

Administrative Approval Action

Case File / Name: ASR-0047-2023
DSLC - LOT 16 - WESTGATE BUSINESS PARK

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 2.64 acre parcel is located at 8891 Westgate Park Drive and identified as Lot

16 in the Westgate Business Park, Phase 4. The vacant site is situated north of Westgate Road, south of I-540 East, west of Leesville Road, and northeast of Floretta Place. The parcel is zoned IX-3-PK and located in the Airport Overlay District (-AOD) and the Special Highway Overlay District (SHOD-2). Development is limited along the western property line due to a stream and required 50 foot Neuse River Buffer measured from creek bank, which extends onto the property. The

property is not located within a Frequent Transit Area.

REQUEST: This project proposes constructing a 7,975 square foot General Building for

Warehouse & Distribution uses along with associated site improvements.

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 November 14, 2023 by JOHN

A EDWARDS AND CO.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

General

- 1. Zoning permit required for proposed retaining wall less than 5 feet in height. Permit shall be completed prior to SPR approval.
- Provide a site lighting plan that complies with UDO Section 7.4 and any other applicable standard or regulation, including Airport Overlay District (AOD). All outdoor lighting shall be full cutoff except for FAA-approved warning lights which mark obstructions to aircraft.
- Prior to site permit review (SPR) approval, applicant shall provide and include on plans revised Intent to Serve Letter from proposed service provider and show compliance with Solid Waste Services Design Manual.
- 4. Add note to Landscape Plan (Sheet LA-1) regarding SHOD- plantings. Property is located in SHOD-2 but plantings are shown and labeled to meet SHOD-1 standards which requires more than the SHOD-2, which is fine. Please clarify this is what is shown on the plans and intended for the site.



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Stormwater

- 5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Right of Way Deed of Easement	Ø	Utility Placement Deed of Easement
	Required		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

1. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



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2. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

☑ <u>BUILDING PERMITS</u> - 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. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
- 2. A fee-in-lieu for 1' width of shortage for sidewalk along Westgate Park Drive frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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



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City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

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: December 20, 2026

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.

Signed:	Daniel L Stegall	Date:	12/20/2023
	Development Services Dir/Designee	_	
Staff Coordinate	or: Jessica Gladwin		

I hereby certify this administrative decision.



LOT 16 WESTGATE BUSINESS PARK

ADMINISTRATIVE SITE REVIEW

DEVELOPER IS IN COMPLIANCE WITH

HORIZONTAL DATUM: VERTICAL DATUM:

VICINITY MAR

USE CATAGORY WAREHOUSE & DISTRIBUTION VEHICLE PARKING SUMMARY

PROPOSED OFFICE & INDOOR AREA TOTAL REQUIRED = NO MAXIMUM

LONG TERM BICYCLE: REQUIRED 0 - PROVIDED 0

TCA PREVIOUSLY APPROVED FOR S-20-17 RECORDED IN BM 2019, PG 1646

BLOCK PERIMETER

EXEMPT 8 3 2 A 2 MINIMUM SITE AREA

		REQUIRED/ALLOWED	PROVIDED/PROPOSED
A. Lot Dim	ensions	IX-	
	A1 Area (min)	N/A	
	A2 Area (max)	N/A	
	A3 Width (min)	N/A	
	A4 Outdoor Amenity Area (min)	10%	10.50%
B. Building	/Structure Setbacks	IX-	
	B1 From primary street (min)	3'-0"	151'
	B2 From side street (min)	3'-0"	N/A
	B3 From side lot line (min)	0' or 6'	30'
	B4 From rear lot line (min)	0' or 6'	130*
	B4 From alley	5'-0"	N/A
C. Parking	Setbacks	IX-	
	C1 From primary street (min)	10'-0"	94'
	C2 From side street (min)	10'-0"	N/A
	C3 From side lot line (min)	0' or 3'	42'
	C4 From rear lot line (min)	0' or 3'	86.7*
	C5 From alley (min)	5'	N/A
D. Height		IX-	
	D1 Principal Building (max)	Set by District - 50'	20'
	D2 Accessory Structure (max)	26'-0"	N/A
E. Floor He		IX-	
	E1 Ground story height, floor to floor (min)	11'-0"	11'
	E2 Upper story height, floor to floor (min)	9'-0"	N/A
F. Transpa	rency	IX-	
	F1. Ground Story (min)	20%	20.3%
	F2. Upper Story (min)	20%	N/A
	F3. Blank wall (max)	50'-0"	See A-1

