact Identified: None

Impacts Summary

The impacts identified in this section are minimal impacts to vehicle trips generated and absorbed by existing transportation infrastructure. Compared to existing volumes on nearby major streets, the increase of 549 daily trips does not present an issue.

Mitigation of Impacts

None identified.

CONCLUSION

The request to rezone 11.30 acres from Trailwood PD to R-10-CU is consistent with the 2030 Comprehensive Plan because the proposed district will permit multifamily housing in an area with convenient access to public recreational assets, employment, and commercial amenities. The request achieves consistency with the 2030 Comprehensive Plan through proposed zoning conditions that will allow careful infill in a residential area by requiring a 20-foot undisturbed buffer, 100-foot building setback to the existing adjacent detached house, and a requirement that 50% of the site be set aside as open space. Another public benefit of the request is the offering to connect the site to the existing Walnut Creek Greenway.

CASE TIMELINE

Date	Action	Notes
8/10/2020	1 st Neighborhood Meeting	10 Attendees
10/14/20	2 nd Neighborhood Meeting	9 Attendees
10/27/2020	Planning Commission	Consent Agenda
11/24/2020	Planning Commission	Not discussed
12/8/2020	Planning Commission	Not discussed
1/12/2021	Planning Commission	Discussed, time extension requested
1/19/2021	City Council	Time extension granted
1/26/2021	Planning Commission	Recommends approval
2/2/2021	City Council	Receive recommendation; holds at table
2/16/2021	City Council	Schedule Public Hearing
4/6/2021	City Council	Conducts hearing, closes hearing
4/20/2021	City Council	Special item

APPENDIX

SURROUNDING AREA LAND USE/ ZONING SUMMARY

SUBJECT PROPERTY		NORTH	SOUTH	EAST	WEST
Existing Zoning	Trailwood PD	OX-3-PL-CU	R-4	R-2, R-4, and R-10	CM
Additional Overlay	SRPOD	SRPOD	SRPOD	SPROD and Trailwood NCOD	SRPOD
Future Land Use	Low Density Residential	Moderate Density Residential	Low Density Residential	Low Density Residential	Public Parks and Open Space
Current Land Use	Vacant	Commercial	Residential	Residential/vacant	Parks
Urban Form	None	Transit Emphasis Corridor and Urban Thoroughfare	None	None	None

CURRENT VS. PROPOSED ZONING SUMMARY

	EXISTING ZONING	PROPOSED ZONING
Zoning	Trailwood PD	R-10-CU
Total Acreage	11.30	11.30
Setbacks:		
Front	10'	10'
Side	0' to 10'	100'***
Rear	20' to 30'***	20'
Residential Density:	1 unit per acre	6.7 units/acre
Max. # of Residential Units	12	75
Max. Gross Building SF	24,000	78,750
Potential F.A.R	0.05	0.16

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

** Under the Trailwood PD, there is a specified setback to the adjacent southern property of 30'.

*** Under the proposed zoning, a 100' building setback is required from the adjacent southern property.

Rezoning Application



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

REZONING REQUEST

General Use
 Conditional Use
 Master Plan
 *****Trailwood PD w/SRPOD**

OFFICE USE ONLY

Existing Zoning Base District ******* Height Frontage Overlay(s) SRPOD

Rezoning Case #

Proposed Zoning Base District **R-10** Height **N/A** 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.

If the property has been previously rezoned, provide the rezoning case number: **Z-65-2005**

GENERAL INFORMATION

Date **August 17, 2020** Date Amended (1) **October 15, 2020** Date Amended (2) **January __, 2021**

Property Address **1000 & 1100 Trailwood Drive, Raleigh, NC 27606**

Property PIN **0793144260; 0793134771**

Deed Reference (book/page) **Book 16962, Page 1771**

Nearest Intersection **Trailwood Drive and Avent Ferry Road**

Property Size (acres) **11.3**

For Planned Development Applications Only:

Total Units

Total Square Footage

Total Parcels

Total Buildings

Property Owner Name/Address

**Mangrum Building, LLC
1717 Trinity Road
Raleigh, NC 27607**

Phone **N/A**

Fax **N/A**

Email **N/A**

Applicant Name/Address

**Mangrum Building, LLC
c/o Isabel Worthy Mattox
127 W. Hargett Street, Suite 500
Raleigh, NC 27601**

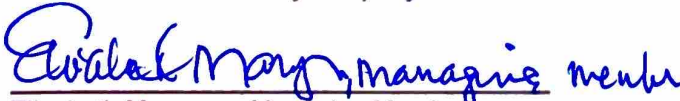
Phone **919-828-7171**

Fax **N/A**

Email **Isabel@mattoxlawfirm.com**

Applicant* Signature(s):

MANGRUM BUILDING, LLC,
a North Carolina limited liability company

By: 
Elizabeth Mangrum, Managing Member

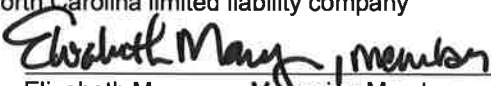
CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	REZN-0043-2020	OFFICE USE ONLY Rezoning Case #
Date Submitted	Aug.17, 2020; Revised Oct. 15, 2020; Jan. 29, 2021; April 9,2021, April 23, 2021	
Existing Zoning	Trailwood PD Proposed Zoning R-10-CU w/SRPOD	

Narrative of Zoning Conditions Offered

1. Residential density shall not exceed 5.8 units per acre or a maximum of 65 total dwelling units on the property.
2. At least fifty percent (50%) of the gross land area of the subject property shall be passive or active open space areas and seventy-five percent (75%) of the open space shall be undisturbed. UDO Section 2.5.3, Configuration of Open Space, and UDO Section 2.5.7, Ownership and Management of Open Space, shall not be applicable to the open space areas provided pursuant to this condition.
3. A minimum six-foot wide walkway, sidewalk or path connecting the greenway trail which crosses the subject property to the right-of way of Trailwood Drive shall be constructed on the subject property and/or the right-of way prior to the issuance of any Certificate of Occupancy for any building on the subject property.
4. A 20-foot wide buffer shall be maintained along the south property boundary of the subject site, adjacent to the property identified in Deed Book 17352, Page 2263, PIN 0793133561 (the "Beard Property"). This buffer (the "Beard Buffer") shall be undisturbed except that thirty-seven (37) evergreen shrubs shall be planted in the Beard Buffer to enhance the screen provided by the existing vegetation. These evergreen shrubs shall be a minimum of twenty-four inches (24") tall at planting.
5. All principal buildings within an apartment development on the subject property shall be at least one hundred (100) feet from the Beard Property.
6. No more than thirty-five percent (35%) of the land area of the Property may be covered with impervious surfaces.
7. Except as needed for the installation of infrastructure approved by the City of Raleigh, no lot coverage shall be permitted within the portion of the floodway fringe or future conditions flood hazard areas on any lot, with the following exceptions: (a) uses permitted in floodways, and (b) ground level loading areas, parking areas, walkways and outdoor amenity areas and other similar ground level uses.
8. If a single retaining wall or a multi-tiered retaining wall is installed along and within one hundred feet of the Beard Property, then an evergreen screen shall be planted between the Beard Buffer and the top of the uppermost retaining wall. This evergreen screen shall (a) consist of a minimum of three (3) evergreen tree species; (b) be a minimum of six feet (6') tall at planting; (c) be of a type which commonly grow to at least twenty feet (20') tall at maturity; and (d) be planted eight feet (8') on center.
9. If a multi-tiered retaining wall is installed along and within one hundred feet of the Beard Property, then additional planting shall be installed between the bottom of the uppermost retaining wall and the top of the lower retaining wall. This planting shall consist of a minimum of ten (10) evergreen shrubs and ten (10) loblolly pines and/or other evergreen tree species per one hundred (100) linear feet. These evergreen shrubs shall be a minimum of twenty-four inches (24") tall at planting. These loblolly pines and/or evergreen trees shall be a minimum of six feet (6') tall at planting. Notwithstanding anything contained in this Zoning Condition #9 the spacing, size, and/or variety of any of the aforementioned planting materials may be changed as needed to avoid interference with any geogrid or other structure that is needed to support the lower retaining wall.
10. At least three (3) of the following Low-Impact Development (LID) stormwater design features shall be incorporated into any apartment development on the Property such that post-development runoff will not exceed pre-development runoff for the 2, 10, and 25-year storm events:
 - o level spreader
 - o permeable pavement or pavers
 - o dry detention
 - o localized bio-retention
 - o vegetated swales at outlets
 - o above or below-ground cisterns
 - o other experimental or common devices

The property owner(s) hereby offers, consents to, and agrees to abide by, 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 : **MANGRUM BUILDING, LLC,**
 a North Carolina limited liability company
 By: 
 Elizabeth Mangrum, Managing Member

REZONING APPLICATION ADDENDUM #1

Comprehensive Plan Analysis

OFFICE USE ONLY

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.

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.

PUBLIC BENEFITS

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

REZONING APPLICATION ADDENDUM #2

Impact on Historic Resources

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.

