

Administrative Site Review Application

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



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>		
Building Type		Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0187-2021</u>
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____
GENERAL INFORMATION		
Development name: Midway West		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): 8924 Midway West Road, Raleigh, NC 27617		
Site P.I.N.(s): 077825885		
Please describe the scope of work. Include any additions, expansions, and change of use. Project includes the demolition of existing sports fields and construction of an industrial building with associated facilities and infrastructure.		
Current Property Owner/Developer Contact Name: Suncap Property Group, LLC		
NOTE: please attach purchase agreement when submitting this form.		
Company: Suncap Property Group, LLC		Title: Vice President, Adam Essink
Address: 6101 Carnegie Boulevard, Suite 180, Charlotte, NC 28209		
Phone #: 704-945-8000		Email: aessink@suncappg.com
Applicant Name: Chanse Myers		
Company: Kimley Horn and Associates, Inc.		Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Phone #: 919-677-2034		Email: chanse.myers@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PK	Existing gross floor area (not to be demolished): 0 SF
	Existing gross floor area to be demolished: 0 SF
Gross site acreage: 21.05	New gross floor area: 120,120 SF
# of parking spaces required: 57	Total sf gross (to remain and new): 120,120 SF
# of parking spaces proposed: 99	Proposed # of buildings: 1
Overlay District (if applicable): AOD and SHOD-2	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Outdoor Recreation	
Proposed use (UDO 6.1.4): Light Industrial	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 1.48 Square Feet: 64,480	Proposed Impervious Surface: Acres: 9.30 Square Feet: 405,015
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: 3720077800J	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units:	Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more	
# of lots:	Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>

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.

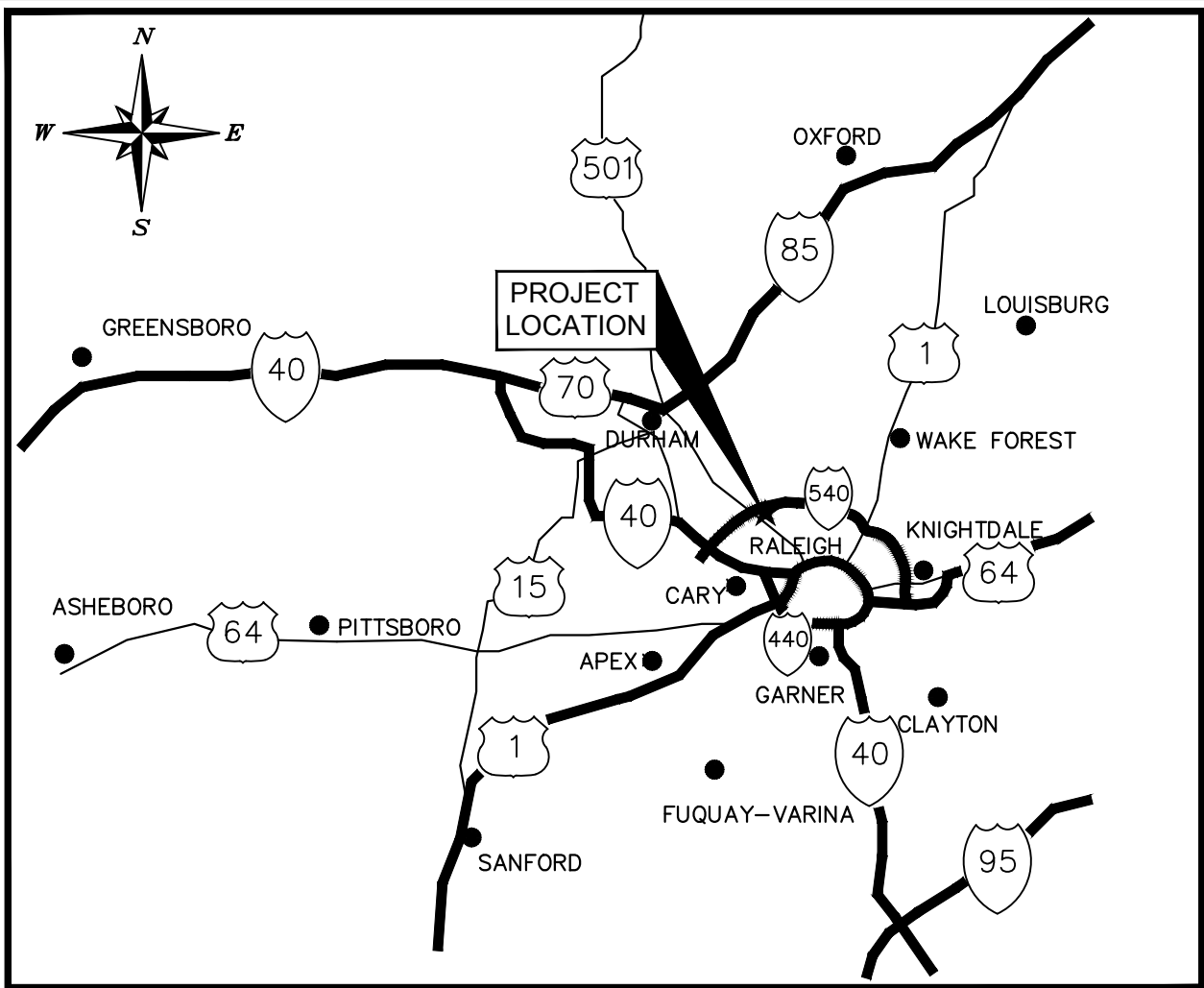
I, Kimley Horn and Associates, Inc. will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

