

To	Marchell Adams-David, City Manager
Thru	Patrick O. Young, AICP, Director
From	Hannah Reckhow, AICP, Planning Supervisor
Department	Planning and Development
Date	September 5, 2025
Subject	City Council agenda item for September 16, 2025 – Z-70-22

On September 2, 2025, City Council opened the public hearing for the following item. The hearing was left open and continued to the September 16 meeting for additional time to consider the proposed conditions. The applicant revised condition 6.iv to clarify when the condition applies. 1:09 minutes remain for public comment in support, and 8:00 minutes remain for public comment in opposition.

Z-70-22 Glenwood Ave, Lake Anne Drive, Winchester Dr, approximately 6.58 acres located at [8151 Glenwood Avenue, 6805 Lake Anne Drive, and 8265 Winchester Drive](#).

Draft unsigned zoning conditions provided on September 5, 2025, specify the following for the CX-5-CU portion: no parking is permitted between the building and the street, no more than 100 dwelling units are permitted, no more than 35,000 square feet of retail is permitted, the building façade shall be within 35 feet of Glenwood Ave, and certain land uses are prohibited. The following is specified for the R-10-CU portion: no more than 12 dwelling units are permitted, buildings shall be at least 60 feet from certain properties to the south, and no more than two stories are permitted with dwelling units. The proposed conditions also specify that buildings fronting on Glenwood Avenue shall not exceed 3 stories with dwelling units, specify certain landscape buffers, stormwater control measures, and requirements pertaining to a neighborhood sign easement, utility extension, and additional notification to neighbors regarding blasting and stormwater control.

Current zoning: Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU), Office Mixed Use-3 stories (OX-3), Residential-2 (R-2), Conservation Management (CM)

Requested zoning: Commercial Mixed Use-5 stories-Conditional Use (CX-5-CU), Residential-10-Conditional Use (R-10-CU), and Conservation Management (CM)

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 - 3). Commissioners opposed noted concern with the clarity and enforceability issues of the zoning conditions noted by staff.

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

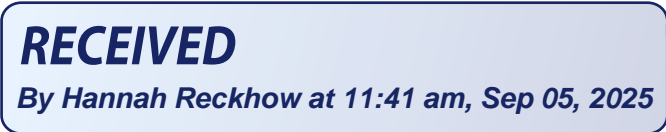
Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted:	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-3, NX-3-CU, R-2, CM	Proposed zoning:	

Narrative of Zoning Conditions Offered

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.

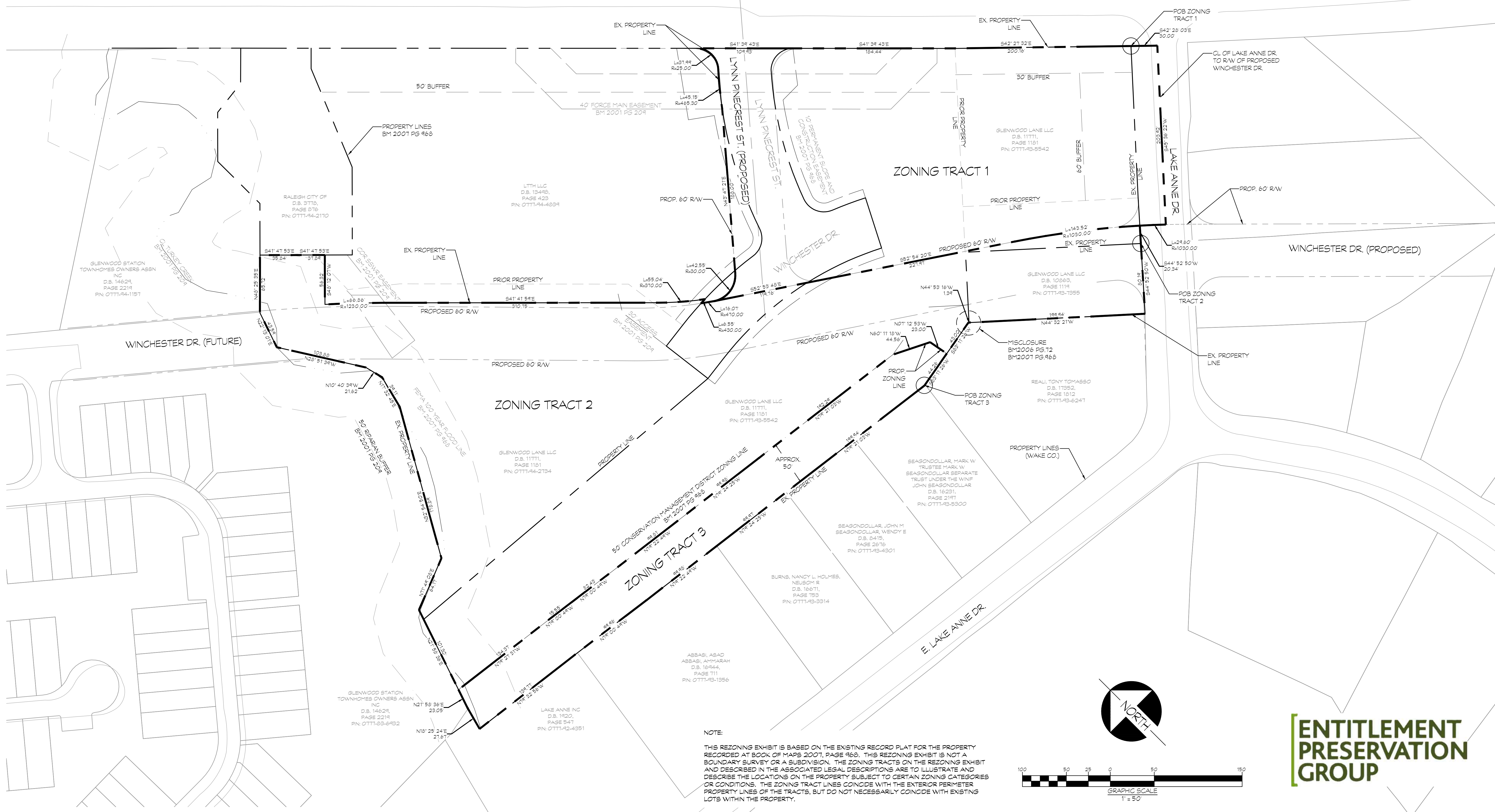
Glenwood Lane, LLC

By: Donald Walston
Title: Manager

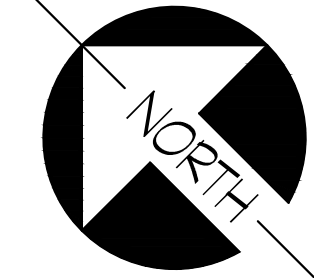


GLENWOOD AVENUE

GLENWOOD AVENUE



NOTE:
 THIS REZONING EXHIBIT IS BASED ON THE EXISTING RECORD PLAT FOR THE PROPERTY RECORDED AT BOOK OF MAPS 2007, PAGE 960. THIS REZONING EXHIBIT IS NOT A BOUNDARY SURVEY OR A SUBDIVISION. THE ZONING TRACTS ON THE REZONING EXHIBIT AND DESCRIBED IN THE ASSOCIATED LEGAL DESCRIPTIONS ARE TO ILLUSTRATE AND DESCRIBE THE LOCATIONS ON THE PROPERTY SUBJECT TO CERTAIN ZONING CATEGORIES OR CONDITIONS. THE ZONING TRACT LINES COINCIDE WITH THE EXTERIOR PERIMETER PROPERTY LINES OF THE TRACTS, BUT DO NOT NECESSARILY COINCIDE WITH EXISTING LOTS WITHIN THE PROPERTY.



ENTITLEMENT PRESERVATION GROUP

GLENWOOD LANE LLC
 PRELIMINARY LAND USE

SCALE:	1"=50'
DATE:	OCTOBER 24, 2022
PROJECT NUMBER:	-
CLIENT:	-
PLAN TYPE:	-

ZONING EXHIBIT

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #
 EXB1.00



Raleigh

RALEIGH PLANNING COMMISSION CERTIFIED RECOMMENDATION

CR#13406

CASE INFORMATION: Z-70-22 GLENWOOD AVE, LAKE ANNE DR

Location	West of the intersection of Glenwood Ave and Lake Anne Drive Address: 6805 Lake Anne Drive, 8151 Glenwood Avenue, 8265 Winchester Drive PINs: 0777937355, 0777935542, 0777932734 Link to iMaps
Current Zoning	NX-3-CU, OX-3, R-2, CM
Requested Zoning	CX-5-CU, R-10-CU, CM
Area of Request	6.85 acres
Corporate Limits	Inside city limits
Property Owner	Glenwood Lane LLC
Applicant	Isabel Mattox, Nicholls & Crampton
Council District	E
PC Recommendation Deadline	June 8, 2025

SUMMARY OF PROPOSED CONDITIONS

1. The following apply to the portion zoned CX-5 CU:
 - a. No parking shall be located between the building and the street.
 - b. The front edge of the building shall be within 35 feet of the Glenwood Road right-of-way.
 - c. Retail gross floor area shall not exceed 35,000 square feet.
 - d. Dwelling units shall not exceed 100.
 - e. The following uses shall be prohibited: outdoor recreation facility, adult establishment, heliport, animal care, bar, nightclub, tavern, lounge, vehicle fuel sales, vehicle sales/rental, self-service storage.
2. The following apply to the portion zoned R-10-CU:
 - a. Dwelling units shall not exceed 12.
 - b. No building shall be located closer than 60 feet from the rear lots of the following properties: 0777933314, 0777934301, 0777935300, 0777936247.
 - c. Building height shall be limited to two occupied stores. This shall not apply to any level devoted to garage, parking, storage, mechanical equipment, laundry, or similar uses/activities.

3. Buildings fronting on Glenwood Avenue shall not exceed three above ground occupied stories. This condition shall not restrict any level devoted solely to parking, storage of mechanical equipment, utilities, waste collection or laundry.
4. Prior to the completion of the extension of Winchester Dr, landscape buffers shall be installed along the south side of Winchester Dr. The condition specifies planting requirements.
5. The property owner will grant the Lake Anne HOA a sign easement for the purposes of installing a sign identifying the Lake Anne neighborhood.
6. This condition number is left blank.
7. Stormwater control measures shall be provided as follows:
 - i. Prior to commencement of land disturbance on any parcel, super silt fencing shall be installed along the downhill perimeter of any such parcel.
 - ii. An underground stormwater control measure system shall be constructed on Tract 1 to manage the 10-year, 24-hour storm.
 - iii. An underground or above ground stormwater control measure shall be installed on Tract 2.
 - iv. A third party consultant shall be retained to oversee stormwater control measures and facilities and shall receive questions and complaints following a soil and erosion permit on a monthly basis for at least 90 days. The developer shall comply with the consultants recommended actions to repair or improve the measures or facilities.
 - v. A pipe shall be installed from the underground stormwater retention device on Tract 1 connecting to Lake Anne via Winchester Dr and Lake Anne Dr right-of-way and property owned by the Lake Anne HOA.
8. The owner or developer will extend a public water and sewer lines to a specific property.
9. Should development require blasting, the developer shall provide written notice to the Lake Anne HOA 10 days prior to the date of said blasting.

