Approval Action
Case File / Name: SUB-0074-2020
519 E Edenton- Lot 2 Subdivision

LOCATION: This .20 acre parcel zoned RX-3 (Residential Mixed Use – 3) and OX-3 (Office Mixed Use-3), is within both the Oakwood General Historic Overlay District (HOD-G) and Neighborhood Conservation Overlay District (NCOD/New Bern – Edenton) and is located on the north side of E. Edenton Street, east of the intersection of N. East Street and E. Edenton Street at 519 E. Edenton Street.

REQUEST: The subdivision of a 0.20 acre tract of land zoned RX-3 (Residential Mixed Use – 3) and OX-3 (Office Mixed Use-3) within both the Oakwood General Historic Overlay District (HOD-G) and Neighborhood Conservation Overlay District (NCOD/New Bern – Edenton), into two conventional single-family residential parcels.

The only legal access to the site must be made from Edenton Street and shall utilize a shared access point.

The site is 0.2 acres in size and for the zoning of this parcel block perimeter is not required since it is smaller than the 'minimum site area applicable' in the Block Standards table of 8.5. (Chapter 8 of the UDO).

An alternative streetscape cross section has been approved leaving the existing sidewalk with streetscape trees planted behind the public sidewalk. A fee in lieu for the balance of the width of the sidewalk has been assessed as a condition of approval thus fulfilling the streetscape requirements (UDO 8.5) The existing 5’ sidewalk is to remain and a fee in lieu assessed for the balance of the width of the sidewalk along E. Edenton Street. The requirements of UDO Section 8.3.4. will be satisfied for this subdivision through payment of a fee-in-lieu. (UDO 8.5)

This proposal required and received quasi-judicial review and approval by the RHDC as per UDO Section 10.1.4 D., and 10.2.5. on July 22, 2021.

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 May 4, 2021 by ARCHIVE DEVELOPMENT LLC.

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:

Engineering

SUB-0074-2020 519 E Edenton- Lot 2 Subdivision
1. A public infrastructure surety for 3 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

3. A shared access agreement and associated easements shown on the recorded map, shall be approved by the City for recording in the Wake County Registry, and a copy of the recorded agreement shall be returned to the City within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. 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**

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

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

**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:*

**Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

**Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along E. Edenton Street.

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

**General**

1. Final inspection of all 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
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following must take place by the following dates:

3-Year Sunset Date: November 18, 2024
Record at least ⅓ of the land area approved.

5-Year Sunset Date: November 18, 2026
Record entire subdivision.

I hereby certify this decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 07/22/2021
SUBDIVISION PLANS
FOR
519 E. EDENTON-2 LOT SUBDIVISION
519 E. EDENTON STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0074-2020

PREPARED FOR:
NEAL MOTAPARTHY
105 CASHWELL DRIVE
GOLDSBORO, NORTH CAROLINA 27534

PREPARED BY:
CRUMPLER
Consulting Services, PLLC
2336 Biltmore Road
Raleigh, North Carolina 27608
Ph: 919-421-5754
FL-0233

SHEET DESCRIPTION
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 PROPOSED SUBDIVISION PLAN
C-4 PROPOSED UTILITY PLAN
C-5 PROPOSED LANDSCAPING PLAN
D-1 DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.