LOCATION: This site is located on W. Jones Street between the intersections of N. West Street and N. Harrington Street. The site is zoned DX-12-SH within the corporate limits of the City of Raleigh.

REQUEST: Subdivision of a 1.27 acre parcel into two lots. Existing structures will remain on both proposed Lot 1 and Lot 2. Lot 2 will be created with access onto N. Harrington Street.

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 April 13, 2021 by STEWART.

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:

☑ 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:

Stormwater

1. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way and may be applied for at any time. This development proposes 2 street trees in tree grates along N. Harrington Street and 1 street tree in a tree grate along N. West Street. Prior to approval for plat recordation, if street trees have not been planted during the planting season (October 1 – April 30) and subsequently inspected then a public infrastructure surety for 3 street trees in tree grates must be provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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: May 12, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: May 12, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee

Date: 05/12/2021

Staff Coordinator: Cara Russell