OFFICE USE ONLY

Rezoning Case #

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.

PROPOSED MITIGATION

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

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

Click [here](#) to view the Urban Form Map.

- | | |
|-----------|---|
| 1. | <p><i>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.</i></p> <p>Response:</p> |
| 2. | <p><i>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.</i></p> <p>Response:</p> |
| 3. | <p><i>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.</i></p> <p>Response:</p> |
| 4. | <p><i>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.</i></p> <p>Response:</p> |
| 5. | <p><i>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.</i></p> <p>Response:</p> |
| 6. | <p><i>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.</i></p> <p>Response:</p> |

7.	<p><i>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.</i></p> <p>Response:</p>
8.	<p><i>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.</i></p> <p>Response:</p>
9.	<p><i>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.</i></p> <p>Response:</p>
10.	<p><i>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.</i></p> <p>Response:</p>
11.	<p><i>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.</i></p> <p>Response:</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p>
15.	<p><i>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.</i></p> <p>Response:</p>
16.	<p><i>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.</i></p> <p>Response:</p>
17.	<p><i>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.</i></p> <p>Response:</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p>
19.	<p><i>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.</i></p> <p>Response:</p>

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

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	<input type="checkbox"/>	<input type="checkbox"/>			
2. Pre-Application Conference	<input type="checkbox"/>	<input type="checkbox"/>			
3. Neighborhood Meeting notice and report	<input type="checkbox"/>	<input type="checkbox"/>			
4. Rezoning application review fee (see Fee Schedule for rate)	<input type="checkbox"/>	<input type="checkbox"/>			
5. Completed application, submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Comprehensive Plan Consistency Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
Completed Response to the Urban Design Guidelines	<input type="checkbox"/>	<input type="checkbox"/>			
6. Two sets of stamped envelopes addressed to all property owners of area to be rezoned and properties within 500 feet of area to be rezoned	<input type="checkbox"/>	<input type="checkbox"/>			
7. Trip Generation Study	<input type="checkbox"/>	<input type="checkbox"/>			
8. Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a conditional use district:					
9. Completed zoning conditions, signed by property owner(s)	<input type="checkbox"/>	<input type="checkbox"/>			
If applicable (see Page 11):					
10. Proof of power of attorney or owner affidavit	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting a Planned Development (PD) or Campus District (CMP):					
10. Master Plan (see Master Plan Submittal Requirements)	<input type="checkbox"/>	<input type="checkbox"/>			
For properties requesting an Accessory Dwelling Unit Overlay District (ADUOD):					
15. Copy of ballot and mailing list	<input type="checkbox"/>	<input type="checkbox"/>			

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	<input type="checkbox"/>	<input type="checkbox"/>			
2. Total number of units and square feet	<input type="checkbox"/>	<input type="checkbox"/>			
3. 12 sets of plans	<input type="checkbox"/>	<input type="checkbox"/>			
4. Completed application; submitted through Permit & Development Portal	<input type="checkbox"/>	<input type="checkbox"/>			
5. Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>			
6. Existing Conditions Map	<input type="checkbox"/>	<input type="checkbox"/>			
7. Street and Block Layout Plan	<input type="checkbox"/>	<input type="checkbox"/>			
8. General Layout Map/Height and Frontage Map	<input type="checkbox"/>	<input type="checkbox"/>			
9. Description of Modification to Standards, 12 sets	<input type="checkbox"/>	<input type="checkbox"/>			
10. Development Plan (location of building types)	<input type="checkbox"/>	<input type="checkbox"/>			
11. Pedestrian Circulation Plan	<input type="checkbox"/>	<input type="checkbox"/>			
12. Parking Plan	<input type="checkbox"/>	<input type="checkbox"/>			
13. Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>			
14. Tree Conservation Plan (if site is 2 acres or more)	<input type="checkbox"/>	<input type="checkbox"/>			
15. Major Utilities Plan/Utilities Service Plan	<input type="checkbox"/>	<input type="checkbox"/>			
16. Generalized Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>			
17. Phasing Plan	<input type="checkbox"/>	<input type="checkbox"/>			
18. Three-Dimensional Model/renderings	<input type="checkbox"/>	<input type="checkbox"/>			
19. Common Signage Plan	<input type="checkbox"/>	<input type="checkbox"/>			

EXHIBIT A

To Rezoning Application for 1000 & 1100 Trailwood Drive (the “Property”)

2030 Comprehensive Plan Consistency

The requested rezoning of the Property to R-10-CU to permit multi-family development (the “Rezoning”) is consistent with the goals of the City of Raleigh 2030 Comprehensive Plan.

