



# Administrative Approval Action

Case File / Name: ASR-0079-2021  
DSLCL - LOT 17 - 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:** A 7.9 acre tract zoned IX-3-PK and within both a SHOD-2 and AOD Overlays, located on the south side of Westgate Park Drive and within the Westgate Business Park at 8890 Westgate Park Drive. This site is inside the city limits.

**REQUEST:** Twelve thousand square foot light industrial building (1,000 SF office, and 11,000 SF additional indoor area) and outdoor storage area.

**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 February 22, 2022 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:*

☒ **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:***

### **General**

1. Provide a lighting plan demonstrating compliance to sections 7.4, and 7.1.7 G1. (Include a foot candle chart, and dimensions showing that no light fixture is within 20' of a require shade tree) and 5.2.1 C.

### **Public Utilities**

2. A new FHA must be installed behind S/W & inside R/W per RW std detail W-4 (show on SPR submittal, if required).

### **Stormwater**

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

### **Urban Forestry**

5. Tree protection fence around existing street trees to remain and existing tree conservation areas to remain undisturbed must be inspected by Urban Forestry staff prior to the issuance of a grading permit.





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6. A tree impact permit must be obtained for the removal of 2 existing street trees in the right of way along Westgate Park Drive.

☒ **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:*

## Public Utilities

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

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Westgate Park Drive.

*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).

**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:

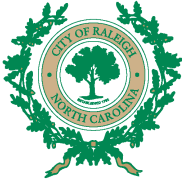
### 3-Year Expiration Date: July 20, 2025

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





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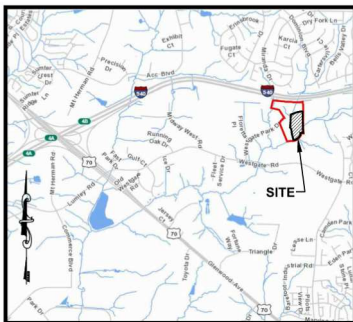
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permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 03/23/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters





#### SITE DATA

OWNER: SYCAMORE CREEK LLC  
305 TRANSYLVANIA AVE.  
RALEIGH, NC 27609-6951  
ADDRESS: 8890 WESTGATE PARK DR  
RALEIGH, NC 27617-4774  
PIN: 0778-64-1834  
ZONING: IX-3-PK  
AREA: 348,210 S.F. (7.9938 AC.)  
CURRENT LAND USE: VACANT  
REFERENCE: DB 9549, PG 363  
BM 2019, PG 1645-1646  
WAKE COUNTY REGISTRY

#### VEHICLE PARKING SUMMARY

PROPOSED OFFICE (1,000 S.F.) 1 SP PER 600 S.F. = 2 SPACES  
PROPOSED ADDITIONAL INDOOR AREA (11,000 S.F.)  
1 SP PER 3,000 S.F. = 4 SPACES  
TOTAL REQUIRED = 6 SPACES  
TOTAL PARKING PROVIDED = 9 SPACES  
(INCLUDES) 1 ADA SPACE (VAN)

#### LONG TERM BICYCLE PARKING SUMMARY

PROPOSED OFFICE (12,000 S.F.) GROSS  
1 SP PER 40,000 S.F. OF GROSS FLOOR AREA = 1 SPACE  
(4 SPACE MINIMUM)  
TOTAL BICYCLE PARKING PROVIDED = 4 SPACES  
TOTAL REQUIRED = 4 SPACES

#### AMENITY AREA

GROSS AREA = 348,210 S.F. (7.9938 AC.)  
NET AREA = 348,210 S.F. (7.9938 AC.)  
REQUIRED AREA (10%) = 34,821 S.F. (0.80 AC.)  
PROVIDED AREA (10.1%) = 35,256 S.F. (0.81 AC.)

#### TREE CONSERVATION

TCA PREVIOUSLY APPROVED FOR S-20-17  
BY TRANSACTION # 511072

#### MASS GRADING

MASS-0061-2021

#### INDEX

- CE-1 RECORDED MAP
- CE-2 EXISTING CONDITIONS
- CE-3 SITE PLAN & SOLID WASTE SERVICES
- CE-4 UTILITY & FIRE DEPARTMENT PLAN
- CE-5 STORMWATER / GRADING PLAN
- CE-6 SITE DETAILS
- LA-1 LANDSCAPE PLAN
- A1 FLOOR PLAN
- A2 EXTERIOR ELEVATIONS

**SOLID WASTE SERVICES**  
APPROVAL E-MAIL ON SHEET CE-4

DATE	DESCRIPTION	APPROVED
09/01/2021	ASR-0079-2021	APPROVED
01/18/2022	REVISION	APPROVED
02/22/2022	REVISION	APPROVED

GENERAL BUILDING - BASE DIMENSIONAL STANDARDS 3.2.3		
	IX	PROPOSED
<b>A. Lot Dimensions</b>		
A1 Area (min)	n/a	N/A
A2 Area (max)	n/a	N/A
A3 Width (min)	n/a	N/A
A4 Outdoor amenity area (min)	10%	10.1%
<b>B. Building/Structure Setbacks</b>		
B1 From primary street (min)	3'	103.9'
B2 From side street (min)	3'	N/A
B3 From side lot line (min)	0' or 4'	103.9'
B4 From rear lot line (min)	0' or 4'	517'
B4 From alley	0'	N/A
<b>C. Parking Setbacks</b>		
C1 From primary street (min)	10'	65.2'
C2 From side street (min)	10'	N/A
C3 From side lot line (min)	0' or 3'	61.2'
C4 From rear lot line (min)	0' or 3'	65.2'
C4 From alley	0'	N/A
<b>D. Height</b>		
D1 Principle building (max)	50'	20.1'
D2 Accessory structure (max)	20'	N/A
<b>E. Floor Heights</b>		
E1 Ground story height, floor to floor (min)	11'	12'
E2 Upper story height, floor to floor (min)	9'	N/A
<b>F. Transparency</b>		
F1 Ground story (min)	20%	22%
F2 Upper story (min)	20%	N/A
F3 Blank wall (max)	50'	20.1'

PK Frontage - DIMENSIONAL STANDARDS 3.4.3		
	Required	Provided
<b>B. Building Type Allowed</b>		
General Building		
<b>C. Additional Setbacks</b>		
C1 Building from primary street (min)	50'	120.8'
C2 Parking from primary street (min)	50'	65.2'
<b>D. Pedestrian Access</b>		
D1 One per lot (min)	Yes	Yes
D2 Pedestrian access leading way (min)	300'	500'
D3 Width of Pedestrian access way (minimum)	10'00"	10'00"
D4 A road or driveway with sidewalk at least 4' in width may substitute for a required pedestrian access way	N/A	N/A
D5 Direct pedestrian access is required from the public sidewalk to the primary entrance of the building	Yes	Yes
<b>E. Protective Yard Landscaping</b>		
E1 The 50' protective yard must be landscaped in accordance with Sec. 5.3.1.6 (a) for landscaping and additions	Yes	Yes
<b>F. Protective Yard Encroachments</b>		
F1 Overhang	Yes	Yes
F2 Ground Signs	Yes	N/A
F3 Pedestrian Access Way	Yes	Yes
<b>G. Streetcane Requirement</b>		
G1 Sidewalk and tree lawn	Yes	Yes

# LOT 17

# WESTGATE BUSINESS PARK

## ADMINISTRATIVE SITE REVIEW - TIER 3

ASR-0079-2021

SUB-S-0020-2017

SEPTEMBER, 2021

REVISED JANUARY 18, 2022

REVISED FEBRUARY 22, 2022

### 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

SOLID WASTE INSPECTIONS STATEMENT  
DEVELOPER IS IN COMPLIANCE WITH  
THE REQUIREMENTS SET FORTH IN  
THE SOLID WASTE DESIGN MANUAL.  
PRIVATE SERVICE TO BE PROVIDED.

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

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

#### Administrative Site Review Application

Planning and Development Customer Service Center - 305 Transylvania Ave., Suite 300, Raleigh, NC 27609-6951

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist, document when submitting.

Office Use Only: Case #: Planner (initials):

Please review UDO Section 10.2.6, as amended by text change case TC-16-1, 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 City of Raleigh's website. Note: There is a fee for this verification request.

Site Plan Tier	Tier Two Site Plan	Tier Three Site Plan	Site Transaction History
Subdivided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Submitted case #: 01002
Altered	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Continuation of Approval/Modification #:
Additional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Order of Adjustment #:
Revised	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Revised Case #:
Revised	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Administrative Alteration #:

#### GENERAL INFORMATION

Development name: Lot 17 - Westgate Business Park  
Property City (initials): Yes ☒ No ☐  
Property address: 8890 Westgate Park Drive  
Site PIN #: 0778-64-1834  
Please describe the scope of work, including any additions, expansions, and changes of use.  
Tier 3 Land Use Plan  
Wetlands Test  
Building Use: 1000 S.F. Office Area / 1000 S.F. Additional Indoor Area  
Landscaping: 1000 S.F.  
Current Property Owner/Developer Contact Name:  
Name: John A. Edwards & Company  
Address: 333 Wade Ave., Raleigh, NC 27605  
Phone: (919) 828-4428  
Email: johna@jaeco.com  
Applicant Name: John A. Edwards  
Company Name: John A. Edwards & Company  
Address: 333 Wade Ave., Raleigh, NC 27605  
Phone: (919) 828-4428  
Email: johna@jaeco.com

