

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Jacob Hunt, AICP, Senior Planner
Department	Planning and Development
Date	April 23, 2026
Subject	City Council agenda item for May 5, 2026 – Z-38-25

On April 21, 2026, City Council authorized the public hearing for the following item.

Z-38-25 1017, 1000, 1100 Trailwood Drive, approximately 13.8 acres located at 400 feet south of the intersection of Avent Ferry Road and Trailwood Drive [iMAPS](#).

Signed zoning conditions provided on April 17, 2026 shall limit disturbances in the 100-year floodplain to 35,000 square feet, require a no-rise certification, require a minimum building façade frontage, require at least one street-facing pedestrian entrance, and require the installations of “Super Silt” fencing along any watercourse buffer.

Current zoning: Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU w/SRPOD) and Residential-4 with Special Residential Parking Overlay District (R-4 w/SRPOD).

Requested zoning: Residential Mixed Use-3-Conditional Use (RX-3-CU) and Residential-10-Conditional Use (R-10-CU)

The request is **consistent** with the 2030 Comprehensive Plan.

The request is **inconsistent** with the Future Land Use Map.

The request is **inconsistent** with the Urban Form Map.

The Planning Commission recommends approval of the request (7 - 3).

Commissioners Bennett, Fox, and Omokaiye opposed approval of the request. They noted concerns that the request does not include sufficient floodplain protections and conditions do not fully address staff enforcement concerns.

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



RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#

CASE INFORMATION: Z-38-25 1017, 1000, & 1100 TRAILWOOD DRIVE

Location	Southwest Raleigh, 400 feet south of the intersection of Avent Ferry Road and Trailwood Drive Address: 1017,1000, & 1100 Trailwood Drive PIN: 0793144260, 0793134771, 0793240026 Link to iMAPS
Current Zoning	R-6-CU w/SRPOD and R-4 w/SRPOD
Requested Zoning	RX-3/R-10-CU
Area of Request	13.8 acres
Corporate Limits	Property outside of corporate limits, within ETJ.
Property Owner	Floresta, LLC
Applicant	Molly Stuart, Morningstar Law Group on behalf of Floresta, LLC
Council District	D
PC Recommendation Deadline	April 24, 2026

SUMMARY OF PROPOSED CONDITIONS

1. Any approved site plan including all or any portion of 1000 Trailwood Drive (PIN 0793144260) shall delineate a proposed 100-year floodplain area no smaller than that described by the "Proposed 100-Year" flood elevation line (the "Approved Line") on the Flood Map included in Appendix 6 of the Floresta Trail Development No-Rise Feasibility Study (City of Raleigh Flood Study #830) dated May 1, 2025 and approved on June 5, 2025 in connection with SPR-0062-2024.
2. A minimum of 50% of the property frontage along the west side of Trailwood Drive and south of the intersection of the Approved Line and the right of way shall be occupied by one or more front principal building facades within 20 feet of the edge of public right of way, and no parking areas shall be located between such principal facades and the Trailwood Drive right of way.
3. A minimum of one street-facing entrance is required on the west side of Trailwood Drive.

PUBLIC MEETINGS

First Neighborhood Meeting	Second Neighborhood Meeting	Planning Commission	City Council
8/25/2025 10 attendees	2/2/2026 15 attendees	2/24/26	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
147	14	0	21

Summary of Comments: Residents expressed strong opposition to the proposed rezoning. They are concerned that the traffic impacts from this and other zoning requests on Trailwood Drive pose a danger and burden to the current and future residents. Residents request that the traffic impacts for all three sites are studied holistically. Commenters also raised concerns about environmental issues including potential clear-cutting of mature forests near Lake Johnson, Lake Raleigh, and Walnut Creek. There are concerns that development of the site could lead to runoff and ecological damage. There is strong concern that the previously approved plan is being ignored and that this proposal prioritizes development over neighborhood character and safety. Commenters have asked for conditions to ensure lower density, preserved green space, and designs that respect the existing community character.

Additional comments voice opposition to an earlier version of this application which included the possibility of a hotel. That has been removed as a possibility.

PLANNING COMMISSION RECOMMENDATION

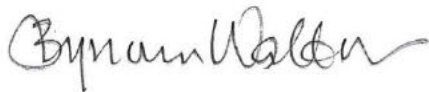
The rezoning case is **Inconsistent** with the Future Land Use Map and **Consistent** with the relevant policies in the Comprehensive Plan, furthermore **Approval** is reasonable and in the public interest because:

Reasonableness and Public Interest	The request would increase the market-rate housing supply and permit residential land uses at a similar height and scale to the surrounding neighborhood. It would allow for more market-rate housing to be built in an area well served by multiple transit lines.
Change(s) in Circumstances	
Amendments to the Comprehensive Plan	If approved, the Future Land Use Map will be amended as to the subject parcel(s) only from Low Scale Residential to Moderate Scale Residential.
Recommendation	
Motion and Vote	Motion – Walters; Second – Burnett; Burnett, Cochran, Neptune, O’Haver, Otwell, Shelburne, and Walters
Reason for Opposed Vote(s)	Opposed – Bennett, Fox, Omokaiye. The request does not include sufficient floodplain protections and conditions do not address staff concerns.

ATTACHMENTS

1. Staff report
2. Comprehensive Plan amendment analysis
3. Zoning conditions
4. Rezoning application

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.



Bynum Walter
 Planning and Development Assistant Director

Date: 3/10/2026

Staff Coordinator: Jacob Hunt: (919) 996-6333; jacob.hunt@raleighnc.gov



REZONING STAFF REPORT – Z-38-25

Conditional Use District

OVERVIEW

This application consists of three parcels totaling 13.8 acres. The request is to rezone the properties from Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU w/SRPOD) and Residential-4 with Special Residential Parking Overlay District (R-4 w/SRPOD) to Residential Mixed Use-3 (RX-3) and Residential-10-Conditional Use (R-10-CU). The proposed zoning conditions would require a floodplain that is no smaller in area than the floodplain that was mapped in a previous site plan, 50% building frontage along portions of Trailwood Drive, and pedestrian access from Trailwood Drive to the site.

Located in Southwest Raleigh, the site is less than a quarter mile south of the intersection of Avent Ferry Road and Trailwood Drive. Currently 1000 and 1100 Trailwood Drive are undeveloped, and 1017 Trailwood Drive is occupied by a single detached home. The site is split by Trailwood Drive. The lots at 1000 and 1100 are on the west side of Trailwood Drive and the lot at 1017 is on the east. The RX-3 zoning designation has been requested for 1000 and 1100 Trailwood Drive and R-10 has been requested for 1017 Trailwood Drive.

There are existing conditions on development for 1000 and 1100 Trailwood Drive. The existing conditions include a maximum of 40 residential units, the inclusion of a connection to the Walnut Creek Greenway, a minimum of six acres of undisturbed protected area, 40 foot building setbacks from the southern property line, increased planting requirements along the southern property line, a requirement that 50% of stormwater runoff be treated with green stormwater measures, the use of permeable pavement on vehicular surface in the floodplain, prohibition of the apartment building types, rooftop screening against the southern property line, and limits on parking.

The northern portion of the western lots are within both the floodway and floodplain of Walnut Creek. This request does not modify regulations in the floodplain, development in the floodplain is still prohibited in most situations. Properties to the north of the western lots are both zoned Office Mixed Use. The City owns conservation lands west of the site. South of western lots is a property that has also applied for a rezoning, Z-29-25. This request is to rezone from R-4 to R-10-CU. The lot on the eastern side of Trailwood Drive is bordered by an apartment building to the north, a wooded area that serves as the western boundary of NC State's Centennial to the east, and an undeveloped lot to the south. That undeveloped lot is owned by the State and included in the Trailwood Neighborhood Conservation Overlay District (NCOD). This property is not within the Trailwood NCOD.

The site is located within a Frequent Transit Area and is served by GoRaleigh routes 11 (Avent Ferry) and 11L (Buck Jones). The nearest stops for route 11 and 11L are approximately one-third of a mile away on both sides of Avent Ferry Road. Additional stops for Route 11 are half a mile away on Gorman Street; accessed by the Walnut Creek Greenway Trail. The existing Walnut Creek Greenway is within the northern portion of the

western lots and connects to the sidewalk network on Trailwood Drive headed north. On the eastern lot the nearest sidewalk is at the northern property line with the Arden apartments. Route 11L operates every 40 minutes on a loop through western Raleigh. Route 11 runs every 15 minutes during peak hours between Tyrone Road and the Moore Square GoRaleigh Station. Additionally, Wolfline routes 42, 50, and 52 also share stops with Go Raleigh on Aven Ferry Road and connect to both Main and Centennial Campuses.

The requested RX-3 and R-10-CU zoning districts permit detached, attached, townhome, and apartment building types. In both the existing R-4 and R-6-CU districts, apartments are a generally prohibited building type. The exception to that would be if the R-4 lot developed under the Frequent Transit Development Option which allows apartment development in R-4 zoning if 20% of units above 12 are designated as affordable for households earning 60% or less of the area median income. Apartments are a prohibited building type under the conditions included in current R-6-CU district. The primary dimensional differences between the existing R-4/R-6-CU and proposed RX-3/R-10-CU zoning are reduced setback requirements and a small increase in allowed height of the permitted 3 stories.

The request is consistent with the Comprehensive Plan. This request would allow for more market-rate housing than the current zoning designation. The location of the site and the allowed increase in density aligns with goals that work to place new development in areas that are well served by transit.

The request is not consistent with the Future Land Use Map, which designates the area as Low Scale Residential. This designation typically supports densities up to R-6 and envisions a variety of housing types, including duplexes, fourplexes, small apartment buildings, townhomes, and detached homes. RX-3 zoning is consistent with Low Scale Residential only when it is within a Core Transit Area on the Urban Form Map. This site is included in a Frequent Transit Area, but not a Core Transit Area. To qualify as a Core Transit Area a site must have frontage on a corridor programmed for high-capacity, frequent bus transit. This site does not have frontage on Aven Ferry Blvd which is the nearest applicable street. The requested R-10 zoning is consistent with the Future Land Use Map designation due to the site's inclusion in a Frequent Transit Area corridor.

The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents.

Update for March 10, 2028

This item was first heard by Planning Commission on February 24, 2026 and continued to allow the request to be revised. The applicant provided staff with unsigned conditions of February 27, 2026. These conditions are intended to keep the total area of land mapped as 100-year flood plain to an amount no smaller than the amount approved under a previous site plan for the 1000 Trailwood parcel, require building frontage along Trailwood Drive, and require at least one street-facing entrance on the west side of Trailwood Drive.

As written, there are enforcement concerns with the language provided. Staff has provided recommended changes that would resolve the enforcement issues. The revisions to the conditions do not change the consistency determination of the request with either the Future Land Use Map or the Comprehensive Plan. The frontage standards are more aligned with

those recommended in the Urban Form Map, but do not change the inconsistent determination.

The condition requiring a connection from the site to the Walnut Creek Greenway has been removed.

The application has also been revised to change the requested zoning district for the parcel on the east of Trailwood Drive (1017 Trailwood Drive). The applicant has request that that parcel be rezoned to Residential-10-Conditional Use (R-10-CU). The requested R-10-CU district is consistent with the Future Land Use Map, but the request remains inconsistent overall.

