Administrative Approval Action
Case File / Name: ASR-0089-2019
Lot 15 - Westgate Business Park

LOCATION:
The 6.15 acre site is located on the east side of Westgate Park Drive, north of the intersection of Westgate Park Drive and Westgate Road at 8870 Westgate Park Drive.

REQUEST:
Development of a 6.15 acre site zoned IX-3-PK and both SHOD-2 and Airport Overlay District. The proposal is for a 12,000 SF building for an office/warehouse distribution use consisting of 4,000 SF of office, and 8,000 SF of warehouse and associated parking and infrastructure.

One Design Adjustment and one Hardship Variance have been approved by the Board of Adjustment, noted below.

BOA-69-2019 - granting relief from the 0’ minimum ground floor elevation (3.2.5 e A-177-2019 - Relief from the cross access requirements (8.3.5 d) to any adjacent properties.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
SPR-0080-2020: DSLC - Site Permitting Review/Major [Signature Set]
SUB-S-20-2017: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 17, 2020 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:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

☑ 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.

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The following items must be approved prior to the issuance of building permits:

Engineering

1. A sight distance easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation.

2. A fee-in-lieu for 1-ft sidewalk along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

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

Urban Forestry

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

6. A tree conservation plat shall be recorded with metes and bounds showing the revised tree conservation areas (UDO 9.1).

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: March 18, 2023
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: ___________________________ Date: 03/18/2020

Staff Coordinator: Michael Walters

Development Services Dir/Designee
LOT 15
WESTGATE BUSINESS PARK
ADMINISTRATIVE SITE REVIEW
ASR-0089-2019
SUB-S-0020-2017
RALEIGH, NORTH CAROLINA

NOVEMBER 5, 2019
REVISED FEBRUARY 17, 2020

OWNER/DEVELOPER:
SYCAMORE CREEK LLC
305 Transylvania Ave., Raleigh, NC 27609
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
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LANDSCAPE ARCHITECT:
COALY DESIGN P.C.
300-200 Parham St. Suite G
Raleigh, NC 27601
Phone: (919) 539-0012
E-mail: kimberly@coalydesign.com
PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE GROUND LEVEL WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WA, FENCE, SIGN, FOLIAGE, BERMS OR OTHER OBJECTS AS DEPICTED IN THE ATTACHED DRAWING AND OTHERS TO THE EXTENT REQUIRED TO GIVE A CLEAR AND UNCONCEALED VIEW OF THE APPROACH TO THE PROJECT SITE.

NOTE

WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WA, FENCE, SIGN, FOLIAGE, BERMS OR OTHER OBJECTS AS DEPICTED IN THE ATTACHED DRAWING AND OTHERS TO THE EXTENT REQUIRED TO GIVE A CLEAR AND UNCONCEALED VIEW OF THE APPROACH TO THE PROJECT SITE.

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Primary Tree Conservation Area
846.8 sq ft of Tree Conservation Area

Replacing Tree Conservation Area
Neuse River Buffer - Zone 2
446.8 sq ft or 0.1888 Acres

Primary Tree Conservation Area
Parkway Frontage
5,033.05 sq ft or 0.115 Acres

Total Net Site Acres: 6.1461 Acres / 267,723.82 SF total
x 10% = 26,772.38 SF of required Tree Conservation Area
TOTAL Tree Conservation Area provided: 18,373.6 sq ft or 0.4216 Acres