Page 3 of 3

Development Type - SITE DATA TABLE

(Applicable to all developments)

**SITE DATA**

Zoning district of most, then use, please provide the zoning of all:

IX-3-PK

Existing gross floor area (not to be demolished):

0

Existing gross floor area to be demolished:

0

New gross floor area: 10,000 S.F.

Total of gross (to remain and new): 12,000 S.F.

Proposed # of buildings: 1

Proposed # of stories for each: 1

Proposed use (UDO 5.1.4): Vacant

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Proposed use (UDO 5.1.4): Vacant

Proposed use (UDO 5.1.4): Vacant



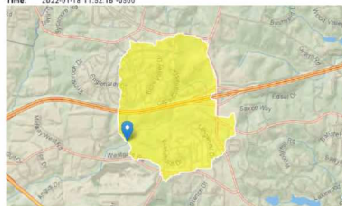




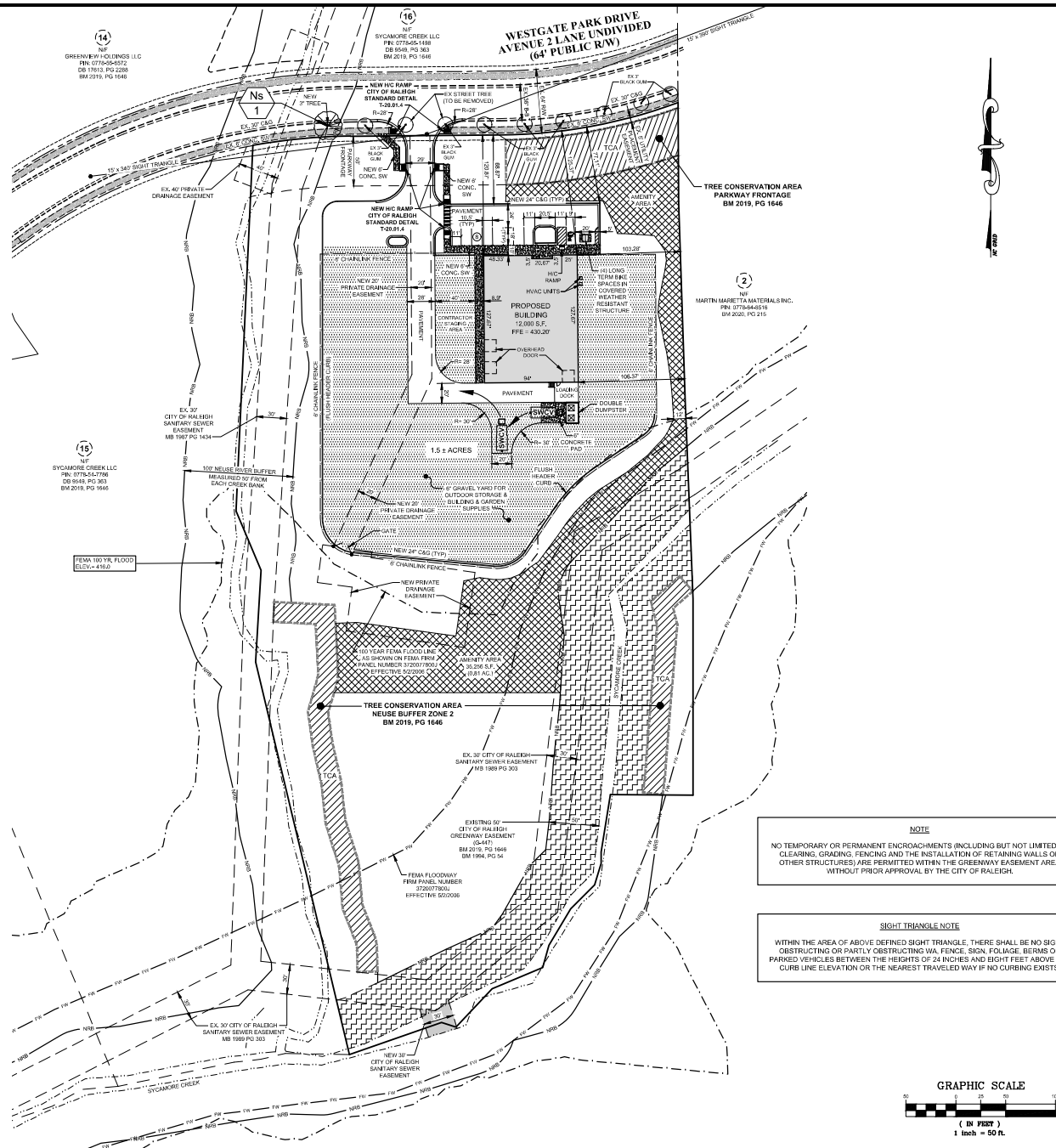
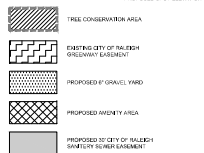
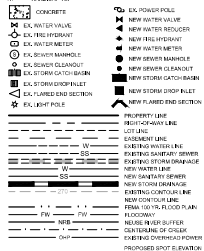
THIS SITE IS EXEMPT FROM BLOCK PERIMETER IN ACCORDANCE WITH UDO 8.3.2.A.1.b.i. THE SITE IS ZONED IX AND UNDER 9 ACRES.