There appears to be an error in the revised application. The revised application has not included a Conditional Use request as part of the RX-3 zoning, despite the provided conditions only applying to the lots that are requesting RX-3 zoning. This is an error that will need to be resolved in the final signed conditions.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

Zoning	EXISTING ZONING		PROPOSED ZONING	
	R-4 w/SRPOD	R-6-CU w/SRPOD	RX-3	R-10-CU
Total Acreage	13.8			
Maximum Height	3 stories/40 ft	3 stories/45 ft	3 stories/50 ft	
Setbacks: Front Side Rear	Front: 20 ft Side: 10 ft Rear 30 ft	Front: 40 ft Side: 10 ft Rear: 20 ft	Front: 5 ft Side: 0 ft or 6 ft Rear: 0 ft or 6 ft	Front: 10 ft Side: 10 ft Rear: 20 ft
Max. # of Residential Units	56		203	
Max. Gross Office SF	0		0	
Max. Gross Retail SF	0		0	
Max. Gross Industrial SF	0		0	

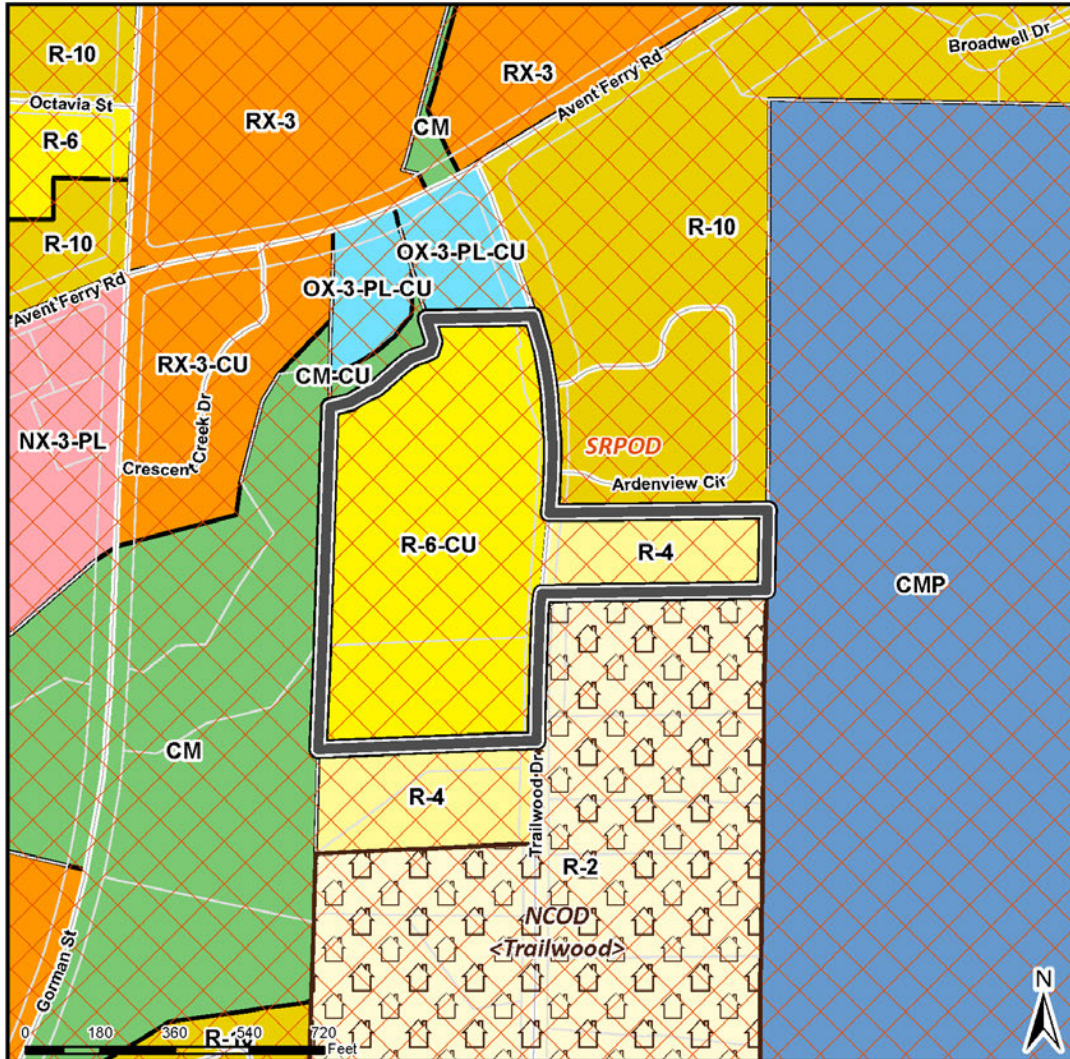
**These are estimates presented to provide context for analysis.*

OUTSTANDING ISSUES

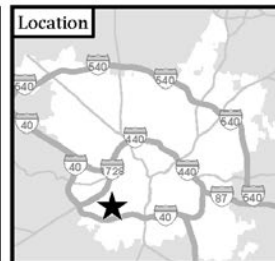
Outstanding Issues	Suggested Mitigation
1. The revised request and unsigned conditions require clarification and would result in enforcement issues.	2. Provide signed conditions that address staff concerns. If the signed conditions address this issue, no mitigation is needed.

Existing Zoning

Z-38-2025



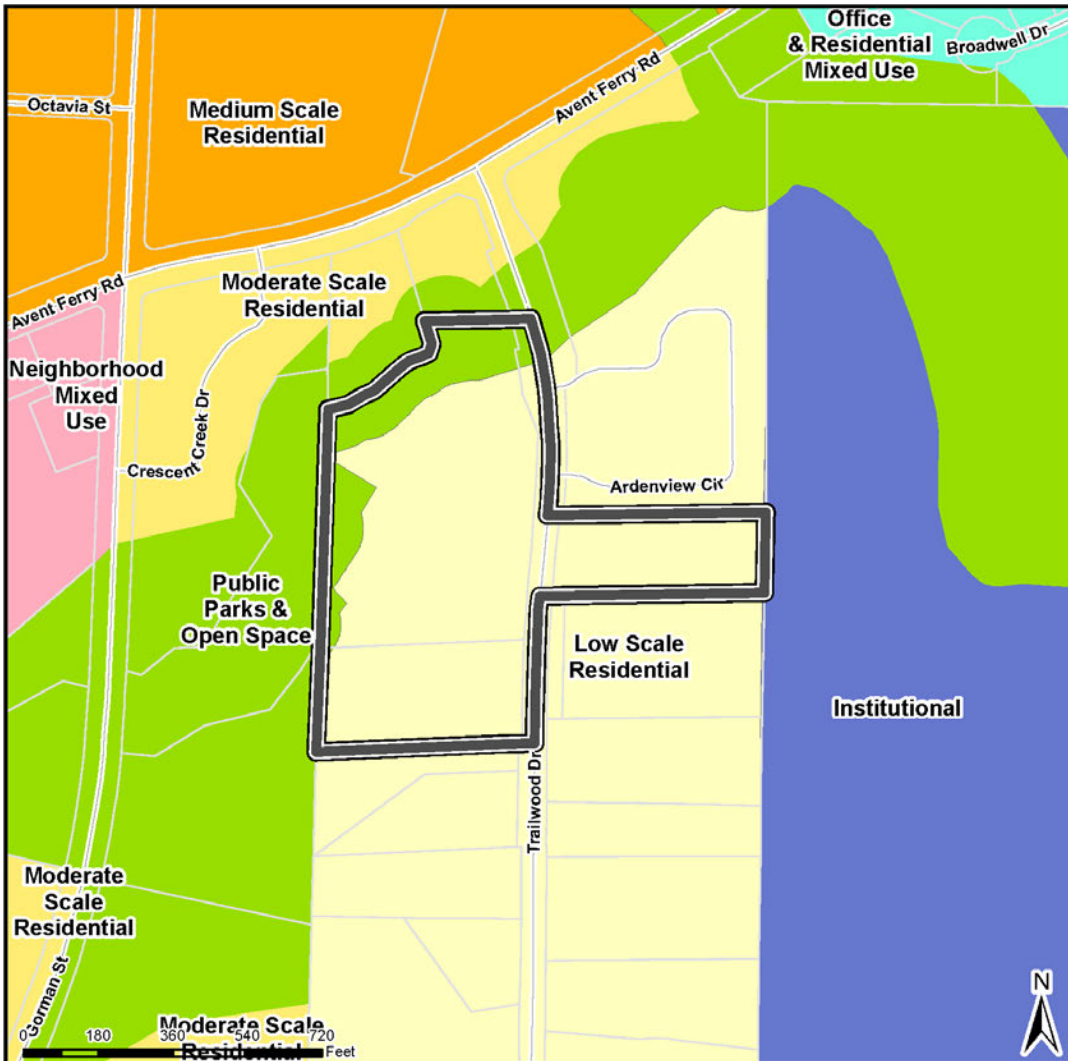
Property	1017, 1000, 1100 Trailwood Dr
Size	13.8 acres
Existing Zoning	R-4 & R-6-CU w/ SRPOD
Requested Zoning	RX-3 & R-10-CU (Remove SRPOD)



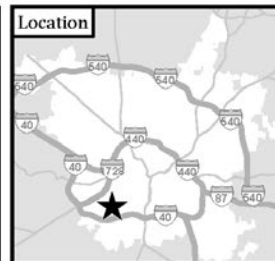
Map by Raleigh Department of Planning and Development (mrogregom); 9/30/2025

Future Land Use

Z-38-2025



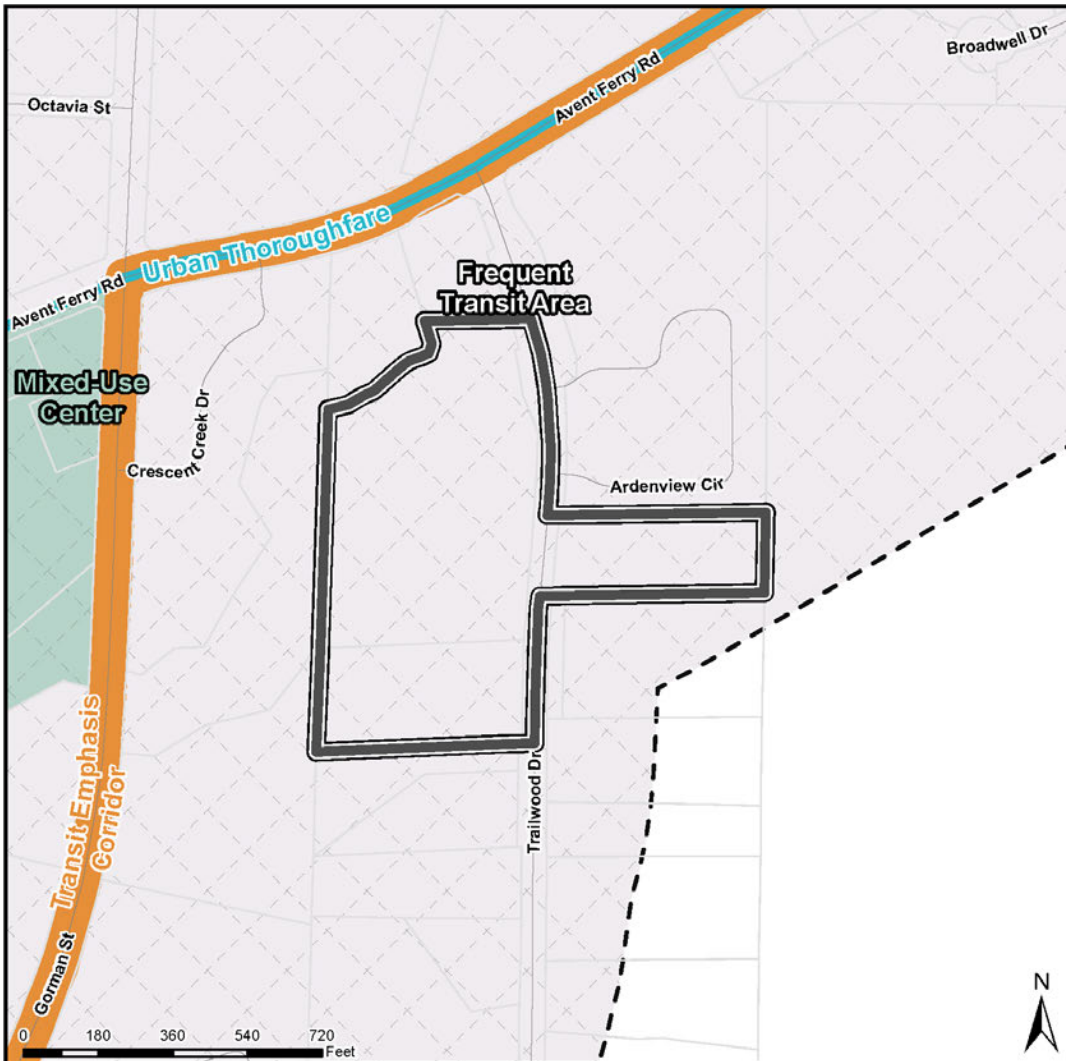
Property	1017, 1000, 1100 Trailwood Dr
Size	13.8 acres
Existing Zoning	R-4 & R-6-CU w/ SRPOD
Requested Zoning	RX-3 & r-10-CU (Remove SRPOD)



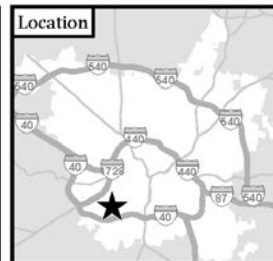
Map by Raleigh Department of Planning and Development (mrogregom). 9/30/2025

Urban Form

Z-38-2025



Property	1017, 1000, 1100 Trailwood Dr
Size	13.8 acres
Existing Zoning	R-4 & R-6-CU w/ SRPOD
Requested Zoning	RX-3 & R-10-CU (Remove SRPOD)



Map by Raleigh Department of Planning and Development (mprogform). 9/30/2025

COMPREHENSIVE PLAN ANALYSIS

Section 3: Land Use in the Comprehensive Plan describes how zoning proposals should be evaluated. Determination of the consistency with the Comprehensive Plan includes consideration of the following topics.