1. The Avent Ferry Corridor Plan. The Rezoning is generally consistent with the Avent Ferry Corridor Plan which contemplates “enhanced pedestrian and bicycle infrastructure.”

Policy AP-AF 3 Greenway Connections – The greenway connections identified in Map AP-AF1 should be provided in any redevelopment scenario and should include easement dedication and trail construction.

The Walnut Creek Trail, part of the Capital Area Greenway System, crosses the northern and western portions of the Property. There is an existing greenway easement to the City of Raleigh recorded in Deed Book 5922, Page 502, of the Wake County registry. The design and layout of the proposed development will respect and complement the existing greenway easement and Walnut Creek Trail. Additionally, the proposed development will provide housing where residents can conveniently walk or bike to N.C. State Centennial Campus, Lake Raleigh, Lake Johnson, the Mission Valley Shopping Center, and the Avent Ferry Shopping Center consistent with the vision of Map AP-AF1.

2. Policy T 5.1 Enhancing Bike/Pedestrian Circulation – *Enhance pedestrian and bicycle circulation, access, and safety along corridors, downtown, in activity and employment centers, at densely developed areas and transit stations, and near schools, libraries, and parks.*

The proposed multi-family development will enhance pedestrian and bicycle circulation, access by providing residents safe access to the Walnut Creek Trail which connects directly to N.C. State Centennial Campus, Lake Raleigh park, and Lake Johnson park.

3. Policy ED 1.3 Gateway Reinvestment – *Focus reinvestment efforts on those commercial areas that also serve as key gateways to the city and downtown, such as Avent Ferry Road, Six Forks Road Corridor, and South Saunders Street.*

The Property is located within 500 feet of the intersection of Trailwood Drive and Avent Ferry Road. The proposed development will aid in improving development and economic activity along the Avent Ferry corridor.

4. Policy PR 3.8 Multi-modal Integration - *Improve pedestrian and bicycle linkages by closing gaps in network connectivity and prioritizing connections to public transportation,*

streets, sidewalks, and other transportation corridors. Development along proposed Greenway Connectors should provide public access and infrastructure necessary to serve the needs of greenway trail users.

The proposed development will be designed to utilize the existing Walnut Creek Trail to better serve the needs of greenway trail users and will allow more City of Raleigh residents to utilize the existing greenway network. In addition, the proposed development will be within close walking distance of existing GoRaleigh and Wolfline transit stops.

5. Policy ED 4.7 Supporting Colleges and Universities – *Promote economic stability and prosperity by supporting the area universities and colleges that contribute to developing Raleigh’s educated and creative workforce.*

The proposed multi-family development will provide needed housing to N.C. State students within a short walk/bike of Centennial Campus.

6. Policy T 1.3 Multimodal Transportation Design – *Offer residents safe and attractive choices among modes including pedestrian walkways, bikeways, public transportation, roadways, railways, and aviation. The street patterns of newly developed areas should provide multimodal transportation alternatives for access to and circulation between adjacent neighborhoods parks, shopping center and employment areas.*

The proposed development will provide residents with many transportation mode choices. Residents will be able to access Lake Johnson park, Lake Raleigh park, N.C. State Centennial Campus, Mission Valley Shopping Center, and Avent Ferry Shopping Center via walking or biking on the greenway and/or public sidewalks, or by public transportation. There are multiple GoRaleigh and Wolfline bus stops within 500 feet of the site that can be easily and safely accessed by the greenway or sidewalk.



Raleigh

Pre-Application Conference Meeting Record

Department of City Planning | One Exchange Plaza, Suite 300 | (919) 996-2682

Meeting Date: 6/5/20	
Attendees: Sara Ellis, Matt Klem, JP Mansolf, Mark Holland, Isabel Mattox, Lauren Matas, Tom Huff, Jim Anderson	
Site Address/PIN: 1000, 1100 Trailwood Dr	
Current Zoning/Designation: PD	
Proposed Zoning/Designation: R-10 or RX	
City Council District: D (saige.martin@raleighnc.gov)	
Notes: Proposing an R-10 district. Low density residential is FLU designation. Site is impacted by floodplain constraints. Site planning is taking floodplain into consideration. Protecting open space in conditions can be helpful. Conditions maintain greenway access would be desirable. What can help bring the case into consistency – when there isn't a lot of specific area guidance more weight is given to future land use map. Neighborhood compatibility often comes up in this area. Conditions to mirror surrounding architecture and keeping the forested street view could help with compatibility. There is some proximity to transit and amenities, but departure from Future Land Use map is the main inconsistency. Future land use map in detached residential areas largely reflect the existing zoning. Infill standards would not apply here. Frontages can't be applied to R-10 districts, but can include zoning conditions to mimic some or all of those requirements.	
Department & Staff	Notes
Transportation <input type="checkbox"/> Jason Myers Jason.Myers@raleighnc.gov 919-996-2166	Is there an existing TIA for the PD, and how does this change the intensity? – increase in density, but may not be enough to trigger TIA.
Historic Preservation <input type="checkbox"/> Collette Kinane Collette.Kinane@raleighnc.gov 919-996-2649	