ii. CONTROLLED ACCESS HIGHWAY TO THE EAST  
iv. STREAM WITH DRAINAGE AREA OVER 1 SQUARE MILE TO THE EAST AND SOUTH (SEE BELOW)  
v. EXISTING TREE CONSERVATION TO THE WEST

Region ID: NC  
Workspace ID: NC20220118165154041000  
Clicked Point (Latitude, Longitude): 35.91490, -78.74361  
Time: 2022-01-18 11:52:16 -0500



Basin Characteristics			
Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	1.1	square miles

[illegible]

**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: [info@iasco.com](mailto:info@iasco.com)

[www.jaeco.com](http://www.jaeco.com)

Figure 1 is a diagram illustrating the scale of the study. It consists of a large rectangle labeled "Scale" on the left side. Inside this large rectangle, there is a smaller rectangle labeled "Study". The "Study" rectangle is positioned in the upper right corner of the "Scale" rectangle.

Project

LOT 17  
WESTGATE  
BUSINESS PARK

Client  
SYCAMORE CREEK LLC

## Appendix

7

ACCORDANCE WITH CITY OF RALEIGH  
AND / OR NCDOT STANDARDS AND  
SPECIFICATIONS.

## Table 1 SITE PLAN & SOLUTION

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Revisions	
Rev.	Description
1	Initial release
2	Added new features
3	Fixed bugs
4	Updated documentation
5	Added new features
6	Fixed bugs
7	Updated documentation
8	Added new features
9	Fixed bugs
10	Updated documentation

$$\frac{1}{2}$$
[illegible]


