



# Administrative Action Preliminary Subdivision

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

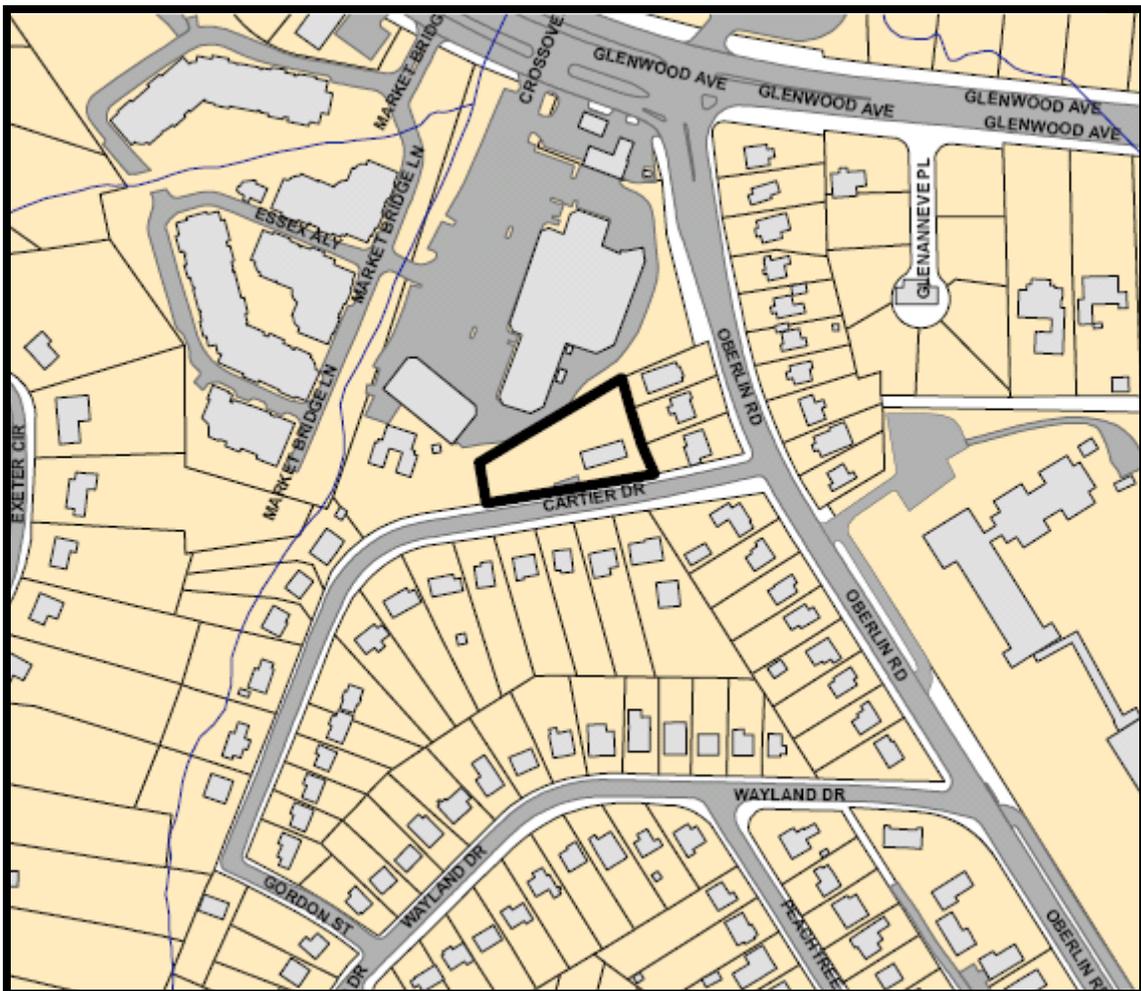
**Case File / Name:** S-11-08 / Cartier Drive Subdivision