<p>Parks, Recreation, & Cultural Resources</p> <p><input type="checkbox"/> TJ McCourt Thomas.McCourt@raleighnc.gov 919-996-6079</p> <p><input type="checkbox"/> Emma Liles Emma.Liles@raleighnc.gov 919-996-4871</p>	
<p>Public Utilities</p> <p><input type="checkbox"/> John Sorrell John.Sorrell@raleighnc.gov 919-996-3485</p> <p><input type="checkbox"/> Lorea Sample Lorea.Sample@raleighnc.gov 919-996-3484</p>	
<p>Stormwater</p> <p><input type="checkbox"/> Gary Morton Gary.Morton@raleighnc.gov 919-996-3517</p> <p><input type="checkbox"/> Charles Webb Charles.Webb@raleighnc.gov 919-996-3519</p>	
<p>Development Services</p> <p><input type="checkbox"/> Justin Rametta Justin.Rametta@raleighnc.gov 919-996-2665</p> <p><input type="checkbox"/> Mike Walters Michael.Walters@raleighnc.gov 919-996-2636</p>	

ATTESTATION STATEMENT

Rezoning Application
Notice of Meeting - August 10, 2020
Property: 1000 & 1100 Trailwood Drive
Applicant: Mangrum Building, LLC

I, the undersigned, do hereby attest that the electronic verification document submitted herewith accurately reflects notification letters, enclosures, envelopes and mailing list for mailing the neighborhood meeting notification letters as required by Chapter 10 of the City of Raleigh UDO, and I do hereby further attest that that my firm did in fact deposit all of the required neighborhood meeting notification letters with the US. Postal Service on the 27th day of July, 2020. I do hereby attest that this information is true, accurate and complete to the best of my knowledge and I understand that any falsification, omission, or concealment of material fact may be a violation of the UDO subjecting me to administrative, civil, and/or, criminal liability, including, but not limited to, invalidation of the application to which such required neighborhood meeting relates.



Isabel Worthy Mattox, Applicant Representative

Date: July 27, 2020

MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com

July 27, 2020

TO ALL ADDRESSEES:

RE: **NOTICE OF MEETING** Regarding Potential Rezoning of:

1000 Trailwood Drive, Raleigh, NC 27606 (8.35 acres) (PIN 0793144260) Book 016962, Page 01771, owned by MANGRUM BUILDING, LLC, a North Carolina limited liability company; and

1100 Trailwood Drive, Raleigh, NC 27606 (2.95 acres) (PIN 0793134771) Book 016962, Page 01771, owned by MANGRUM BUILDING, LLC, a North Carolina limited liability company (collectively, the "Rezoning Property").

Dear Property Owners:

You are receiving this letter because you are the owner of property located in the vicinity of the Rezoning Property for which a rezoning is being contemplated. The applicant plans to file a rezoning application to rezone the property to R-10-CU or a similar district permitting residential development (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner of the Rezoning Property, or the owner of property within 500 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held remotely **via Zoom on Monday, August 10, at 5:00 PM.**

You can join the meeting in any of the following ways:

1. Type the following URL into your internet browser: **<https://us02web.zoom.us/j/84025052674>**
2. Email Matthew Carpenter at Matthew@mattoxlawfirm.com and receive an e-mail invitation.
3. Call in to the meeting at 929-205-6099 and enter meeting ID: **840 2505 2674.**

To ensure that we are able to address as many questions as possible, please submit questions via email to Matthew@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, answers to submitted questions, followed by a general question and answer session. To aid in your participation in the meeting, please find attached a GIS aerial photograph of the Rezoning Property, a zoning map of the Rezoning Property, and a draft of the Rezoning Application.

All Addressees
July 27, 2020
Page 2 of 2

Once the Rezoning Application is filed, it will be vetted by City of Raleigh staff over the next few weeks and referred to the Planning Commission for review. Information about the rezoning process is available online and can be accessed by visiting www.raleighnc.gov and searching for "Rezoning Process." If you have further questions about the rezoning process, please contact JP Mansolf, Raleigh Planning & Development, at (919) 996-2180 or JP.Mansolf@raleighnc.gov. You can also contact me directly with any questions.