Comprehensive Plan Consistency

The request is: **Consistent** **Inconsistent** with the 2030 Comprehensive Plan.

The request is consistent with the Comprehensive Plan, various Comprehensive Plan policies and three Vision Themes. Consistent policies include those that encourage housing variety across building types, development in areas well served by transit, and compact development patterns. The request would add to the housing supply and continue to allow for development of a variety of building types, including apartments and townhouses, with less restrictive setbacks. This rezoning request is consistent with the Comprehensive Plan direction that increased density and housing variety should be located along future frequent transit corridors.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Expanding Housing Choices	This vision theme encourages the expansion of affordable and workforce housing throughout the city. There is an expectation that a mix of housing types will be available in residential zoning districts city-wide. The proposed rezoning will contribute to housing supply through increases to market rate unit entitlement, although there are no guaranteed affordable units.
Consistent	Coordinating Land Use and Transportation	The Comprehensive Plan expects that land use entitlements and transportation investments should be planned in concert and efficiently. This request would meet that goal because the site is currently well served by bus transit and the Walnut Creek Greenway Trail.

Consistency	Vision Theme	Analysis
Consistent	Growing Successful Neighborhoods and Communities	This vision theme encourages growth and development to improve access to housing options across a variety of building types, with special consideration for conserving existing neighborhoods and their residents. The request would allow for a variety of building types, including apartments, to be developed at a scale compatible with nearby neighborhoods and close to transit.

Future Land Use

Future Land Use designation: Low Scale Residential

The request is: **Consistent** **Inconsistent** with the Future Land Use Map.

The request does not align with the Future Land Use Map, which designates the area for Low Scale Residential uses. This category typically supports development up to R-6 density and includes a variety of housing types such as duplexes, fourplexes, small apartment buildings, townhomes, and single-family homes. RX-3 is not consistent with Low Scale Residential unless it is located within a Core Transit Area. It is unlikely that the RX-3 zoning would introduce uses that are not aligned with the residential development pattern of the neighborhood.

Infrastructure

Will community facilities and streets be available at City standards to serve the use proposed for the property? **Yes** **No**

Nearby streets appear able to serve the proposed use. The site is outside of corporate limits. Water infrastructure will need to be connected to the site prior to development. There is a 12" water main available in Trailwood Drive. There is an 8" sewer main available in Trailwood Drive

Fire Service:

There are existing fire service inadequacies near the area of request which does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (8 minutes or less travel time) or the travel time (6 minutes or less) for the arrival of the second company at a fire suppression incident. Station #20 is the nearest station to the site; the Raleigh Fire Master Plan does not anticipate medium- or long-term replacement of this station.

Urban Form

Urban Form designation: Frequent Transit Area

The request is: **Consistent** **Inconsistent** with the Urban Form Map.

Other

Overview: This request is for a mixed-use district within a Frequent Transit Area. An urban frontage is recommended for sites within a quarter mile of frequent transit routes. The condition limiting parking in front of apartment buildings would contribute to an urban development pattern. This condition only applies when the building is within 50 feet of Trailwood Drive. The application does not address other aspects of an urban frontage including build-to lines, streetscape, and pedestrian access.

Impact: No frontage has been identified. Development could occur in a way that does not contribute to an urban character with buildings being set back from the property line.

Compatibility: The existing building form along Trailwood Drive is predominantly detached homes with 60 ft. setbacks from the street. The property to the north of this site is a residential district without a frontage designation. An urban frontage would not be appropriate to this site in this neighborhood.

Analysis of Inconsistency: While urban frontage is recommended on the Urban Form Map, existing conditions and expected development patterns suggest that requiring an urban frontage could result in a site that is significantly more urban in character than the surrounding properties. There are no sites along Trailwood Drive that include a build to line or requirements that bring the buildings closer to the property line.

Public Benefits of the Proposed Rezoning

- The proposed rezoning would support an increase in the housing supply and enable residential development at a height and scale compatible with the surrounding neighborhood.
- The request would facilitate the construction of additional housing in an area with strong access to multiple transit routes. The development of housing along transit routes can contribute to reduced transportation costs and overall cost of living.

Detriments of the Proposed Rezoning

- None noted

Policy Guidance

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

Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>		LU 1.3 Conditional Use District Consistency
	●	LU 2.2 Compact Development
	●	LU 4.5 Connectivity
	●	LU 4.7 Capitalizing on Transit Access
		LU 4.19 Missing Middle Housing
	●	LU 8.1 Housing Variety
		LU 8.5 Neighborhood-scale Housing
		LU 8.7 Lot Sizes and Flag Lots
	●	LU 8.12 Infill Compatibility
	●	EP 1.1 Greenhouse Gas Reduction
		EP 1.7 Sustainable Development
		H 1.5 Scattered Site Infill
	●	H 1.8 Zoning for Housing
		PU 1.1 Linking Growth and Infrastructure
		UD 5.9 Successful Residential Neighborhoods
		UD 8.3 Transit Area Infill

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

Key policies are directly related to changes in zoning and are used to evaluate rezoning request consistency. They are marked with an orange dot (●). Area Specific Guidance policies are marked with a square (□).

● **LU 1.2 Future Land Use Map and Zoning Consistency**

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

- The proposed RX-3 zoning is not consistent with the Low Scale Residential future land use designation. The R-10 zoning designation is the most intense district anticipated in Low Scale Residential in combination with the Frequent Transit Overlay Designation.

● **LU 2.6 Zoning and Infrastructure Impacts**

Carefully evaluate all amendments to the zoning map that significantly increase permitted density or floor area to ensure that impacts to infrastructure capacity resulting from the projected intensification of development are adequately mitigated or addressed.

CS 4.4 Response Time Standards

Maintain standards in response time/coverage for fire calls and emergency medical response calls as outlined in the National Fire Protection Association 1710 (standard for the organization and deployment of fire suppression operations, emergency medical operations, and special operations): one minute from 911 call to wheels rolling and four minutes total response time.

- The site does not meet National Fire Protection Association (NFPA) standards for the deployment of an initial full alarm assignment (within 8 minutes of travel time) for fire suppression incidents or the arrival of the second company (within 6 minutes of travel time).

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site		Notes
Walk Score	31	45		“Car-Dependent: Most errands require a car.” The walk score is higher than the citywide average. There are no sidewalks on roads fronting the site. The Walnut Creek Greenway runs through the northern portion of the site.
Transit Score	30	none		Multiple Available Routes on Avent Ferry less than .25 miles away.
Bike Score	41	38		“Somewhat Bikeable: Minimal bike infrastructure.” The bike score is lower than the citywide average. There are no bike lanes on streets fronting the site.
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	West: 89	East: 76	Transportation costs are below average.
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	West: 59	East: 79	This area is at the boundary of two census tracts.

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. HUD index scores are percentiles indicating how well the subject tract performs compared to all other census tracts in the United States. A higher percentile for Low Transportation Cost or Jobs Proximity indicates a lower the cost of transportation and higher access to jobs in the nearby area, respectively.

Housing Energy Analysis

Housing Type	Average Annual Energy Use (million BTU)	Permitted in requested district?
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.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	This proposal would allow for additional units and housing types.
Is naturally occurring affordable housing present on the site?	Unlikely	The western lots are undeveloped and there is a single detached home on the eastern lot.
Does it include any subsidized units?	No	Proposed conditions do not address affordability.
Does it permit a variety of housing types beyond detached houses?	Yes	
If not a mixed-use district, does it permit smaller lots than the average? *	Yes	
Is it within walking distance of transit?	Yes	

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

Demographic Indicators from EJSCREEN*

Indicator	West Site Area	East Site Area	Raleigh
Demographic Index** (%)	39	41	37
People of Color Population (%)	34	36	46
Low Income Population (%)	44	46	29
Linguistically Isolated Population (%)	2	3	3
Population with Less Than High School Education (%)	1	6	8
Population under Age 5 (%)	5	2	6
Population over Age 64 (%)	5	7	11
% change in median gross rent since 2016	27.6		25.5

*Environmental Justice Screening and Mapping Tool from the Environmental Protection Agency (<https://www.epa.gov/ejscreen>)

**The Demographic Index represents the average of the percentage of people who are low income and the percentage of people who are minorities

Health and Environmental Analysis

What is the life expectancy in this census tract? Is it higher or lower than the city average*?	N/A	The average life expectancy is unavailable for this tract.
Are there known industrial uses or industrial zoning districts within 1,000 feet?	No	
Are there hazardous waste facilities are located within one kilometer?	No	
Are there known environmental hazards, such as flood-prone areas, that may directly impact the site?	Yes	The northern edge of the site is within the Walnut Creek floodway/floodplain.
Is this area considered a food desert by the USDA?	Yes	The closest grocery store to the site is a Food Lion .5 miles away on Avent Ferry Road.

*Raleigh average = 79.9; Wake County average = 80.3

Land Use History

When the property was annexed into the City or originally developed, was government sanctioned racial segregation in housing prevalent*?	N/A	The property is outside of corporate limits. Nearby properties were annexed in 1975 and 2020.
Has the area around the site ever been the subject of an urban renewal program*?	No	
Has the property or nearby properties ever been subject to restrictive covenants that excluded racial groups*?	No	None Found
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires*?	No	None Found

*The response to this question is not exhaustive, and additional information may be produced by further research. Absence of information in this report is not conclusive evidence that no such information exists.

Analysis Questions

1. Does the rezoning increase the site's potential to provide more equitable access to housing, employment, and transportation options? Does the rezoning retain or increase options for housing and transportation choices that reduce carbon emissions?

The location is well served by transit and access to employment opportunities, and the requested zoning allows for more dense development.

2. Is the rezoning in an area where existing residents would benefit from access to lower cost housing, greater access to employment opportunities, and/or a wider variety of transportation modes? Do those benefits include reductions in energy costs or carbon emissions?

The area is served by Go Raleigh and Wolfline transit lines in addition to the Walnut Creek Greenway future residents would have access to a variety of transportation modes. While the proposed development would not contribute to increased employment opportunities it would contribute to the housing stock with higher densities than are common in the Trailwood neighborhood.

3. Have housing costs in this area increased in the last few years? If so, are housing costs increasing faster than the city average?

Yes, housing costs have increased faster than the city average.

4. Are there historical incidences of racial or ethnic discrimination specific to this area that have deprived Black, Indigenous, and People of Color (BIPOC) of access to economic opportunity, public services, or housing? If so, does the rezoning request improve any current conditions that were caused, associated with, or exacerbated by historical discrimination?

No documentation of racial or ethnic discrimination has been found specific to this site.