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: Adam A. Essink Date: 03/04/2022

Printed Name: Adam Essink

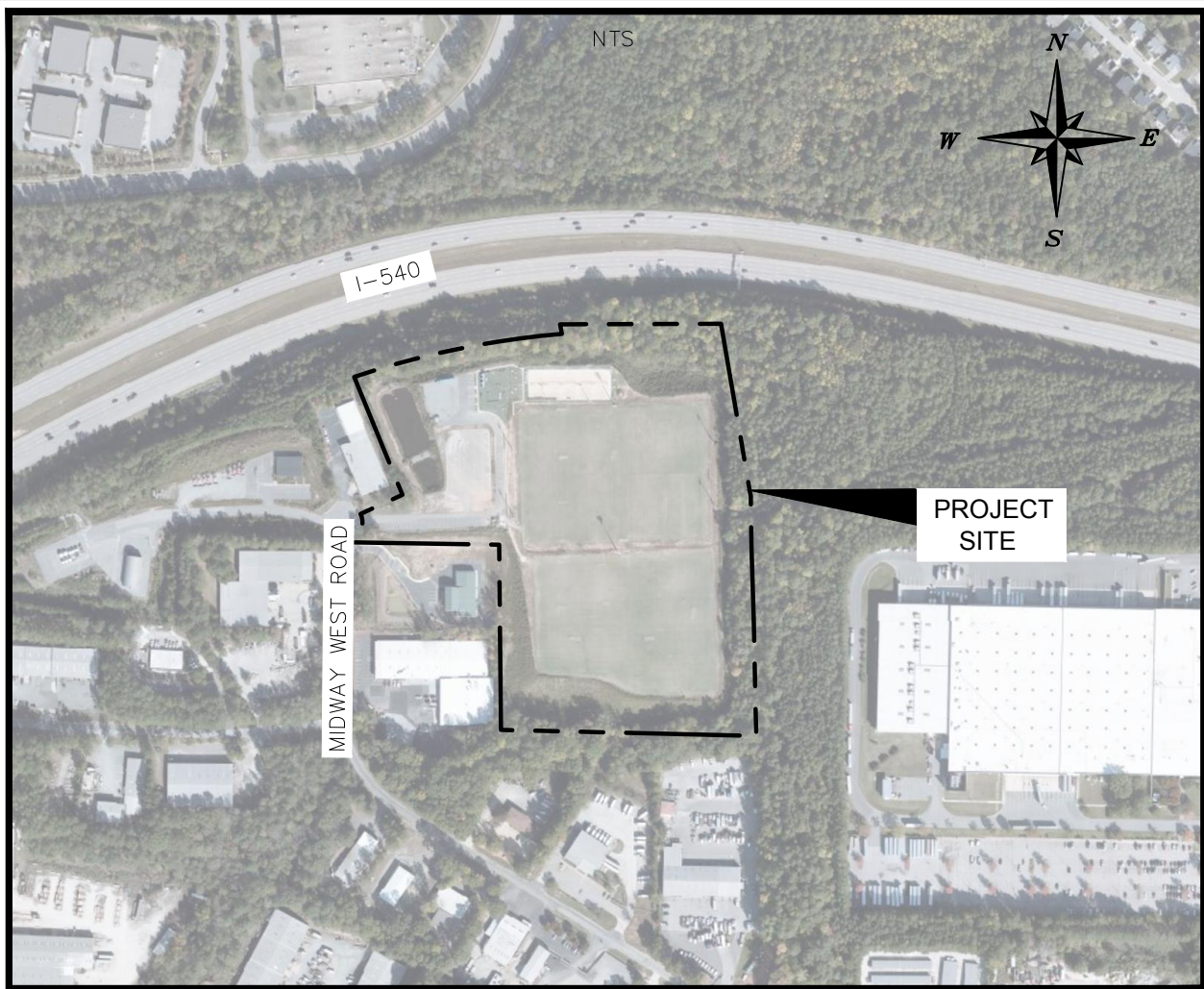
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION

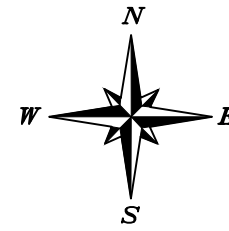
ADMINISTRATIVE SITE REVIEW MIDWAY WEST

ASR- 0001 - 2022
SKETCH TRANS.# SCOPE-0187-2021
8924 MIDWAY WEST ROAD (PIN: 0778252885)
RALEIGH, NORTH CAROLINA 27617



VICINITY MAP

SCALE: 1" = 500'



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Phone #: 919-677-2034 Email: chanse.myers@kimley-horn.com

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REVISION 02.19.21

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Signature:	Date: 03/04/2022
Printed Name: Adam Essink	

Page 2 of 2

REVISION 02.19.21

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PREPARED IN THE OFFICE OF:

Kimley»Horn

421 FAYETTEVILLE STREET – SUITE 600 – RALEIGH, NORTH CAROLINA 27601

PHONE: (919) 677–2000 © 2021 Kimley-Horn and Associates, Inc.

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Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C5.0	GRADING AND DRAINAGE PLAN
C7.0	UTILITY PLAN
C9.0	WETPOND DETAIL
LT1.0	LIGHTING PLAN
LT1.1	LIGHTING PLAN
LT1.2	LIGHTING PLAN
LT1.3	LIGHTING PLAN
LT2.0	LIGHTING DETAILS
L1.0	LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	ENLARGED LANDSCAPE PLAN
L1.3	ENLARGED LANDSCAPE PLAN
L1.4	WETPOND PLANTING PLAN
L2.0	LANDSCAPE DETAILS
TC1.0	TREE CONSERVATION PLAN
A1-A2	ARCHITECTURAL ELEVATIONS

DECEMBER 22, 2021

JOB NUMBER:

015634022

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM

#P-0102

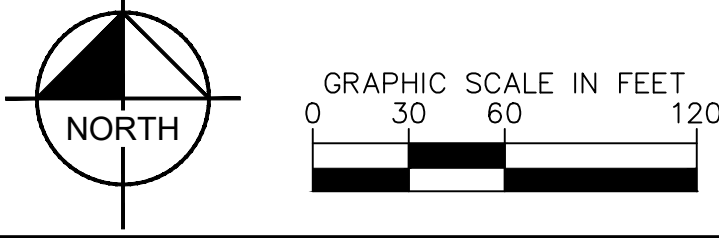
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
015634022
DATE
12/22/21
SCALE AS SHOWN
DESIGNED BY JCM
DRAWN BY CLS
CHECKED BY CJH



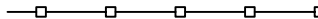






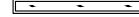


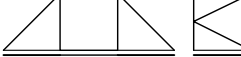
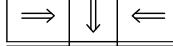



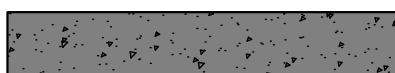
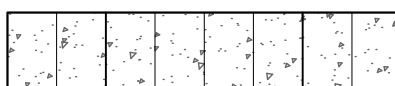
COVER SHEET

MIDWAY WEST
PREPARED FOR
SUNCAP PROPERTY
GROUP, LLC
RALEIGH

SHEET NUMBER
C0.0

[illegible]