EXISTING STORMWATER PERMITS

MASS GRADING: MASS-0022-2023 LAND DISTURBING: LDG-024261-2023 WATERCOURSE BUFFER: WCB-027514

BUILDING SQUARE FOOTAGE

7.975

SWS COMPLIANCE

SEE SHEET CE-6 FOR WILL SERVE LETTER

PARKWAY	(-PK) (UDO SEC, 3.4.3.):	
B. Building Types Allowed	(-1),(-1)	
Detached House (see Sec. 3.2.1.)	General Building (see 3.2.5.)	GENERAL BUILDING
C. Additional Setbacks	-PK	
C1 Building setback primary street (min)	50"-0"	151'
C2 Building setback primary street (max)	50'-0"	94'
D. Pedestrian Access	₽K	
D1 Pedestrian access required minimum of 1 per lot	yes	1
D2 Pedestrian access way spacing (max)	300'-0"	N/A
D3 Width of pedestrian access way min	10'-0"	Driveway & 6' Sidewalk
D3 Width of pedestrian access way max	20'-0"	6'
E. Protective yard landscaping	-PK	See LA-1
G. Streetcape Requirment	IX-	Sidewalk & Tree Lawn

	Environmental Overlays ort Overlay District (-AOD)	
A. Permitted Users	, , , , , , , , , , , , , , , , , , , ,	
1. Permitted Users		Warehouse & Distribution
2. Use Standards for Allowed Uses		N/A
3. Prohibited Uses		N/A
B. Setbacks and Height		
1. Setbacks: Min.	50"	151"
2. Height: Max.	50'	20'
C. Supplemental Regulations		
C. Lighting	Fu ll Cut-Off	
D. Rooftops	Uniform & Non-Reflective	See A-1

	5.3 Corridor Overlays	
Sec. 5.3.1 Special H	ghway Overlay Districts (-SH	OD-)
A. District Designation	SHOD-2	
D. Protective Yards		
3. Protective Yards in -SHOD-2		Tree Conservation
E. Height		
2. Height in SHOD-2	50'	20*
F. Planning requirements		
See Landscaping Plan: LA-1		•
D. Rooftops		See A-1
L Lighting		Full Cut-Off

ASR-0047-2023 SUB-S-0020-2017 RALEIGH, NORTH CAROLINA

> AUGUST, 2023 REVISED NOVEMBER, 2023

OWNER/DEVELOPER:

SYCAMORE CREEK LLC

305 Transylvania Ave., Raleigh, NC 27609 Raleigh, N.C. 27612 919-782-7283 raglandcon@aol.com

CIVIL ENGINEER:

JAECO JOHN A. EDWARDS & COMPANY

Consulting Engineers NC License F-0289 333 Wade Ave., Raleigh, NC 27605 Phone: (919) 828-4428

Fax: (919) 828-4711 E-mail: info@jaeco.com

LANDSCAPE ARCHITECT:

COALY DESIGN P.C.