5. Do residents of the area have disproportionately low life expectancy, low access to healthy lifestyle choices, or high exposure to environmental hazards and/or toxins? If so, does the rezoning create any opportunities to improve these conditions?

Staff did not identify industrial zoning districts and/or uses or environmental hazards near the site; however, this site is considered to be within a food desert by the USDA.:

TRADE REVIEWS

Staff from various departments review every rezoning case when it is submitted. If a reviewer has identified a potential negative impact that might result from the proposed rezoning, it is noted here.

Review Summary

The following reviewers identified no potential negative impacts specific to this request:


- Current Planning Raleigh Fire Raleigh Water Transportation
- Historic Resources Raleigh Parks Stormwater Urban Forestry

The following reviewers did identify potential negative impacts specific to this request:

Raleigh Fire:

RFD Service Review

Case Number: Z-38-25
 Box Response: 1017, 1000, 1100 Trailwood Dr
 Council District: District D
 Date: 10/09/2025



1 st Alarm Fire Response Units	Time (min)	Distance (mi)
Engine 20 (1721 Trailwoods Dr)	2	0.7
Ladder 20 (1721 Trailwoods Dr)	2	0.7
Engine 8 (5001 Western Blvd)	7	2.5
Engine 5 (300 Oberlin Rd)	7	2.8
Engine 2 (263 Pecan St)	8	5.1
Ladder 1 (220 S Dawson St)	10	4.5
Mutual Aid Unit		
Swift Creek Rural (5825 Tryon Rd)	8	3.9
NFPA Standard Impact		
NOT MET: NFPA 1710 4.1.2.1 Sec 5 - For other than high-rise, 480 seconds (8 min) or less travel time for deployment of an initial full alarm assignment at a fire suppression incident		
Hydrant Distance		
Nearest hydrant approximately 200 ft away on Trailwood Dr.		
Additional Comments		

Stormwater Information

Existing zoning conditions for 1000 and 1100 Trailwood, Z-22-23, include a condition requiring green stormwater infrastructure that is not included on this initial application. Those zoning conditions also include a condition requiring permeable pavement for any area of fill in the floodplain used for vehicular surface. That condition is also not proposed with this application, but there exist more effective options to mitigate the effects of development in the floodplain.

Z-38-25 1017, 1000, & 1100 Trailwood Drive	YES/NO	NOTES
Floodzone	Yes	FEMA floodway (1000 Trailwood) and flood fringe (1000 & 1100 Trailwood)
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	No	None Offered
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey (Walnut Creek)
Existing Impervious	Yes	1017 Trailwood: existing SFD 1000/1100 Trailwood: no
Subject to Impervious Limits in UDO 9.2.2.A	No	
Changes to UDO Max Impervious Area (9.2.2.A)	N/A	
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Walnut	

Transportation & Transit Review

Site and Location Context

Location

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

Area Plans

The site is located within the [Avent Ferry Corridor Plan](#), which is focused on the development of Avent Ferry as a walkable, bikeable corridor.

Other Projects in the Area

There are no planned City of Raleigh or NCDOT projects near the site.

Existing and Planned Infrastructure

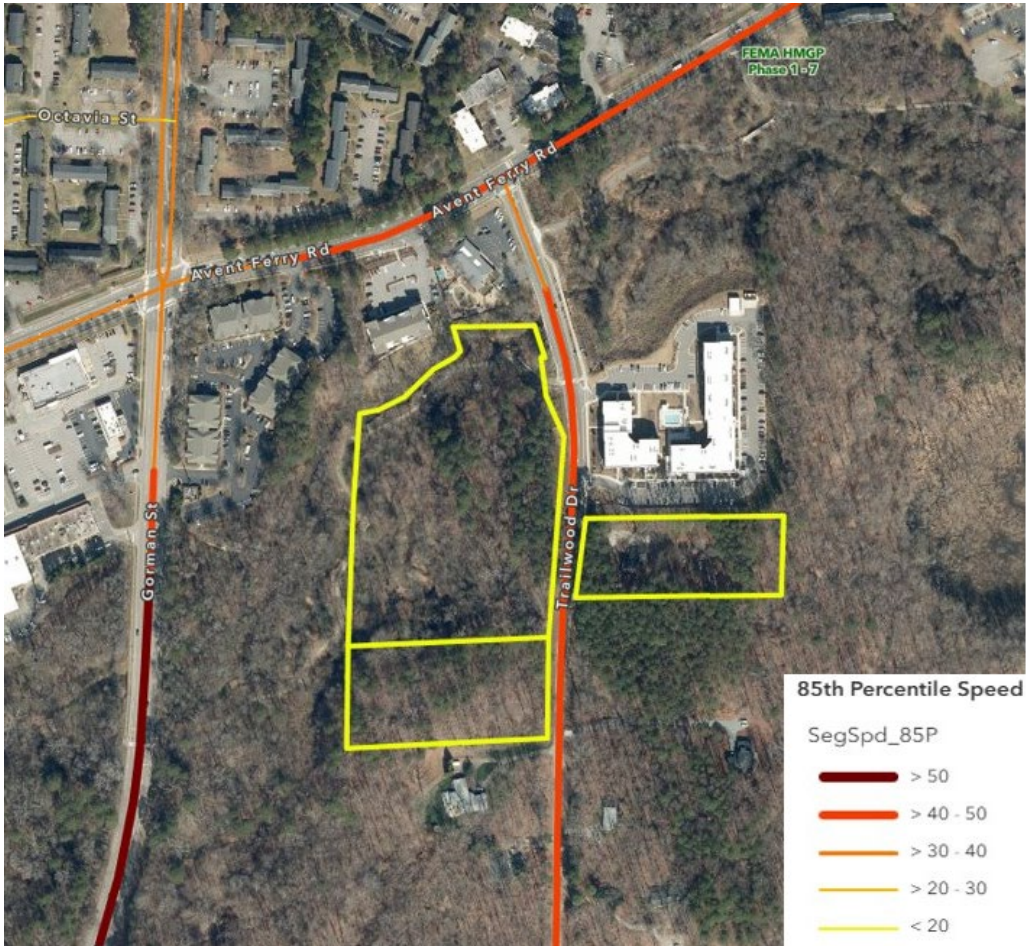
Streets

Trailwood Drive is a state-maintained street that is designated as a 2-lane divided avenue in the Raleigh Street Plan. Trailwood Drive currently operates as an undivided facility. Development of the site through a subdivision or tier three site plan would require right-of-way dedication and roadway improvements as outlined in UDO 8.5.5.B.

Pedestrian Facilities

There are currently no pedestrian facilities along Trailwood Drive. Development of the site through a subdivision or tier three site plan would require the installation of 6' sidewalks along the site's Trailwood Drive frontage ([UDO 8.5.5.B](#)).

There is a greenway crossing on the site's Trailwood Drive frontage. According to the most recently available Streetlight Data, 85th percentile speeds are 48 mph south of the greenway crossing and 41 mph north of the crossing closer to the intersection. These speeds correlate to a high risk for a bicyclist or pedestrian being severely injured or killed if they are hit. While a pedestrian refuge island and pedestrian crossing signage are already present at this crossing, additional safety measures may be appropriate. Transportation staff are willing to coordinate with the applicant at site plan to identify potential safety improvements.



Bicycle Facilities

There are currently no bicycle facilities near the site. Development of the site through a subdivision or tier three site plan would require the installation of 5' bicycle lanes, behind the curb, along the site's Trailwood Drive frontage ([UDO 8.5.5.B](#)).

Transit

The closest transit stops are around a third of a mile north of the site, along Avent Ferry Road and at the intersection of Avent Ferry Drive and Gorman Street. This area is served by GoRaleigh routes 11 Avent Ferry, 11L Buck Jones, and 12 Method. However, lack of

sidewalk connectivity on Trailwood Drive makes these bus stops inaccessible for pedestrians.

Route 11 Avent Ferry connects the GoRaleigh station in downtown to Trailwood Heights at Tryon Road, running every 15 minutes from 6:30 AM to 7:30 PM and every 30 minutes until midnight. Route 11L Buck Jones connects Brigadoon Drive to Western Boulevard at Jones Franklin Road, running every 45 minutes from 6:30 AM to 10 PM. Route 12 Method connects the GoRaleigh station in downtown to Beryl Road at Method Road, every hour from 6 AM to 11 PM with 30-minute frequencies from 6:15 AM to 8:15 AM and 2:45 PM to 6:15 PM.

Access

Because Trailwood Drive is a state-maintained facility, any access onto Trailwood Drive is subject to NCDOT permitting and approval.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-38-25 would increase the amount of projected vehicular peak hour trips to and from the site as indicated in the table below. The proposed rezoning from R-4, R-6-CU to R-10-CU, RX-3 is projected to generate 48 new trips in the AM peak hour and 59 new trips in the PM peak hour. These values do not trigger a rezoning Traffic Impact Analysis based on the trip generation thresholds in the Raleigh Street Design Manual. A TIA may be required during site permit review.

Z-38-25 Existing Land Use	Daily	AM	PM
	9	1	1
Z-38-25 Current Zoning Entitlements	Daily	AM	PM
	431	34	45
Z-38-25 Proposed Zoning Maximums	Daily	AM	PM
	1,329	82	104
Z-38-25 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	898	48	59

The site is within a Frequent Transit Area, so it is allowed to develop additional housing through the Frequent Transit Development Option (FTDO). To receive this additional entitlement, the FTDO requires a percentage of units be dedicated as affordable units. If the site uses this option, the proposed rezoning from R-4, R-6-CU w/ FTDO to CX-4-CU, RX-4-CU w/ FTDO is projected to generate 67 new trips in the AM peak hour and 82 new trips in the PM peak hour. These values do not trigger a rezoning TIA.



COMPREHENSIVE PLAN AMENDMENT ANALYSIS – CASE Z-38-25

OVERVIEW

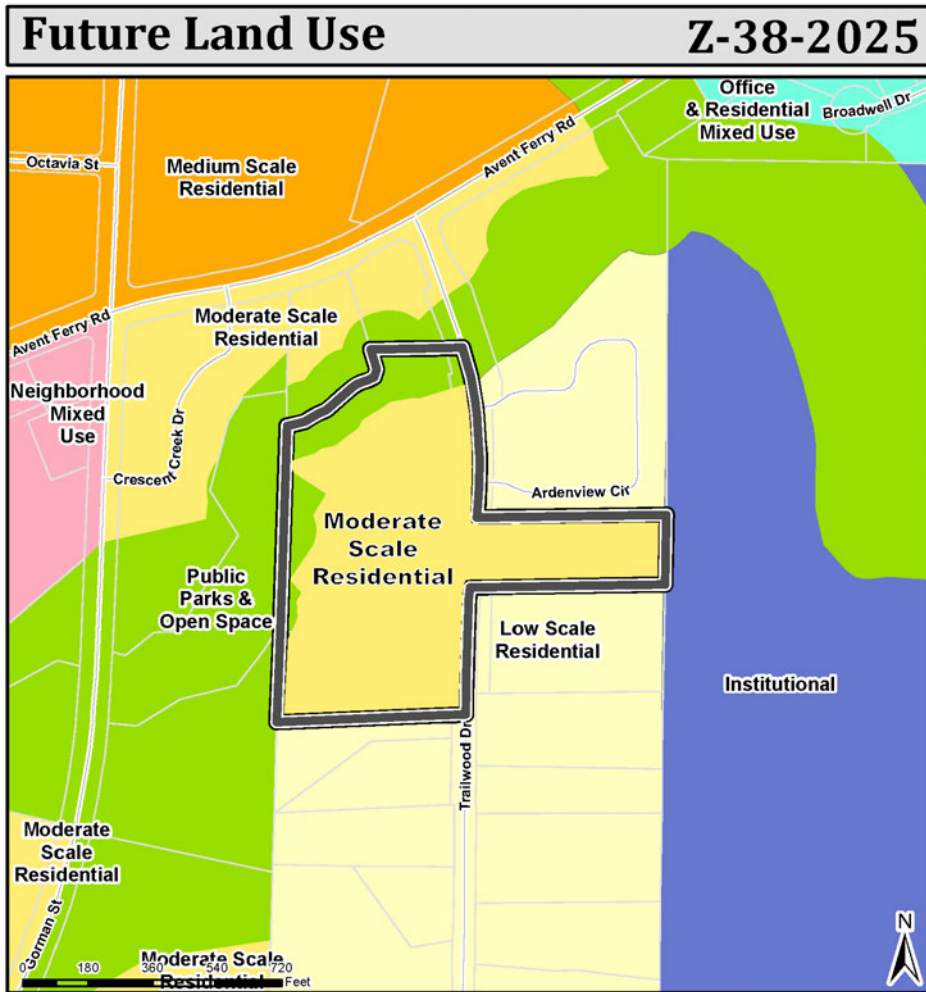
Approval of this request would result in an amendment to the Future Land Use Map to a designation that recommends the range of land uses and building heights permitted in the requested district. The Future Land Use Map identifies this site as Low Scale Residential. If approved, the Future Land Use Map would be amended to Moderate Scale Residential on the area of the request. The 2030 Comprehensive Plan states the following of the Moderate Scale Residential designation:

This category applies to many of the city's older residential neighborhoods, plus newer master-planned communities which typically contain a mix of housing types, including small-lot detached houses and many traditional examples of "missing middle" housing types. It also applies to suburban townhouse and garden apartment communities that would benefit from enhanced walkability. As with Low Scale Residential, this category envisions a range of housing types, including duplexes, triplexes, fourplexes and other small apartment buildings, and townhouses. Scale would follow existing precedents of detached and missing middle housing in the area. Corresponding zoning districts are R-6 and R-10. RX-3 is also appropriate when controls or conditions that address building mass are included, such as a Detached frontage or limiting the number of units in a single building to no more than 24. In areas served by high levels of transit, RX-3 or RX-4 may be appropriate. In some instances, small-scale commercial uses allowed in RX districts are appropriate. Comprehensive Plan Land Use Section policies, including Table LU-2, should be consulted for additional guidance.

List of Amendments

1. Amend the Future Land Use Map in the area to Medium Scale Residential

AMENDED MAPS



IMPACT ANALYSIS

The Moderate Scale Residential FLUM designation corresponds to a mix of housing types, including small-lot detached houses, townhomes, and garden apartments. It recommends R-6 and R-10 as corresponding zoning districts. RX-3 and RX-4 are appropriate in areas well served by transit.

ORDINANCE NO. (2024) 597 ZC 873

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

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

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

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

Conditions dated: January 12, 2024

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

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

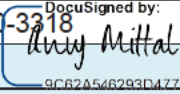


Rezoning Application and Checklist

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

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

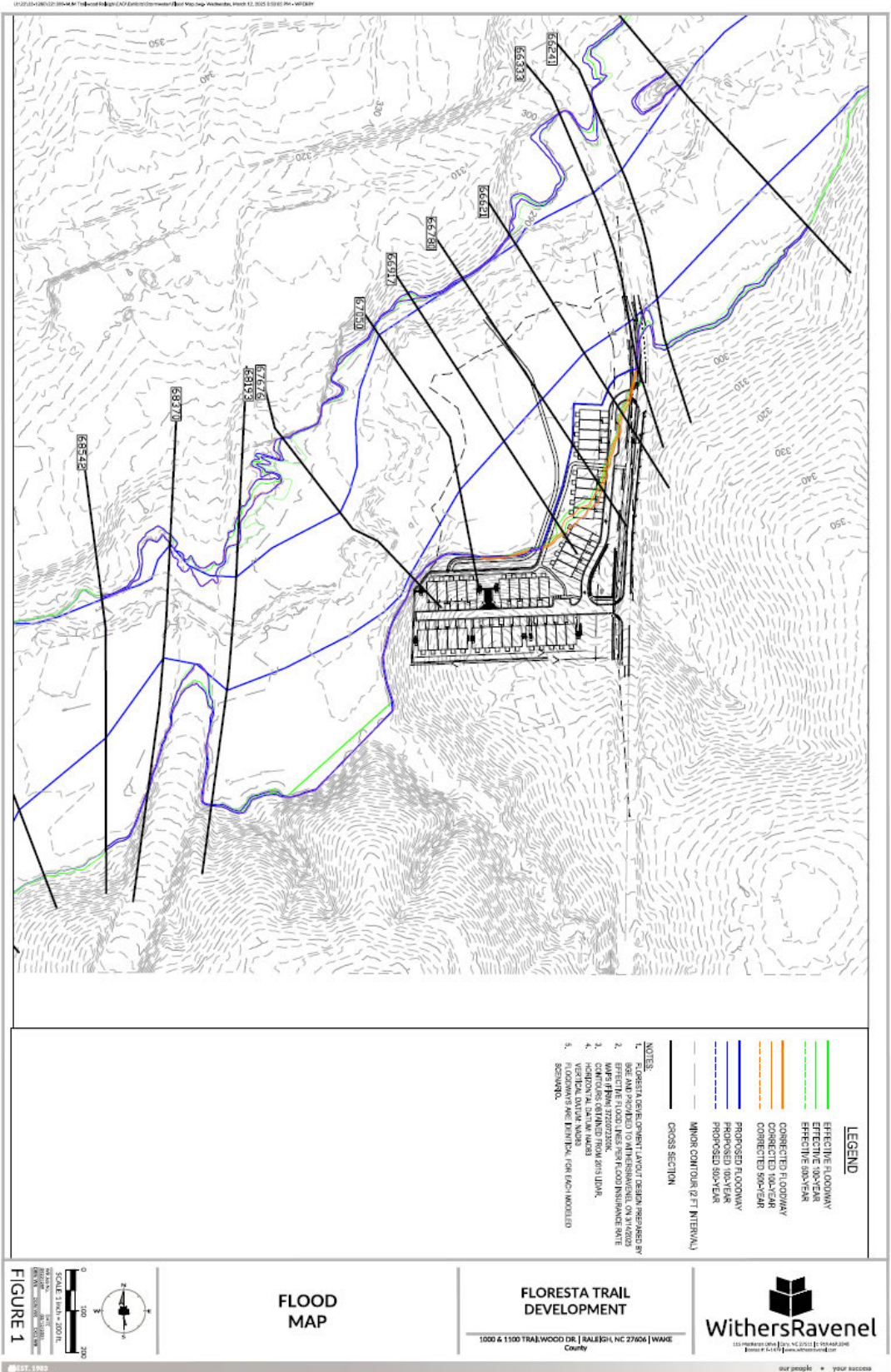
Rezoning Request				
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan	OFFICE USE ONLY Rezoning case #
	<input type="checkbox"/> Text change to zoning conditions			
Existing zoning base district: R-4/R-6-CU	Height:	Frontage:	Overlay(s): SRPOD	
Proposed zoning base district: See Attached	Height:	Frontage:	Overlay(s):	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number:				

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1017, 1000, and 1100 Trailwood Drive		
Property PIN: 0793240026; 0793144260, 0793134771		
Deed reference (book/page): 019632/01545; 018986/00363		
Nearest intersection: Trailwood Drive and Avent Ferry Road		Property size (acres): 13.8
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Property owner email: [REDACTED]		
Property owner phone: (919) 890-3318		
Applicant name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Applicant email: [REDACTED]		
Applicant phone: (919) 890-3318		
Applicant signature(s): 		
Additional email(s):		

ATTACHMENT A

Address	PIN	Current Zoning	Proposed Zoning
1017 Trailwood Dr	0793240026	R-4 (SRPOD)	R-10-CU
1000 Trailwood Dr	0793144260	R-6-CU (SRPOD)	RX-3-CU
1100 Trailwood Dr	0793134771	R-6-CU (SRPOD)	RX-3-CU

Exhibit A



Rezoning Application and Checklist

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



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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
Existing zoning base district: R-4/R-6-CU			Height: _____
Proposed zoning base district: See Attached			Height: _____
Frontage: _____		Overlay(s): SRPOD	
Frontage: _____		Overlay(s): _____	
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number: _____			

General Information		
Date: _____	Date amended (1): _____	Date amended (2): _____
Property address: 1017, 1000, and 1100 Trailwood Drive		
Property PIN: 0793240026; 0793144260, 0793134771		
Deed reference (book/page): 019632/01545; 018986/00363		
Nearest intersection: Trailwood Drive and Avent Ferry Road		Property size (acres): 13.8
For planned development applications only:	Total units: _____	Total square footage: _____
	Total parcels: _____	Total buildings: _____
Property owner name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Property owner email: _____		
Property owner phone: (919) 890-3318		
Applicant name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Applicant email: _____		
Applicant phone: (919) 890-3318		
Applicant signature(s): _____		
Additional email(s): _____		

Conditional Use District Zoning Conditions		
Zoning case #: Z-38-25	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4/R-6-CU	Proposed zoning: RX-3 and R-10-CU	

Narrative of Zoning Conditions Offered
<p>1. Any approved site plan including all or any portion of 1000 Trailwood Drive (PIN 0793144260) shall delineate a proposed 100-year floodplain area no smaller than that described by the "Proposed 100-Year" flood elevation line (the "Approved Line") on the Flood Map included in Appendix 6 of the Floresta Trail Development No-Rise Feasibility Study (City of Raleigh Flood Study #830) dated May 1, 2025 and approved on June 5, 2025 in connection with SPR-0062-2024.</p> <p>2. A minimum of 50% of the property frontage along the west side of Trailwood Drive and south of the intersection of the Approved Line and the right of way shall be occupied by one or more front principal building facades within 20 feet of the edge of public right of way, and no parking areas shall be located between such principal facades and the Trailwood Drive right of way.</p> <p>3. A minimum of one street-facing entrance is required on the west side of Trailwood Drive.</p>

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

Property Owner(s) Signature: _____

Printed Name: _____

ATTACHMENT A

Address	PIN	Current Zoning	Proposed Zoning
1017 Trailwood Dr	0793240026	R-4 (SRPOD)	R-10-CU
1000 Trailwood Dr	0793144260	R-6-CU (SRPOD)	RX-3
1100 Trailwood Dr	0793134771	R-6-CU (SRPOD)	RX-3

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case # <hr style="width: 20%; margin: 10px auto;"/>
The applicant is asked to analyze the impact of the rezoning request and its consistency with the Comprehensive Plan. The applicant is also asked to explain how the rezoning request is reasonable and in the public interest.	
Statement of Consistency	
Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.	
<p>1. The Future Land Use Map currently designates the subject properties as low scale residential and within the Frequent Transit Area, and directly south of an area designated moderate scale residential. The high levels of transit coming to this area support and RX-4 zoning designation, and the proposed CX zoning district is proposed to have limited additional uses to approximate an RX district.</p> <p>2. The site sits just south of a transit emphasis corridor running along Avent Ferry Road in a Frequent Transit Area. Development along this corridor encourages better utilization of public transit, and it allows residents to both live and participate in commerce along thoroughfares where there is a higher level of bus service. This both cuts down on vehicle emissions and rewards the City's investment in public transit.</p>	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
This proposed rezoning will bring additional housing to the City of Raleigh in an area of high demand given its proximity to Downtown and existing road and transit infrastructure, while providing a location for a needed service for the Centennial Campus.	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case # <hr/>
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
None.	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
n/a	

Rezoning Checklist (Submittal Requirements)					
To be completed by Applicant			To be completed by staff		
General Requirements – General Use or Conditional Use Rezoning	Yes	N/A	Yes	No	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Pre-application conference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Neighborhood meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Rezoning application review fee (see Fee Guide for rates).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Completed application submitted through Permit and Development Portal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Completed Comprehensive Plan consistency analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Completed response to the urban design guidelines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Two sets of stamped envelopes addressed to all property owners and tenants of the rezoning site(s) and within 500 feet of area to be rezoned.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Trip generation study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Conditional Use District:					
11. Completed zoning conditions, signed by property owner(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, see page 11:					
12. Proof of Power of Attorney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a Planned Development or Campus District:					
13. Master plan (see Master Plan submittal requirements).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For properties requesting a text change to zoning conditions:					
14. Redline copy of zoning conditions with proposed changes.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed conditions signed by property owner(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Who Can Initiate a Zoning Request?