COMPREHENSIVE PLAN GUIDANCE

Future Land Use	Community Mixed Use, Moderate Scale Residential, Public Parks and Open Space
Urban Form	None
Consistent Policies <i>Key policies are marked with a dot (●)</i> <i>Area Specific Guidance policies are marked with a square (□)</i>	● LU 1.2 Future Land Use Map and Zoning Consistency
	● LU 5.4 Density Transition
	● LU 6.2 Complementary Land Uses and Urban Vitality
	● LU 7.4 Scale and Design of New Commercial Uses
	● LU 8.1 Housing Variety
	● LU 8.10 Infill Development

Inconsistent Policies ● Key Policy □ Area Specific Guidance		None identified

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
2/15/2022 39 attendees	3/6/2023 46 attendees	3/26/2024; 5/14/24; 6/25/24; 12/10/24; 1/28/25; 2/25/25;3/25/25; 4/8/25; 5/27/25	

REZONING ENGAGEMENT PORTAL RESULTS

Views	Participants	Responses	Comments
383	4	3	10

Summary of Comments: Comments in support and opposition, especially regarding loss of a forested site and pedestrian safety

PLANNING COMMISSION RECOMMENDATION

The rezoning case is **Consistent** 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 permit a mix of uses, including residential and commercial, which could support shorter trips. The request would continue to permit a mix of housing types, including those that tend to be more affordable, such as apartment and townhouses.
Change(s) in Circumstances	N/A
Amendments to the Comprehensive Plan	N/A
Recommendation	The Planning Commission recommend approval of the signed conditions dated March 21, 2025 with the suggestion that the City Council delay setting the public hearing to allow the applicant to submit signatures for draft conditions dated May 12, 2025 (5-3).
Motion and Vote	Motion: Otwell Second: O'Haver In favor: Miller, Cochran, O'Haver, Omokaiye, Otwell Opposed: Burnett, Bennett, Fox
Reason for Opposed Vote(s)	Commissioners noted concern with the clarity and enforceability concerns raised by staff.

ATTACHMENTS

1. Staff report
2. Original conditions
3. 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 Date: May 27, 2027
Planning and Development Assistant Director

Staff Coordinator: Hannah Reckhow: (919) 996-2622; hannah.reckhow@raleighnc.gov

Planning Commission Certified Recommendation
Z-70-22 Glenwood Ave, Lake Anne Dr



REZONING STAFF REPORT – Z-70-22

Conditional Use District

OVERVIEW

The request is to rezone an assemblage of three parcels in northwest Raleigh from Neighborhood Mixed Use-3 stories-Conditional Use (NX-3-CU), Office Mixed Use-3 stories (OX-3), Residential-2 (R-2), and Conservation Management (CM) to Commercial Mixed Use-5 stories-Conditional Use (CX-5-CU), Residential-10-Conditional Use (R-10-CU), and CM.

The site is three parcels totaling 6.85 acres located at the corner of Glenwood Avenue and Lake Anne Drive. The site is currently undeveloped and forested. Areas to the south are zoned R-2 and contain large lot residential development. Along Glenwood Avenue are commercial and light industrial land uses with NX-3-CU, CX-3, and IX-3-PK zoning. A townhouse development to the west is zoned R-10.

Turkey Creek runs along the site's western boundary and connects to Lake Anne to the south. There is a small portion of floodplain and a larger areas of steep slopes and flood-prone soils next to the stream.

The Street Plan identifies Winchester Drive as a proposed street which parallels Glenwood Avenue and would bisect the site. Right of way is dedicated by not developed for Lynn Pinecrest Street on the east side of the site.

The request would maintain mixed use zoning along Glenwood Avenue and expand the range of commercial land uses permitted there. The proposed conditions restrict building height to three occupied stories on Tract 1 and two occupied stories on Tract 2. Under these conditions, additional stories could be constructed if they are located below grade as the site slopes down to the south and contain other uses like parking and equipment storage. The request would also maintain much of the existing CM zoning that is located to the north of the adjacent R-2 parcels. The CM district currently extends to the proposed Winchester Drive alignment. The request would shorten that district by approximately 130 feet, ending adjacent to 6901 W Lake Anne Drive. North of that, only residential development would be permitted, a shift from the existing OX-3 zoning which allows some commercial land uses. This area would permit townhouse and apartment housing types, in addition to detached and attached houses.

The request would also remove existing zoning conditions that apply to the site which restrict architectural design, building setback and buffers, and facility hours of operation. Removal of these conditions would provide more flexibility in development.

Update for March 25, 2025:

The proposed zoning conditions have been revised since the request was last discussed. The revisions include addition of prohibited land uses on Tract 1, building height limits on Tract 2, additional landscape buffers, stormwater control measures, and conditions

pertaining to a neighborhood sign easement, utility extension, and additional notification to neighbors regarding blasting and stormwater control. The revisions also remove a previously provided condition offering a donation of land as a City park. Several of the proposed conditions included in the draft unsigned submittal describe private benefits rather than public benefits, are missing information, or are otherwise challenging for the City to enforce. Additional amendments to the conditions in response to staff comment may be incorporated into the signed conditions. The revised conditions do not change the consistency with the 2030 Comprehensive Plan. However, an updated stormwater and transportation review has been provided.

Update for May 27, 2025: Since the request was last discussed, the applicant has revised the zoning conditions. The revisions provide some clarification to previously offered conditions. However, several conditions remain hard to enforce or better suited to a private agreement. The changes do not affect the overall entitlement or analysis of consistency with the 2030 Comprehensive Plan.

CURRENT VS. PROPOSED ZONING ENTITLEMENT*

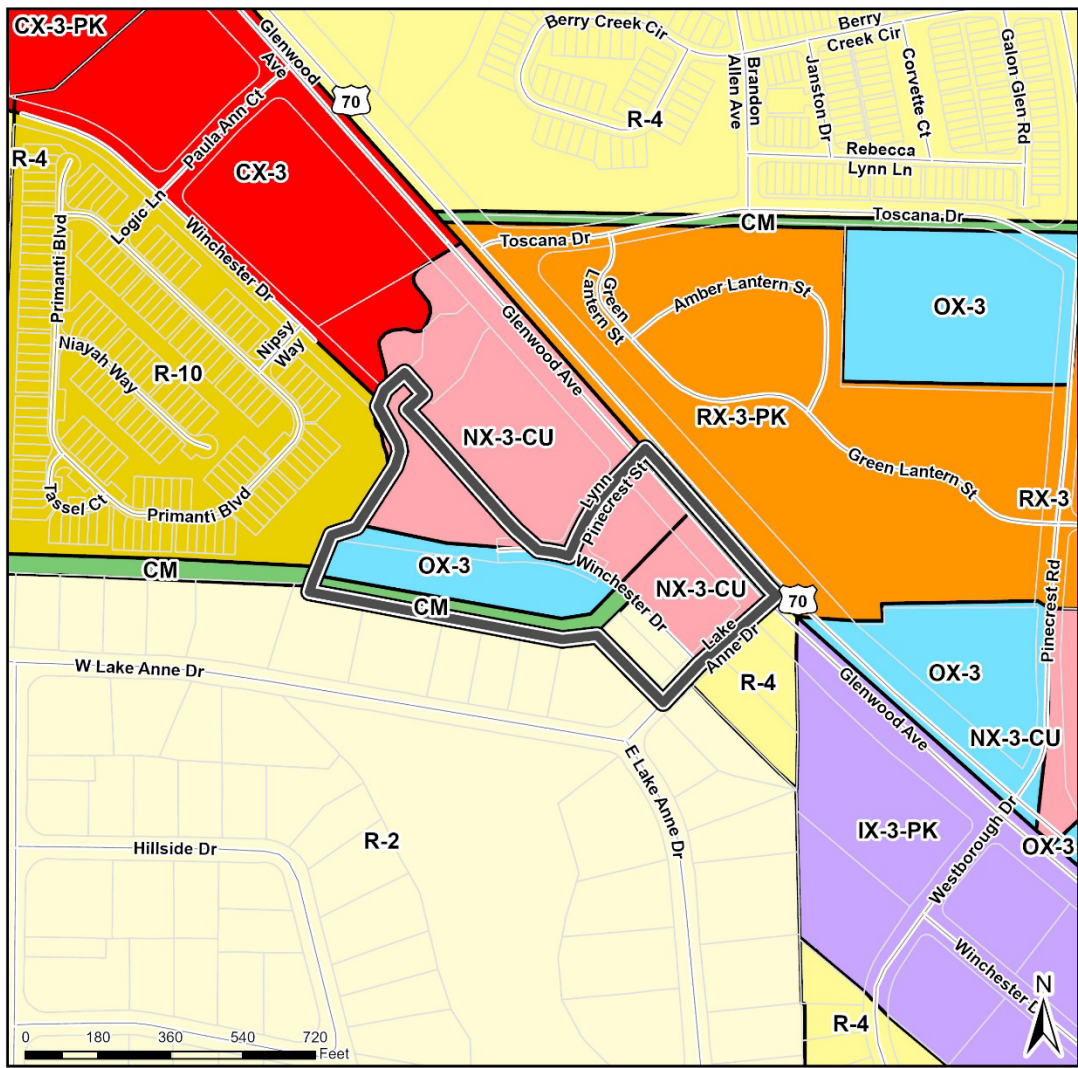
	EXISTING ZONING	PROPOSED ZONING
Zoning	NX-3-CU, OX-3, R-2, CM	CX-5-CU, R-10-CU, CM
Total Acreage	6.85	
Maximum Height	3 stories	5 stories
Setbacks:		
Front	5' / 20'	5' – 35' / 10'
Side	0' or 6' / 10'	0' or 6' / 5'
Rear	0' or 6' / 30'	0' or 6' / 20' or 60'
Max. # of Residential Units	103	107
Max. Gross Office SF	115,379	122,493
Max. Gross Retail SF	47,782	24,499
Max. Gross Industrial SF	-	-

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

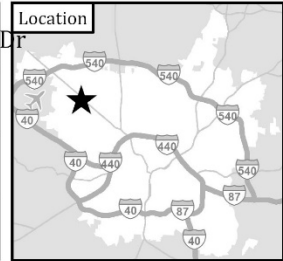
OUTSTANDING ISSUES

Outstanding Issues		Suggested Mitigation	
	<ol style="list-style-type: none">1. Proposed conditions are worded in a way that is hard to understand and enforce.2. Several newly offered conditions pertain to private benefits and are difficult for the City to enforce.		<ol style="list-style-type: none">1. Revise the proposed conditions to include additional information, which may be done with the signed copy of the proposed conditions. If done so, no additional action is needed.2. Revise to remove from the zoning conditions, which may be done with the signed copy of proposed conditions.