300-200 Parham St. Suite G

Raleigh, NC 27601

Phone: (919) 539-0012

E-mail: kimberly@coalydesign.com



SHEET INDEX

RECORDED MAP **EXISTING CONDITIONS** CE-2 SITE PLAN CE-3

CE-4 **UTILITY PLAN**

CE-5 **GRADING / STORMWATER PLAN** FIRE DEPARTMENT & SWS PLAN CE-6 LA-1 LANDSCAPE PLAN

SITE DATA OWNER: SYCAMORE CREEK LLC

ZONING: IX-3-PK, AOD, SHOD

CURRENT LAND USE: VACANT

Α1 **BUILDING ELEVATIONS**

Phone 8:	Email:	
		PE + SITE DATE TABLE o all developments)
SITE DATA	(Addisorance of	BUILDING DATA
Zoning district(s) (please provide the IX-3-PK	acreage of each):	Existing gross four area (not to be demolished): NVA
Gross site acreage: 2.64		Existing gross floor area to be demolished: N/A
# of parking spaces proposed: 42		New gross floor area: 7,975 S.F.
Max & parking permitted (7.1.2.0): 1	WA.	Total of gross (to remain and new): 7,975 S.F.
Overlay District (Fapplicable): SHO	D-2 AOD .	Proposed V of buildings: 1
Existing use (UDO 8.1.4): Vacant		Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Wareho	use & Distribution	Proposed # of basement levels (UDO 1.5.7.A.6) 0
	STORMWAT	ER INFORMATION
	soul (st) 27,389	Intervious Area for Compliance (includes ROIN): Existing (cf) 0 Proposed total (cf) 27.389
DESIDE	VIIAL & OVERNIC	HT LODGING DEVELOPMENTS
Total # of dwelling units:		Total # of hotel biotrooms:
	for Stor	4br or more
# of lobs:		Is your project a cottage court? (3 Yes (No
		A frequent transit development? (1) Yes (•) No

	APPLICANT SIGNATURE BLOCK	
the landouner, is lesses or person hol	s. § 1600-403(a)), applications for development approvaits may be 45kg am option or contract to purchase or issue land, or an author in may also apply for development approval for such development	treed appent
one of the persons withorized by stab application. The undersigned also ack correct and the undersigned undersite	foreigned applicant achieve/adges that they are either the propein to law IN.C.G.S. (1600-46020) to make this application, as specific knowledges if shift be information and statement made in the application that developments approvals are subject to resociation for fair da in securing the development approval, parsuant to N.C. Gen. 5	d in the cation and se
described in this application will be ma	operly owner(s) is aware of this application and that the proposed minimised in all respects in accordance with the plans and specific se with the provisions and regulations of the City of Raleigh Unified	tions
is placed on hold at the request of the fulls to respond to comments or provio months or more, then the application is	em lihel, pursuserní to state leur (N.C.G.S. 145-755(b.1), if this permit legalent for a period of six comosuite monitra er more, or il the de additional information requested by the tilig for a period of six or review is discontinued and a new application is requested to preced the time permit processing in resumed child apply to the new applic	applicant cossecutive of and the
Signature: And Sch	Date: 11/15	123
Printed Name: John Edwards	/ '	



Consulting Engineers
and Land Surveyors

NC License F-0289 Vade Ave., Raleigh, N.C. 2760 Phone: (919) 828-4428 Fax: (919) 828-4711 E-mail: info@jaeco.com

www.jaeco.com



LOT 16 WESTGATE BUSINESS PARK

SYCAMORE CREEK LLC

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NODOT STANDARDS AND SPECIFICATIONS.

RECORDED MAP

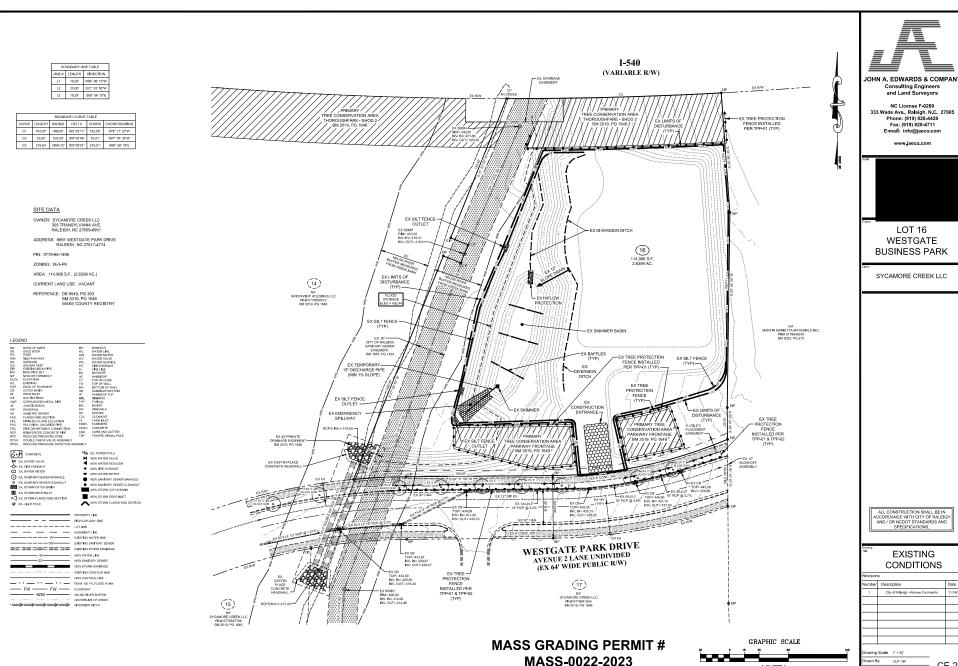
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Drawn By BF

