



## Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 516-2626  
www.raleighnc.gov

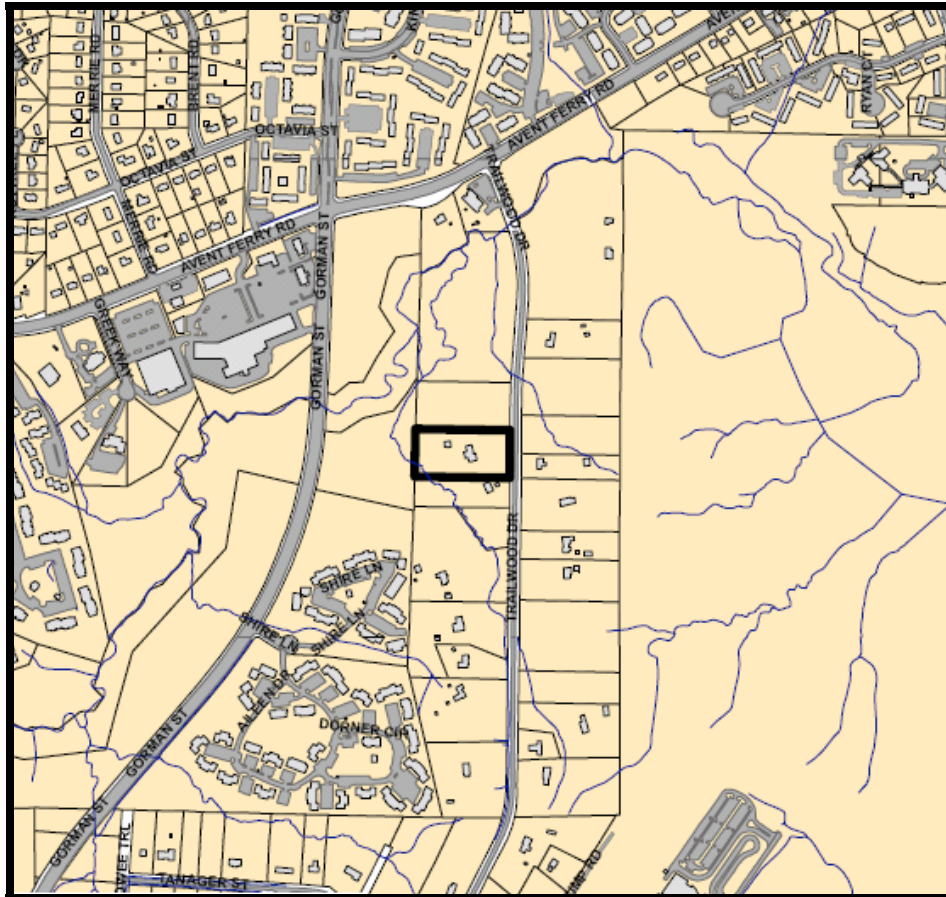
**Case File / Name:** S-22-09 / Schauder Subdivision