Existing Zoning Z-70-2022

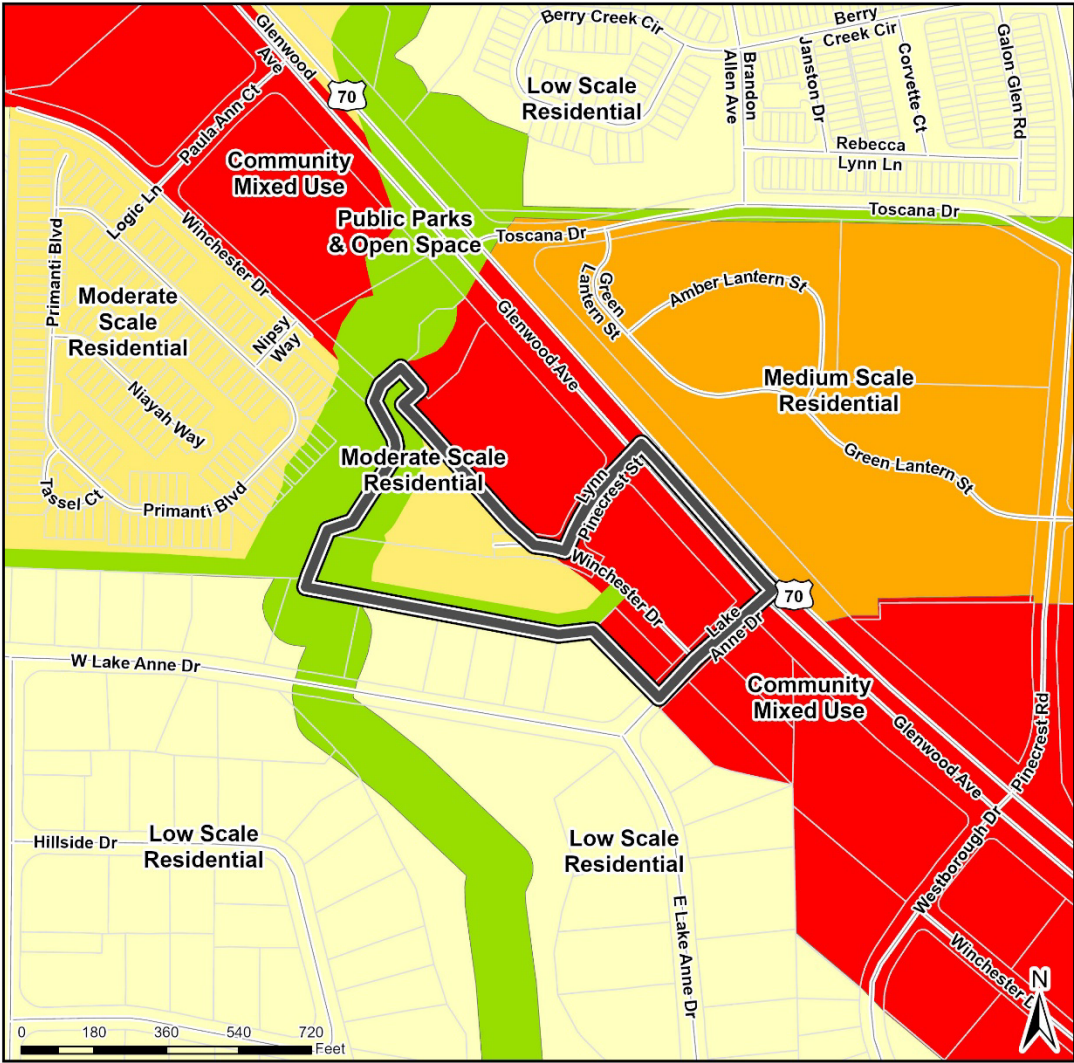


Property	8151 Glenwood Ave; 6805 Lake Anne Dr; 8265 Winchester Dr
Size	6.85 acres
Existing Zoning	NX-3-CU, OX-3, R-2, CM
Requested Zoning	CX-5-CU, R-10-CU, CM

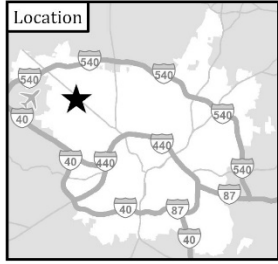


Map by Raleigh Department of Planning and Development (tater): 8/26/2022

Future Land Use Z-70-2022

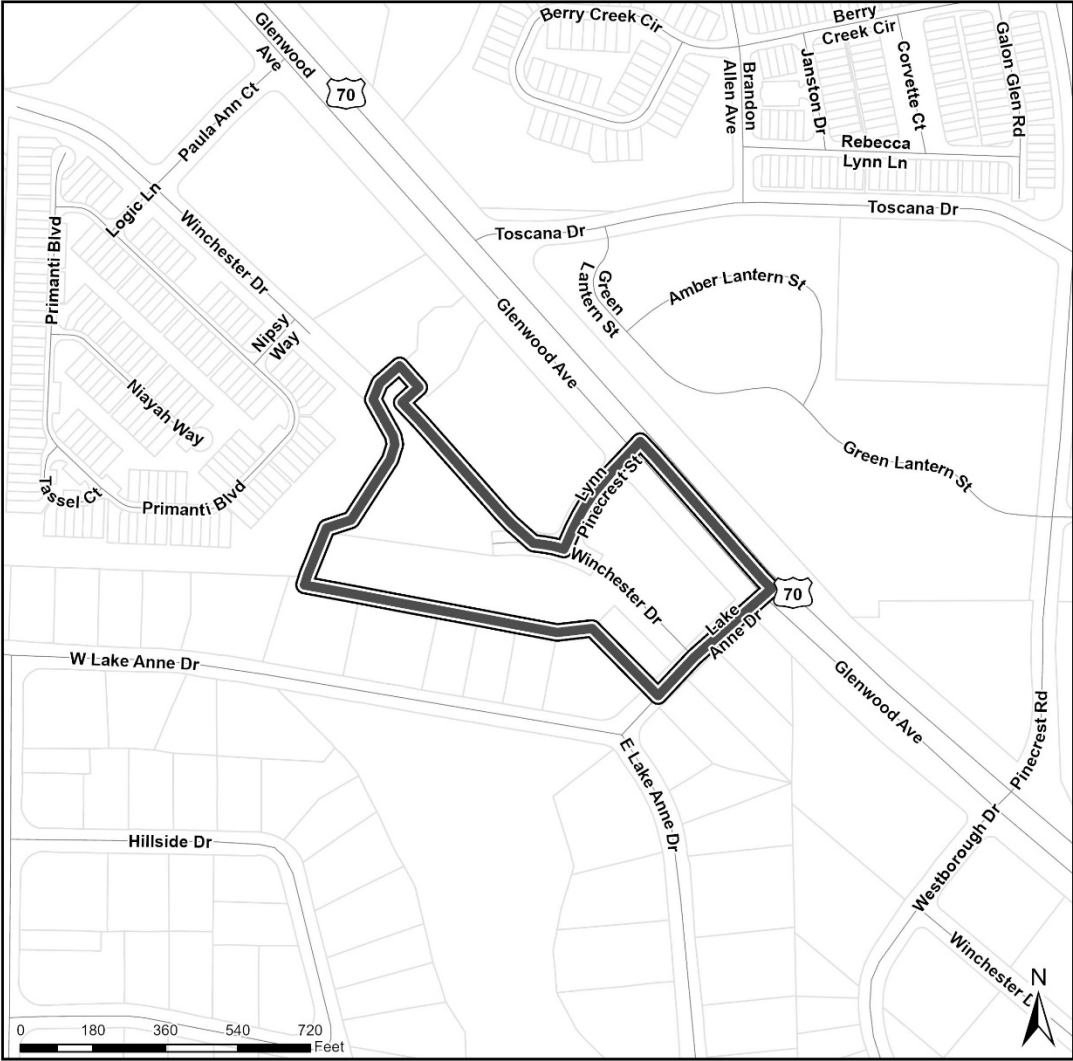


Property	8151 Glenwood Ave; 6805 Lake Anne Dr; 8265 Winchester Dr
Size	6.85 acres
Existing Zoning	NX-3-CU, OX-3, R-2, CM
Requested Zoning	CX-5-CU, R-10-CU, CM



Map by Raleigh Department of Planning and Development (tater): 8/26/2022

Urban Form Z-70-2022



Property	8151 Glenwood Ave; 6805 Lake Anne Dr; 8265 Winchester Dr
Size	6.85 acres
Existing Zoning	NX-3-CU, OX-3, R-2, CM
Requested Zoning	CX-5-CU, R-10-CU, CM



Map by Raleigh Department of Planning and Development (tater): 8/26/2022

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 Future Land Use Map, Comprehensive Plan policies and several vision themes.

Vision Themes

The request is:

Consistency	Vision Theme	Analysis
Consistent	Coordinating Land Use and Transportation	The request would continue to permit mixed use development along a major transportation corridor.
Consistent	Growing Successful Neighborhoods and Communities	The request would permit a variety of housing types near an existing residential neighborhood.

Future Land Use

Future Land Use designation: Community Mixed Use, Moderate Scale Residential, Public Parks and Open Space

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

If inconsistent, would the benefits of the proposed use outweigh the detriments, and would the new zoning adversely alter the recommended land use and character of the area?

The request includes three zoning districts which align with their respective Future Land Use Map designations.

Infrastructure

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

Streets and community facilities appear able to serve the proposed use. A proposed street on the Street Plan bisects the site and would provide additional connectivity to the area.

Urban Form

Urban Form designation: None

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

Other (no Urban Form designation)

Public Benefits of the Proposed Rezoning

- The request would permit a mix of uses, including residential and commercial, which could support shorter trips.
- The request would continue to permit a mix of housing types, including those that tend to be more affordable, such as apartment and townhouse.

Detriments of the Proposed Rezoning

- None identified.

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 1.2 Future Land Use Map and Zoning Consistency
	●	LU 5.4 Density Transition
	●	LU 6.2 Complementary Land Uses and Urban Vitality
	●	LU 7.4 Scale and Design of New Commercial Uses
	●	LU 8.1 Housing Variety
	●	LU 8.10 Infill Development

*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 (□).

- None identified.

EQUITY AND CLIMATE CHANGE ANALYSIS

Transportation Cost and Energy Analysis

	City Average	Site	Notes
Walk Score	31	26	“Most errands require a car.”
Transit Score	30	15	“It is possible to get on a bus.”
Bike Score	41	22	“Minimal bike infrastructure.”
HUD Low Transportation Cost Index	[N/A, index is expressed as a percentile.]	83	Lower cost to transportation
HUD Jobs Proximity Index	[N/A, index is expressed as a percentile.]	62	Average proximity to jobs

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 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.

Housing Supply and Affordability

Does the proposal add or subtract from the housing supply?	Adds	The request is estimated to have a minimal impact on total units possible on the site, possibly increasing entitlement by a few units.
Is naturally occurring affordable housing present on the site?	No	The site is undeveloped.
Does it include any subsidized units?	No	
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? *	N/A	
Is it within walking distance of transit?	No	

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

Demographic Indicators from EJSCREEN*

Indicator	Site Area	Raleigh
Demographic Index** (%)	27	37
People of Color Population (%)	41	46
Low Income Population (%)	13	29
Linguistically Isolated Population (%)	1	3
Population with Less Than High School Education (%)	5	8
Population under Age 5 (%)	3	6
Population over Age 64 (%)	7	11
% change in median gross rent since 2020	26.0	26.9

*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*?	79.3	Similar to city average
Are there known industrial uses or industrial zoning districts within 1,000 feet?	Yes	There are gas station and manufacturing uses along Glenwood Avenue to the south.
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	Part of the site along Turkey Creek contains floodplain and flood-prone soils
Is this area considered a food desert by the USDA?	No	

*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?*	No	The site was annexed in 1999.
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?*	None found	
Are there known restrictive covenants on the property or nearby properties that restrict development beyond what the UDO otherwise requires?*	Yes	Restrictive covenants for Lake Anne subdivision specify building heights and materials

*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?

Response: The request would have a minimal effect on the total number of housing units and commercial space possible on the site.

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?

Response: Area residents are less likely to be low-income compared with the city average. The request would not

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

Response: Housing costs have increased similarly to 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?

Response: No incidents of racially discriminatory housing covenants were found and the site was annexed in 1999, after the Fair Housing Acts of 1964 and 1968.

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?

Response: The site contains floodplain and flood prone soils and is nearby light industrial land uses.

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 Parks Stormwater
- Historic Resources Raleigh Water Urban Forestry

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

Reviewer	Comments	
Urban Forestry	Impact:	UDO 9.1.4.A.8 requires that a 50 ft Primary TCA - Thoroughfare yard be established along Glenwood Ave. Condition 1b. will make it very difficult to establish primary tree conservation area along Glenwood Ave.
	Mitigation:	None required; applicant could amend zoning conditions to leave room for a Thoroughfare yard.

Transportation & Transit Review

Site and Location Context

Location

The site is in northwest Raleigh, west of US 70 (Glenwood Avenue).

Area Plans

The site is not located in an area with an adopted area plan (Map AP-1) in the Comprehensive Plan.

Other Projects in the Area

NCDOT project U-2823 would add lanes and install reduced conflict intersections on US 70/Glenwood Avenue between I-540 and Hillburn Drive. Only preliminary engineering is funded in the 2024-2033 State Transportation Improvement Program (STIP).