CE-1





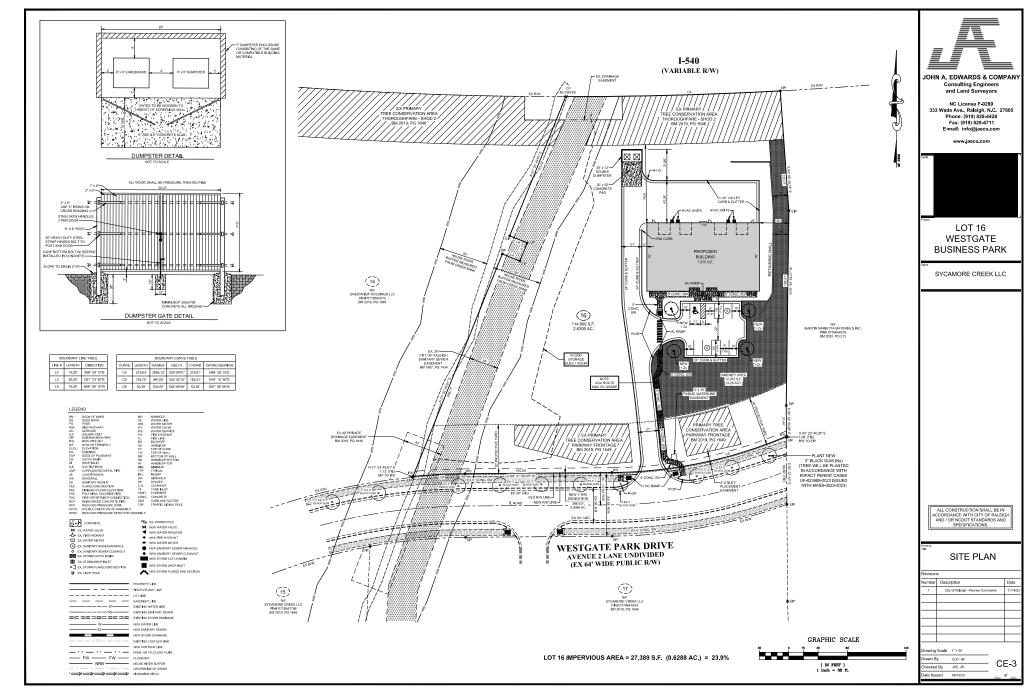
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LOT 16

