



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-56-15 / Lathan Subdivision

General Location: The site is located on the south side of Northwood Drive, east of its intersection with Six Forks Road.

CAC: Midtown

Nature of Case: Subdivision of .68 acres into two single family lots, zoned Residential-4 (R-4).

Contact: Taylor Blakely

Design Adjustment: A Design Adjustment has been issued by the Public Works Director to allow the required street trees to be planted on private property as opposed to in a planting strip inside the right-of-way.

Administrative Alternate: NA



S-56-15 Location Map

SUBJECT: S-56-15

**CROSS-
REFERENCE:** NA

LOCATION: The site is located on the south side of Northwood Drive, east of its intersection with Six Forks Road, inside the city limits.

PIN: 1706538453

REQUEST: This request is to approve the subdivision of a .68 acre tract into two single family lots, zoned Residential-4 (R-4).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a fee-in-lieu be paid to the Public Works Department for a 6' sidewalk along the property's Northwood Drive frontage;
- (2) That stub permits are obtained from the City of Raleigh;
- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (S. Barber) Date: 1-14-16

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN
THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Section 2.2.1. This approval is based on a preliminary plan dated 9/10/15 and revised 12/29/15, owned by Joshua and Carolyn Lathan, submitted by Blakely Design Group.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: This subdivision is less than 2 acres and therefore not subject to UDO Article 9.1, Tree Conservation.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Existing streets are classified by the Street Plan Map of the Comprehensive Plan as shown below. No new streets are proposed.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Northwood Drive	Neighborhood Local	60'	1/2- 59'	31'	31'

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Midtown CAC in an area designated for low density residential uses.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

- BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- STREETSCAPE TYPE:** The applicable streetscape is residential. A fee in lieu for a 6' sidewalk is required prior to lot recordation. A design adjustment has been issued to allow the street trees to be planted on private property and not in the required six foot planting strip in the right-of-way.
- PEDESTRIAN:** A fee in lieu for a 6' sidewalk is required prior to lot recordation. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance, but may claim an exemption under Article 9.2.2.A.1 as it will be a residential subdivision less than 1 acre in size.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 1-14-19

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.