LOCATION: This site is in the Ironworks Development and is located off of the E. Whitaker Mill Road cul-de-sac at 1111 E. Whitaker Mill Road.

REQUEST: Raleigh Ironworks Phase 1B Bowtruss - This is a (3/11/21) REVISION to the previously approved plans consisting of the Board approved variance (BOA-00005-2021), and the removal of the cross access easement on the parcel to the west.

This is a 88, 672 gross square foot mixed use development consisting of the conversion of an existing industrial warehouse use into a mixed use development consisting of office, retail, and commercial uses (Ironworks) on a 14.75 acre site zoned CX-7-PL.

One Design Adjustment, one administrative Alternate, and two hardship variances have been approved for this project, noted below.

A-68-19, A design adjustment granting 8,745 relief from the required maximum block perimeter (8.3.2 A)
BOA-0025-2019, A 220’ variance to the maximum centerline radius requirement for this street type.
BOA-00005-2021, Complete relief from the cross access requirements on the parcel to the west.
AAD-19-20, Approved request for an Administrative alternate design for landscape screening in reference to the proposed refuse location and screening of the backflow preventer.

DESIGN
ADJUSTMENT(S)/

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 December 2, 2020 by STEWART.

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:

Public Utilities
1. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

☐ **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 cross access agreement with the lot identified as PIN 1714283644 shall not be required per Case BOA-00005-2021.

2. Sight distance easements shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department 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.

3. 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.

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.

5. The blanket cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department 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.

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
Stormwater

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

☑ 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:

General

1. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Engineering

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

3. A fee-in-lieu for sidewalk along Ironworks shall be paid to the City of Raleigh (UDO 8.1.10).

4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

6. A public infrastructure surety for 17 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along Whitaker Mill Rd. and 5 street trees along Iron Works Dr.

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

General
1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: April 21, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor
Development Services Dir/Designee

Date: 12/23/2020

Staff Coordinator: Michael Walters
# Raleigh Ironworks Phase 1B Bowtruss

**Address:** 1111 E. Whitaker Mill Road, Raleigh, NC 27604

**Administrative Site Review (ASR-0046-2020)**

**Submitted on:** 06.23.2020

**Resubmitted on:** 09.21.2020

**Resubmitted on:** 10.30.2020

**Resubmitted on:** 12.02.2020

## Site Data

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<tr>
<th>Property</th>
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<tbody>
<tr>
<td>Site Address</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
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<tr>
<td>County</td>
<td>Wake</td>
</tr>
<tr>
<td>Zoning District</td>
<td>P-3 Industrial Park</td>
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<tr>
<td>Site Layout</td>
<td>Site Layout Diagram</td>
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## Proposed Site Parking Data

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<td>Parking Type</td>
<td>Surface</td>
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<td>Parking Access</td>
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## Site Utilities Improvements

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<tr>
<td>Sewer</td>
<td>150 GPM</td>
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<tr>
<td>Electricity</td>
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<tr>
<td>Gas</td>
<td>500 CFM</td>
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## Site Improvement Summary

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<tr>
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<td>Site Layout</td>
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<tr>
<td>Utilities</td>
<td>Utilities Improvements</td>
</tr>
<tr>
<td>Parking</td>
<td>Proposed Site Parking Data</td>
</tr>
</tbody>
</table>

## Notes

- **Board of Adjustment Approval:**
  - Site plans are subject to approval by the Board of Adjustment. A hearing date will be scheduled upon submission of the application.

- **Administrative Amendments:**
  - Amendments to the site plan may be made during the review process. The applicant shall consult with the reviewing agency to determine the feasibility and implications of any amendments.

- **Approval Conditions:**
  - The following conditions must be met before the site can be developed:
    - All utilities shall be installed in accordance with local regulations and standards.
    - Parking area shall be constructed in accordance with the approved plans and specifications.
    - Site layout shall be consistent with the approved site plan.

## Application

- **Developer:** STEWART & THOMAS PLLC
- **Architect:** Lynch Mykkins

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**Cover Sheet**

- Project Name: Raleigh Ironworks Phase 1B Bowtruss
- Application Number: ASR-0046-2020
- Submitted Date: 06.23.2020
- Applicants: STEWART & THOMAS PLLC, Lynch Mykkins

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**Contact:**
- STEWART & THOMAS PLLC
- Lynch Mykkins
- Contact Information Provided in Application Packet

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**Approval:**
- Application Status: Under Review
- Approval Date: To Be Determined

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**Appendix:**
- Site Plan
- Utility Improvements Plan
- Parking Area Layout
- Site Improvement Diagrams
THERE ARE NO PROPOSED STREETS OR PARKING AREAS ON THIS SHEET, THUS NO TREES ARE PROPOSED.