If requesting to down-zone property, the rezoning application must be signed by all the property owners whose property is subject to the downzoning. Downzoning is defined as a zoning ordinance that affects an area of land in one of the following ways:

1. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.

If requesting to rezone property to a conditional district, the rezoning application must be signed by all owners of the property to be included in the district. For purposes of the application only (not the zoning conditions), the City will accept signatures on behalf of the property owner from the following:

1. the property owner;
2. an attorney acting on behalf of the property owner with an executed power of attorney; or
3. a person authorized to act on behalf of the property owner with an executed owner's affidavit.

An owner's can grant power of attorney. This must be made under oath, properly notarized and, at a minimum, include the following information:

- The property owner's name and, if applicable, the property owner's title and organization name.
- The address, PIN and Deed Book/Page Number of the property.
- A statement that the person listed as the property owner is the legal owner of the property described.
- The name of the person authorized to act on behalf of the property owner as the applicant. If applicable, the authorized person's title and organization name.
- A statement that the property owner, as legal owner of the described property, hereby gives authorization and permission to the authorized person, to submit to the City of Raleigh an application to rezone the described property.
- A statement that the property owner understands and acknowledges that zoning conditions must be signed, approved and consented to by the property owner.
- The property owner's signature and the date the property owner signed the affidavit.

If requesting to rezone property to a general use district that is not a down-zoning, the rezoning application may be signed, for the purpose of initiating the request, by property owners or third-party applicants.



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

Date: August 15, 2025

Re: Neighborhood Meeting regarding 1017, 1000, & 1100 Trailwood Drive (the "Property")

Dear Neighbors:

You are invited to attend a neighborhood meeting on **August 25, 2025, from 6:00 pm to 7:00 pm**. The meeting will be held at Pullen Community Center, Classroom 126, 408 Ashe Avenue, Raleigh, NC 27610.

The purpose of this meeting is to discuss a potential rezoning of the Property. This Property is currently zoned Residential-4-Special Residential Parking Overlay District and Residential-6-Conditional Use-Special Residential Parking Overlay District (R-4 (SRPOD) & R-6-CU (SRPOD)) and is proposed to be rezoned to Residential Mixed Use – 4 – Conditional Use (RX-4-CU) and Commercial Mixed Use – 4-Conditional Use (CX-4-CU). The purpose of the zoning request is for residential and overnight lodging uses. Our goal is to gather comments through your participation in this neighborhood meeting or, alternatively, through your written comments to the City of Raleigh Planning Department. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

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

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

Matthew McGregor, MGEO
Raleigh Planning & Development
(919) 996-4637
matthew.mcgregor@raleighnc.gov

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

Molly Stuart
Morningstar Law Group
919-890-3318
[REDACTED]

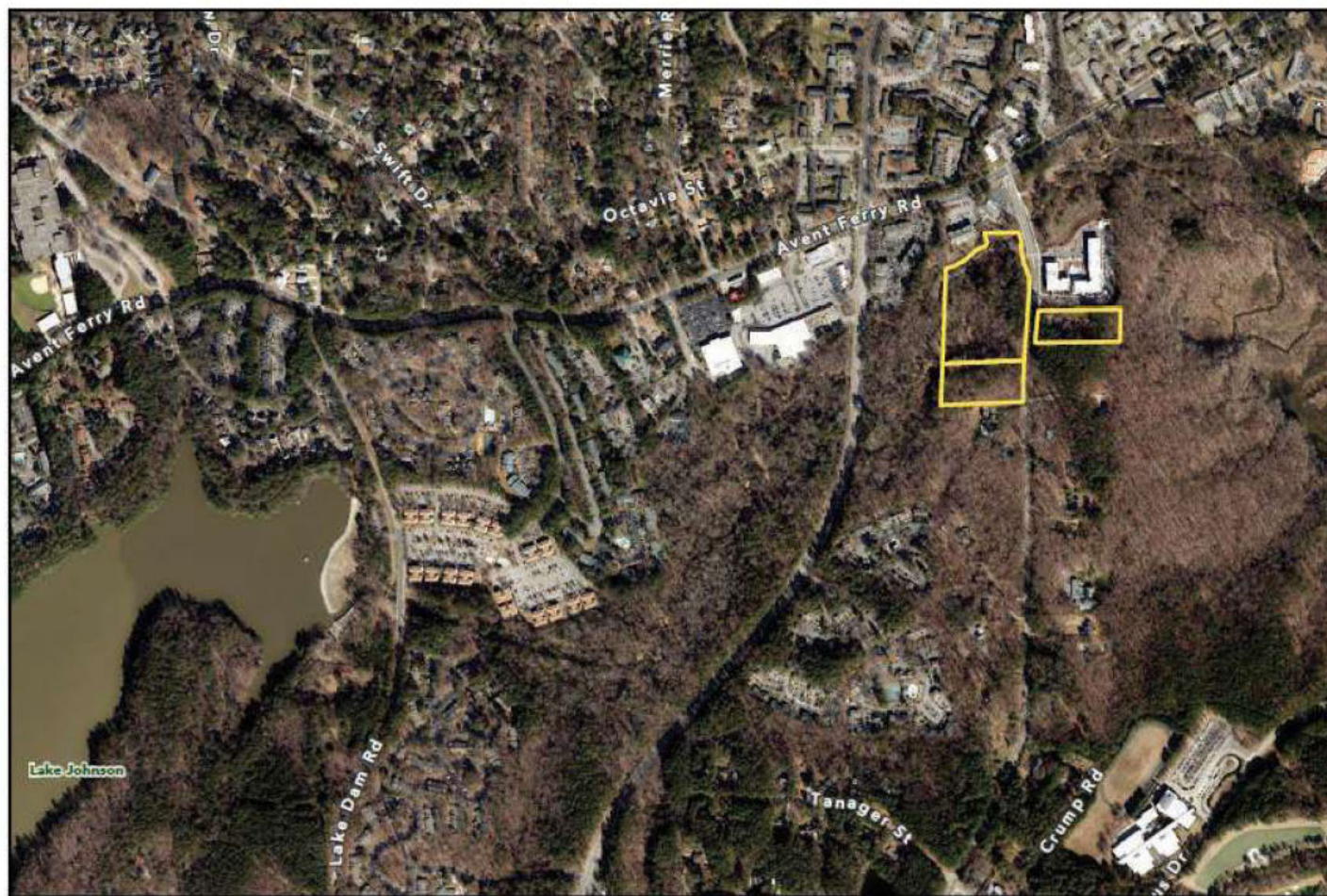
Sincerely,

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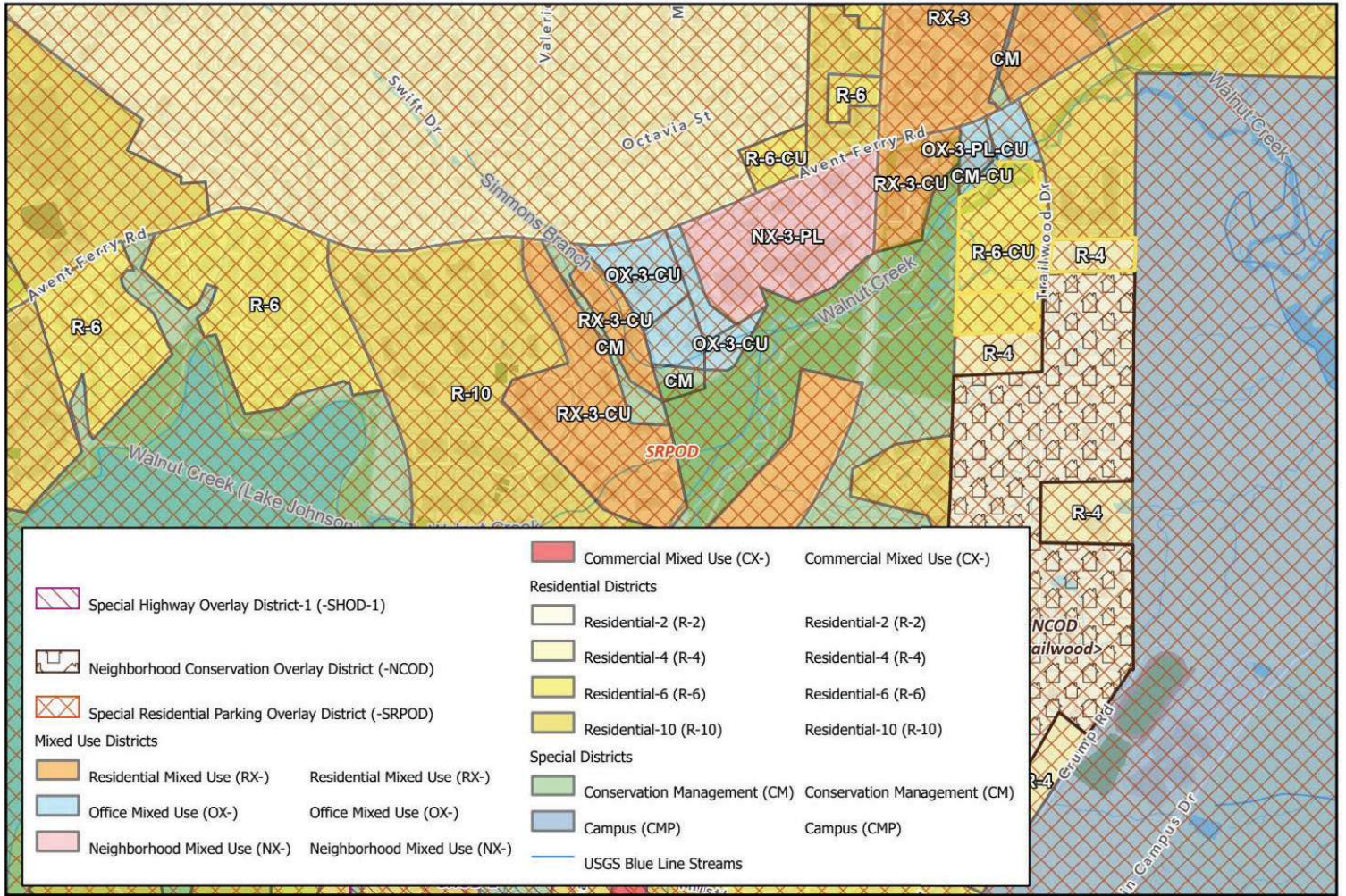
Neighborhood Meeting Agenda

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

Aerial



Zoning





Rezoning Application and Checklist

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

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

Rezoning Request			
Rezoning Type	<input type="checkbox"/> General use	<input checked="" type="checkbox"/> Conditional use	<input type="checkbox"/> Master plan
	<input type="checkbox"/> Text change to zoning conditions		
			OFFICE USE ONLY Rezoning case #
Existing zoning base district: R-4/R-6-CU	Height:	Frontage:	Overlay(s): SRPOD
Proposed zoning base district: RX	Height: 4	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.			
If the property has been previously rezoned, provide the rezoning case number:			

General Information		
Date:	Date amended (1):	Date amended (2):
Property address: 1017, 1000, and 1100 Trailwood Drive		
Property PIN: 0793240026; 0793144260, 0793134771		
Deed reference (book/page): 019632/01545; 018986/00363		
Nearest intersection: Trailwood Drive and Avent Ferry Road		Property size (acres): 2.5
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Property owner email: [REDACTED]		
Property owner phone: (919) 890-3318		
Applicant name and address: Floresta, LLC, 104 Green Park Ln, Cary NC 27518		
Applicant email: [REDACTED]		
Applicant phone: (919) 890-3318		
Applicant signature(s):		
Additional email(s):		

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: R-4/R-6-CU	Proposed zoning: RX-4-CU	

Narrative of Zoning Conditions Offered
<p>1. Prior to the issuance of a certificate of occupancy for the first residential unit, the developer will construct a privately-maintained, multi-use path ("Greenway Connection"). The Greenway Connection will provide at least one direct pedestrian connection from the internal sidewalk system within the development to the existing greenway trail along the northern boundary of the subject property. The Greenway Connection will be at least 400 linear feet in total length. The Greenway Connection will be designed and constructed to City of Raleigh Greenway Standards and publicly accessible. Any portions of the Greenway Connection outside of the existing City of Raleigh Greenway Easement on the subject property shall be placed in a Bicycle and Pedestrian Access Easement.</p> <p>2. For apartment-type buildings located in whole or in part within 50 feet of Trailwood Drive, parking shall not be permitted between the building and Trailwood Drive.</p>

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

Property Owner(s) Signature: _____

Printed Name: _____

SUMMARY OF ISSUES

A neighborhood meeting was held on August 25, 2025 (date) to discuss a potential rezoning located at 1017, 1000, & 1100 Trailwood Drive (property address). The neighborhood meeting was held at Pullen Community Center, Classroom 126, 408 Ashe Avenue, Raleigh (location). There were approximately 10 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

See next page

1017 Trailwood Rezoning | First Neighborhood Meeting Report

The Applicant explained the site location, the current zoning map and relevant overlays, the urban form map, the frequent transit area designation, Raleigh's corporate limits, the rezoning process, and the present rezoning request.