Yours very truly,

Isabel Mattox

Isabel Worthy Mattox

Enclosures

Rezoning Application



DRAFT

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

REZONING REQUEST			
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Master Plan			OFFICE USE ONLY Rezoning Case #
Existing Zoning Base District Trailwood PD; Special Residential Parking Overlay District (SRPOD)			
Proposed Zoning Base District _____ Height _____ Frontage _____ Overlay(s) _____ Click here to view the Zoning Map. 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			
Property PIN		Deed Reference (book/page)	
Nearest Intersection			
Property Size (acres)	For Planned Development Applications Only:	Total Units	Total Square Footage
		Total Parcels	Total Buildings
Property Owner Name/Address		Phone	Fax
		Email	
Applicant Name/Address		Phone	Fax
		Email	
Applicant* Signature(s)		Email	

MANGRUM BUILDING, LLC,
a North Carolina limited liability company

By: _____
Name:
Title:

CONDITIONAL USE DISTRICT ZONING CONDITIONS

Zoning Case Number	OFFICE USE ONLY Rezoning Case #
Date Submitted	
Existing Zoning Proposed Zoning	

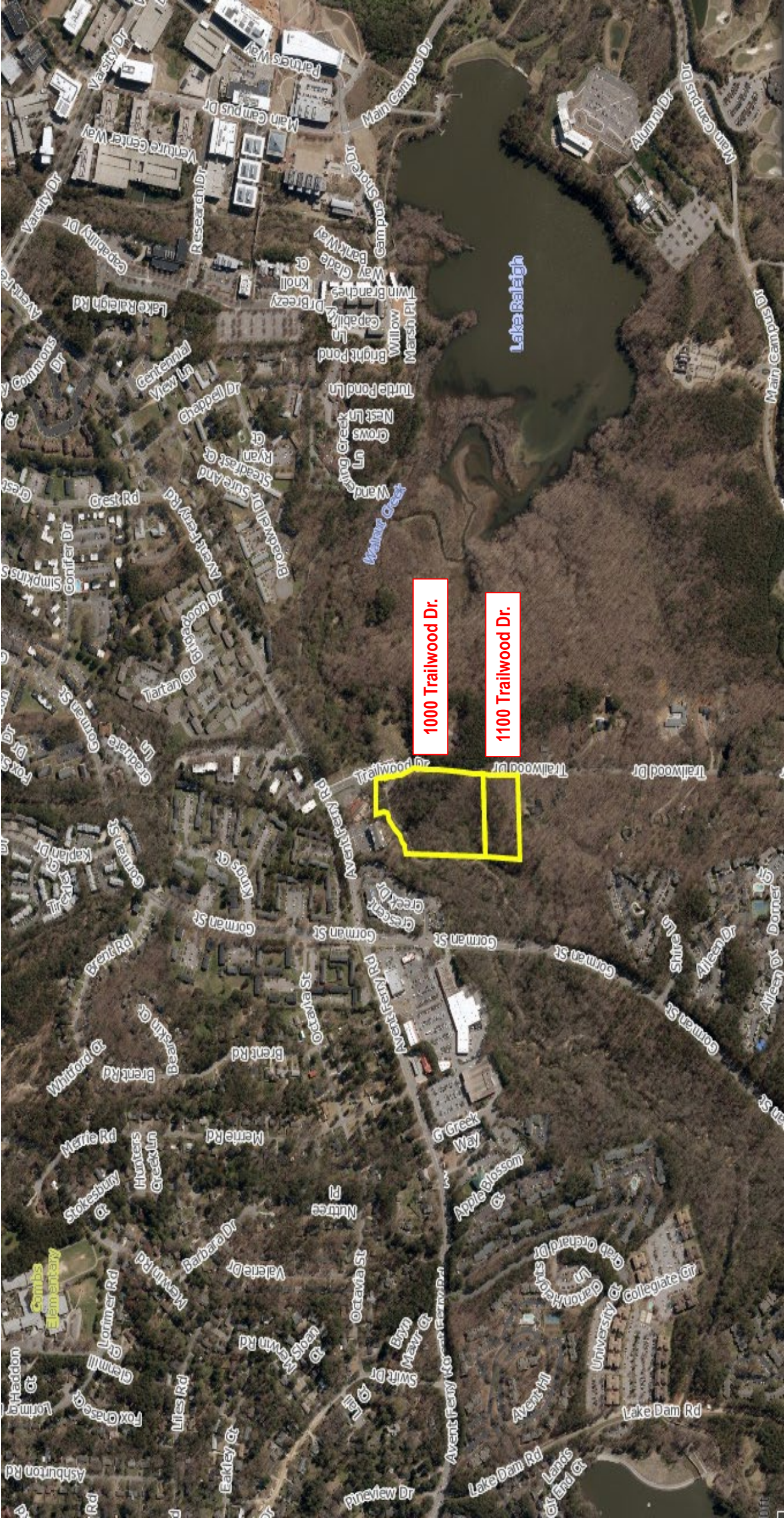
Narrative of Zoning Conditions Offered

The property owner(s) hereby offers, consents to, and agrees to abide by, 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.

