

# Administrative Approval Action

Case File / Name: SUB-0054-2019  
542 E Jones Street

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 north of E. Edenton Street between E. Jones Street and Moseley Lane at 542 E. Jones Street.

**REQUEST:** Subdivision of an existing 0.29 acre tract (12,644 sf) containing a single family house and zoned R-10 and HOD-G. A two lot subdivision with 0.013 acres (574 sf) of right-of-way dedication is proposed. Lot 1 is proposed to be 0.156 acres (6,784 sf) in size and New Lot 2 is proposed to be 0.124 acres (5,285 sf) in size. In accordance with UDO Section 10.1.8. this subdivision received City Council approval based on evidence presented at the September 1, 2020 quasi-judicial hearing.

**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 June 25, 2020 by Crumpler Consulting Services.

## 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:**

### Stormwater

1. 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.

**LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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**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:**



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## General

1. The density calculation equation, shown on sheet C3, shall be re-calculated and revised per UDO Sec.1.5.2.F.1, dividing the number of units by gross site area and not net site area. A note shall be placed on all plat recordings noting this revision.
2. A demolition permit for the existing shed to be removed shall be issued and this building permit number shown on all maps for recording.

## Engineering

3. A fee-in-lieu for a 6' sidewalk along Moseley Lane and a fee-in-lieu for 1' of sidewalk along E Jones Street is paid to the City of Raleigh (UDO 8.1.10).
4. Two 5' utility placement easements and associated deeds of easement shall be approved by the City and the location of the easements shall be shown on the map approved for recordation. The deeds 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.
5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

## Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. Any additional impervious in the right of way, including fee-in-lieu, must be subtracted from the maximum impervious.

## Urban Forestry

7. A public infrastructure surety for (1) Street Tree is provided to the City of Raleigh Development Services – Development Engineering program (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 plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.  
Lot # 2 to tap/connect to public water and sewer on Moseley Ln side.



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## Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Moseley Lane.

**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).

## Urban Forestry

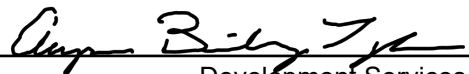
2. Final inspection of right of way street trees by Urban Forestry Staff.

**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: September 17, 2023**  
Record at least 1/2 of the land area approved.

**5-Year Sunset Date: September 17, 2025**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 09/17/2020  
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy