



Administrative Approval Action

Case File / Name: ASR-0103-2020
DSLC - Fleet America

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

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



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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: Alysis Bailey Taylor
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

Date: 04/22/2021

FLEET AMERICA

6231 WESTGATE ROAD, SUITE 100
LEESVILLE TOWNSHIP, RALEIGH NC, WAKE COUNTY

ASR-0103-2020

CONSULTANT:

WILKUS
ARCHITECTS, P.C.
10 South Western Blvd., Raleigh, NC 27606
Phone: 919-271-2000 www.wilkusarch.com

CLIENT:

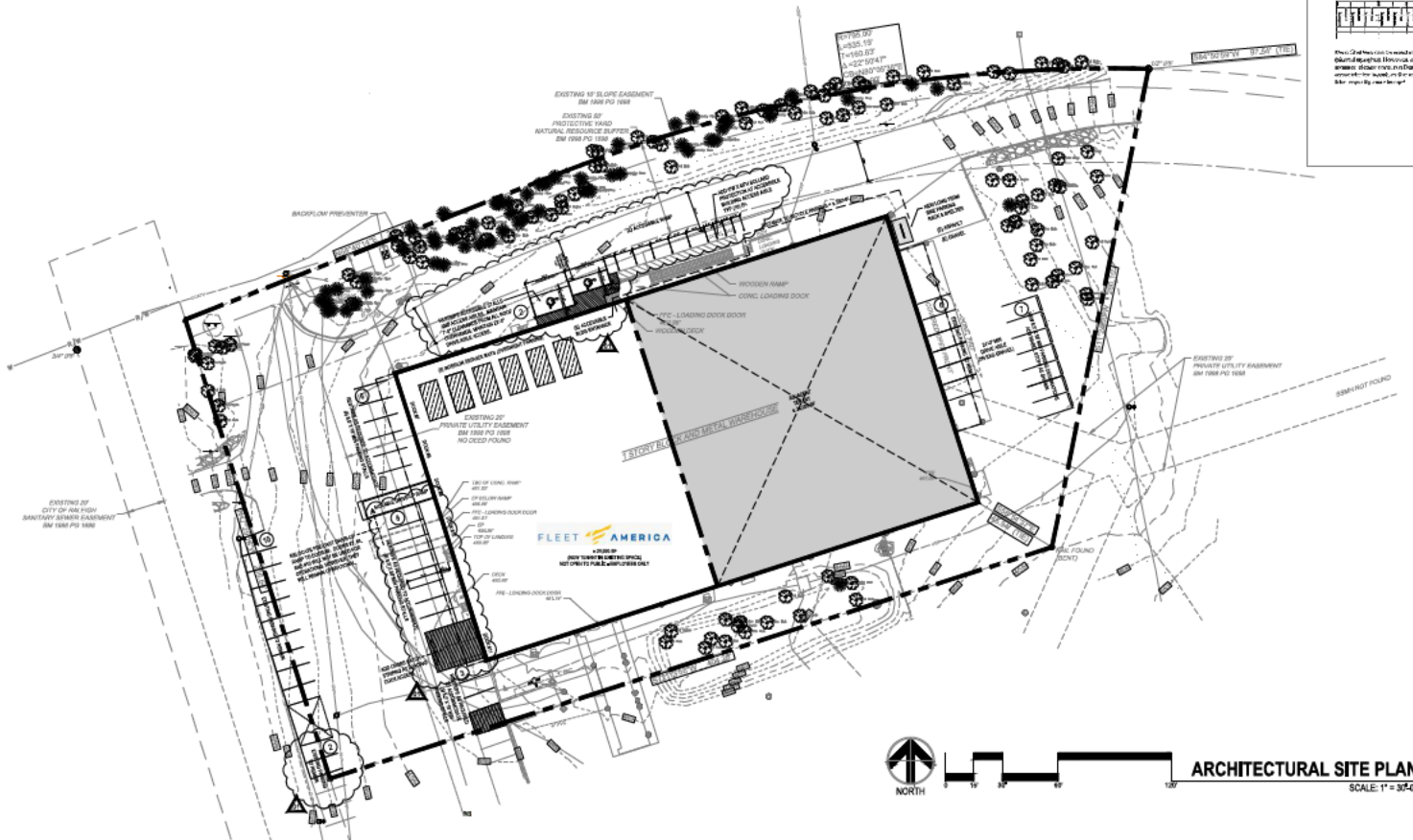
TBC CORPORATION
4300 TBC WAY
PALM BEACH GARDENS, FL 33410

ABBREVIATIONS

AB	ABOVE BOLT	ID	INCHES	DI	DIMENSION	DIAMETER
ABV	ABOVE	INT	INTERIOR			
ACT	ACTUAL	INT	INTERIOR			
ADA	AMERICAN WITH ABILITIES	LAM	LAMINATE			
ADJ	ADJACENT	LIB	LIBRARY			
AGU	AGRICULTURE	MAX	MAXIMUM			
ALT	ALTERNATE	MFG	MANUFACTURE			
ALUM	ALUMINUM	MED	MEDICAL			
APPR	APPROXIMATE	MGR	MANAGER			
APPRX	APPROXIMATE	MGR	MANAGER			
ARCH	ARCHITECTURAL	MGR	MANAGER			
ASPH	ASPHALT	MED	MEDICAL			
AUTO	AUTOMATIC	MGR	MANAGER			
AVG	AVERAGE	MGR	MANAGER			
AW	AT	MFL	METAL			
BO	BOARD	NC	NOT IN CONTACT			
BLK	BLOCKING	NC	NOT IN CONTACT			
BM	BENCH MARK	NOP	NET SQUARE FEET			
BT	BOTTOM	NTS	NOT TO SCALE			
BTO	BOTTOM OF					
BUD	BUDGET	OC	ON CENTER			
CA	CATCH BASIN	OC	ON CENTER			
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[illegible]

CONTRACT NO.	
	
CLIENT	
 4300 TBC WAY PALM BEACH GARDENS, FL 33410	
PROJECT INFORMATION	
FLEET AMERICA	VEHICLE SERVICE CENTER
6231 WESTGATE RD - SUITE 100	LEEESVILLE TOWNSHIP, RALEIGH NC
WAKE COUNTY PID 0778231839	
REAL:	
	
MEETING & VISUAL ARCHITECT (LICENSE REQUIRED) (SPEECH INTERVIEW)	
PROJECT NO. 27534889	
DRAWN BY: END	CHECKED BY: END
