LOCATION: This site is located on the east side of Glenwood Avenue/Hwy 70, south of Westgate Road at 6231 Westgate Road Suite 100, inside the city limits.

REQUEST: Development of a 2.85 acre tract zoned IX-3-PK and AOD (Airport Overlay District). The overall gross floor area is 44,400 sf with two (2) Suites, 100 (24,000sf) and Suite 150 (24,000sf). This project is for a change-of-use proposal for Suite 100 only, with interior up-fits, from Industrial Warehouse/Manufacturing into Vehicle Services. There will be no change in the overall gross floor area (Suite 100/24,000 sf) nor changes in the building’s exterior facade or transparency. Parking area surfaces are being restriped to accommodate the required 44 spaces, per change-of-use requirements.

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 March 19, 2021 by Wilkus Architects P.A..

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 NOT REQUIRED AT THIS TIME - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

☑️ 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:

Urban Forestry

1. The proposed tree conservation areas will be reviewed and approved with metes and bounds. A tree conservation permit will then be issued, per UDO 9.1.5.A.1. This development proposes .097 acres of tree conservation area.

☑️ 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. Prior to any building permit issuance, zoning inspector shall review & confirm the required landscaping parking shade tree, shown on sheet L200 of the ASR plans set, for any additional SHOD-1/-PK Protective Yard tree vegetative plantings along Westgate Road.

2. Prior to any building permit issuance, zoning inspector shall review & confirm the required landscaping parking shade tree, shown on sheet L200 of the ASR plans set, for the new parking row.

Urban Forestry

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). Plat is required to be recorded prior to issuance of building permits, per UDO 9.1.5.A.2.

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.

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: August 19, 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: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 04/22/2021

Staff Coordinator: Jermont Purifoy