### Drawing

Drawn By **BF**

Date Issued: \_\_\_\_\_

---

CE-3







NOT FOR  
CONSTRUCTION

**URENA ARCHITECTURE, PA**  
212 POWELL DR. SUITE 100 RALEIGH, NC 27606  
TEL (919) 852-2329 FAX (919) 852-2322

SITE ONE BLDG.  
8870 WESTGATE PARK DRIVE  
RALEIGH, NC

REVISIONS

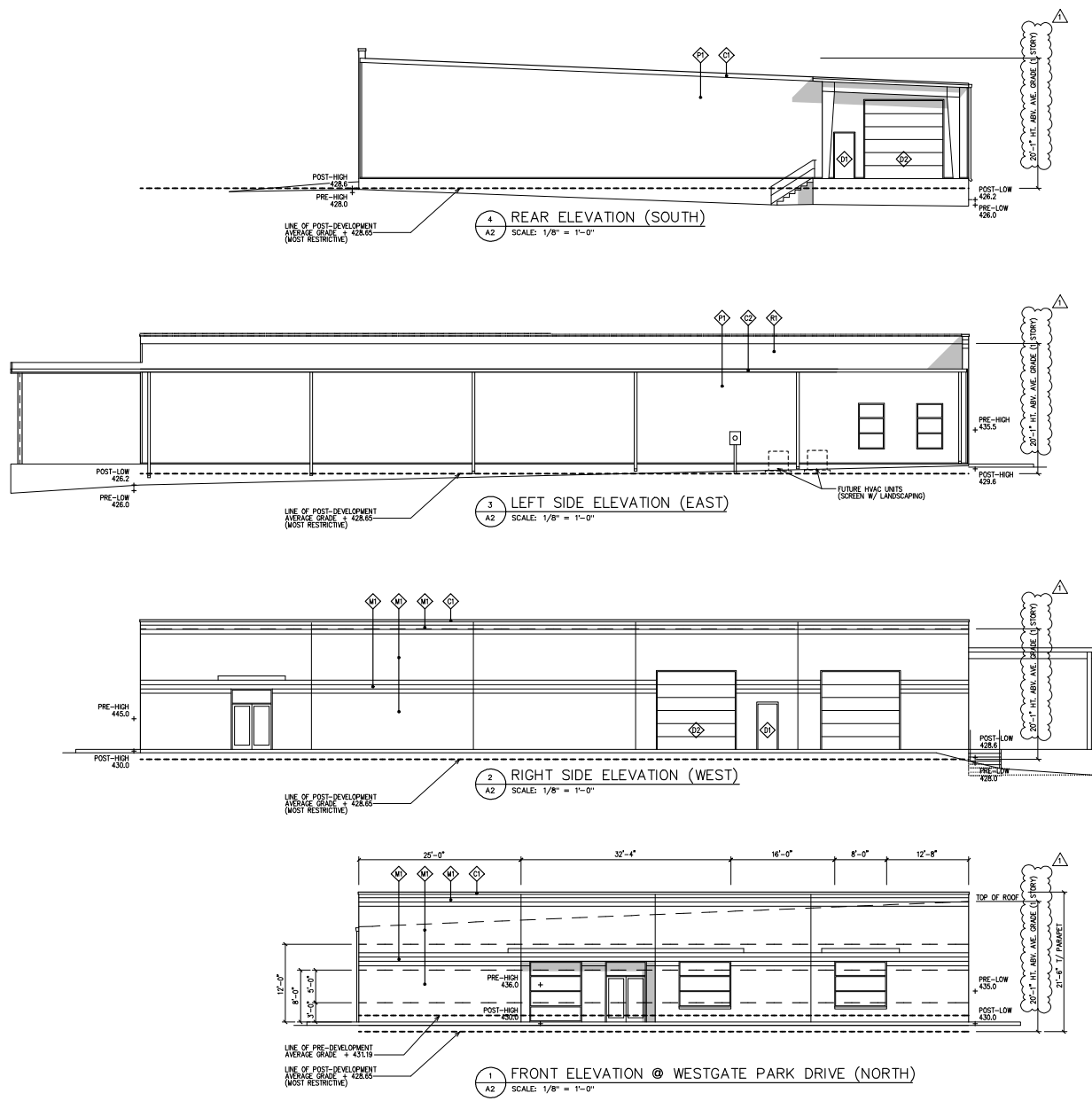
NO.	DATE	BY	REVISION
1	12-09-21	COMMENTS	CITY OF RALEIGH REVIEW

### EXTERIOR ELEVATIONS

SEPT. 15 - 2021

A2

217-1



## MATERIAL & COLOR SCHEDULE

- |    |   |
|----|---|
| M1 | FIELD BRICK - (RED WIRECUT)                                       |
| P1 | METAL WALL PANELS - (LIGHT STONE)                                 |
| C1 | METAL COPING - (DARK BRONZE)                                      |
| D2 | METAL GUTTER & DOWNSPOUTS - (LIGHT STONE)                         |
| S1 | STANDING SEAM METAL ROOF - (CALVALUME - UNIFORM & NON-REFLECTIVE) |
| D1 | 3070 DOORS - (WHITE)  |
| D2 | OVERHEAD DOORS - (WHITE)  |

### AVERAGE GRADE CALCULATIONS

	PRE-LOW	PRE-HIGH	POST-LOW	POST-HIGH	PRE AVE.	POST AVE.
NORTH	435.0	436.0	430.0	430.0	435.50	430.00
SOUTH	426.0	428.0	426.2	428.6	427.00	427.40
EAST	426.0	435.5	426.2	429.6	430.75	427.90
WEST	428.0	435.0	429.0	430.0	431.50	429.30
AVERAGE OF ALL SIDES					431.19	428.65

AVERAGE GRADE (POST AVERAGE IS MOST RESTRICTIVE) ~ 428.65

## TRANSPARENCY CALCULATIONS (NORTH)

TOTAL WALL AREA = 1,128 S.F.  
TOTAL GLAZING REQUIRED = 226 S.F. (20%)  
TOTAL GLAZING PROVIDED = 245 S.F. (22%)

#### 1.5.9.B.1 GENERAL REQUIREMENTS (NORTH)

TOTAL GLAZING REQUIRED = 226 S.F.  
GLAZING REQUIRED BETWEEN 3' TO 8' = 113 S.F. (50%)  
ACTUAL GLAZING PROVIDED BETWEEN 3' TO 8' = 151 S.F. (67%)