EXISTING

Checked By JAE, JR. Date Issued 08/10/23

CE-2

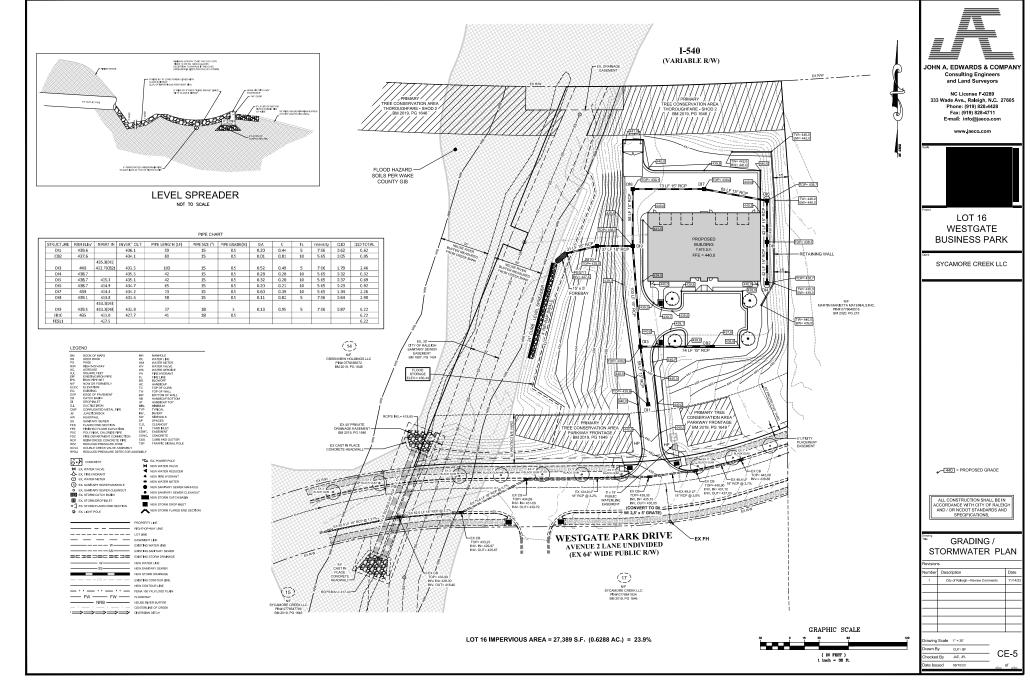


VSERVER-FREEMAS/Public/Projects:Trem Ragland (443)/(07) Lot 16 - Westgate Business Parkt 1 - Preliminary 443-02 Westgate Lot 16 - ASR Base. dwg. 11/14/2023 11:12-53 AM

TREE CONSERVATION ARE, THOROUGHFARE - SHOD 2 . BM 2019, PG 1646

I-540 (VARIABLE R/W)

JOHN A. EDWARDS & COMPAN Consulting Engineers and Land Surveyors NC License F-0289 333 Wade Ave., Raleigh, N.C. 27605 Phone: (919) 828-4428

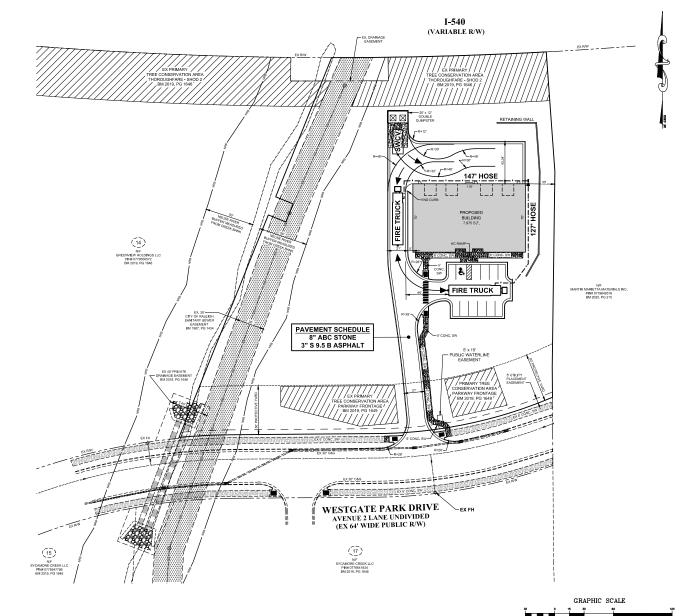


NSERVER-FREENAS/Public/Projects/Trent Ragland (443)/(07) Lot 16 - Westgate Business Park! - Preliminary/443-02 Westgate Lot 16 - ASR Baser.dwg, 11/14/2023 11:1628 AM









