Zoning: **R-4**  
CAC: **Midtown**  
Drainage Basin: **Mine**  
Acreage: **0.97**  
Number of Lots: **3**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**  
Applicant: **Goldmark Construction Group**  
Phone: **(919) 669-5929**
Administrative Approval Action
The Enclave at Shelley Road: S-1-18, Transaction# 541582, AA# 3737

LOCATION: This site is located on the north side of Shelley Road and north of the intersection of Langley Circle and Shelley Road. The site is located at 602 and 622 Shelley Road. The PIN numbers are 1706550035 and 1706459006.

REQUEST: Subdivision of a 0.971 acre tract currently comprised of two lots zoned Residential-4 (R-4). The applicant is requesting to subdivide the site into 3 single family residential lots. All lots are over 10,000 square feet in size. The proposed density is 3.1 units per acre.

DESIGN
ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Jordan Parker of Cawthorne, Moss & Panciera.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
2. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
4. A demolition permit for the structures on site shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk for 220’ is paid to the City of Raleigh.

8. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**EXPIRATION 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: 3-12-2021
Record the subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) ____________________ Date: 3/18/2018

**Staff Coordinator:** Daniel L. Stegall
THE ENCLAVE AT SHELLY ROAD SUBDIVISION

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148