

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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 checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

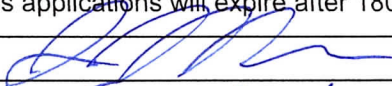
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Bloodworth Townhomes			
Property Address(es): 501, 507, 511, 513 S. BLOODWORTH STREET			
Recorded Deed PIN(s): 1703868708, 1703867782, 1703868607, 1703867692			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Concept 8 Holdings, LLC	Owner/Developer Name and Title: Shawn Donovan, Member Manager
Address: 307 S. Salem Street Apex, NC 27502	
Phone #: 919-601-5087	Email: shawn@concepteight.com
APPLICANT INFORMATION	
Company: Concept 8 Holdings, LLC	Contact Name and Title: Jason G. Meadows, P.E.
Address: 307 S. Salem Street Apex, NC 27502	
Phone #: 919-889-2614	Email: jason@wakelanddesign.com

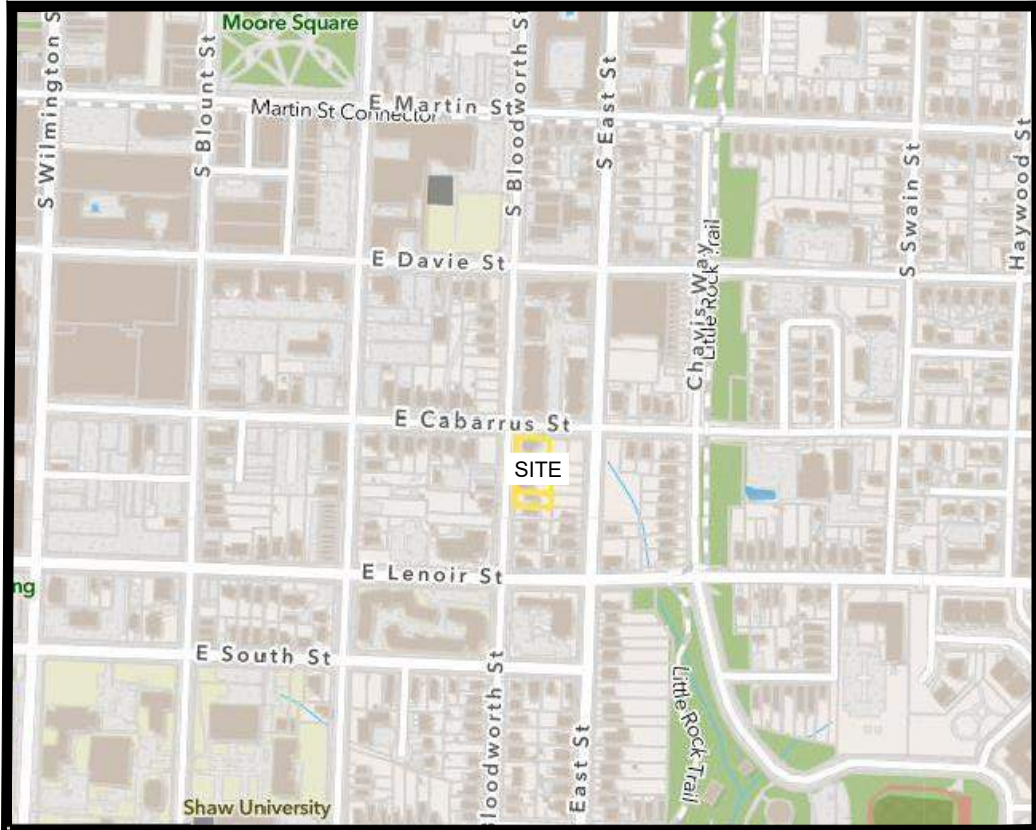
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.554 AC	
Zoning districts (if more than one, provide acreage of each): RX-3-UL-CU	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.24 AC Square Feet: _____	Proposed Impervious Surface: Acres: 0.52 AC Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: 10	Detached Attached
Total # of single-family lots: _____	
Proposed density for each zoning district (UDO 1.5.2.F): 18.18 UNITS/AC	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 11	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Jason G. Meadows</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: 	Date: 12/17/2021
Printed Name: Jason Meadows	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.



VICINITY MAP
1" = 600'

SITE DATA	
PROPERTY OWNER/DEVELOPER:	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST., SUITE 200 APEX, NC 27502
SITE ADDRESS:	501, 507, 511, 513 S. BLOODWORTH STREET
SITE AREA:	24,111 SF - 0.554 AC.
WAKE COUNTY PIN #:	1703868708, 1703867782, 1703868607, 1703867692
ZONING DISTRICT:	RX-3-UL-CU
EXISTING USE:	DETACHED SINGLE FAMILY
PROPOSED USE:	TOWNHOME BUILDING TYPE
STREET CLASSIFICATION:	S. BLOODWORTH - MAIN STREET E. CABARRUS - MAIN STREET
STREETSCAPE REQUIRED:	MAIN STREET - 16' WIDTH 6' PLANTING AREA (TREE GRATES) 10' SIDEWALK
BUILD-TO REQUIREMENTS:	UL FRONTAGE: 50% BUILDING WIDTH IN PRIMARY ST. BUILD TO 0-20' : 25% BUILDING WIDTH IN SIDE ST. BUILD-TO 0-20'
PROVIDED BUILD TO:	S. BLOODWORTH ST.: 180' BUILDING / 212.2' FRONTAGE= 84.8% E. CABARRUS ST.: 64' BUILDING / 101.0' FRONTAGE= 63.3%
REQUIRED PARKING:	LOT 1: 10 SPACES (UL FRONTAGE) *UDO 7.1.3.C.2 - NO PARKING REQUIRED FOR FIRST 16 UNITS
PROVIDED PARKING:	(10) GARAGE PARKING SPACES WITHIN UNIT GARAGES (4) SURFACE PARKING SPACES, INCLUDING (1) VAN ACCESSIBLE
BICYCLE PARKING REQUIRED:	4 SPACES (SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4)
PROVIDED:	4 SPACES
AMENITY AREA REQUIRED:	TOTAL: 2,411 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 1,206 SF
PROVIDED:	TOTAL: 2,520 SF (10.4%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 1,360 SF

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UDO SEC. 8.3.2.A BLOCK PERIMETER THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-10 RESIDENTIAL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.55 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABILITY FOR R-10 ZONING.
UDO SEC. 8.3.5.D CROSS ACCESS IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED DEVELOPMENT THE PRESENCE OF AN EXISTING DETACHED BUILDING TYPE TO THE SOUTH AND EXISTING SLOPES GREATER THAN 25% TO THE EAST.
UDO SEC. 8.4.B.3 - EXISTING STREETS IN ACCORDANCE WITH UDO SEC. 8.4.B.3, THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO RIGHT-OF-WAY DEDICATION. A PROPOSED PUBLIC SIDEWALK EASEMENT WILL BE PROVIDED WHERE THE REQUIRED SIDEWALK SECTION OVERLAP PRIVATE PROPERTY IN ACCORDANCE WITH UDO SEC. 8.4.B.5.

BLOODWORTH TOWNHOMES PRELIMINARY SUBDIVISION PLANS SUB-0090-2021 RALEIGH, NORTH CAROLINA DECEMBER 17, 2021 REVISED FEBRUARY 4, 2022 REVISED MARCH 9, 2022

Z-48-20 CONDITIONS OF APPROVAL

ORDINANCE NO. (20221) 218 ZC 818	EFFECTIVE 4/25/21
<ol style="list-style-type: none">Permitted building siding materials shall include any combination of brick, stone, concrete masonry, cementitious siding, wood, metal, terracotta and/or glass. No more than 50% of the total facade shall consist of metal, terracotta, and/or glass. COMPLIANCE: THIS WILL BE REVIEWED DURING BUILDING PERMITTING.Within sixty (60) days after the rezoning becomes final and not subject to challenge, the applicant, its successors or assigns, ("Applicant") shall document any of the remaining houses in their original location through photographs (black and white, and in color) and dimensioned elevations and floor plans, and provide a copy of the documentation to the City of Raleigh Department of Planning, Historic Preservation unit, and the State of North Carolina Historic Preservation Office. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street. COMPLIANCE: THIS INFORMATION HAS BEEN PROVIDED.The Applicant will allow any non-profit entity, individual or for-profit entity to relocate any of the existing houses on the property at no cost to the Applicant and without payment to the Applicant so long as the party relocating any of the houses is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. Applicant will provide public notice of the offer for relocation or salvage including, but not limited to, Capital Area Preservation, Preservation North Carolina, City of Raleigh Historic Preservation unit, and the State Historic Preservation Office at least sixty (60) days prior to the scheduled demolition of the structures. Prior to demolition of any of the houses that have not been relocated within thirty (30) days prior to demolition, the Applicant will allow the City of Raleigh Museum or any local non-profit organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition only applies to the houses at 501, 507 and 511 S. Bloodworth Street. COMPLIANCE: THIS WILL BE PROVIDED PRIOR TO DEMOLITION.	

