

Administrative Approval Action

Case File / Name: SUB-0003-2021 Link Apartments City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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:

☑ <u>RECORDED MAP(S)</u> - 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)
- 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

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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: Alysia Bailay Taylor. Date: 05/12/2021

Development Services Dir/Designee

Staff Coordinator: Cara Russell

SUB-0003-2021 Link Apartments

414 W JONES ST. -SPECTRUM BUILDING

414 W, JONES STREET

SUB-0003-2021 PRELIMINARY SUBDIVISION PLAN

ISSUED DATE: JANUARY 14, 2021 RESUBMITTED ON MARCH 5, 2021 RESUBMITTED ON APRIL 13, 2021



	SITE DATA
PROJECT NAME:	414 W JONES ST SPECTRUM BUILDING
SITE ACCRESS:	414 W JONES ST
COUNTY:	WAKE
PARCEL PIN #:	1704501197
PARCEL OWNER:	GLENWOOD SOUTH RALEIGH APARTMENTS LLC
EXECUTION PARCEL AREA LOT 1:	1_27 AC/ 65,321 8F
PROPOSED ACREAGE LOT 1:	1.09 AD/ 47,668 SF
PROPOSED ACREAGE LOT 2:	6,18 ACI 7,634 SF
CURRENT ZONING:	DX-12-SH
PROPOSED ZONOVS:	DX:42-BH
EXECUTIVE LAND USE:	LOT 1: MULTI-FAMILY, LOT 2: MAJOR UTILITY
PROPOSED LAND USE:	LOT 1: MULTIFIAMILY, LOT 2: MAJOR UTILITY
FLOOD PLAIN DATA:	N/A
RIVER DASIN:	NEUSE
CONSTRUCTION TYPE:	EXISTING
MAX BUILDING HEIGHT:	12 STORES
PROPOSED BUILDING HEIGHT:	N/A
PROPOSED BUILDING SQUARE POOTAGE:	N/A
TREE CONSERVATION AREA:	N/A
TOTAL LIMITS OF DISTURBANCE:	@ AC
EXISTING IMPERMIOUS AREA:	LOT 1: 1,144 AC/ 49,636 SF
PRGPOSED IMPERMOUS AREA:	LOT 1: 0.969 ACH2,202 SP; LOT 2: 0.16 AC/7,634 SP
PARKING DATA:	
REQUIRED PARKING:	LOT 1: 205 SPACES, LOT 2: 0 SPACES
PROPOSED PARKING:	LOT 1: 249 SPACES, LOT 2: 0 SPACES
TOTAL PARKING:	LOT 1: 243 SPACES, LOT 2: 0 SPACES

INDEX OF DRAWINGS				
Sheet Number	Sheet Title	1ST SUBMITTAL (01.12.2021)	2ND SUBMITTAL (03.05.2021)	3RD SUBMITTAL (04.13.2021)
00.00	COVER SHEET	x	X	х
C1.00	EXISTING CONDITIONS PLAN	×	×	×
C3.00	SITE PLAN	×	ж	×
L1,00	LANDSCAPE PLAN		х	x
L2,00	LANDSCAPE DETAILS			ж

	RIGHT-OF-WAY OBSTRUCTION NOTES:
ROEL INTO 9 PARCELS, HORELY VOLOPMENT OF STREETS, UTILITIES, SLY PERMETTED ARE PROPOSED TO	LANE AND SECHMAN CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SECHMAN CONSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMET A TRAMPIC CONTROL AND OR PEDESTRIAN PLAN ALONG WIT REGIT-OF-MAY SERVICES ANY LOCATION TO REQUEST THE GESTILITION PRIOR TO THE START OF WORK REGITCOMYSTER VESSION LOCATION OF APPROVING.

PHOR TO THE START OF WORK, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING. BOSINGERING DASPECTIONS COCRETATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED FLAW, AND BOSINGE ALL PERMITS ARE ISSUED.

L. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

		VEHICULAR P	ARKING		
Residential	Units	Required Rate	Required	DX Deductions	Provided
Studio	39	1	39		39
1 Bedroom	123	1	123		150
2 Bedroom	41	1.5	62		54
Major Utility			0		
		•		Total Required:	224
				Total Provided:	243
				Accessible Spaces:	7
Per TC-1(A)-20-7-1	1 A: no racking is re	on sired			

Preliminary Subdivision Application

Planning and Development

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checking document. Please email all documents and your preliminary subdivision states to Giffichiary Efficiency and Company of the Co

¥.

	DEVELOPMENT TYPE (UD	O Section 2.1.2)	
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require C	ity Council approval if in a Me	tro Park Overlay or Historic Overla	y District
	GENERAL INFORM	MATION	
Scoping/sketch plan case number(s):		
Development name (subject to app	roval): Link Apartments		
Property Address(es): 414 W	est Jones Stree	et, Raleigh, NC	
Recorded Deed PIN(s): 1704501		-	
What is your Single project type?			Attached houses

		OPERTY OWNER/DEVELOPER INFORMATION ich purchase agreement when submitting this form
Company:	hair hings harmon, i.e. in look house	Owner/Developer Name and Title: Joe Dye, Executive Vice President
Address: 117 E	dinburgh South Drive	Suite 110, Cary, NC
Phone #: 919.3	88.5774	Email: jdye@grubbproperties.com
		APPLICANT INFORMATION
Company:	Stewart	Contact Name and Title: Natalie Cormen, Project Manager
		Address: 223 South West Street, Suite 1100, Raleigh, NC
Phone # 919.88	6.4776	Email: ncarmen@stewartinc.com



Please small your completed application to Smither made therefore you

PRELIMINARY SUBDIVISION PLAN

414 W JONES ST. -**SPECTRUM** BUILDING

BLHWOOD SOUTH BALESCH APARTMENTS, LLC COLORADS PROPERTIES, LLC HELDROUNDH SOUTH DRIVE, SUITE 110 CARY, NO 2781 HELDROUNDH SOUTH DRIVE, SUITE 110 HELDROUNDH SOUTH DRIVERS

USE FOR CONSTRUCTION

COVER SHEET

isued Date: 01.14.2021 Drawn by: MTJ CO.00

CIVIL ENGINEERING



C/O GRUEB PROPERTIES, LLC 117 EDINBURGH SOUTH DRIVE, SUITE 110 117 EDINEURGH SOUTH DRIVE, SUITE 110
CARY, NC 27511
CONTACT: JOE DYE
918.388.5974(T)
918.461,3903 (F)
JDYE@GRUBBPROPERTIES.COM STEWART INC. - GIVIL CONTACT: NATALIE GARMEN, PE PROJECTENGINEER



RALEIGH, NORTH CAROLINA 27603

GENERAL NOTES:

A, EMPTING STORMWATER FACELTIES AS DESIGNED FOR PREMOUS PROJECT TO BE SHARED BY LOTE 1 AND 2, NO ADDITIONAL STORMWATER CONJECT WILL BE PROMISED, THE SHARED STORMWATER SOLUTION IS PROFOSED TO BE MAJENJED AND A STORMWATER MAINTENANCE CONJEMANT BY LL DOCUMENT SHARED RESPONSIBLED STRIMENT HIST TWO LOTS. A NO TREE CONSERVATION AREAS REQUIRED. S, THE WILL BE A CONVENTIONAL SUBOMESION.

I, THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOULD WASTE DEVENIN. 7. IF REQUIRED, ROLL-OUT CONTAINERS WILL BE PLACED AT STREET TO BE SERVICED BY THE CITY OF RALEIGH SOLID WASTE ON COLLECTION DAYS.

CLIENT

GRUBBPROPERTIES





