

# City of Raleigh City Council

September 1, 2020

Agenda Item FF: Evidentiary Hearings

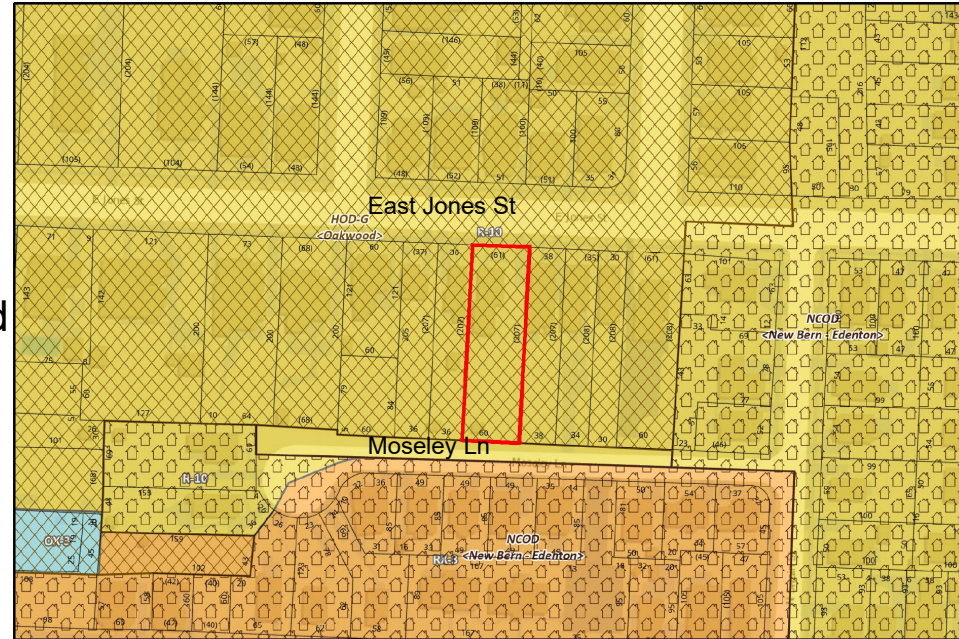


Raleigh

# Subdivision SUB-0054-2019

## 542 East Jones Street

- Request to subdivide 0.29 acres into 2 lots
- Zoned R-10 with the Oakwood HOD-G
- Existing Use: Single-family home





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# Applicable UDO Standards

UDO	Subject
Section 1.5.2.A.	Lot Defined
Section 1.5.2.B.	Lot Area
Section 1.5.2.C.	Lot Width
Section 1.5.2.D.	Lot Depth
Section 2.2.1.	Detached House Lot Dimensions & Setbacks
Section 5.4.1.	General Historic Overlay
Chapter 8	Subdivision & Site Plan Standards
Section 9.2	Stormwater Management
Section 10.2.5.	Subdivision Review



**Review is subject to UDO Review**  
**Authority standards:**

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# Recommendation

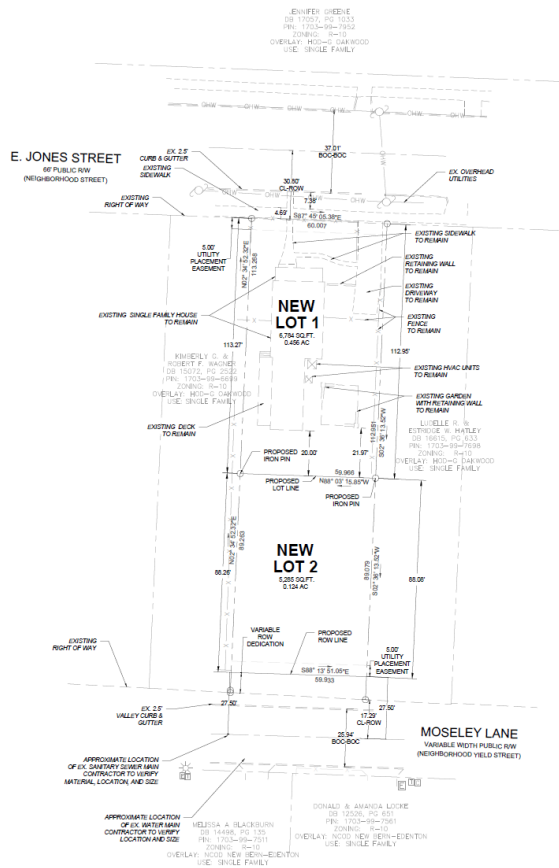
## **UDO Section 10.1.8. “Summary of Review Authority”**

Review & Recommendation of the Raleigh Historic District Commission (RHDC) is required:

- June 16, 2020 - RHDC voted 8 to 4 to recommended approval



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#### LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ADJUTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED LOT LINE
---	PROPOSED UTILITY PLACEMENT EASEMENT

#### SUMMARY INFORMATION

DEVELOPMENT NAME: 542 E. JONES STREET-2 LOT SUBDIVISION  
 SITE ADDRESS: 542 E. JONES STREET  
 PALSDEN, NORTH CAROLINA  
 PIN NUMBER: 1703-56-7458  
 JURISDICTION: CITY OF RALEIGH  
 CURRENT ZONING DISTRICT: R-10-HDD-G  
 TOTAL GROSS AREA: 2.98 ACRES (12,844 SF)  
 DEDICATED RIGHT OF WAY: 0.53 ACRES (2,314 SF)  
 TOTAL NET AREA: 0.77 ACRES (3,330 SF)  
 PROPOSED LOT 1: 0.48 ACRES (2,104 SF)  
 PROPOSED LOT 2: 0.54 ACRES (2,336 SF)  
 MAXIMUM DENSITY REQUIRED: 10 U/A  
 MAXIMUM DENSITY PROVIDED: 2 UNITS/0.27 ACRES=7.22 U/A  
 BLOCK PERIMETER REQUIRED: 2,880 LF  
 BLOCK PERIMETER PROVIDED: 2,880 LF  
 "GROW" FOR LOTS UNDER 1 ACRES PER LDO 8.3.2.1.1.1.1  
 RALEIGH CITIZENS ADVISORY COUNCIL (SCA2) NORTH-CENTRAL

OWNER/DEVELOPER:  
 MARTIN VILLAS AND JEFFERY PATTON  
 542 E. JONES STREET  
 PALSDEN, NORTH CAROLINA 27601

ENGINEER:  
 CRUMPLER CONSULTING SERVICES, PLLC  
 CONTACT: JOSH CRUMPLER, PE  
 2303 RIDGE ROAD  
 PALSDEN, NC 27615  
 (919) 415-1704

#### NOTE: EXEMPTION NOTES:

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

#### NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 09-16-15.
- THE PROPERTY IS LOCATED IN ZONE S-1 (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 370217002G DATED MAY 2, 2006.
- NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS AS SHOWN.
- THIS DRAWING IS NOT FOR RECOGNITION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

**CRUMPLER**  
 Consulting Services, PLLC  
 2303 RIDGE ROAD  
 PALSDEN, NC 27615  
 (919) 415-1704

#### ISSUED FOR PERMITTING

DATE	REVISION	BY	DATE
07/05/20	1	UT	07/05/20
07/15/20	2	UT	07/15/20
08/23/20	3	THC	08/23/20

PROPOSED SUBDIVISION PLAN  
 542 E. JONES STREET-TWO LOT  
 SUBDIVISION  
 RALEIGH, NORTH CAROLINA

PROJECT NO:	19022
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	08/02/19
SCALE:	1"=20'

C-3

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