LOCATION: This site is located on the north side of E. Franklin Street, west of N. Bloodworth Street at 801 N. Bloodworth Street.

REQUEST: Development of a 0.48 acre/20,932 sf tract zone R-1 and HOD-G with a portion being Neighborhood Conservation Overlay District (NCOD) Mordecai 2, into a new proposed two (2) lot subdivision. New Lot 1 being 10,357 sf/.24 acre and New Lot 2 being 10,575 sf/.24 acre.

DESIGN ADJUSTMENTS/ALTERNATES, ETC: Per UDO Sec.10.1.8 (as amended by TC-12-20) this subdivision in the HOD-G overlay is subject to approval by the Raleigh Historic Development Commission. SUB-0046-2020 was presented at the December 18, 2020 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission and was approved with no additional conditions of approval (see their committee minutes).

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 October 16, 2020 by Grounded Engineering.

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:

☑ SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Urban Forestry

1. Tree protection fence for trees in the right-of-way must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ 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:

Engineering

1. A 5’ utility placement easement and associated deed of easement shall be approved by the City
and the location of the easement shall be shown on the map approved for recordation. The deed of
easement shall be recorded at Wake County Register of Deeds within one day of recordation of the
recorded plat. A recorded copy of these documents must be provided to the Development Services
Department within one day from authorization of lot recordation. If recorded copies of the documents
are not provided, further recordings and building permit issuance will be withheld.

2. A fee-in-lieu for 1-ft of sidewalk along the length of both frontages is paid to the City of Raleigh (UDO
8.1.10).

Stormwater

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 public infrastructure surety for (2) street trees shall be provided to the City of Raleigh Development
Services – Development Engineering (UDO 8.1.3).

☑ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial
building permit plans must include the signed, approved Site Permitting Review plans attached, if
applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be
approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A subdivision map shall be recorded prior to the recording of lots, subdividing the existing lot into 2
tracts.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less
approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject
to further review upon placement of impervious surface areas.

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

4. Cumulative disturbance for the subdivision development shall be less than 12,000 sf. Prior to the
issuance of any building permit, a sealed letter from a licensed NC surveyor shall be provided to
stormwater review staff verifying that the overall limits of disturbance have been marked in the field
and total less than 12,000 sf. If at any time construction of new single-family homes and other
associated work cause a cumulative land disturbance of 12,000 sf or more, a grading permit will be
required via the site permitting review process. (UDO 9.4.6)

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of
way. This development proposes 2 street trees along E. Franklin St. and preservation of a 9-inch
dbh Acer rubrum, 8.5-inch Quercus bicolor, and 19-inch Quercus phellos on N. Bloodworth and
24-inch Acer rubrum on E. Franklin St.
Approval Action
of the Raleigh Historic District Commission
Case File/Name: SUB-0046-2020
Frazier Subdivision

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: April 16, 2024
Record at least ⅔ of the land area approved.

5-Year Sunset Date: April 16, 2026
Record entire subdivision.

I hereby certify this approval decision.

Signed: Alycia Bailey Taylor Date: 1/13/2021
Planning and Development Dir/Designee

Staff Coordinator: Jermont Purifoy
December 23, 2020

Sean Dolle
4909 Liles Road
Raleigh, NC 27606

RE: SUB-0046-2020 (801 N Bloodworth St) - Approved

Dear Sean:

Your application, SUB-0046-2020, which was presented at the December 18, 2020 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved.

A draft Certified Record that describes the committee's action will be available upon request in approximately ten business days from the date of the meeting. The draft will become final when the committee votes at its next meeting to approve the December minutes.

On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the Oakwood Historic District.

Sincerely,

Collette Kinane, Planner Senior
Certificate of Appropriateness Committee

Encl: COA Decisions