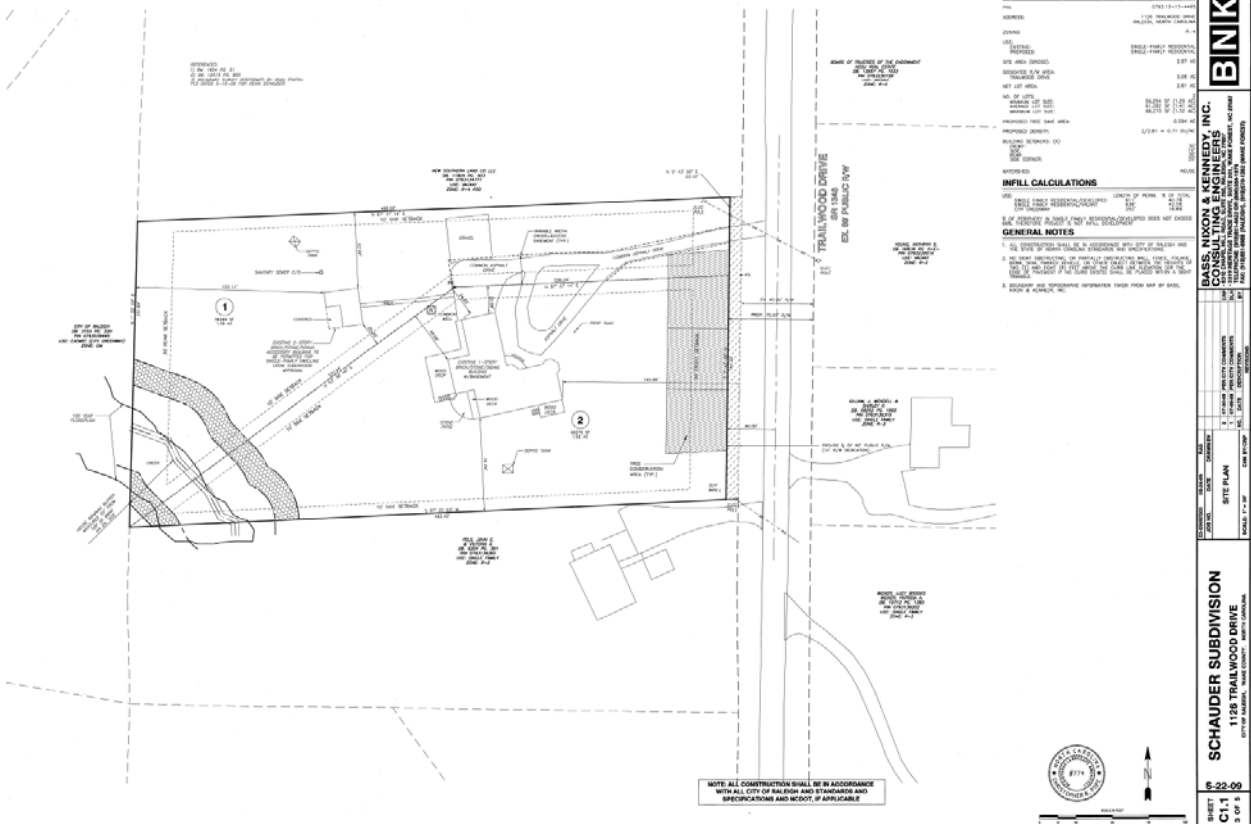
**General Location:** On the west side of Trailwood Drive, south of its intersection with Avent Ferry Road

**Planning District / CAC:** Southwest / West

**Nature of Case:** The subdivision of a 2.87 acre parcel zoned Residential-4 into two lots. There is an existing dwelling on the proposed lot #2 and an existing residential accessory structure on the proposed lot #1 that is currently devoid of cooking facilities. Permits were obtained by the applicant to convert the accessory structure to habitable space, but with no cooking facilities, it is not classified as a dwelling unit. The applicants must obtain building permits for the installation of a kitchen facility for the structure on Lot #1 in conjunction with lot recordation.

**Contact:** Danny Howell of Bass, Nixon & Kennedy, Inc.





**SUBJECT:** S-22-09 / Schauder Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** This site is located on the west side of Trailwood Drive, south of its intersection with Avent Ferry Road, outside the City Limits.

**REQUEST:** This request is to approve the subdivision of a 2.87 tract parcel zoned Residential-4 into two lots, one of which is 1.52 acres and one of which is 1.29 acres. There is an existing dwelling on the proposed lot #2 and an existing residential structure on the proposed lot #1 that is currently devoid of cooking facilities. The applicants must obtain building permits for the installation of a kitchen facility for the structure on Lot #1 prior to lot recordation. This is not an infill subdivision because less than 66% of the subject property’s periphery abuts lots developed with single family homes.