JOHN A. EDWARDS & COMPANY

JOHN A. EDWARDS & COMPA Consulting Engineers and Land Surveyors

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SYCAMORE CREEK LLC

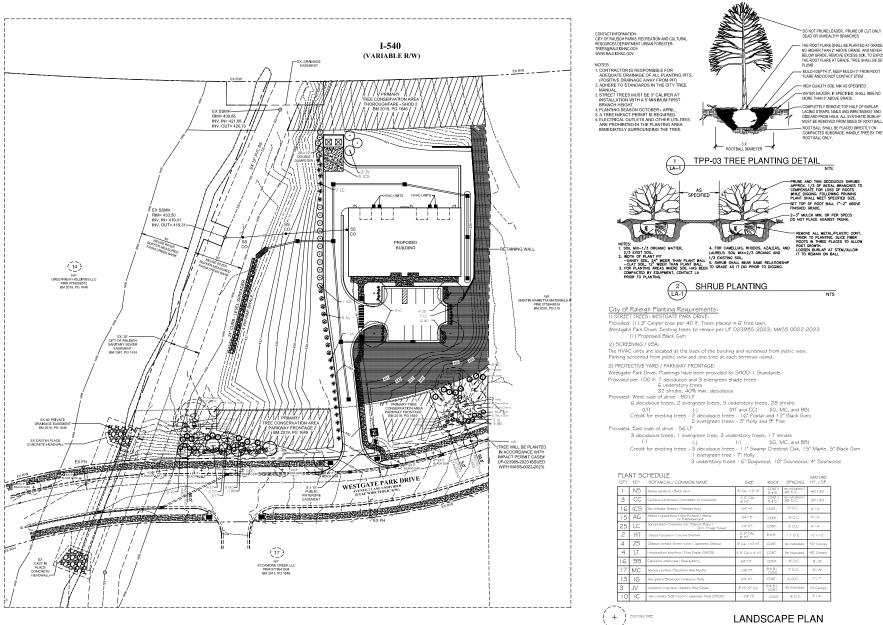
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FIRE DEPARTMENT & SWS PLAN

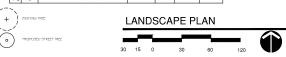
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 Orawn By
 CLP / BF
 CE-6

 Checked By
 JAE, JR
 ____ of ___



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES HE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB - MULCH DEPTH 3*, KEEP MULCH 3* FROM ROOT - HIGH QUALITY SOIL MIX AS SPECIFIED — WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE. - COMPLETELY REMOVE TOP HALF OF BURLAP. LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.



PARK - 16 WESTGATE P. DRIVE LOT 1

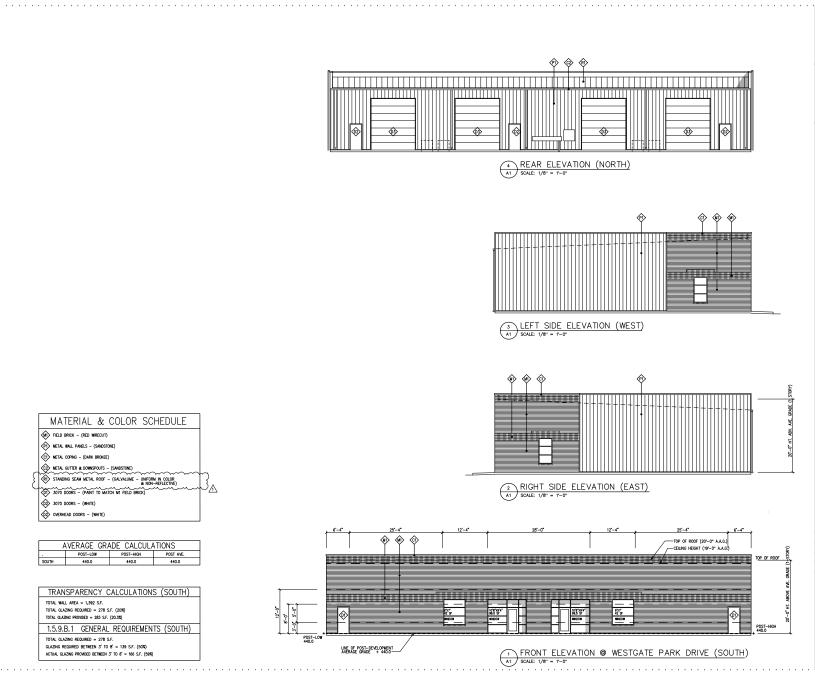
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SYCAMORE CREEK LLC

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Seals Professional

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PRELIMINARY ONLY

NOT FOR

CONSTRUCTION

22 POWELL DR. SUITE COT U.R. E. P. A. 22 POWELL DR. SUITE DO RALBOH INC 27625
TEL (979) 652-2329 FAX (979) 652-2322

PARK LOT 16
WESTGATE BUSINESS PA
WESTGATE PARK DRIVE
RALEIGH, NC

REVISIONS 11-10-23 COMMENTS CITY OF RALEIGH REVIE

EXTERIOR ELEVATIONS

AUG. 10 - 2023

2318-P