The City recently completed a cost-sharing project with a private development that extended Winchester Drive from Kodiak Drive to Panther Branch Drive, just north of the site. The Street Plan proposes Winchester Drive be extended further south, through the Z-70-22 site to Westborough Drive, but there is no plan for the extension in the short term.

Existing and Planned Infrastructure

Streets The site has frontage on Glenwood Avenue and Lake Anne Drive, both of which are maintained by NCDOT. Glenwood Avenue (US 70) is currently a four-lane divided avenue,

and it is proposed to be a six-lane divided avenue in the Street Plan (Map T-1 of the Comprehensive Plan). Lake Anne Drive is a two-lane local street. The Street Plan proposes the extension of Winchester Drive as a 2-lane undivided avenue through the site. Development of the site through a tier 3 site plan or subdivision would require right of way dedication and roadway improvements to meet the specifications outlined in UDO 8.5.5.A.

There is approximately 230 feet between the end of pavement of the existing section of Winchester Drive, north of the site, and the Z-70-2022 site. This section of the proposed Winchester Drive extension is in dedicated right-of-way but has not been constructed. A condition or development agreement offering to construct Winchester Drive between the existing pavement (near Nipsy Way) and Lake Ann Drive would be consistent with Comprehensive Plan policies T 1.6 Transportation Impacts, T 2.3 Eliminating Gaps, T 2.4 Road Connectivity, T 2.5 Multimodal Grids, and T 2.6 Preserving the Grid. Construction activities beyond the boundaries of the site are entitled to reimbursement.

Pedestrian Facilities

The sidewalk network is incomplete in the area, with no sidewalks on Lake Anne Drive or Glenwood Avenue. There is sidewalk on one side of an existing section of Winchester Drive north of the site. Development of the site through a tier 3 site plan or a subdivision would require the provision of a 6' (min) sidewalk along the proposed Winchester Drive extension, per UDO 8.5.5.A.

Bicycle Facilities

There are no bicycle facilities near the site. Development of the site through a tier 3 site plan or a subdivision would require the provision of a 5' (min) bike lane with a 1.5' (min) buffer where the site fronts the proposed Winchester Drive extension, per UDO 8.5.5.A.

Transit

The site is not currently served by transit. GoRaleigh route 70L runs along Glenwood Avenue between Brier Creek Shopping Center and Townridge Shopping Center every hour, but the nearest stops are nearly a mile northwest of the site and there is no way to safely walk or bike to them.

Traffic Impact Analysis (TIA)

Determination

Based on the Envision results, approval of case Z-70-22 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 NX-3-CU, OX-3, R-2, and CM to CX-5-CU, R-10-CU, and CM is projected to generate 7 new trips in the AM peak hour and 7 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-70-22 Existing Land Use	Daily	AM	PM
	0	0	0
Z-70-22 Current Zoning Entitlements	Daily	AM	PM
	1,416	135	156
Z-70-22 Proposed Zoning Maximums	Daily	AM	PM
	1,489	142	163
Z-70-22 Trip Volume Change (Proposed Maximums minus Current Entitlements)	Daily	AM	PM
	73	7	7

Stormwater Information

Z-70-22 Glenwood Ave, Lake Anne Dr	YES/NO	NOTES
Floodzone	Yes	FEMA floodway and floodway fringe
Structural Flooding Downstream	No	
Other Drainage Complaints Downstream	No	
Stormwater Conditions	Yes	See below
Neuse Buffers Onsite	Possible	USGS quad map, NRCS soil survey
Existing Impervious	Yes	Encroaching driveway and parking lots from adjacent property
Subject to Impervious Limits in UDO 9.2.2.A	Dependent on Total Size and Type	6805 Lake Anne, if not part of the larger common plan of development
Changes to UDO Max Impervious Area (9.2.2.A)	Yes	6805 Lake Anne: 30% to 65%
Subject to 9.2.2.B to H	Yes	
Watershed Overlay	No	
Drainage Basin	Turkey	

Analysis of Stormwater-Related Rezoning Conditions:

7. In connection with any development of the Property enhanced stormwater control measures shall be provided as follows:
 - i. prior to commencement of land disturbance on any parcel, super silt fencing, consisting of a chain link fence and a woven synthetic filtration fabric, shall be installed along the downhill perimeter of any such parcel

While the condition is acceptable as written, there are other ways to provide greater during-construction protection such as by providing turbidity control.

- ii. an underground stormwater control measure (SCM) system shall be constructed on Tract 1, which shall be sufficiently sized to store (prior to any release) stormwater from the 10-year, 24-hour storm;

This is poorly worded, but appears to be requiring something that is already a requirement of the UDO.

- iii. an underground or above ground SCM shall be installed on Tract 2, as required and permitted by the City of Raleigh;

This does not provide "enhanced stormwater control measures". This is just stating a requirement of the UDO.

- iv. a third-party consultant shall be retained and compensated by the developer to oversee stormwater control and sedimentation and erosion control measures and facilities; this consultant shall meet with a representative designated in writing to the property owner by the Lake Anne HOA (the "Representative") prior to performing work under the soil and erosion permit and shall be available to respond to questions and complaints; the consultant shall prepare and submit to the Representative at least once every month during the first 90 days after an erosion control permit is issued and quarterly thereafter for any construction project a report on the status and efficacy of construction of temporary and permanent stormwater and sedimentation and erosion control facilities; developer shall comply with the consultant's recommended actions to repair or improve stormwater, sedimentation and erosion control measures and implementations that are, in the consultant's opinion, not achieving intended protections and relief;

- v. a pipe shall be installed from the underground stormwater retention device to be installed in conjunction with development on Tract 1, crossing through the right-of-way of Winchester Drive and continuing along the right-of-way of Lake Anne Drive, crossing through the right of way of West Lake Anne Drive and across the property owned by the Lake Anne HOA, having PIN 0777924351, DB 1920, Page 547 to carry stormwater from Tract 1 to Lake Anne. Developer shall install a stormwater control measure between the terminus of the pipe and the edge of the lake for nutrient, sediment and erosion control;

This condition is requiring installation of a stormwater control measure on a property with separate ownership that is not part of the rezoning area, and is requiring installation of a private pipe in the public right-of-way, which may or may not be approved by the City.

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: August 15, 2022	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-3, NX-3-CU, R-2, CM	Proposed zoning: CX-5-CU, R-10-CU, CM	


Narrative of Zoning Conditions Offered

Property is to be split zoned into CX-5-CU (Tract 1), R-10-CU (Tract 2), and CM (Tract 3) prepared by Priest, Craven & Associates, Inc. titled "Zoning Exhibit" dated October 24, 2022 as shown on Exhibit A.

1. Tract 1 – CX-5-CU
 - a. No parking shall be located between building and the right-of-way of Glenwood Avenue.
 - b. Building facade shall be within thirty-five (35) feet of right of way of Glenwood Avenue.
 - c. Retail gross floor area shall not exceed 35,000 square feet
 - d. Dwelling units shall not exceed 100 on Tract 1.
 - e. The following uses shall be prohibited:
 - i. Outdoor Recreation Facility
 - ii. Adult Establishment
 - iii. Heliport
 - iv. Animal Care
 - v. Bar, Nightclub, Tavern, Lounge
 - vi. Vehicle Fuel Sales
 - vii. Vehicle Sales/Rental
 - viii. Self-Service Storage
2. Tract 2 – R-10-CU
 - a. Dwelling units shall not exceed twelve (12)
 - b. No building shall be located closer than sixty (60) feet from rear lot lines of the following properties:
 - i. 6849 W Lake Anne Drive PIN: 0777933314 Book 16671, Page 753 (Neusom R. Holmes and Nancy L. Burns)
 - ii. 6853 W Lake Anne Drive PIN: 0777934301 Book 8415, Page 2676 (John and Wendy Seagondollar)
 - iii. 6857 W Lake Anne Drive PIN: 0777935300 Book 16231, Page 2197 (Mark W Seagondollar Separate Trust)
 - iv. 6901 W Lake Anne Drive PIN: 0777936247 Book 17352, Page 1812 (Tony Tomasso Reali)
 - c. Building height shall be limited to two occupied stories; such condition shall not apply to any level devoted to garage, parking, storage, mechanical equipment, laundry or similar uses/activities;
3. Building(s) fronting on Glenwood Avenue shall not exceed three (3) occupied stories above Glenwood Ave; this condition shall not restrict any level devoted solely to parking, storage mechanical equipment, utilities, waste collection and/or laundry.
4. Prior to the completion of the extension of Winchester Drive from its current terminus at or near Nipsy Way to Lake Anne Drive (the "Winchester Extension"), landscape buffers shall be installed along the South side of the right-of-way of Winchester Drive as follows: (a) a buffer shall be located west of the Lake Ann Drive intersection for a distance of three hundred (300) feet, which shall consist of evergreen trees having a minimum of six (6) feet in height at planting, spaced fifteen (15) feet on center and (b) a planted hedge, consisting of evergreens having a minimum of four (4) feet in height at planting, spaced six (6) feet on center, will be installed along the north side of the tree save buffer on the south side of the subject development.
5. Upon the abandonment of the right of way of Lake Anne Drive north of the proposed Winchester Extension, the Property Owner will grant to the Lake Anne HOA a sign easement on the rezoning property for the purpose of installing a sign identifying the Lake Anne neighborhood, which shall not exceed forty-five (45) square feet and located south of Winchester on or near that property formerly known as Lot 3 of Glenwood Station having PIN 0777937355; DB 10863, Page 1119. The location of the sign easement shall be located in an area which complies with relevant City of Raleigh ordinances. Lake Anne HOA will be responsible for the erection of the sign within the easement granted herein as well as obtaining all necessary permits and approvals for a sign which shall conform with all City of Raleigh ordinances.
6. In connection with any development of the Property enhanced stormwater control measures shall be provided as follows:
 - i. prior to commencement of land disturbance on any parcel, super silt fencing, consisting of a chain link fence and a woven synthetic filtration fabric, shall be installed along the downhill perimeter of any such parcel
 - ii. an underground stormwater control measure (SCM) system shall be constructed on Tract 1, which shall be sufficiently sized to store (prior to any release) stormwater from the 10-year, 24-hour storm;
 - iii. an underground or above ground SCM shall be installed on Tract 2, as required and permitted by the City of Raleigh;
 - iv. a third-party consultant shall be retained and compensated by the developer to oversee stormwater control and sedimentation and erosion control measures and facilities; this consultant shall meet with an official from the City Engineering Department ("City Engineer") and a representative designated in writing to the property owner by the Lake Anne HOA (the "Representative") prior to performing work under the soil and erosion permit and shall be available to respond to questions and complaints; the consultant shall prepare and submit to the City Engineer and Representative at least once every month during the first 90 days after an erosion control permit is issued and quarterly thereafter for any construction project a report on the status and efficacy of construction of temporary and permanent stormwater and sedimentation and erosion control facilities; developer shall comply with the consultant's recommended actions to repair or improve stormwater, sedimentation and erosion control measures and implementations that are, in the consultant's opinion, not achieving intended protections and relief;
 - v. a pipe shall be installed from the underground stormwater retention device to be installed in conjunction with development on Tract 1, crossing through the right-of-way of Winchester Drive and continuing along and, if possible, within the right-of-way of Lake Anne Drive, crossing through the right of way of West Lake Anne Drive and across the property owned by the Lake Anne HOA, having PIN 0777924351, DB 1920, Page 547 to carry stormwater from Tract 1 to Lake Anne, subject to the approval of the City of Raleigh. Developer shall apply to the City of Raleigh for a permit to facilitate stormwater drainage from the rezoning property to Lake Anne.;
7. Subject to the approval of the City of Raleigh, Owner or developer will extend a public water line and public sewer line (with a clean out) with capacity for four-bedroom residential dwelling within the right-of-way of the property line now owned by Tony Reali (PIN 0777936247, DB 17352/Page1812) together with any necessary easements to accommodate the same. Reali, his successors and/or assigns, shall be responsible for all other actions, applications, permits and expenses required to bring water and sewer service to his property.
8. Should development require blasting, developer shall provide written notice at least 10 days prior to the date of said blasting is to take place, to Lake Anne HOA and all residents in the Lake Anne subdivision whose property lies within 500 feet of the rezoning parcel or parcels on which the blasting to occur. This notice requirement is in addition to, and not in lieu of, any notice requirement of the City of Raleigh, State of North Carolina and any other applicable regulatory agency.

