



# 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-39-13 / Jordan Property

**General Location:** North side of N Mayview Road between Canterbury Road and Barmettler Street.

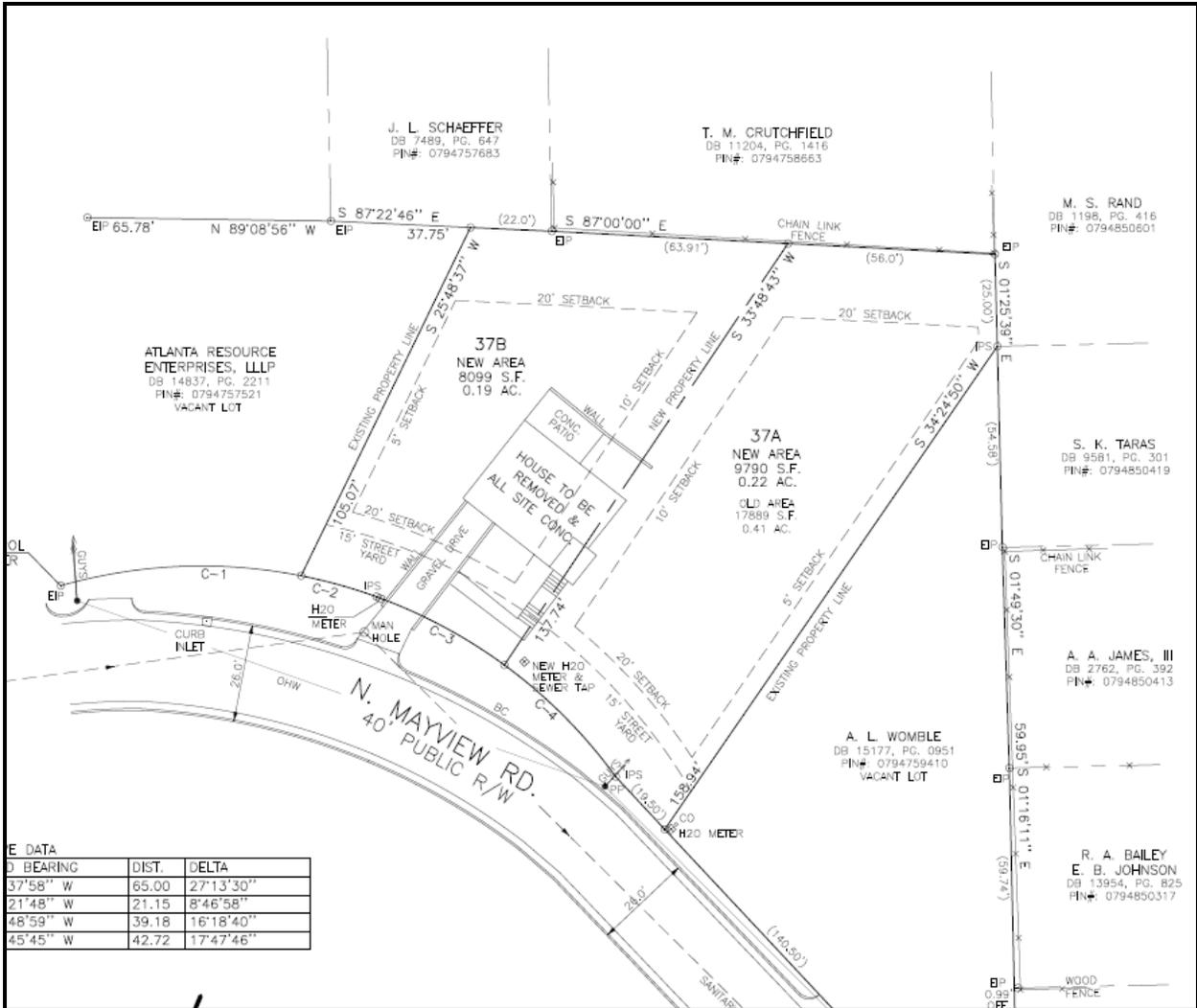
**CAC:** Wade

**Nature of Case:** The subdivision of a .41 acre parcel into two single family lots, zoned Special Residential-6 with Special Residential Parking Overlay District, located inside city limits. Both lots would front on North Mayview Road and would not qualify as an infill subdivision as less than 66% of the periphery abuts existing residential lots with single family dwellings.

**Contact:** Mahan Kick, Atlanta Resource Enterprise, LLLP



**Location Map**



**Subdivision Layout**

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**SUBJECT:** S-39-13 / Jordan Property

**CROSS-REFERENCE:** N/A

**LOCATION:** This site is located on the north side of North Mayview Road, west of its intersection with Barmettler Street, inside the city limits.

**PIN:** 0794758449

**REQUEST:** This request is to approve the subdivision of a .41 acre tract into two lots, zoned Special Residential-6 with Special Residential Parking Overlay. There is an existing single family home on the property to be demolished prior to recordation of the subdivision. Both lots would front on North Mayview Road and would not qualify as an infill subdivision as less than 66% of the periphery abuts existing residential lots with single family dwellings. This request was submitted prior to September 1, 2013 and is not subject to the Unified Development Ordinance.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

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

- (1) That a demolition permit be issued and this permit number be shown on all maps for recording;
- (2) That a final plat for lot recordation be submitted to the City of Raleigh for review and approval.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Mitchell Silr (C. Hoge) Date: 10-29-13

**Staff Coordinator:** Justin Rametta

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 10-2018, 10-2065, and Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/25/13, owned by Atlanta Resource Enterprise LLLP, submitted by B.L. Scott & Co.

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**ZONING:**

- ZONING DISTRICTS:** Special Residential-6 with Special Residential Parking Overlay.
- LANDSCAPING:** Street yard landscaping in conformity with Section 10-2082.5 is shown on the plan.
- TREE CONSERVATION:** Parcel is residential and less than two acres. Tree conservation is not required.
- UNITY OF DEVELOPMENT:** N/A
- 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 not required for this project.
- TRANSIT:** This site is presently not served by the existing transit system.
- URBAN FORM:** This site is located in the Wade Citizen Advisory Council.

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**SUBDIVISION STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 7,260 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width in this zoning district is 50 feet. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** No new streets are required or proposed with this subdivision.
- 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.
- CIRCULATION:** Lots will gain access from North Mayview Road.
- PEDESTRIAN:** No sidewalks are required or proposed for this project.

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

**STORMWATER  
MANAGEMENT:** This site is exempt from stormwater regulations per code section 10-9021(3).

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

**STREET NAMES:** No new street names are proposed with this project.

**OTHER  
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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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:** 10/29/2016  
Record 100% of the land area approved.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF 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.