A participant asked whether an apartment building would be permitted.

Response: Yes, an apartment building would be permitted under the requested zoning.

A participant asked about the existing conditions from the previous rezoning.

Response: The rezoning petition would eliminate the conditions from the previous rezoning.

A participant asked about the reason for the rezoning.

Response: To provide greater flexibility for development. A potential plan would be to develop a 55-and-up senior facility with 4 stories.

A participant asked about the impact of the floodplain.

Response: We cannot build within the floodplain.

A participant asked again about the reason for the rezoning.

Response: The market has become saturated with town homes, which are sitting on the market for longer periods. This rezoning allows for additional options in light of current market conditions.

A participant explained that he is not in favor of greater flexibility for potential development.

Response: Thank you.

A participant explained that his primary concern is traffic.

Response: Thank you.

A participant asked why these are not separate rezoning applications.

Response: One application is more convenient for all parties involved. Otherwise, there would be twice as many meetings.

A participant expressed concern about the fairness of the rezoning process.

Response: Thank you.

A participant asked what the X means in the zoning base districts.

Response: It denotes mixed-use.

A participant asked about the potential permitted uses allowed in the RX base district.

Response: Thank you, we will provide the table in the future.

A participant asked about methods for providing feedback.

Response: We will host at least one more neighborhood meeting, but there is no limit on how many we can hold.

A participant about the notification process.

Response: The second neighborhood meeting will go to all residents within 1,000 feet.

A participant asked about the annexation process.

Response: The annexation petitions are not legally tied to the rezoning application. The petitions are separate.

A participant stated a concern about the potential “domino effect” of further development in the area.

Response: Thank you.

A participant asked if there is a projection on how many units would be in the senior center.

Response: We don’t have that projection yet.

A participant asked how many stories are associated with the present request.

Response: The proposed rezoning would allow a maximum of four stories.

A participant asked whether the apartments would be multiple buildings or a single building.

Response: Preferably a single building, but it could be several buildings depending on engineering evaluations.

A participant asked about the operations of an extended stay.

Response: These serve people that need longer than normal stays, typically a few weeks, but usually not more than 30 days.

A participant asked about how the hotel would look.

Response: We will provide examples of images at our next meeting.

A participant asked whether the Applicant has done other developments in Raleigh.

Response: Yes.

A participant asked when the next meeting will take place.

Response: After we file the application, the City will review the application. Once we receive their initial comments, we will likely notice the next neighborhood meeting.

The applicant thanked the attendees for their participation and closed the meeting.

Trailwood

Print Name	Address	Phone and/or Email Address
Wendell Gilkain	1129 Trailwood Dr	
Spurley Gilliam	1129 Trailwood Dr	
MARK BARIEN	71209 TRAILWOOD DR	
PATRICIA BEACH		
TOM HUFF	1501 SUNRISE AVE. Rm.	
Suzanne Prince	5235 West St #408	
Angelo Boore	1515 Battery Dr	
ANUJ MITTAL	7 PROJECT TEAM	
JASON MERRAW		
JOHN POTTEW	1132 TRAILWOOD DR	

REZONING OF PROPERTY CONSISTING OF +/- 13.8 ACRES
LOCATED AT 1017, 1000, & 1100 TRAILWOOD DRIVE IN THE CITY OF RALEIGH'S ETJ

Pursuant to the applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent property owners on Monday, February 2, 2026, at 6:00 p.m. The property considered for this potential rezoning totals approximately 13.8 acres and is located at 1017, 1000, & 1100 Trailwood Drive in the extraterritorial jurisdiction of the City of Raleigh and bearing the Wake County PIN Nos. 0793240026; 0793144260, and 0793134771. This meeting was held at the Pullen Community Center, 408 Ashe Avenue, Raleigh, NC 27610. All owners and occupants of property within 1000 feet of the subject property were invited to attend the meeting.

Attached hereto as Exhibit A is a copy of the neighborhood meeting notice.

Attached hereto as Exhibit B is a copy of the required mailing list for the notice.

Attached hereto as Exhibit C is a summary of the items discussed at the meeting.

Attached hereto as Exhibit D is a list of individuals who attended the meeting.

EXHIBIT A
MEETING NOTICE



Molly M. Stuart, Partner
434 Fayetteville Street, Suite 2200
Raleigh, North Carolina 27601
919-890-3318
mstuart@morningstarlawgroup.com
www.morningstarlawgroup.com

To: Neighboring Property Owner
From: Molly Stuart
Date: January 23, 2026
Re: Notice of neighborhood meeting to discuss potential rezoning of certain property located at 1017, 1000, & 1100 Trailwood Drive, hereinafter, (the "Property").

We are counsel for Floresta LLC, which plans to rezone the above-captioned Property. This Property is currently zoned Residential-4-Special Residential Parking Overlay District and Residential-6-Conditional Use-Special Residential Parking Overlay District (R-4 (SRPOD) & R-6-CU (SRPOD)) and is proposed to be rezoned to Residential Mixed Use - 3 - Conditional Use (RX-3-CU). The purpose of the zoning request is for residential uses. You are invited to attend a neighborhood meeting on **February 2, 2026**, from 6pm to 7pm. The meeting will be held at Pullen Community Center, Classroom 126, 408 Ashe Avenue, Raleigh, NC 27610. This meeting was previously scheduled for January 8, 2026 but was cancelled.

After the meeting, a report will be submitted to the Raleigh Planning and Development Department. Any other person attending the meeting can submit written comments about the meeting or the request in general, but to be included in the Planning Commission agenda, packet written comments must be received at least 10 days prior to the date of the Planning Commission meeting where the case is being considered.

After the submittal of certain rezoning applications, the City of Raleigh requires that a neighborhood meeting be held for all property owners within 1,000 feet of the area requested for rezoning. After the meeting, we will prepare a report for the Raleigh Planning & Development Department regarding the items discussed at the meeting. You can view the full application materials, including the first neighborhood meeting materials on the City's current zoning cases page (<https://raleighnc.gov/SupportPages/zoning-cases>). This rezoning application is filed under case no. Z-38-25.

If you have further questions about the rezoning process, please contact:

Jacob Hunt
Raleigh Planning & Development
(919) 996-6333
Jacob.Hunt@raleighnc.gov

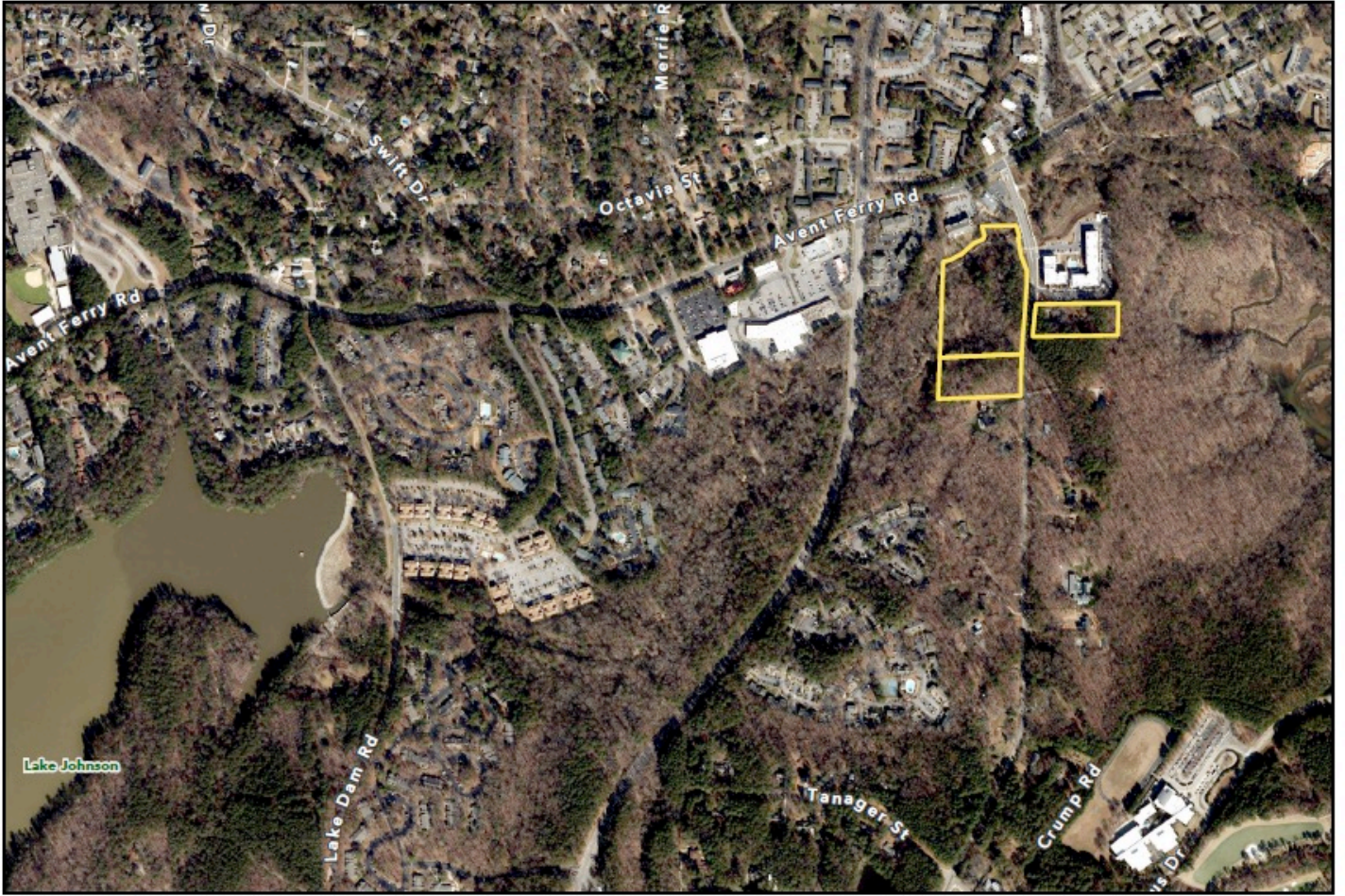
If you have any concerns or questions about this potential rezoning, I can be reached at:

Molly Stuart
Morningstar Law Group
919-890-3318
[Redacted]

Sincerely,

A handwritten signature in blue ink, appearing to read "MS", is written below the typed name.