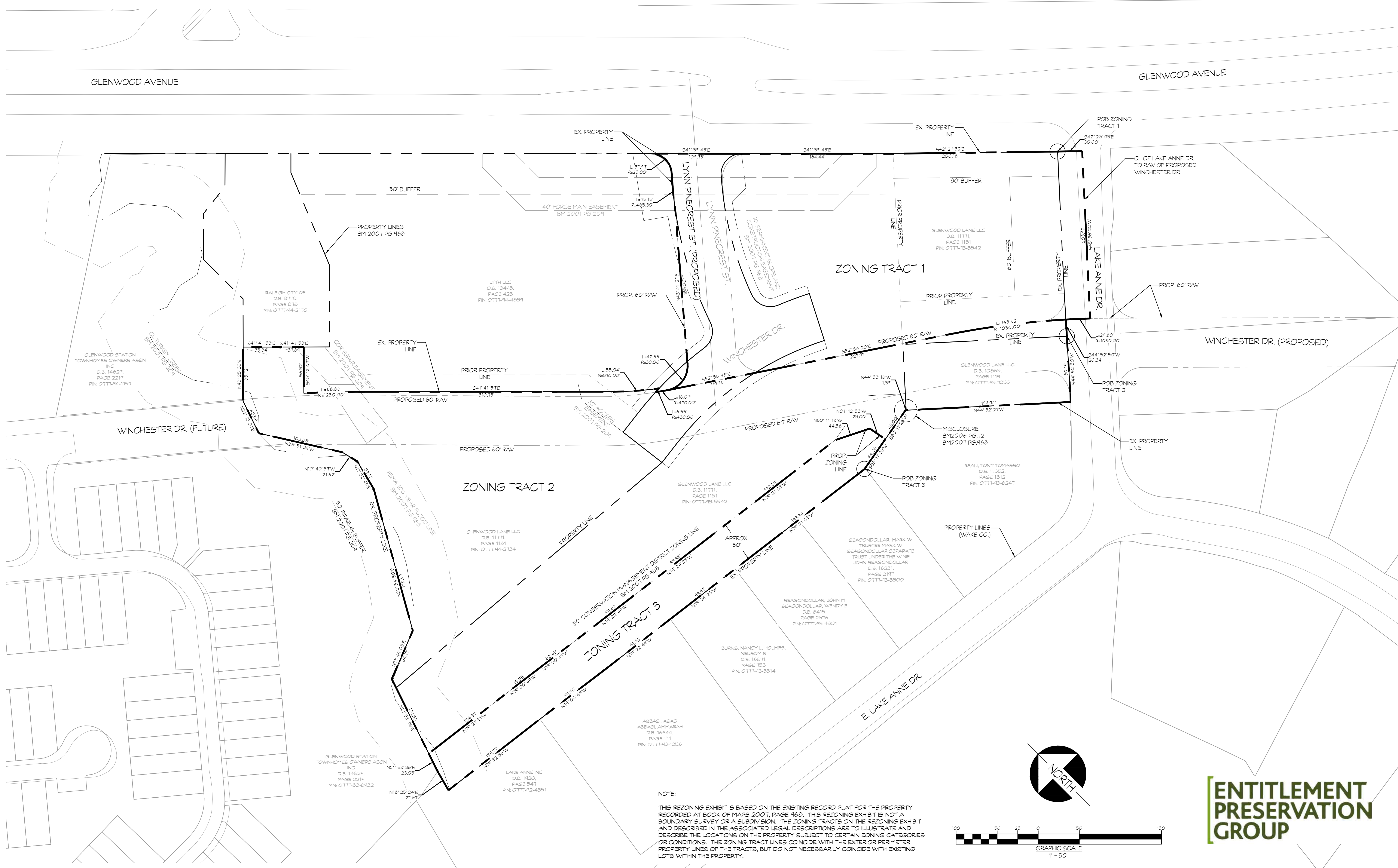
The property owner(s) hereby offers, consents to, and agrees to abide, if the rezoning request is approved, the conditions written above. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Glenwood Lane, LLC

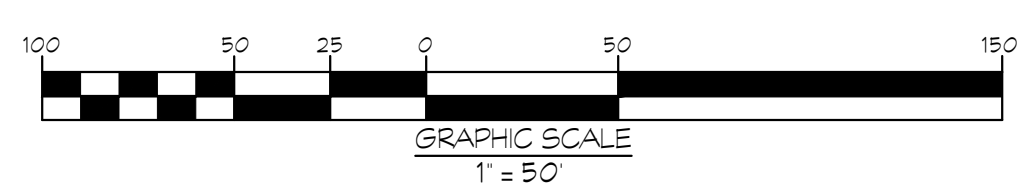
DocuSigned by:

 D987AA554EB340E

By: Donald Walston
 Title: Manager

RECEIVED
 By Hannah Reckhow at 2:57 pm, Mar 21, 2025



NOTE:
 THIS REZONING EXHIBIT IS BASED ON THE EXISTING RECORD PLAT FOR THE PROPERTY RECORDED AT BOOK OF MAPS 2007, PAGE 960. THIS REZONING EXHIBIT IS NOT A BOUNDARY SURVEY OR A SUBDIVISION. THE ZONING TRACTS ON THE REZONING EXHIBIT AND DESCRIBED IN THE ASSOCIATED LEGAL DESCRIPTIONS ARE TO ILLUSTRATE AND DESCRIBE THE LOCATIONS ON THE PROPERTY SUBJECT TO CERTAIN ZONING CATEGORIES OR CONDITIONS. THE ZONING TRACT LINES COINCIDE WITH THE EXTERIOR PERIMETER PROPERTY LINES OF THE TRACTS, BUT DO NOT NECESSARILY COINCIDE WITH EXISTING LOTS WITHIN THE PROPERTY.



ENTITLEMENT PRESERVATION GROUP



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: <small>NX-3-CU, OX-3, R-2, CM</small>		Height: 3	Frontage:	Overlay(s):
Proposed zoning base district: <small>CX-5-CU, R-10-CU, CM</small>		Height: CX-5-45' R-10	Frontage:	Overlay(s):
Helpful Tip: View the Zoning Map to search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.				
If the property has been previously rezoned, provide the rezoning case number: Z-27B-14, Z-115-97, Z-35-97				

General Information		
Date: August 15, 2022	Date amended (1):	Date amended (2):
Property address: 8151 Glenwood Avenue, 6805 Lake Anne Drive, 8265 Winchester Drive		
Property PIN: 0777935542, 0777937355, 0777932734		
Deed reference (book/page): Book 10863, Page 1119 and Book 11771, Page 1181		
Nearest intersection: Winchester Drive and Lake Anne Drive		Property size (acres): 6.85
For planned development applications only:	Total units:	Total square footage:
	Total parcels:	Total buildings:
Property owner name and address: Glenwood Lane, LLC 1001 Wade Avenue Suite 103 Raleigh, NC 27605		
Property owner email:		
Property owner phone:		
Applicant name and address: Isabel Worthy Mattox 127 W Hargett Street Suite 500 Raleigh, NC 27601		
Applicant email: isabel@mattoxlawfirm.com		
Applicant phone: 919-828-7171		
Applicant signature(s):		
Additional email(s):		

Glenwood Lane, LLC

DocuSigned by:

Don Walston

D987AA554EB340F...

By: Donald Walston

Title: Manager

RECEIVED

By Sarah Shaughnessy at 4:49 pm, Aug 17, 2022

Conditional Use District Zoning Conditions		
Zoning case #:	Date submitted: August 15, 2022	OFFICE USE ONLY Rezoning case #
Existing zoning: OX-3, NX-3-CU, R-2, CM	Proposed zoning: CX-5-CU, R-10-CU, CM	

Narrative of Zoning Conditions Offered

Property is to be split zoned into CX-5-CU (Tract 1), R-10-CU (Tract 2), and CM (Tract 3) as shown on Exhibit A

1) Tract 1 - CX-5-CU

- a. No parking shall be located between building and street
- b. Front edge of building will be within thirty-five (35) feet of right of way of Glenwood Avenue.
- c. Retail gross floor area shall not exceed 35,000 square feet
- d. Dwelling units shall not exceed 100 on Tract 1

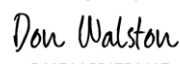
2) Tract 2- R-10-CU

- a. Dwelling units shall not exceed twelve (12)
- b. No building shall be located closer than sixty (60) feet from rear lots of the following properties:
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 -6857 W Lake Anne Drive PIN:0777935300 Book 16231, Page 2197 (Mark W Seagondollar Separate Trust)
 -6901 W Anne Lake Drive PIN:0777936247 Book 17352, Page 1812 (Tony Tomasso Reali)
- c. An area of not less than 1.19 acres along the western boundary (as generally shown on Exhibit A) shall be donated to the City or the Lake Anne HOA for park purposes prior to obtaining a certificate of occupancy of any building on the property.

3) Building(s) fronting on Glenwood Avenue shall not exceed three (3) above ground, occupied stories; this condition shall not restrict any level devoted solely to parking, storage mechanical equipment, utilities, waste collection and/or laundry.

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.

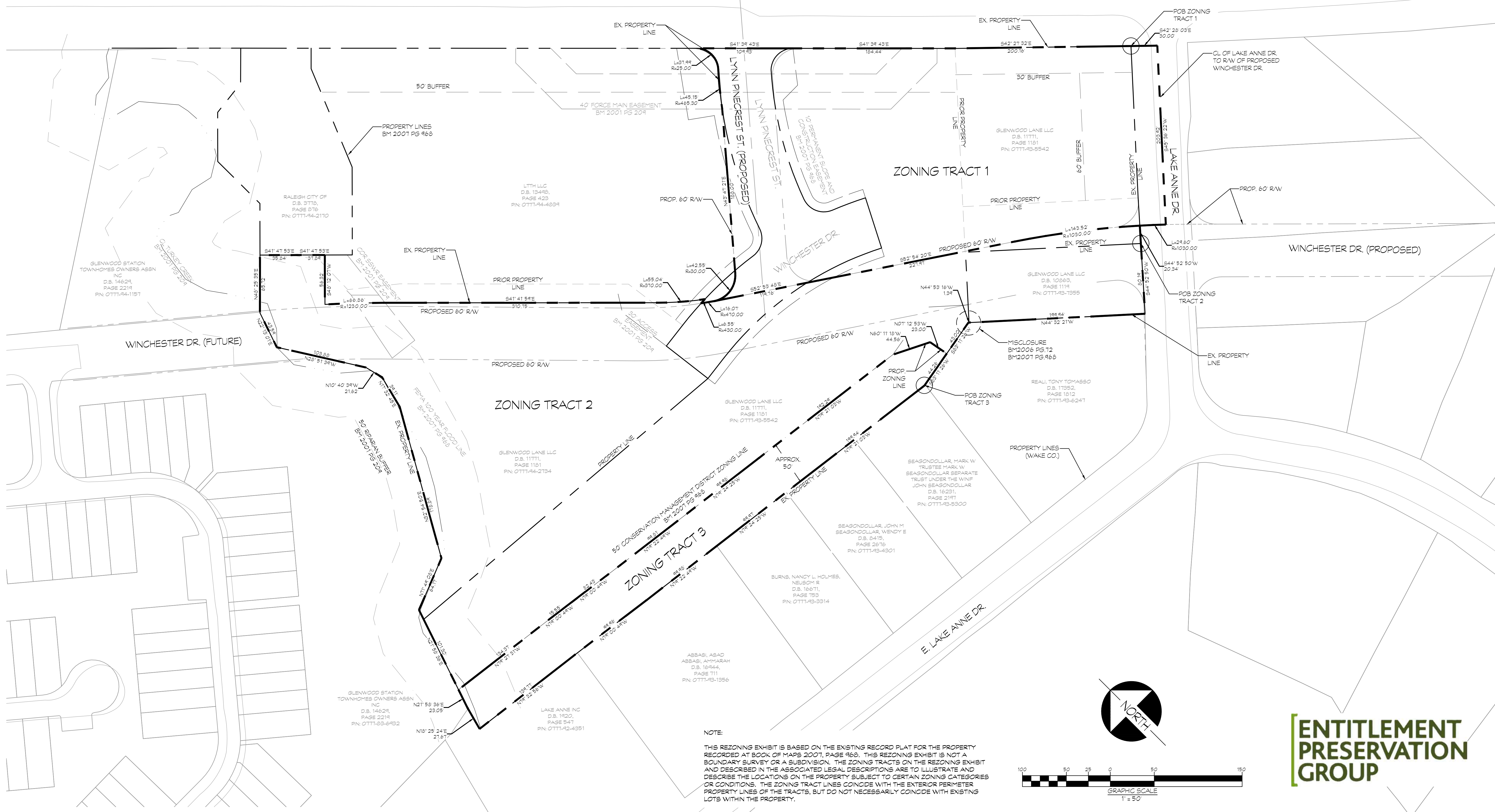
Glenwood Lane, LLC

DocuSigned by:

 By: Donald Walston
 Title: Manager

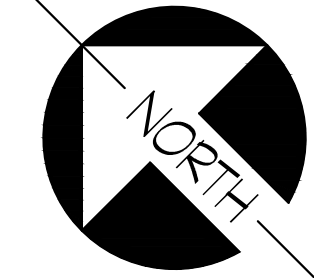
RECEIVED
 By Sarah Shaughnessy at 4:49 pm, Aug 17, 2022

GLENWOOD AVENUE

GLENWOOD AVENUE



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ENTITLEMENT PRESERVATION GROUP

GLENWOOD LANE LLC
 PRELIMINARY LAND USE

SCALE:	1"=50'
DATE:	OCTOBER 24, 2022
PROJECT NUMBER:	-
CLIENT:	-
PLAN TYPE:	-

ZONING EXHIBIT

PRIEST, CRAVEN & ASSOCIATES, INC.
 LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS

SHEET #
 EXB1.00

Rezoning Application Addendum #1	
Comprehensive Plan Analysis	OFFICE USE ONLY Rezoning case #
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.	
Future Land Use Map is in a Community Mixed Use, Moderate Density Residential, and Public Parks and Open Space.	
Public Benefits	
Provide brief statements explaining how the rezoning request is reasonable and in the public interest.	
Will add substantial amount of open space Will add an extension of a road	

Rezoning Application Addendum #2	
Impact on Historic Resources	OFFICE USE ONLY Rezoning case #
The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.	
Inventory of Historic Resources	
List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.	
N/A	
Proposed Mitigation	
Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.	
N/A	

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>All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.</p> <p>Response:</p>
2	<p>Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.</p> <p>Response:</p>
3	<p>A mixed-use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed-use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed-use area should be possible without requiring travel along a major thoroughfare or arterial.</p> <p>Response:</p>
4	<p>Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.</p> <p>Response:</p>
5	<p>New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.</p> <p>Response:</p>
6	<p>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</p> <p>Response:</p>

7	<p>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high-volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</p> <p>Response:</p>
8	<p>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</p> <p>Response:</p>
9	<p>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</p> <p>Response:</p>
10	<p>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</p> <p>Response:</p>
11	<p>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</p> <p>Response:</p>
12	<p>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</p> <p>Response:</p>
13	<p>New public spaces should provide seating opportunities.</p> <p>Response:</p>

14	<p>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</p> <p>Response:</p>
15	<p>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</p> <p>Response:</p>
16	<p>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</p> <p>Response:</p>
17	<p>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</p> <p>Response:</p>
18	<p>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</p> <p>Response:</p>
19	<p>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</p> <p>Response:</p>
20	<p>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</p> <p>Response:</p>

21	<p>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</p> <p>Response:</p>
22	<p>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</p> <p>Response:</p>
23	<p>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</p> <p>Response:</p>
24	<p>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</p> <p>Response:</p>
25	<p>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</p> <p>Response:</p>
26	<p>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</p> <p>Response:</p>

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

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

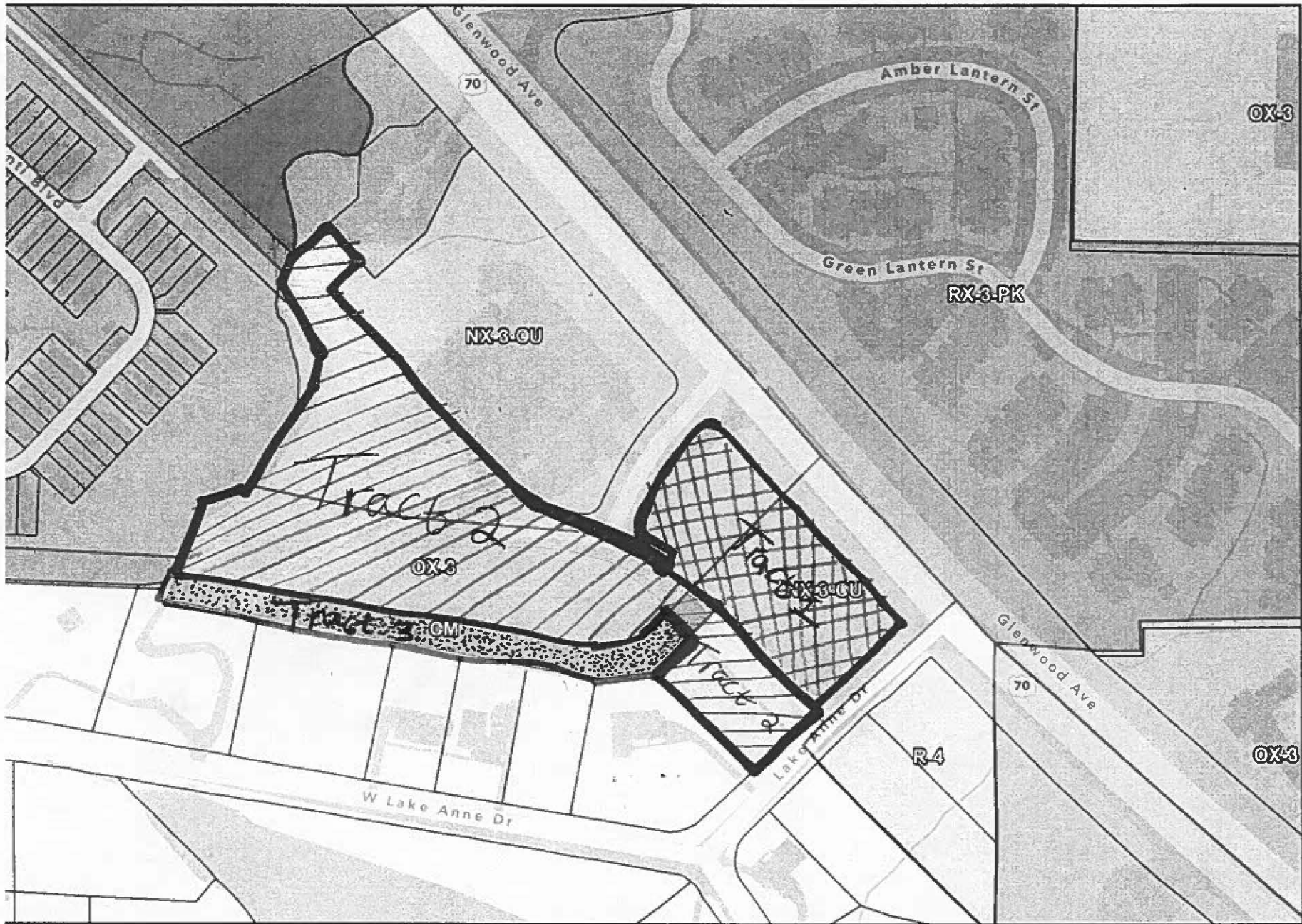
SUMMARY OF ISSUES

A neighborhood meeting was held on February 15, 2022 (date) to discuss a potential rezoning located at 8151 Glenwood Avenue, 6805 Lake Anne Drive, and 8255 Winchester Drive (property address). The neighborhood meeting was held at Zoom (location). There were approximately 39 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Potential Uses
Protection of Lake
Height/ Number of Stories and Number of Units
Access to Glenwood and Road Alignment of Winchester
Traffic Safety
Possible Retail Amenities
Dedication of Park Land
Stormwater Management

Participant	User Email	Join Time	Leave Time
nancy (Guest)		4:48 PM	07:50 PM(nancy left the meeting.Reason: Host closed the meeting.)
Isabel Matt	isabel@ma	5:15 PM	07:50 PM(Isabel Mattox left the meeting.Reason: Host ended the me
13162088750 (Guest)		5:17 PM	07:50 PM(13162088750 left the meeting.Reason: left the meeting.)
Tom Worth	curmudgtc	5:20 PM	07:50 PM(Tom Worth left the meeting.Reason: left the meeting.)
Clay Taylor (Guest)		5:21 PM	07:50 PM(Clay Taylor left the meeting.Reason: left the meeting.)
jf (Guest)		5:21 PM	07:50 PM(jf left the meeting.Reason: Host closed the meeting.)
Mike Carte	mhcarter@	5:21 PM	07:50 PM(Mike Carter left the meeting.Reason: left the meeting.)
Beth Briggs (Guest)		5:23 PM	07:50 PM(Beth Briggs left the meeting.Reason: Host closed the meet
19193973301 (Guest)		5:24 PM	05:36 PM(19193973301 left the meeting.Reason: left the meeting.)
14133645498 (Guest)		5:24 PM	05:34 PM(14133645498 left the meeting.Reason: left the meeting.)
Cindy Sink	cindydsink	5:25 PM	07:03 PM(Cindy Sink left the meeting.Reason: left the meeting.)
cwalker (Guest)		5:27 PM	07:50 PM(cwalker left the meeting.Reason: left the meeting.)
Kim Miller (Guest)		5:27 PM	07:02 PM(Kim Miller got disconnected from the meeting.Reason: Ne
Shelly Leslie (Guest)		5:28 PM	07:50 PM(Shelly Leslie left the meeting.Reason: left the meeting.)
Hannah Reckhow (Rale		5:29 PM	07:49 PM(Hannah Reckhow (Raleigh Planning and Development) left
Nicola Prall (Guest)		5:29 PM	07:50 PM(Nicola Prall left the meeting.Reason: left the meeting.)
Neusom (Guest)		5:30 PM	07:50 PM(Neusom left the meeting.Reason: left the meeting.)
lindajohnston (Guest)		5:30 PM	07:50 PM(lindajohnston left the meeting.Reason: left the meeting.)
Alan Piercy (Guest)		5:30 PM	06:42 PM(Alan Piercy left the meeting.Reason: left the meeting.)
iPhone (Guest)		5:31 PM	07:50 PM(iPhone left the meeting.Reason: left the meeting.)
12149349358 (Guest)		5:31 PM	05:50 PM(12149349358 left the meeting.Reason: left the meeting.)
19193029173 (Guest)		5:31 PM	06:07 PM(19193029173 left the meeting.Reason: left the meeting.)
19198010450 (Guest)		5:33 PM	06:20 PM(19198010450 left the meeting.Reason: left the meeting.)
rodney (Guest)		5:34 PM	07:50 PM(rodney left the meeting.Reason: left the meeting.)
Missy Frantz (Guest)		5:40 PM	07:50 PM(Missy Frantz left the meeting.Reason: Host closed the mee
Steve Johnston (Guest)		5:41 PM	07:50 PM(Steve Johnston left the meeting.Reason: Host closed the m
Bob Brodd	rwbrodd	5:41 PM	07:50 PM(Bob Brodd left the meeting.Reason: left the meeting.)
19199861032 (Guest)		5:41 PM	05:43 PM(19199861032 left the meeting.Reason: left the meeting.)
19194187080 (Guest)		5:42 PM	05:52 PM(19194187080 left the meeting.Reason: left the meeting.)
19199861032 (Guest)		5:45 PM	07:50 PM(19199861032 left the meeting.Reason: left the meeting.)
Rachel Jones (Guest)		5:50 PM	07:02 PM(Rachel Jones left the meeting.Reason: left the meeting.)
John Seagondollar (Gu		5:52 PM	07:50 PM(John Seagondollar left the meeting.Reason: left the meeti
Barry's iPhone X (Gues		5:52 PM	05:54 PM(Barry's iPhone X got disconnected from the meeting.Reaso
JoEllen Rasmussen (Gu		5:54 PM	07:50 PM(JoEllen Rasmussen left the meeting.Reason: left the meeti
19192747142 (Guest)		5:57 PM	06:22 PM(19192747142 left the meeting.Reason: left the meeting.)
Hardy (Guest)		6:08 PM	06:22 PM(Hardy left the meeting.Reason: left the meeting.)
Alan Piercy (Guest)		6:41 PM	07:19 PM(Alan Piercy left the meeting.Reason: left the meeting.)
Kim (Guest)		7:02 PM	07:51 PM(Kim left the meeting.Reason: left the meeting.)
Steve Johnston (Guest)		4:31 PM	07:50 PM(Steve Johnston left the meeting.Reason: left the meeting.)



