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.
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
permits have been issued.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters  

Date: 03/23/2022
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) 538-0012
E-mail: kimberly@coalydesign.com