DEVELOPER:

CONCEPT 8 HOLDINGS, LLC

307 S. Salem St. Suite 200

Apex, NC 27502

919-601-5078

shawn@concepteight.com

CIVIL ENGINEER:

RDU

CONSULTING, PLLC

NC LICENSE P-2425

PHONE: 919-889-2614

EMAIL: JASON@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

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

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF RALEIGH SOLID WASTE MANUAL. STANDARD 96 GAL ROLL OUT CONTAINERS WILL BE STORED WITHIN THE GARAGE AREA OF THE UNITS AND ROLLED CURBSIDE FOR COLLECTION

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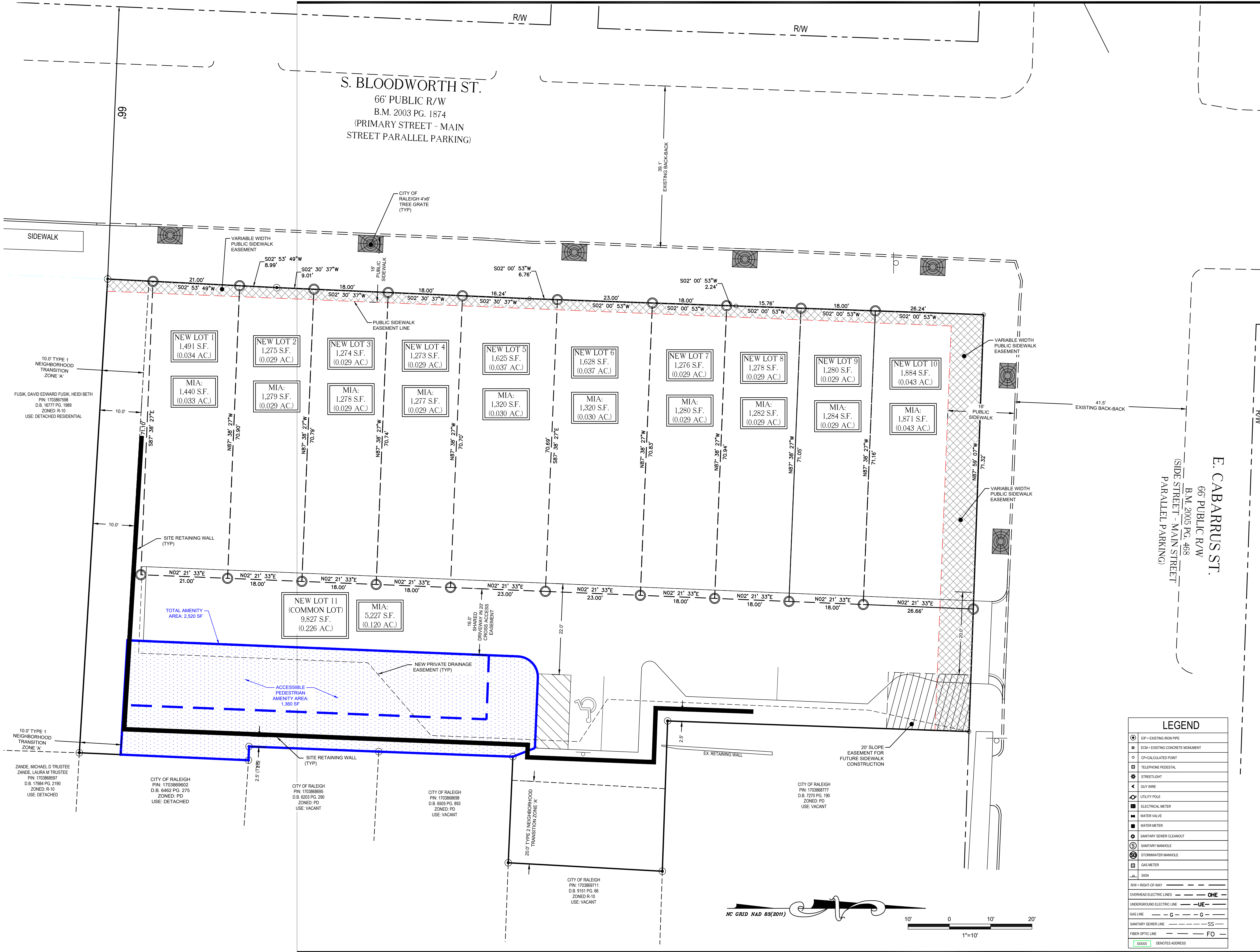
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Printed Name: <u>Jason Meadows</u>	Date:
Signature:	Date:
Printed Name:	

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NC LICENSE P-2425
PHONE: 919-889-2614
EMAIL: JASON@RDUCONSULTING.COM
P.O. BOX 418
CLAYTON, NC 27528

Subconsultants

Client

CONCEPT 8 HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

Project

BLOODWORTH TOWNHOMES (SUB-0090-2021)

Process

PRELIMINARY SUBDIVISION

Revisions

Number	Description	Date
1	Per City of Raleigh Comments	2/4/22
2	Per City of Raleigh Comments	3/9/22

Approvals

Drawing Title

SUBDIVISION PLAN

Sheet Number

CE-2

Date Issued

12/17/2021