1 inch equals 200 feet

Disclaimer

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MATTOX LAW FIRM

Telephone (919) 828-7171

Isabel Worthy Mattox
Isabel@mattoxlawfirm.com

February 17, 2023

TO ALL ADDRESSEES:

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

8151 Glenwood Avenue, (PIN 0777938503)

6805 Lake Anne Drive, (PIN 0777937355)

8255 Winchester Drive, (PIN 0777933621)

Dear Property Owners and Tenants:

You are receiving this letter because you are the owner or tenant of property located in the vicinity of the above described property (the "Rezoning Property") for which a rezoning is being contemplated. The applicant has filed a rezoning application to rezone the property from R-2, CM, NX-3-CU, OX-3 to CX-5-CU, R-10-CU and CM. (the "Rezoning Application").

In accordance with the requirements of the Raleigh Unified Development Ordinance, notice is hereby given to you as the owner or tenant of the Rezoning Property, or the owner or tenant of property within 1000 feet of the Rezoning Property, of a meeting to discuss the prospective rezoning to be held at **Brier Creek Community Center, 10810 Globe Road Morrisville, NC 27560 on Monday, March 6 at 5:30 PM.**

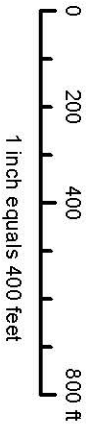
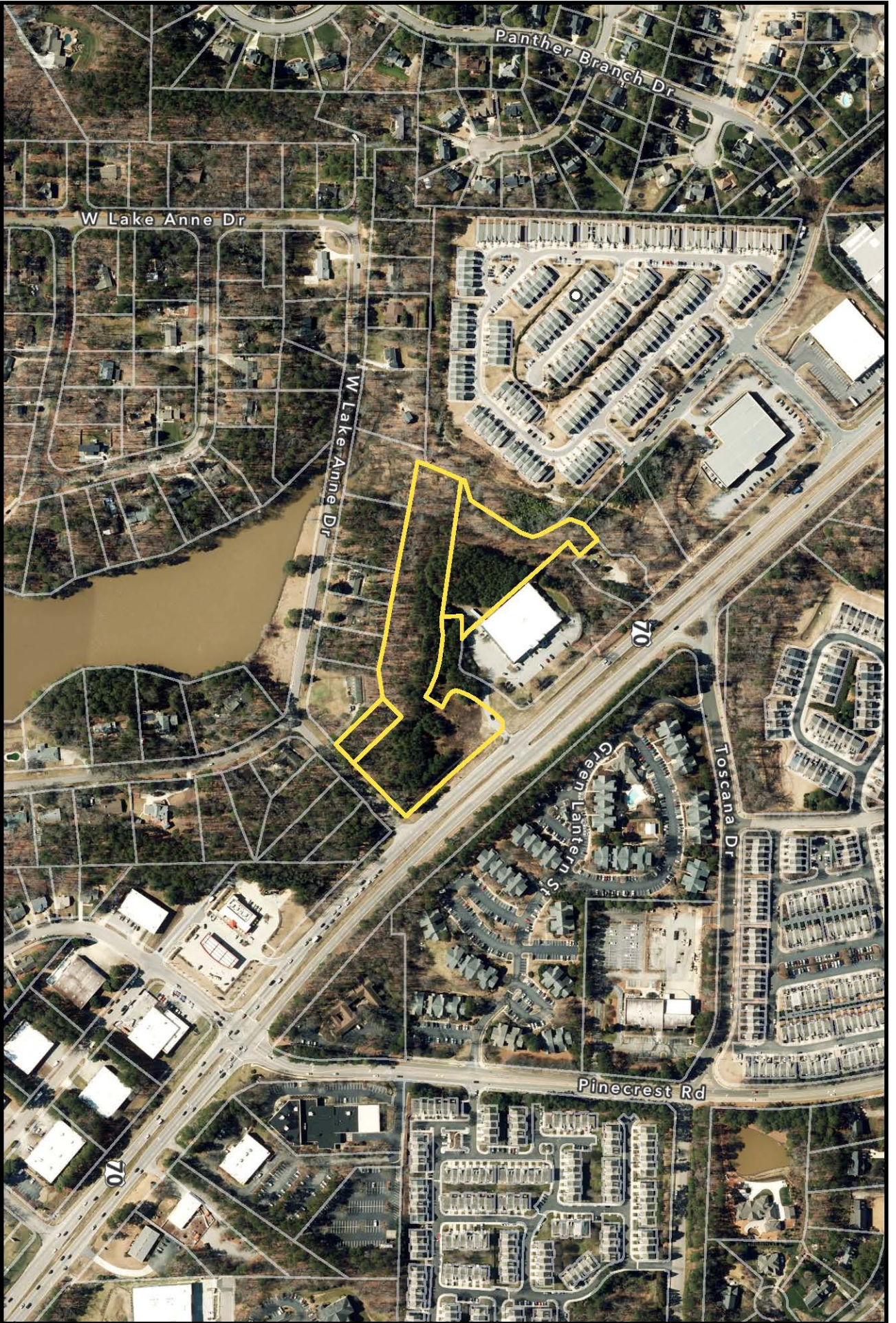
To ensure that we are able to address as many questions as possible, please submit questions via email to darby@mattoxlawfirm.com prior to the meeting. The meeting will include an introduction, explanation of rezoning request and process, answers to submitted questions, followed by a general question 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, the first 2 pages of the draft revised rezoning application, conceptual layout and preliminary profile of Winchester Drive.

After the neighborhood meeting, the rezoning request will be 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 Hannah Reckhow, Raleigh Planning & Development, at (919) 996-2622 or Hannah.Reckhow@raleighnc.gov or visit the City of Raleigh website at <https://raleighnc.gov/planning/rezoning-process>. You can also contact me directly with any questions.

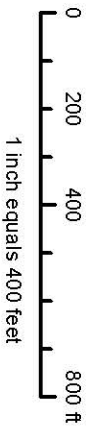
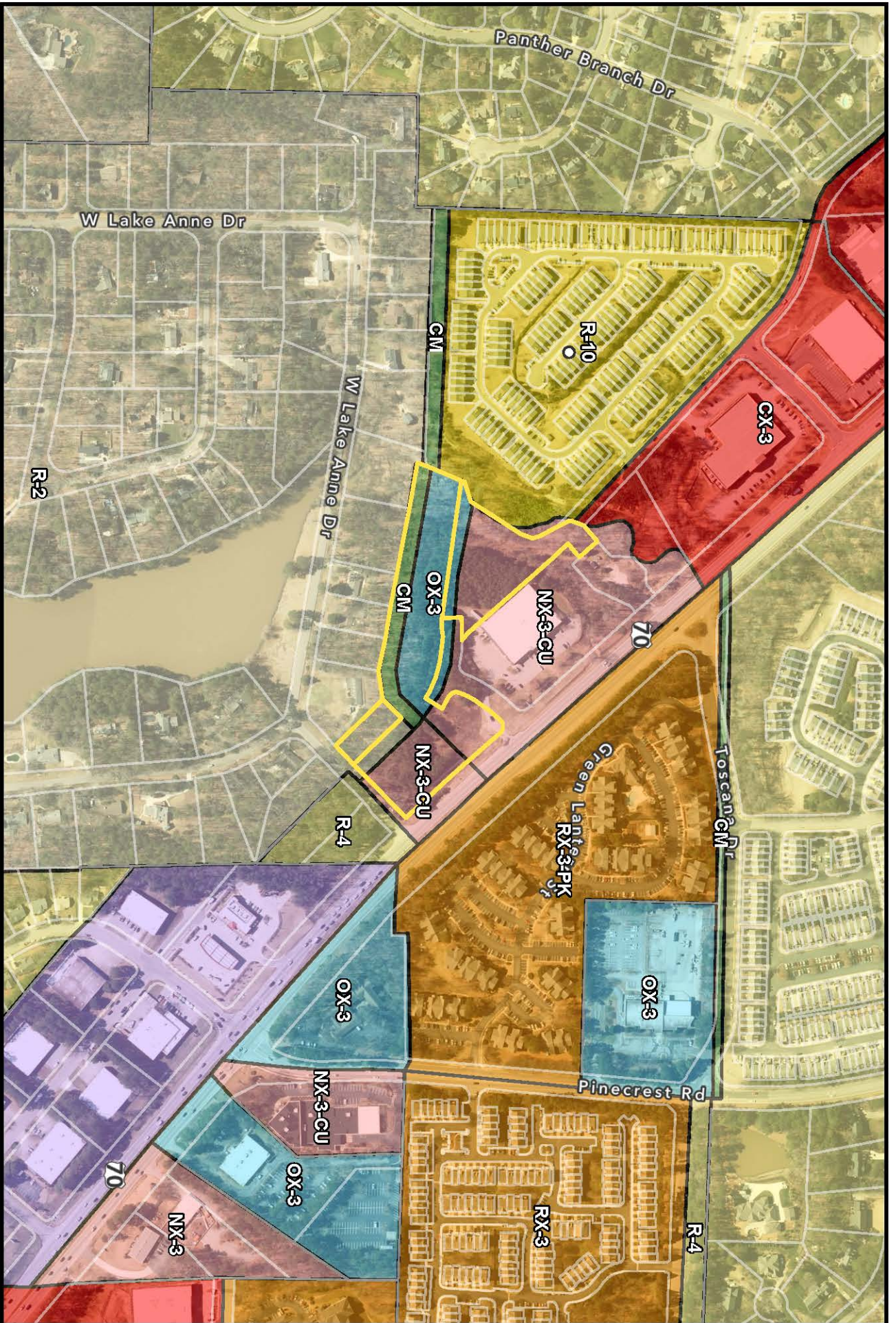
Yours very truly,