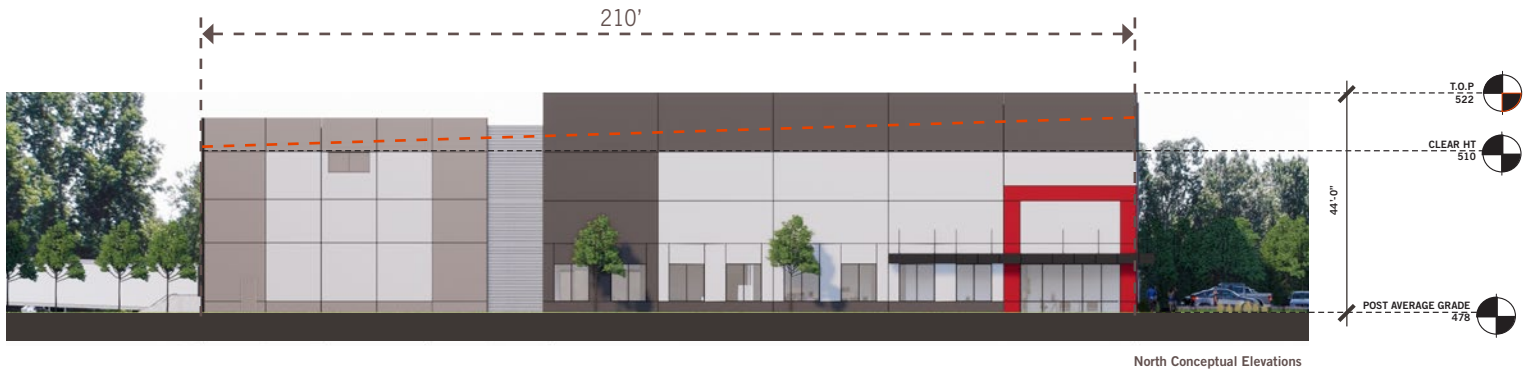
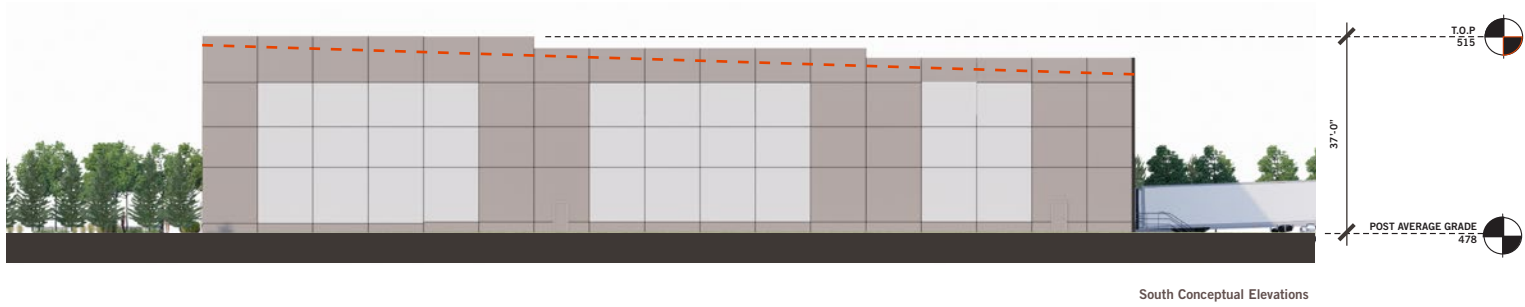
PROJECT INFORMATION	
PROJECT NAME:	MIDWAY WEST
CURRENT OWNER:	VEDRA LLC
JURISDICTION:	CITY OF RALEIGH
PIN #S:	0778252885
STREET ADDRESS:	8924 MIDWAY WEST RD RALEIGH, NC 27617
SITE SIZE & COVERAGES	
TOTAL ACREAGE:	21.05 ACRES
GROSS BUILDING SQUARE FOOTAGE:	120,120 SF
MAXIMUM BUILDING HEIGHT:	50'
AMENITY SPACE REQUIRED:	2.11 AC
AMENITY SPACE PROVIDED:	2.14 AC
ZONING	
EXISTING ZONING:	IX-3-PK
PROPOSED ZONING:	IX-3-PK
EXISTING USE (WITHIN PROJECT LIMITS):	OUTDOOR SPORTS FACILITY
PROPOSED USE (WITHIN PROJECT LIMITS):	WAREHOUSE & DISTRIBUTION, LIGHT INDUSTRIAL
SETBACK REQUIREMENTS	
FRONT PROPERTY LINE	0' OR 3'
SIDE / REAR PROPERTY LINE	0' OR 6'
STREET PROTECTIVE YARD	15' TYPE C2
OFF-STREET PARKING	
PARKING:	REQUIRED PER UDO: OFFICE: 1 SPACE PER 600 SF VEHICLE SERVICE: 1 SPACE PER 600 SF GENERAL INDOOR AREA: 1 SPACE PER 3,000 SF 9,000/600 + 3,120/600 + 108,000/3,000 = 57 SPACES REQUIRED PARKING PROVIDED: 99 SPACES
REQUIRED HANDICAP PARKING:	6 SPACES (MIN. 1 VAN SPACE)
PARKING MAXIMUM (150% OF MIN. REQUIREMENT):	86 SPACES TOTAL
PROVIDED PARKING:	99 SPACES TOTAL
PROVIDED HANDICAP PARKING:	6 SPACES (1 VAN SPACE)
REQUIRED BICYCLE PARKING:	SHORT TERM = 0 SPACES LONG TERM = 11 SPACES
PROVIDED BICYCLE PARKING:	11 SPACES TO BE PROVIDED INTERIOR TO BUILDINGS

