



## 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-80-16 / Crestview Road Subdivision

**General Location:** The site is located on the south side of Crestview Road, between Sandeewood Drive and North Glen Drive, inside the city limits.

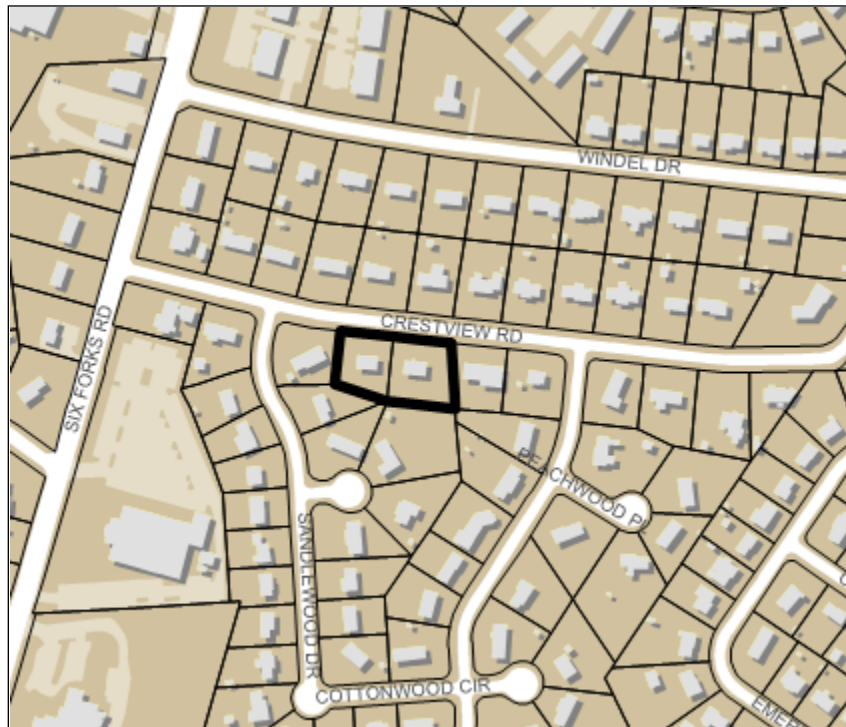
**CAC:** Midtown

**Nature of Case:** Subdivision of 2 parcels totaling .887 acres, into 3 lots zoned Residential-4 (R-4)

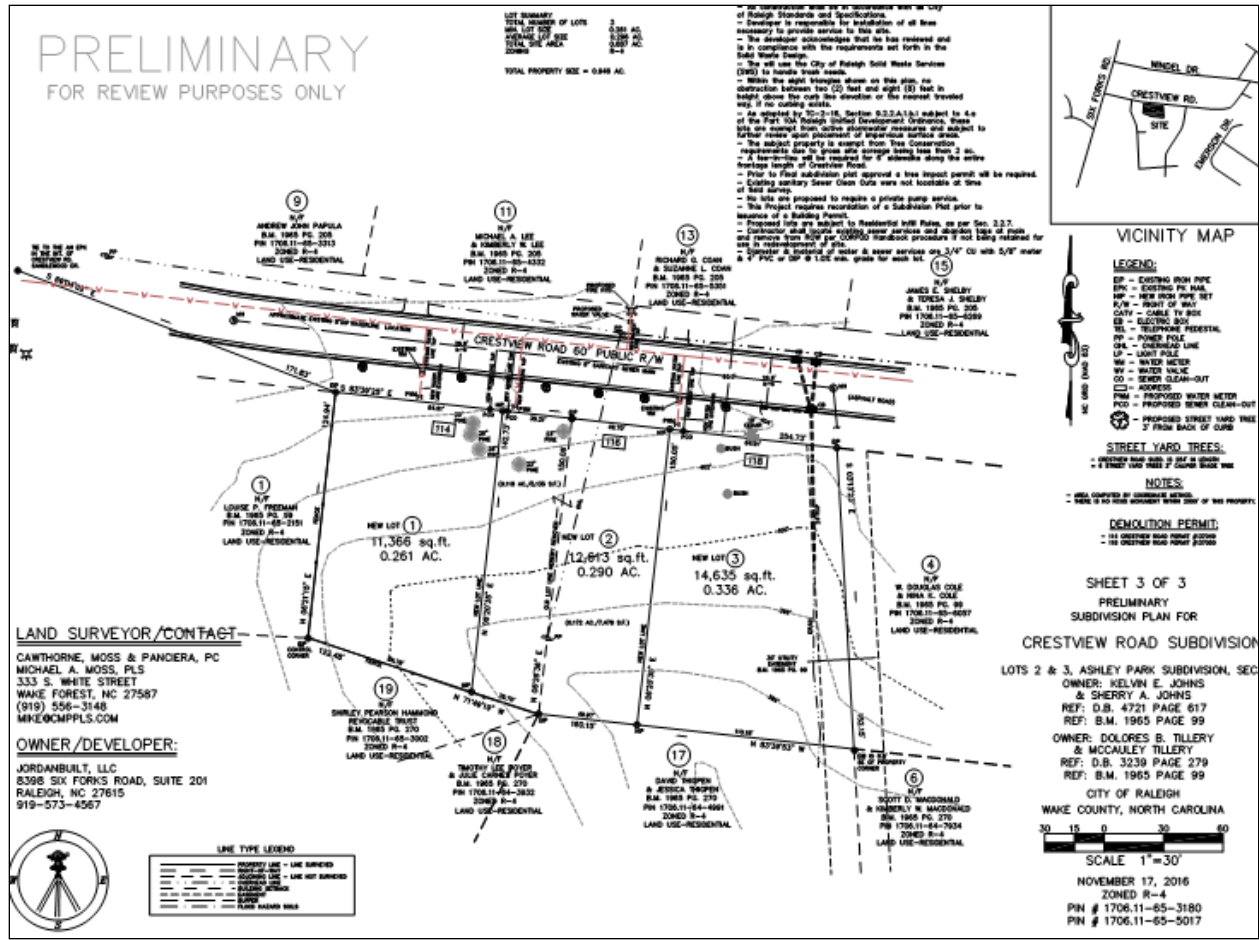
**Contact:** Michael Moss, Cawthorne, Moss & Panciera, PC