**General Location:** On the north side of Cartier Drive just west of its intersection with Oberlin Road

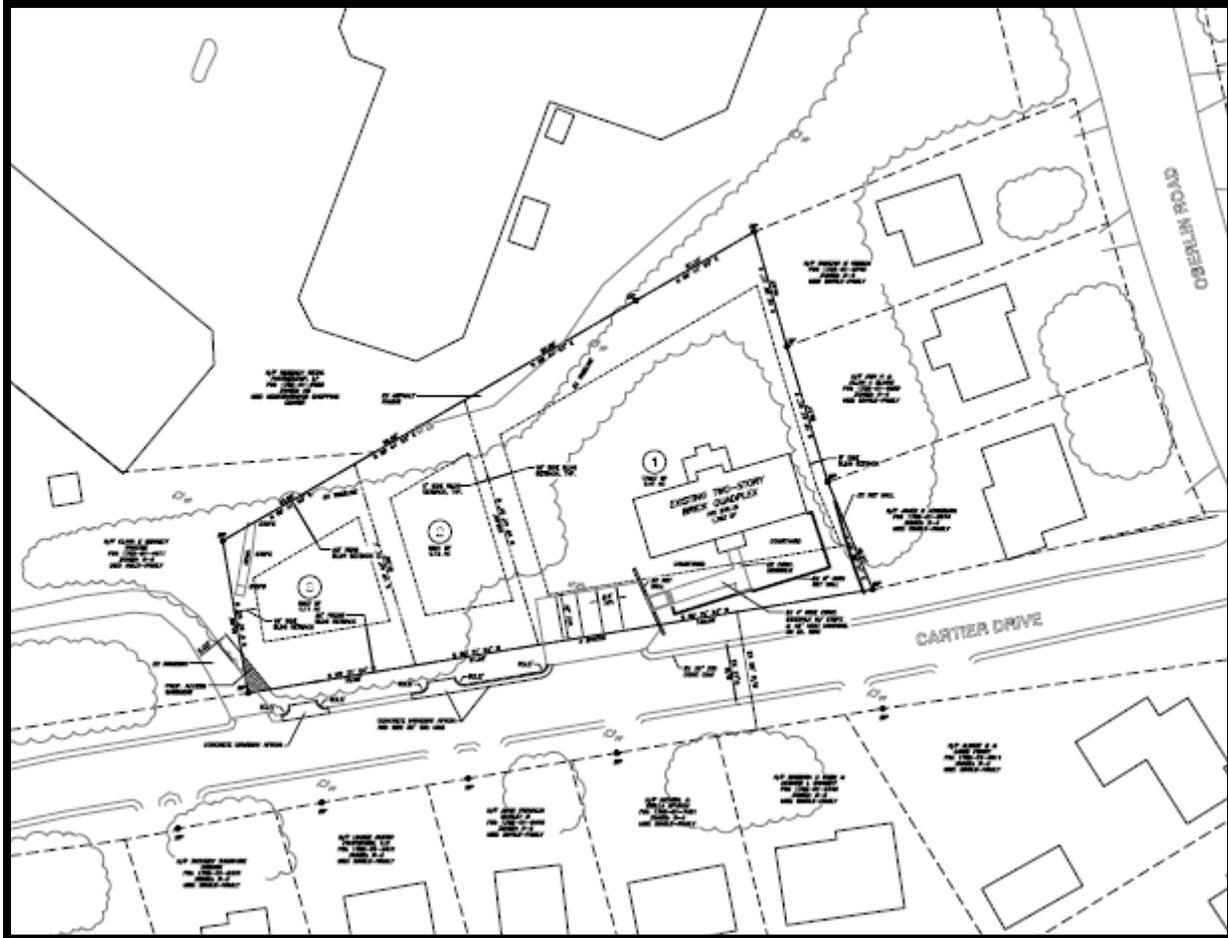
**Planning District / CAC:** University / Wade

**Nature of Case:** The subdivision of a .64 acre parcel zoned Residential-10 Conditional Use District into three lots. This project does not qualify as an infill subdivision because less than 66% of the lot's periphery abuts lots containing single-family dwellings.