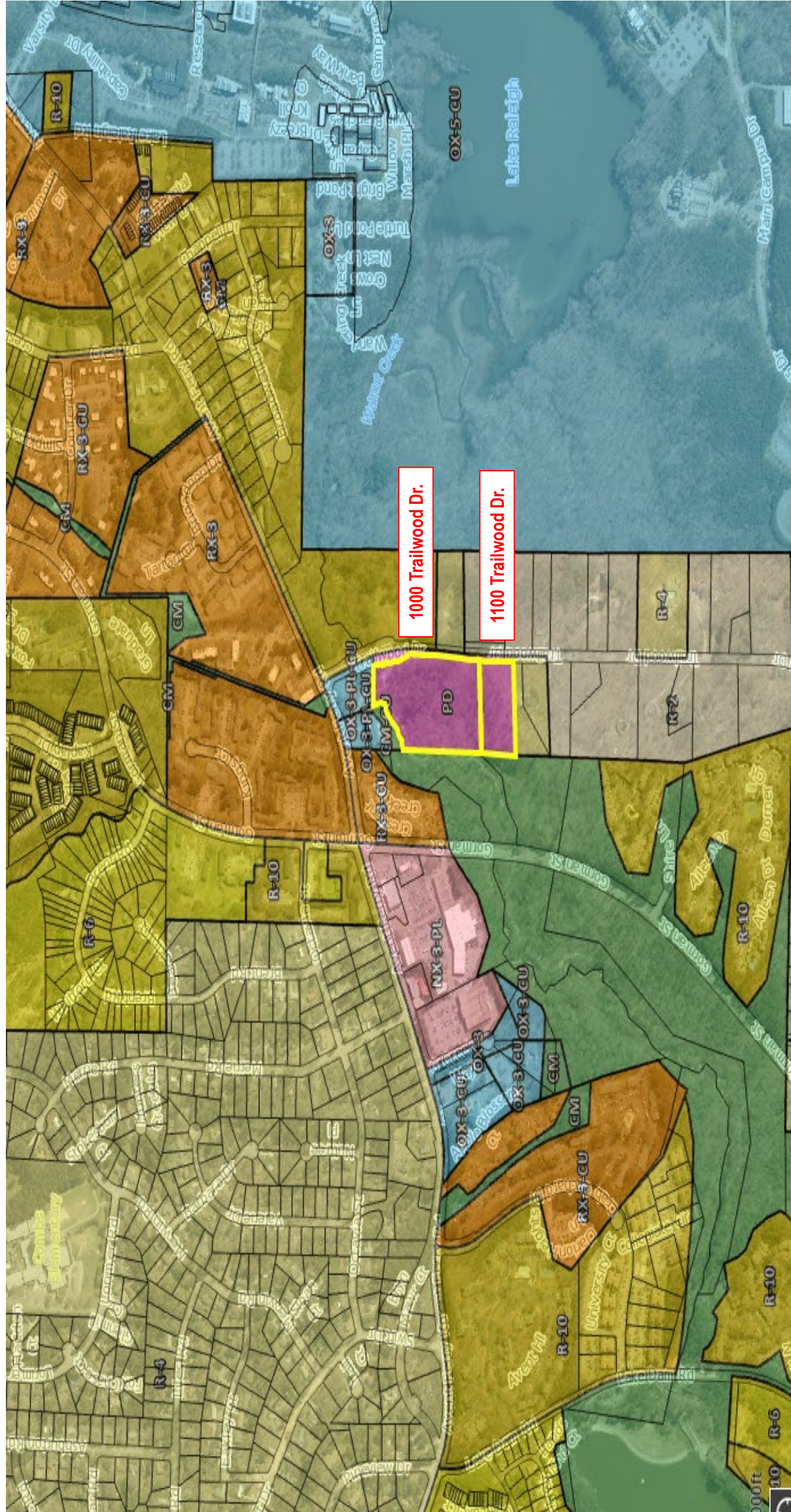
Property Owner(s) Signature MANGRUM BUILDING, LLC,
a North Carolina limited liability company