**Design Adjustment:** N/A

**Administrative  
Alternate:** N/A



**Crestview Road Subdivision Location Map S-80-16**



Crestview Road Subdivision Map S-80-16

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**SUBJECT:** S-80-16 / Crestview Road Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the south side of Crestview Road, between Sandlewood Drive and North Glen Drive, inside the city limits.

**PIN(S):** 1706-65-3180, 1706-65-5017

**REQUEST:** This request is to approve the subdivision of .887 acres (2 lots), into 3 lots, zoned Residential-4 (R-4). Overall density is 3.382, based on a maximum of 4 units per acre.

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**OFFICIAL ACTION:** **Approved with conditions**

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a grading permit for the site:***

- (1) That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

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

- (2) That a new FHA must be installed, inspected, tested and accepted by the City of Raleigh, for maintainance. Verification is required by the Public Utilities department;
- (3) That a fee-in-lieu will be required for a 6' sidewalk along the entire frontage of Crestview Road Subdivision;

***Prior to issuance of building permits:***

- (4) That six (6) street shaded trees, that meet the requirements of this UDO, each 3-inch caliper are shown on the plot plans for each lot. Trees shall be planted no more than 40 feet apart in the 6 foot planting area within the right-of-way;
- (5) That a Tree Impact Permit is required for the trees to be installed in condition #4.

***Prior to issuance of certificates of occupancy:***

- (6) That any required shade tree from condition #4 above is installed and inspected by the Urban Forestry Inspector;

I hereby certify this administrative decision.

Signed:(Planning Director) Ker Barr (C. Lobo) Date: 4-28-17

Staff Coordinator: Martha Y. Lobo

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(s) 2.2.1. This approval is based on a preliminary plan dated 3/7/2017 owned by Jordanbuilt LLC. submitted by Cawthorne, Moss & Panciera, PC.

**ZONING:**

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

**TREE CONSERVATION:** The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

**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 is not required. Existing streets on the site are classified as Neighborhood Yield Street.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Crestview Road	Neighborhood Yield Street	60'	55'	26.9'	N/A	N/A

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

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

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-4 (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 and the minimum lot width of a corner lot is 80' 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.

**STREETSCAPE  
TYPE:** The applicable streetscape will adhere to a Neighborhood Yield Street detail. That a tree impact permit is obtained prior to building permit approval; That six (6) street trees are required to be 3-inch caliper shade trees, planted 40 feet apart in the 6 foot planting area, within the right-of-way, prior to obtaining a building permit.

**PEDESTRIAN:** A fee-in-lieu will be required for 6' sidewalks, along the entire frontage length of Crestview Road Subdivision, approximately 254 feet in length, per UDO Section 8.1.10.. 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 exempt from stormwater management per UDO 9.2.2.

**Surety:**  
That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City, prior to grading permit issuance.

**Exemptions:**  
As adopted by TC-2-16, Section 9.2.2.A.1.b.i. subject to 4.a. of the Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.

**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:** 4/28/2020  
Record 100% of the land area approved.

**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.*