**OFFICIAL ACTION:** Approval with conditions

**CONDITIONS OF APPROVAL:** *Prior to issuance of a land disturbing permit for the site:*

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all

tree conservation areas. Tree protection fencing must be located in the field and inspected by the Inspections Department. A copy of the approved plan must be placed on file in the Planning Department;

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

- (2) That the applicants dedicate & record a perpetual access easement for Lot 2 along the existing asphalt driveway whenever it falls on the property of Lot 1. The access easement must extend one foot beyond the edge of asphalt on both sides of the driveway;
- (3) That approval from Wake County for a separate well and septic permits be obtained from Wake County;
- (4) That the applicants obtain building permits for the installation of a kitchen facility for the structure on Lot #1 and that the permit number be shown on the plat for recording. The permit shall be obtained in conjunction with the approval for map recordation;
- (5) That a note shall be placed on the plat that states the following: That within 6 months of permit issuance to convert the accessory building to a dwelling, the work will be complete and approved for occupancy by the Inspections Department. If the work is not complete, then the owner(s) of the subdivided property will authorize and record a recombination map recombining the original lot area into its original configuration or incur \$100.00 a day penalties in accordance with 10-2152(5).
- (6) That, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department and recorded with the Wake County Register of Deeds. The plat must show metes and bounds descriptions of all tree conservation areas. A copy of the approved plan must be placed on file in the Planning Department;
- (7) That 1/2'-80' in width of right of way along Trailwood Drive be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;
- (8) That a note be placed on all plats for recording restricting allowable impervious coverage to 15% on each lot in order to meet this exemption. Lot 1 is allowed a total of 8,444 sf of impervious and lot 2 is allowed a total of 9,941 sf of impervious. Allowable impervious areas are to be designated on the recorded map;
- (9) That as Nitrogen reduction (quality) will be met through a buydown payment to the NCEEP, this payment must be made prior to map recordation.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*(Signature)* Mitchell Silm

Date: 8-24-09

**Staff Coordinator:**

Eric Hodge, AICP

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 Chapter 2, Part 10, Sections 10-2017 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/30/09, owned by Kevin Schauder, submitted by Bass, Nixon & Kennedy, Inc.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4

**LANDSCAPING:** Street yard landscaping in conformity with Section 10-2082.5 is shown.

**TREE CONSERVATION:** A preliminary tree conservation plan in accordance with Code Section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department (10% or .287 acres of tree conservation area is required and 10.24% or .294 acres of tree conservation is provided). A final tree conservation plan with a metes and bounds description of all tree conservation areas shall be shown and labeled on any plat for recording.

**UNITY OF DEVELOPMENT:** Unity of development criteria are not required in this subdivision.

**PHASING:** There is one phase in this development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE / COLLECTOR PLAN:** Dedication of right-of-way is required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Trailwood	½ 80' (additional 10')	N/A	N/A

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan.

**URBAN FORM:** This site is located in the Southwest Planning District, within the fringes of a neighborhood focus area. The site is also within the Trailwood Neighborhood Plan area limits, which recommends the preservation of the neighborhood character defined by existing large lots & wooded area.

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**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width in this zoning district is 65 feet. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.
- PUBLIC UTILITIES:** City water and sewer services are not available. The subdivider is responsible for installation of private well and septic systems to be serve these two lots.
- SOLID WASTE:** The City of Raleigh is not responsible for refuse collection for these parcels as they are not within the City Limits and City waste collection services are not available in this area.
- CIRCULATION:** Existing street improvements are to remain.
- PEDESTRIAN:** No sidewalks are proposed in conjunction with this development.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER  
MANAGEMENT:** Subdivision is exempt from stormwater runoff control (quantity) regulations, per code section 10-9023(b)(2). Subdivision is restricting allowable impervious coverage to 15% on each lot in order to meet this exemption. Lot 1 is allowed a total of 8,444 sf of impervious and lot 2 is allowed a total of 9,941 sf of impervious. Allowable impervious areas are to be designated on the recorded map. Nitrogen reduction (quality) will be met through a buydown payment to the NCEEP. This payment will be required to be made prior to map recordation.
- WETLANDS  
/ RIPARIAN  
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:  
OTHER  
REGULATIONS:** No new street names are required for this development.  
Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

**SUNSET DATES:** If significant lot recording 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:** 8/24/2012  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 8/24/2014  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.