**Contact:** Chris Pope - Bass Nixon & Kennedy, Inc.



S-11-09 / Cartier Drive Subdivision – Location Map



**S-11-09 / Cartier Drive Subdivision – Preliminary Subdivision Plan**

**SUBJECT:** S-11-09 / Cartier Drive Subdivision

**CROSS-REFERENCE:** Z-2-09

**LOCATION:** This site is located on the north side of Cartier Drive Subdivision, west of its intersection with Oberlin Road, inside the City Limits.

**REQUEST:** This request is to approve the subdivision of a .54 acre tract into three lots, zoned Residential-10 Conditional Use District. This project does not qualify as an infill subdivision because less than 66% of the property's periphery abuts lots containing single-family dwellings.

**OFFICIAL ACTION:** Approval with conditions

**CONDITIONS OF APPROVAL:** *Prior to Planning Department authorization to record lots:*

- (1) That a fee-in-lieu payment for ½ of a 5' sidewalk along Cartier Drive (length = 236.59 L.F.) is required prior to plat recording.

- (2) That a grant of cross access to the property to the west owned by Cara E. Bennett (Trustee) and described in DB 08183 PG 1116 and proposed lot #3 be recorded in accordance with the City code and in the local County Register of Deeds office, and that a recorded copy of this cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded cross access easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld.

***Prior to issuance of building permits in the Inspections Department:***

- (3) That all of the Zoning Conditions associated with Z-2-09 have been met.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Mitchell Beh (C. Hodge) Date: 6-12-09

**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 10-2021 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5-28-09, owned by Cartier Partners, LLC, submitted by Bass, Nixon & Kennedy, Inc..

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**ZONING:**

**ZONING DISTRICTS:** Residential-10 Conditional-Use District. Ordinance 541ZC632 Effective 2-17-09.

**Z-2-09 – Cartier Drive**, located on the north side of Cartier Drive, west of its intersection with Oberlin Road, being Wake County PIN 1705016673. Approximately 0.64 acre rezoned to Residential – 10 Conditional Use District.

1. No more than two new single-family detached dwelling units shall be constructed on the property in addition to the existing quadraplex, except that the existing quadraplex may be replaced with a maximum of four dwelling units.
2. No vinyl siding shall be used.
3. Reimbursement for any required right-of-way dedication shall be at the current Residential-6 rate.

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

- TREE CONSERVATION:** This site is residential and less than two acres in size, therefore compliance with code section 10-2082.14 is not required.
- UNITY OF DEVELOPMENT:** Unity of development criteria is 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:**

No dedication of right-of-way or construction of any streets was required by the Thoroughfare and Collector Street Plan.

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan. This site is not directly served by the existing transit system nor are there any plans to do so.

**URBAN FORM:** This site is located in the University Planning District within an area designated as being appropriate for Suburban Residential development.

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**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in this zoning district is 5000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width in this zoning district is 45 feet. Lots in this development conform to these minimum standards. Lot 1 with an existing quadraplex conforms to the density requirements. Lot 1 is .41 acres with 4 units = 9.7 units to the acre.

**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 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 for the single family dwellings.

**CIRCULATION:** Existing streets conform to normal City construction standards.

**PEDESTRIAN:** A Fee-in-Lieu payment for ½ of a 5' sidewalk along Cartier Drive (length = 236.59 L.F.) is required prior to plat recording.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:** The site is exempt from Stormwater regulation per code section 10-9021(3) as the subdivision is comprised of a lot less than one acre in size. Existing impervious on lot 1 is "grandfathered".

**WETLANDS  
/ RIPARIAN  
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:  
OTHER** No new street names are required for this development.

**REGULATIONS:** 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:** 6/12/2012  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 6/12/2014  
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.