



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:

☒ **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



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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:

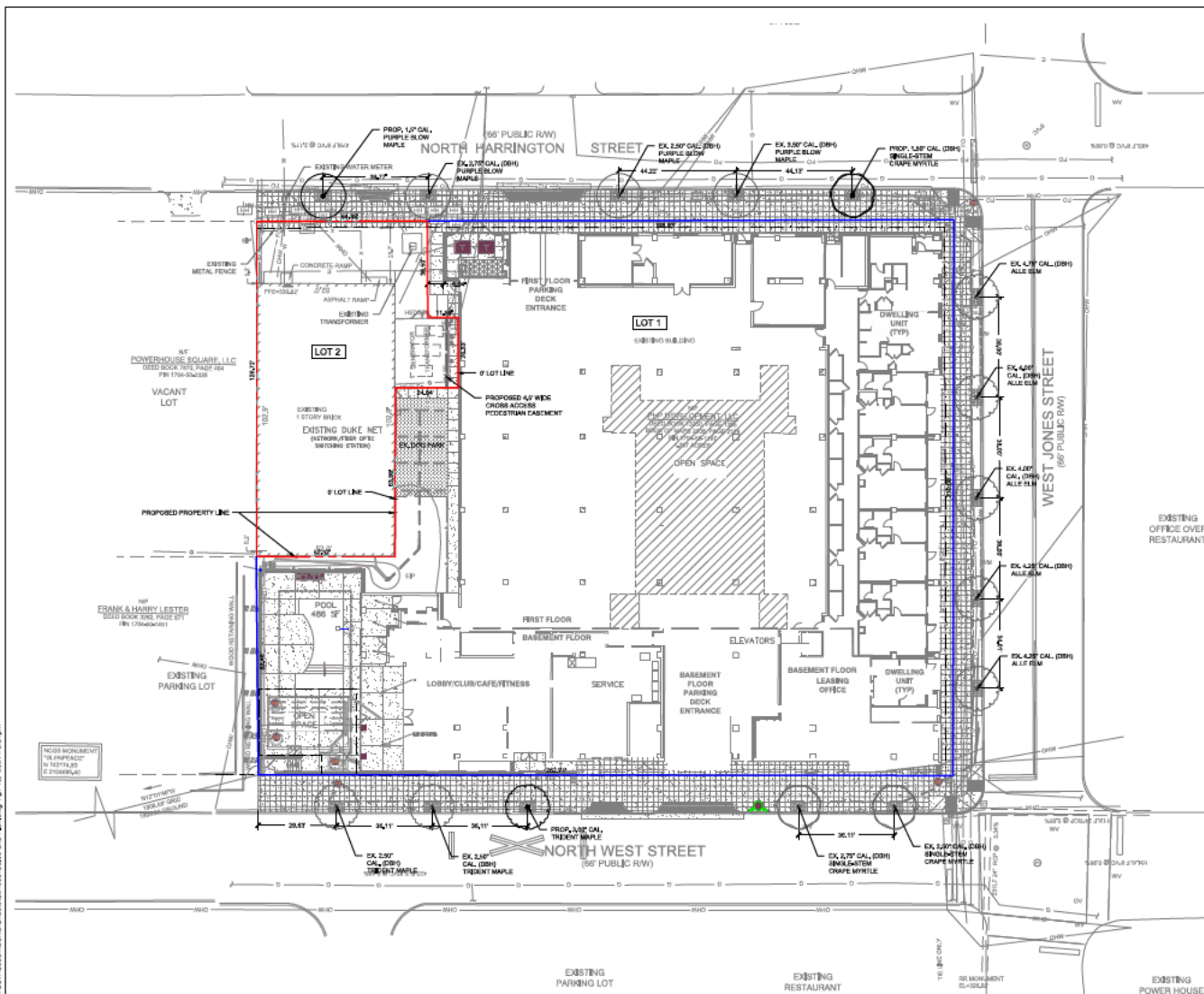
3-Year Sunset Date: May 12, 2024
Record at least ½ of the land area approved.

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

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* **Date:** 05/12/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell

1. \Projects\2021\221050 - 213 8 Harrington St - Spectrum Building\DWG\B1-Subdivision\3-Sheets\21050-05.00 Cover.dwg Apr 13, 2021 - 3:30pm

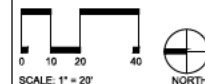


SITE LEGEND:		DTM REFERENCE
SYMBOL	DESCRIPTION	
	PROPOSED BUILDING	SEE ARCH. PLAN
	PROPOSED CONCRETE SIDEWALK	ICOLOR
	PROPOSED BRICK SIDEWALK	ICOLOR
	PROPOSED HEAVY DUTY PAVEMENT	ICOLOR
	PROPOSED CONCRETE PAVERS	ICOLOR
	PROPOSED GRAVEL	ICOLOR
	PROPOSED CURB & GUTTER	ICOLOR
	PROPOSED STOP BAR	ICOLOR
	PROPOSED CROSSWALK	ICOLOR
	PROPOSED 8' WIDE STANDARD CROSSWALK	ICOLOR
	PROPOSED 10' WIDE HIGH VISIBILITY CROSSWALK	ICOLOR
	PROPOSED SIGN	NA
	PROPOSED ADA PARKING SPACE	ICOLOR
	PROPOSED KEYSTONE WALL	ICOLOR
	PROPOSED 6' WALL	ICOLOR
	PROPOSED WHEEL STOP	ICOLOR
	PROPOSED GRAVEL TRAIL	ICOLOR
	PROPOSED ASPHALT TRAIL	ICOLOR
	PROPOSED TREELINE	NA
	PROPOSED FENCE	ICOLOR
	PROPOSED VEHICLE GATE (x' WIDE)	ICOLOR
	PROPOSED LIGHT	ICOLOR
	PROPOSED BIKE RACK	ICOLOR
	PROPOSED BENCH	ICOLOR
	PROPOSED BOLLARD	ICOLOR
	PROPOSED PEDESTRIAN STEEL PLATE	ICOLOR
	LIMITS OF DISTURBANCE	NA

UNITS OF LOT 1			
UNITS OF LOT 2			
PROPERTY DATA			
LOT	DEEDED AC / F	EXISTING AC / F	PROPOSED AC / F
LOT 1	1.21 AC / F	DEEDED BY	EXISTING AC / F
LOT 2			0.11 AC / F
TOTAL			1.21



Client:
GLENWOOD SOUTH RALEIGH APARTMENTS, LLC
C/O CHUBB PROPERTIES, LLC
117 EDENBURGH SOUTH DRIVE, SUITE 110
GARY, IN 47831
(812) 362-7167



Project:
414 W JONES ST. -
SPECTRUM
BUILDING

Issued for:
**PRELIMINARY
SUBDIVISION PLAN**

[illegible]

Title:

LANDSCAPE PLAN

Project number: C21000 Sheet #: **L1.00**
 Issued Date: 01.14.2021
 Drawn by: MS
 Approved by: MS