



# 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-68-15 / Shawood Drive Subdivision

**General Location:** The site is located on the west side of Shawood Drive, between Sandy Forks Road and Dublin Road.

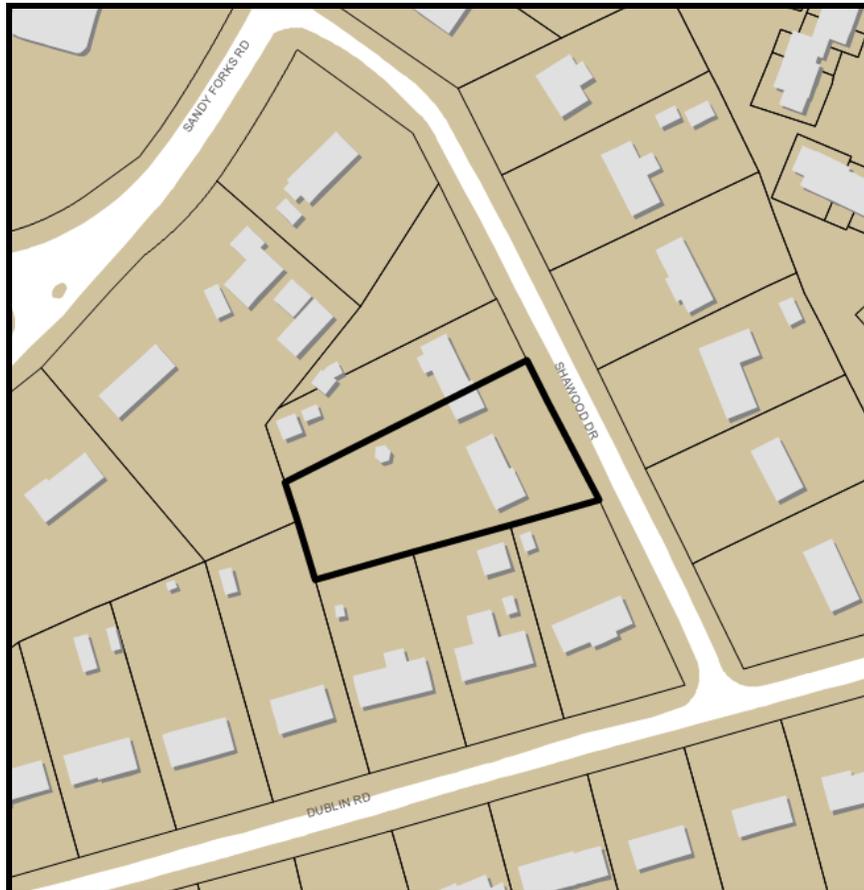
**CAC:** North

**Nature of Case:** Subdivision of .82 acres into two single family residential lots, zoned Residential-4.

**Contact:** Mike Moss; Cawthorne, Moss & Panciera

**Design Adjustment:** NA

**Administrative Alternate:** NA



S-68-15 Location Map



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**SUBJECT:** S-68-15

**CROSS-  
REFERENCE:** NA

**LOCATION:** The site is located on west side of Shawood Drive, between Sandy Forks Road and Dublin Road, inside the city limits.

**PIN:** 1706789403

**REQUEST:** This request is to approve the subdivision of .82 acres into two single family residential lots, zoned Residential-4.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That stub permits are obtained from the City of Raleigh;
- (2) That the demolition permit number for the existing structure to be removed be shown on all plats for recording;
- (3) That a fee-in-lieu of construction be paid to the Public Works Department for ½ of a Neighborhood Yield Street section for Shawood Drive including 6' sidewalk, pavement, curb and gutter, and street trees.

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I hereby certify this administrative decision.

**Signed:**(Planning Dir.) *Kenneth H. Brown (P.D.)* Date: 1-7-16

**Staff Coordinator:** Justin Rametta

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

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**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 12/16/15 owned by Homestead Triangle Investments, LLC; submitted by Cawthorne, Moss & Panciera.

**ZONING:**

**ZONING DISTRICTS:** Residential-4 (R-4).

**TREE CONSERVATION:** This subdivision is less than 2 acres and is 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:** Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (eop to eop)
Shawood Drive	Neighborhood Yield	60'	½- 55'	15'	15'

A fee in lieu of construction is to be paid for ½ of the ultimate Neighborhood Yield street section, including pavement, curb and gutter, sidewalk, and street trees.

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

**COMPREHENSIVE PLAN:** This site is located in the North CAC in an area designated for low density residential development.

**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 and street trees is required prior to lot recordation.

**PEDESTRIAN:** No sidewalk currently exists on Shawood Drive. 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 in accordance with Article 9.2 of the Unified Development Ordinance. However, an exemption may be claimed under Section 9.2.2.A3 (after TC-06-15), which exempts 'Any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001'.

**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.

**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:** 1/7/2019

Record the 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.