By: _____
Name:
Title:

Aerial View – 1000 & 1100 Trailwood Drive



Zoning of 1000 & 1100 Trailwood Drive



0793240515
AURAND, THOMAS J TRUSTEE ELEANOR N
AURAND RVCBLE LVNG TRUST
2625 EAGLE VALLEY DR
WOODBURY MN 55129-4213

0793133561
BEARD, SHANNON BARRON
BEARD, MADISON WHITE
1126 TRAILWOOD DR
RALEIGH NC 27606-3711

0793134482
BEARD, SHANNON BARRON
BEARD, MADISON WHITE
1126 TRAILWOOD DR
RALEIGH NC 27606-3711

0793137860
BOARD OF TRUSTEES OF THE ENDOWMENT
FUND OF NC STAT
NCSU REAL ESTATE
CAMPUS BOX 7230
RALEIGH NC 27695-7230

0793124838
CHURCHILL, THELMA A
1232 TRAILWOOD DR
RALEIGH NC 27606-3713

0793135067
CHURCHILL, THELMA A
1232 TRAILWOOD DR
RALEIGH NC 27606-3713

0793250141
ELEANOR N AURAND RVCBLE LVNG TRUST
AURAND, THOMAS J TRUSTEE
2625 EAGLE VALLEY DR
WOODBURY MN 55129-4213

0793139319
GILLIAM, J WENDELL
GILLIAM, SHIRLEY R
1129 TRAILWOOD DR
RALEIGH NC 27606-3712

0793151350
GORMAN CROSSINGS LLC
2723 CAMPUS WALK AVE
DURHAM NC 27705-3707

0793048395
HRA CENTENNIAL VILLAGE LLC
PO BOX 56607
ATLANTA GA 30343-0607

0793250945
KENSINGTON APARTMENTS LLC
2723 CAMPUS WALK AVE
DURHAM NC 27705-3707

0793134771
MANGRUM BUILDING LLC
412 E WILLIAMS ST STE A
APEX NC 27502-2186

0793144260
MANGRUM BUILDING LLC
1717 TRINITY RD
RALEIGH NC 27607-4919

0793145724
MASON STREET LLC
115 S MASON ST
APEX NC 27502-1916

0793240026
NEW LEAF DEVELOPMENT LLC
6010 FORDLAND DR
RALEIGH NC 27606-4475

0793230516
PERKINSON, GLORIA Y
SCALES, ALICE Y
1188 FAIRLANE RD
CARY NC 27511-5975

0793028866
PRIII RTP8 (WOODLAND COURT) OWNER,LLC
PGIM INC
7 GIRALDA FARMS
MADISON NJ 07940-1051

0793039445
RALEIGH CITY OF
110 S MCDOWELL ST
RALEIGH NC 27601-1330

0793039895
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

0793230821
STATE OF NORTH CAROLINA
STATE PROPERTY OFFICE
1321 MAIL SERVICE CTR
RALEIGH NC 27699-1321

0793143615
TC AVENT FERRY ROAD LLC
4944 WINDY HILL DR
RALEIGH NC 27609-5199

0793134265
TOTTEN, JOHN DAVID
TOTTEN, ANNA NOEL
1132 TRAILWOOD DR
RALEIGH NC 27606-3711

0793139202
WICKER, LUCY BROOKS
WICKER, PATRICIA A
1203 TRAILWOOD DR
RALEIGH NC 27606-3714

Envelopes delivered to U.S. Post Office on July 27, 2020



Envelopes delivered to U.S. Post Office on July 27, 2020

Mattox Law Firm
127 W. Hargett St., Suite 500
P.O. Box 946
Raleigh, NC 27602



079323895
RALEIGH CITY OF
PO BOX 580
RALEIGH NC 27602-0580

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127 W. Hargett St., Suite 500
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Raleigh, NC 27602



079323821
STATE OF NORTH CAROLINA
STATE PROPERTY OFFICE
1321 MAIL SERVICE CTR
RALEIGH NC 27689-1321

Mattox Law Firm
127 W. Hargett St., Suite 500
P.O. Box 946
Raleigh, NC 27602



079323822
WICKER, LUCY BROOKS
WICKER, PATRICIA A
1000 TRAILWOOD DR
RALEIGH NC 27689-0714

SUMMARY OF ISSUES

A neighborhood meeting was held on _____(date) to discuss a potential rezoning located at _____(property address).

The neighborhood meeting was held at _____(location).

There were approximately _____(number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

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Summary of Issues:

ATTENDANCE ROSTER

NAME	ADDRESS

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