SCALE	DATE
CHANGE OF USE PERMIT	31-000-0000
CHANGE OF USE REVIEW	13-000-0000
CHANGE OF USE REVIEW	13-000-0000
REVISION	DATE
01 ADD COMMENTS	1/10/2010
SHEET TITLE:	
SITE PLAN	
SHEET NUMBER:	
AS101	




THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 350 | Richmond,
VA 23261
TEL 804.200.6500 FAX 804.200.1016 www.jimco.com

REVISION DESCRIPTION
FOR CYCLE I ASR COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE	RESPONSE TO
3/19/2021	0
0	0
0	0
0	0

	DESIGNED BY
	J. BLASCO
	CHECKED BY
	P. BARBEAU
	SCALE
	1:30

TIMMONS GROUP

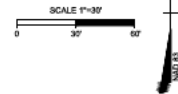
6231 WESTGATE BLVD
RALEIGH, NC

TREE CONSERVATION PLAN

JOB NO.
47404

SHEET NO.
L-100

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1. PLANS BASED ON SURVEY PROVIDED BY TIMMONS GROUP.
2. REFER TO TREE COVER REPORT PREPARED BY LEAF & LIMB SUBMITTED WITH THIS APPLICATION.
3. CONTRACTOR TO INSTALL TREE PROTECTION FENCE AND HAVE IT INSPECTED BY THE CITY OF RALEIGH PRIOR TO ANY CONSTRUCTION. FENCE TO REMAIN IN PLACE & NOT BE VIOLATED DURING CONSTRUCTION. ALL TREES SHOWN TO REMAIN TO BE PROTECTED THROUGHOUT CONSTRUCTION.

1. TREE CONSERVATION AREAS ARE STRICTLY PROTECTED BY THE CITY OF RALEIGH. NO SOIL OR TREE DISTURBING ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS; INCLUDING: CHANGES TO VEGETATIVE COVER, STABILIZATION OF A STRUCTURE OR FENCE, ROAD OR WALKWAY CONSTRUCTION, TREE REMOVAL OR PRUNING, CHEMICAL OR BIOLOGICAL AGENT APPLICATION, PERMANENT OR TEMPORARY ENCROACHMENTS OF IMPERVIOUS SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.

CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and the contractor are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all local, State, and Federal Rules and Regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

City of Raleigh Development Approval: _____