SITE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	GUARDRAIL
	FENCE
	STANDARD CURB AND GUTTER
	ADA PATH
	PARKING SPACE COUNT
	SIGN (SEE PLAN)
	LIGHT POLE
	WHEEL STOP
	ACCESSIBLE PARKING MARKING (V INDICATES VAN ACCESSIBLE)
	DIRECTIONAL PAVEMENT ARROWS
	ACCESSIBLE RAMP
	DEPRESSED CURB RAMP
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK

EXISTING CONDITION NOTES:

1. EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, 7006 HARPS HILL RD, SUITE 105, RALEIGH, NC 27815, PHONE: 919-847-1500 AND DATED MARCH 6, 2020.
2. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720171800J DATED MAY 2, 2006.

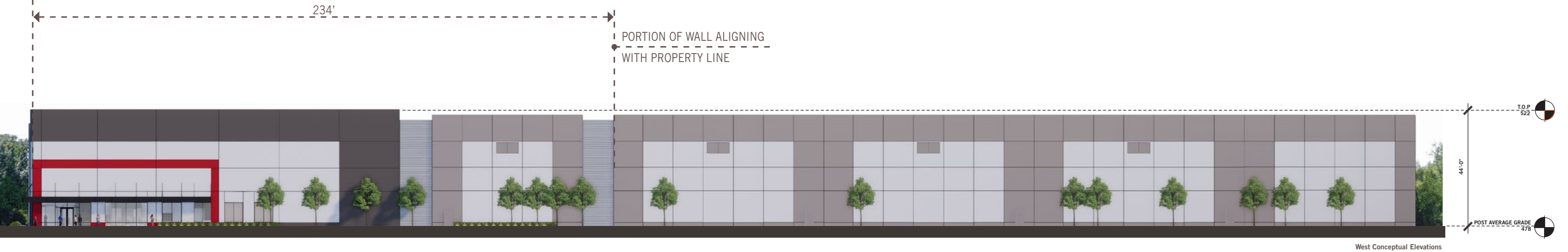
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDINGS AND SPECIFICATIONS.



Transparency Requirements		
Elevations	*Glazing Area Required	Glazing Area Provided
North	* 20% = 504 SF (210' x 12' x 0.2) ** 50 % = 252 SF (504 x 0.5)	668 SF (>504 SF) 430 SF (>252 SF)
West	* 20% = 562 SF = (234' x 12' x 0.2) ** 50% = 281 SF (562 X 0.5)	594 SF (>562 SF) 345 SF (>281 SF)
* Minimum of 20% of glazing must cover the ground story facade measured between 0 and 12' above finish ground floor for all street-facing elevations above-grade **Minimum of 50% of the required 20% transparency must be located between 3' and 8' from finish ground floor		

AVERAGE GRADE CALCULATIONS			
BLD'G SIDE	PROPOSED HIGH PT	PROPOSED LOW PT	AVERAGE PROPOSED PT
WEST	478.00	478.00	478.00
	PROPOSED AVERAGE GRADE (MOST RESTRICTIVE)		478.00

ROOFTOP MATERIAL WILL BE NONREFLECTIVE AND UNIFORM IN COLOR



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

CONCEPTUAL ELEVATIONS
 8924 MIDWAY WEST ROAD
 RALEIGH, NC 27617

WARE MALCOMB

03.04.2022