Aerial



Zoning

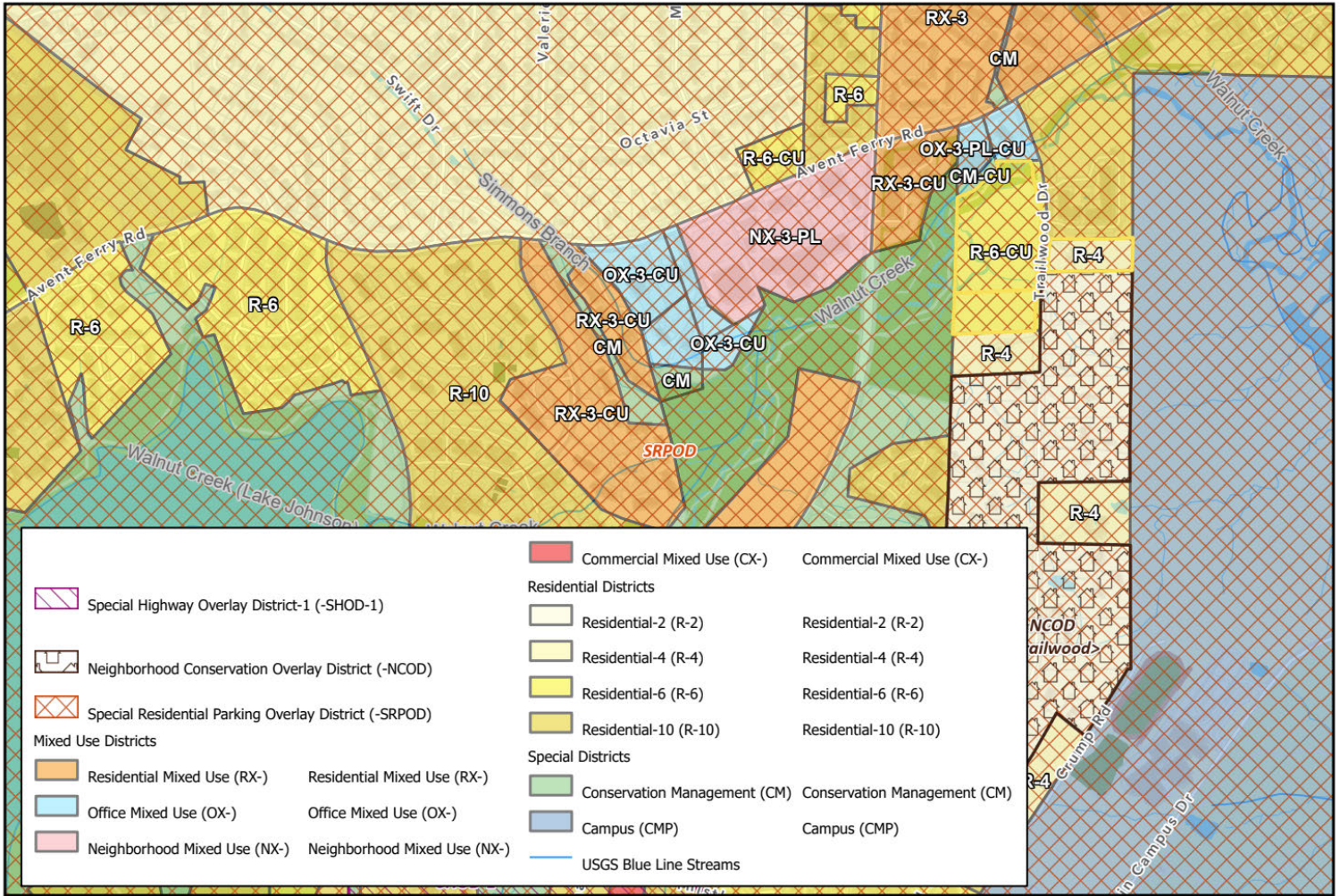


EXHIBIT B
MAILING LIST

Owner	Mailing Address 1	Mailing Address 2	Mailing Address 3
BLUEROSE HOLDINGS LLC	PO BOX 12526	RALEIGH NC 27605-2526	
HRA CENTENNIAL VILLAGE LLC	PO BOX 20197	ATLANTA GA 30325-0197	
CHURCHILL, THELMA A	1232 TRAILWOOD DR	RALEIGH NC 27606-3713	
KENSINGTON APARTMENTS LLC	2723 CAMPUS WALK AVE	DURHAM NC 27705-3707	
GORMAN CROSSINGS LLC	2723 CAMPUS WALK AVE	DURHAM NC 27705-3707	
MASON STREET LLC	115 S MASON ST	APEX NC 27502-1916	
STATE OF NORTH CAROLINA	STATE PROPERTY OFFICE	116 W JONES ST	RALEIGH NC 27603-1335
SAM & BEN LAND COMPANY LLC	1500 COLLEGEVIEW AVE	RALEIGH NC 27606-4847	
STATE OF NORTH CAROLINA	STATE PROPERTY OFFICE	1321 MAIL SERVICE CTR	RALEIGH NC 27699-1321
HENSEY, CHARLES G HENSEY, LAURA L B	1300 TRAILWOOD DR	RALEIGH NC 27606-3715	
WAKE COUNTY BOARD OF EDUCATION	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NC STATE UNIVERSITY	PO BOX 7001	RALEIGH NC 27601	
TC AVENT FERRY ROAD LLC	4944 WINDY HILL DR	RALEIGH NC 27609-5199	
BARDEN, WILLIAM MARK BEACH, PATRICIA ANNE	1209 TRAILWOOD DR	RALEIGH NC 27606-3714	
FLORESTA LLC	104 GREEN PARK LN	CARY NC 27518-9769	
DOMINION RALEIGH LLC	MARK TAYLOR	3834 SUTHERLAND AVE	KNOXVILLE TN 37919-5164
SREIT 3004 DORNER CIRCLE LLC	1601 WASHINGTON AVE STE 800	MIAMI BEACH FL 33139-3165	
GILLAM, JAMES WENDELL TRUSTEE GILLIAM, SHIRLEY ANN TRUSTEE	1129 TRAILWOOD DR	RALEIGH NC 27606-3712	
HACHBY, ABDESSAMAD	309 N DAWSON ST STE 10	RALEIGH NC 27603-6196	
BRF II AVENT FERRY LLC	1111 BENFIELD BLVD STE 100	MILLERSVILLE MD 21108-3003	
KB GORMAN LLC	709 N MAIN ST STE 200	AYNOR SC 29511-3109	
WILSON, JENNIFER MARIE WILSON, WILLIAM	1115 TRAILWOOD DR	RALEIGH NC 27606-3712	
APF1 ARDEN OWNER LLC	1520 GLENWOOD AVE FL 2	RALEIGH NC 27608-2264	
BEARD, SHANNON BARRON CO-TRUSTEE BEARD, MADISON WHITE CO-TRUSTEE	1126 TRAILWOOD DR	RALEIGH NC 27606-3711	
GORMAN CROSSING LLC	2723 CAMPUS WALK AVE	DURHAM NC 27705-3707	
TOTTEN, JOHN DAVID TOTTEN, ANNA NOEL	1132 TRAILWOOD DR	RALEIGH NC 27606-3711	
"CURRENT TENANT OR RESIDENT"	1301 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	2310 CRESCENT CREEK DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1232 TRAILWOOD DR	RALEIGH , NC 27606	
"POSTED NOTICE REQUIRED - 3 SIGNS"	2700 BRIGADOON DR	RALEIGH , NC 27606	
"POSTED NOTICE REQUIRED - 3 SIGNS"	2114 GORMAN ST	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	900 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	3304 AVENT FERRY RD	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	3300 AVENT FERRY RD	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1300 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	3013 AVENT FERRY RD	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1209 TRAILWOOD DR	RALEIGH , NC 27606	
"POSTED NOTICE REQUIRED - 3 SIGNS"	3236 SHIRE LN	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1129 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1217 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1203 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	3215 AVENT FERRY RD	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1115 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	2840 ARDENVIEW CIR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1126 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	2304 GORMAN ST	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	3205 AVENT FERRY RD	RALEIGH , NC 27606	
"POSTED NOTICE REQUIRED - 2 SIGNS"	3205 OCTAVIA ST	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1017 TRAILWOOD DR	RALEIGH , NC 27606	
"CURRENT TENANT OR RESIDENT"	1132 TRAILWOOD DR	RALEIGH , NC 27606	

EXHIBIT C
MEETING SUMMARY

1017 Trailwood Rezoning

Second Neighborhood Meeting Report

The applicant opened the meeting at 6:00 PM and introduced the development team.

The application provided an overview of the rezoning timeline, noting the project's current stage.

The applicant described the aerial overview of the site and surrounding areas.

The applicant explained Raleigh's corporate limits and noted that this site will be annexed into the City.

The applicant explained the relevant Urban Form Map designations of the site and surrounding properties, including the Frequent Transit Area, Mixed-Use Center, and Urban Thoroughfare.

The applicant explained the nearby Trailwood NCOD.

The applicant explained the current zoning for the site and surrounding properties.

The applicant explained the revised rezoning proposal, noting the changes to the application since the first neighborhood meeting. Specifically, the maximum height now requested is 3 stories, and the commercial mixed use (CX-) area has now been changed to residential mixed use (RX-).

The applicant explained the rezoning conditions.

The applicant explained the UDO's description of the RX- base zoning district.

QUESTIONS AND RESPONSES

Participant question: Why rezone to mixed-use instead of a residential district?

Response: The primary reason is for the increased density and flexibility allowed in the RX- district.

Participant question: Will the northern portion of the site in the flood plain be leveled?

Response: The city will allow limited filling in the flood plain only pursuant to a rigorous review process. Most of the floodplain area will remain undeveloped.

Participant question: Why the change in zoning from the previously proposed townhomes to a more dense proposal?

Response: This request allows for greater development flexibility to provide a more market-driven product. Sales of townhomes are difficult given the current market.

Participant question: How much parking will be provided?

Response: We do not have a product or sketch at this stage, so we are unsure, but the City does not impose a minimum parking requirement. The market will dictate the amount of parking depending on the type of use built.

Participant question: What will be the stormwater impacts?

Response: 100% of stormwater impact must be caught on-site, meaning we cannot impact adjacent properties.

Participant question: Are you planning to infill a portion of the floodplain?

Response: Yes, a small portion of the floodplain on the site is allowed to be developed by the relevant development regulations.

Participant question: What is the next level above RX-?

Response: NX- is probably the next highest intensity under the UDO.

Participant question: How is R-4 adjacent to RX-3 an appropriate transition?

Response: The UDO contemplates residential districts and mixed-use districts abutting. The UDO specifically requires neighborhood transitions including buffers and height restrictions in these situations.

Participant question: Will we see a plan before the planning commission?

Response: Not necessarily, because this is not a site plan process. The rezoning process simply sets the rules for potential development, it does not specify what exactly will be built.

Participant question: Do you know the number of units?

Response: We don't have the updated numbers from the City staff for the revised application at this time, but staff will provide an estimated unit count.

Participant question: Can we see the numbers before the planning commission?

Response: Yes, the staff report will be published the week before the planning commission hears the case.

Participant question: What portions of the site will be developed?

Response: The footprints of the buildings will likely be similar to the layout that was approved by the City for the townhomes.

Participant question: Why is a camera recording?

Response: The applicant is not associated with the cameras or the recording.

CBS News Representative: We are with CBS 17 reporting on the rezoning case.

Participant question: How is a traffic study done without parking standards?

Response: We refer to the trip generation manual based on the maximum area that can be constructed under the requested zoning.

Participant question: Is a traffic impact study the same as trip generation?

Response: The traffic study uses assumed trip generation numbers to determine the estimated traffic impacts.

Participant question: Could you build just a commercial building in RX-3?

Response: No, any commercial space would need to be located in an apartment building at a street corner and comply with other restrictions.

Participant statement: There is a difference between moving to a dense area and moving to a less dense area that becomes dense later. We do not want any density coming to our area. We do not want the surrounding forests and wildlife to be disturbed by development. It is unfair that we are treated as “second-class citizens” because we do not live in the city limits.

Response: Thank you.

Participant question: How are you determining you are in the Frequent Transit Area?

Response: It is a specific designation on the 2030 Comprehensive Plan.

Participant statement: The adjacent site is owned by NC State. The university designated the area as a “Hallowed Place,” and it contains a 100-year-growth forest.

Response: Thank you.

The applicant thanked the attendees for their participation and closed the meeting.

EXHIBIT D
ATTENDEE LIST