Isabel Mattox

Isabel Worthy Mattox



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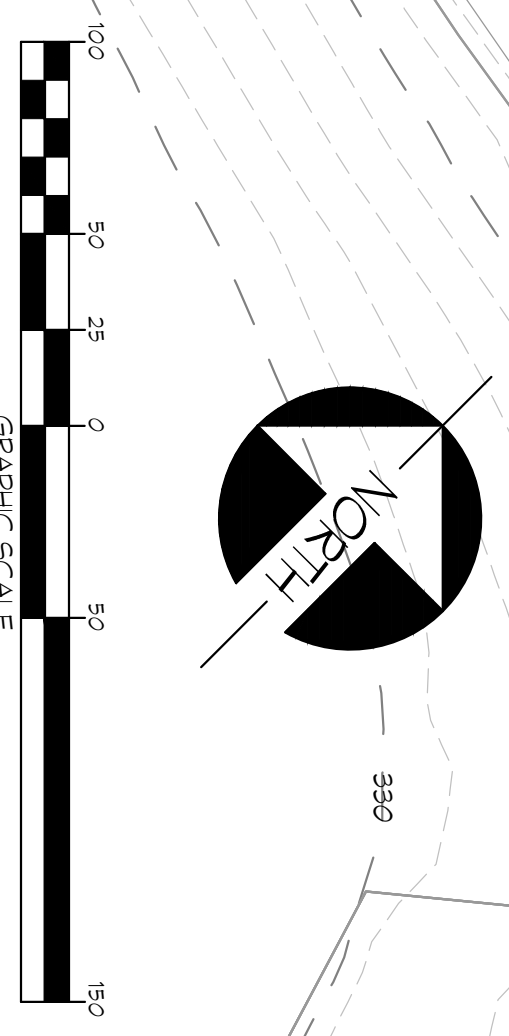


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SYMBOL LEGEND

	TREES
	SHRUBS
	WAX



ENTITLEMENT PRESERVATION GROUP

GLENWOOD LANE LLC
PRELIMINARY LAND USE
WAKE COUNTY, NORTH CAROLINA

SCALE	1"=50'
DATE	JUNE 8, 2022
PROJECT NUMBER	
CLIENT	
PLAN TYPE	

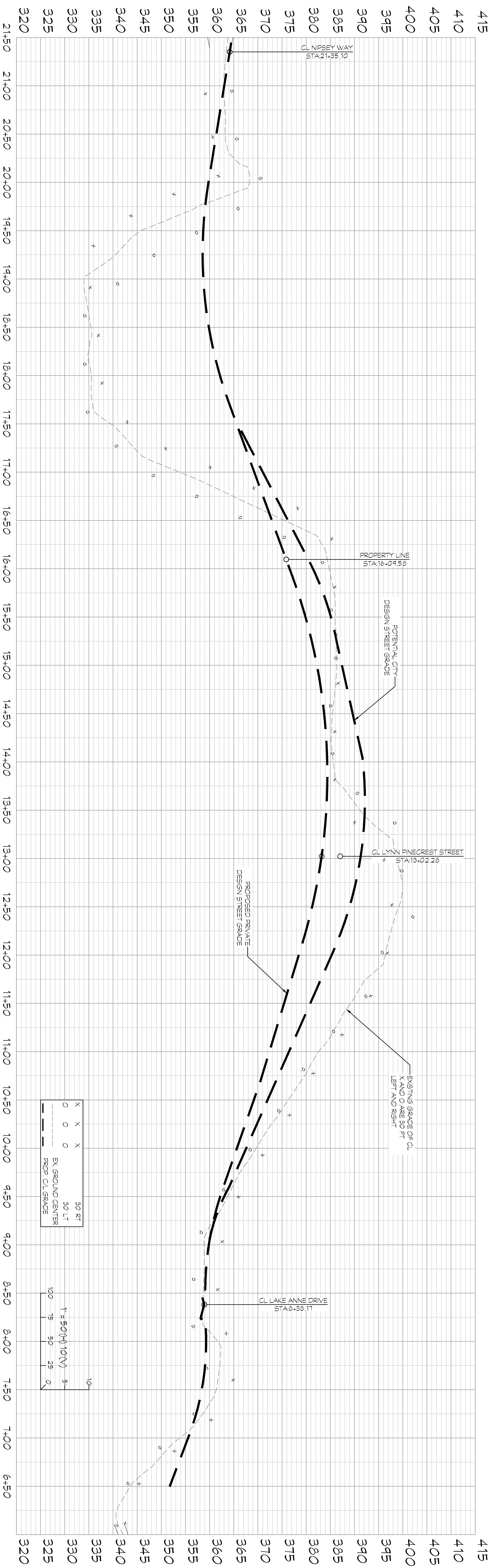
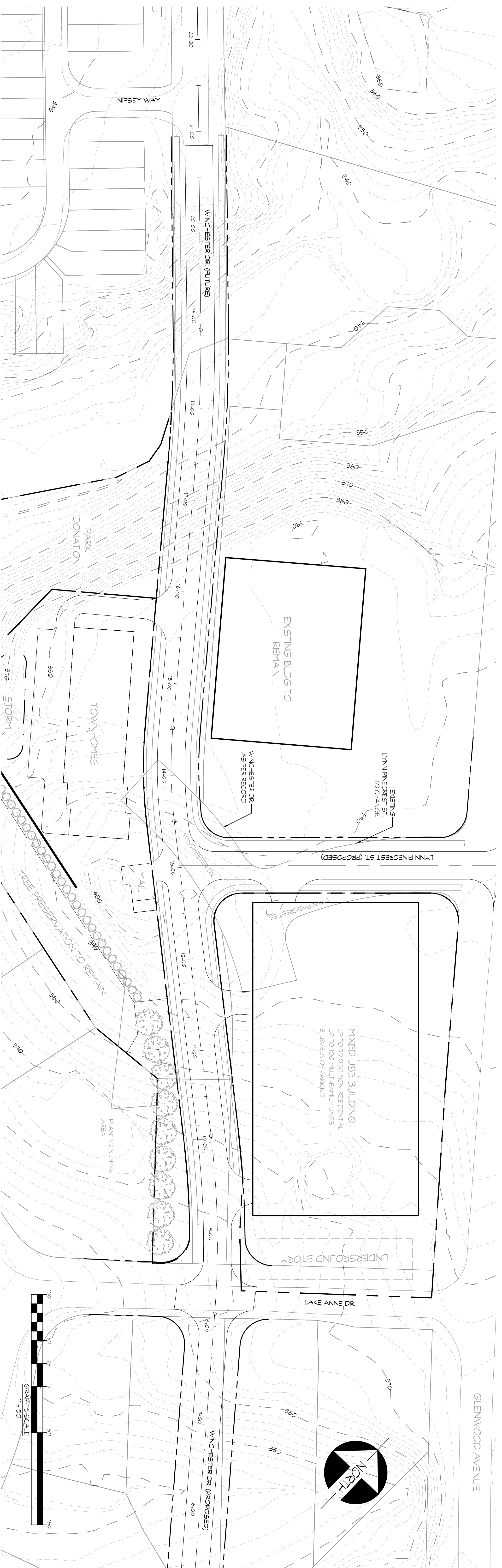
PRELIMINARY PLAN & SECTION VIEWS

DATE	
PROJECT NUMBER	
CLIENT	
PLAN TYPE	

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3013 - B Computer Drive, Suite 104 Raleigh, NC 27609, Fax 919 / 781-4300, Fax 919 / 781-1388, Email: [redacted]@priestcraven.com / Firm #: C-4488

SHEET #
BM-02

DATE PLOTTED: 6/14/2022 10:58:11 AM; PLOTTER: HP DesignJet T1100e; PLOT SCALE: 1"=50'; PLOT SHEET: BM-02



X	X	X	30 FT
O	O	O	30 FT
- - -	- - -	- - -	EX GROUND CENTER
- - -	- - -	- - -	PROP. C/L GRADE

10'	5'
T = 50'(H) 10'(V)	5'
100'	15'
	50'
	25'
	0'

RALEIGH, NC

GLENWOOD LANE LLC
PRELIMINARY LAND USE

SCALE: 1"=50'
DATE: JUNE 8, 2022
PROJECT NUMBER:
CLIENT:
PLAN TYPE:

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS / PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3803 - B Computer Drive, Suite 104 Raleigh, NC 27609, Phone: 919 / 781-4300, Fax: 919 / 781-1388, Email: PCRA@priestcraven.com, Firm #: C-4488

SHEET # **BM-08**

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:

Construction of Winchester
Protection of Lake
Height/ Number of Stories and Number of Units
Sedimentation and erosion
Drive Extension- Timing, Road Profile, Visibility
Buffering
Stormwater Management
Control during construction

Glenwood, Lake Anne, Winchester (Z-70-22)

Project Engagement

VIEWS

383

PARTICIPANTS

4

RESPONSES

3

COMMENTS

10

What is your full name?

Scott Winblad

11 months ago

What is your ZIP code?

27613

11 months ago

Do you have any questions about this rezoning case? If so, ask in the comment box below. We will be sure to respond to your question here. Please note that your question is public and can be seen by others.

Will any effort be made to create a safe street in this area? I live directly across Glenwood Ave from this proposed rezoning and know how fast and unsafe Glenwood Ave is. If they intend to create more mixed use development (which would be amazing!) then accommodations should be provided to make this portion of Glenwood ave safer for bikers and pedestrians. I cannot safely cross Glenwood Ave to get to this parcel due to the dangers of the street. Ideally, this rezoning would decrease car dependence in this area, but that will take direct action to ensure the infrastructure is redesigned to assist.

11 months ago

Forrests provide an immense benefit to the land and the neighborhood. The small amount of land that would still remain forested is a tiny fraction of what exists today. What are the benefits that this developer is claiming here?

one year ago

I don't understand any of what I'm looking at here. Do normal everyday people understand this? Can you provide some information that will help me understand what you're trying to do any why and what benefit is going to be coming to the community?

one year ago

This is Hannah Reckhow from Raleigh Planning and Development. This request is asking to apply different zoning to these parcels. There are three zoning districts that the applicant is asking for, each would apply to a different part of the site. One district (CX-5-CU) would apply to part of the site with frontage on Glenwood Ave and would permit both commercial uses (like office and retail) and residential uses. Another district that is requested (R-10-CU) would apply to part of the site along Winchester Dr and would permit only residential uses. The last zoning district (CM) would apply along the southern part of the site, roughly where it is today. This district does not permit development and must stay forested. Please feel free to reach out if you have additional questions about the rezoning process or districts - 919-996-2622.

one year ago

Do you have any comments about this rezoning case? If, so leave them in the comments box below. Please note that your comments are public, can be seen by others, and will be presented to the Planning Commission.

Glenwood ave is unsafe and unfortunately, this area is very car dependent. I support this rezoning as it will add some more commercial mixed use alongside higher density residence. However, there needs to be intentionality in the rezoning to make sure it does not further encourage car dependence. Limiting the amount of parking, creating safe pedestrian and bicycle infrastructure, and slowing down traffic on Glenwood would do this.

11 months ago

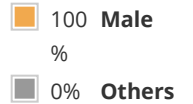
What is your age?



100% **18-25**
0% **Others**

1 respondent

What is your gender?



1 respondent

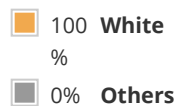
To clarify, male, female, non-binary, etc are genders. Transgender is the term used to clarify that someone's gender is not the same as the gender assigned to them at birth. I feel like it probably does not apply to this given question. Just a note for the surveyor to look at this question more critically.

11 months ago

I would like to note that "Transgender" is not a gender...

11 months ago

What is your race/ethnicity?





1 respondent