LOCATION: The site is located at 7207 Carlton Drive and the PIN number is 1737439618.
REQUEST: The applicant is proposing to subdivide a 0.7 acre tract into two lots in a Residential-4 (R-4) zoning district. 2.85 units per acre are permitted in this development.
The Board of Adjustment approved a request under case A-93-19 on July 8, 2019. The applicant requested a 25,500 foot design adjustment from the 2,500 foot maximum block perimeter requirements set forth in Unified Development Ordinance Section 8.3.2.A The approval permits a block perimeter of 28,000 feet in order for a two-lot subdivision on a 0.7 acre tract.

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 dated July 25, 2019 by CAMILLE LOPEZ.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☐ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ Utility Placement Easement Required ☐ Slope Easement Required

☐ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Slope easements 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Engineering
2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

3. A fee-in-lieu for both 6' wide sidewalks and 1/2 of a 27' back to back street along the frontage is paid to the City of Raleigh (UDO 8.1.10).

4. 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.

5. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

☐ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes eight street trees along the site's frontage.

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: September 11, 2022
Record at least ⅓ of the land area approved.

5-Year Sunset Date: September 11, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 09/11/2019
Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
7207 CARLTON DR. SUBDIVISION PLANS

FOR:

7207 CARLTON DR, RALEIGH N.C. 27616
RALEIGH TWP., WAKE CO., N. C.

OWNERS:

MELVIN RUBI RODRIGUEZ &
CINTHIA GARCIA CARDONA
ADDRESS: 7207 CARLTON DR.,
RALEIGH NC 27616.

SITE DATA:

TOTAL ACREAGE OF PARENT TRACT: 0.73 AC
ZONING: R-4 (RESIDENTIAL)
PIN: 1737439618
DENSITY: 2.85 UNITS

DEVELOPER INFORMATION:

SURVEYOR
ECLS GLOBAL, INC.
19 N MCKINLEY STREET
COATES, N.C. 27521
PHONE: (919) 897-3257

VENUE MAP (SCALE: 1" = 500')

ECLS GLOBAL INC.
19 N MCKINLEY ST
COATES, NC 27521
PHONE: (919) 897-3257

REVISED: 03.31.16

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