



Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
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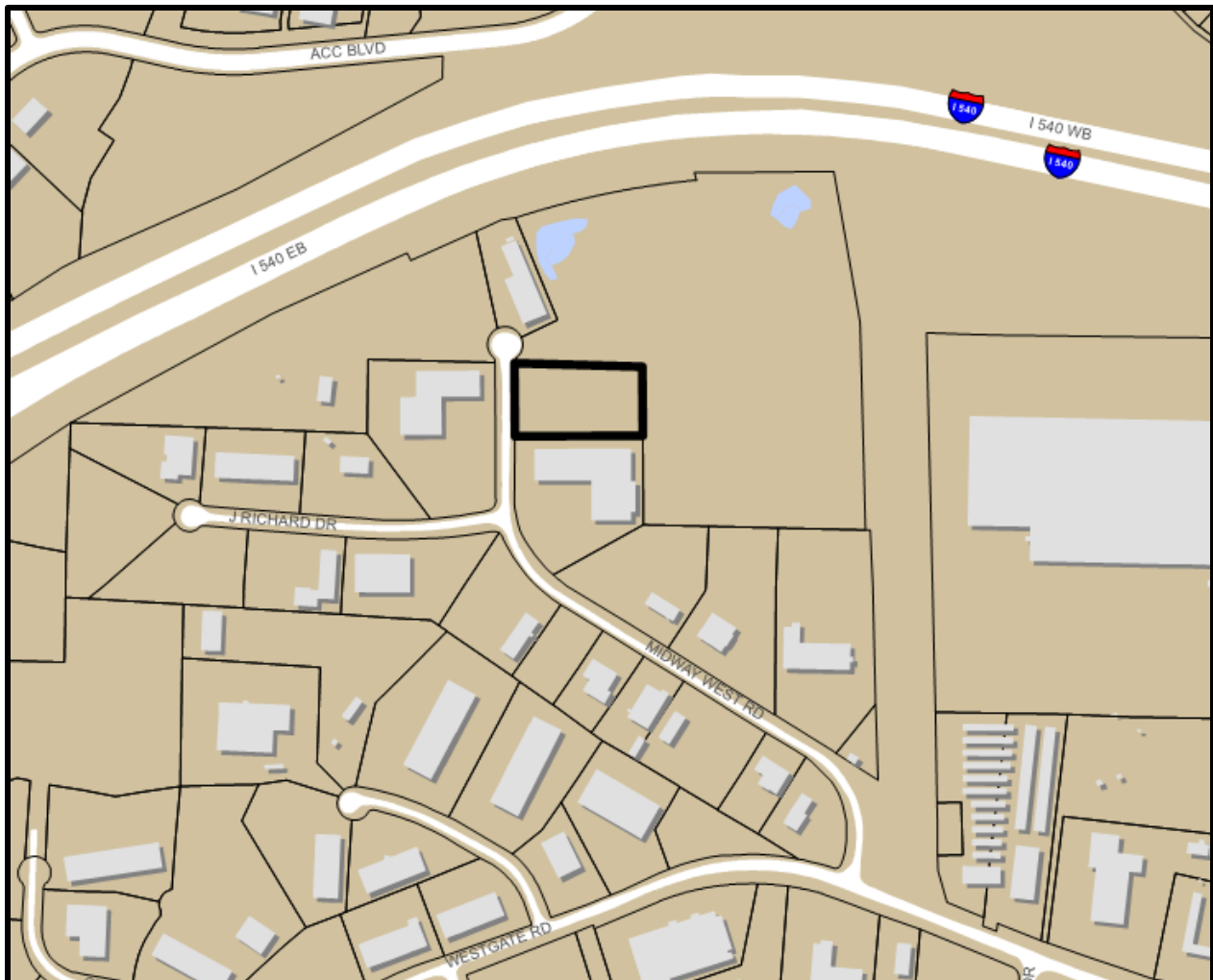
Case File / Name: SR-30-17 / 8908 Midway West Road

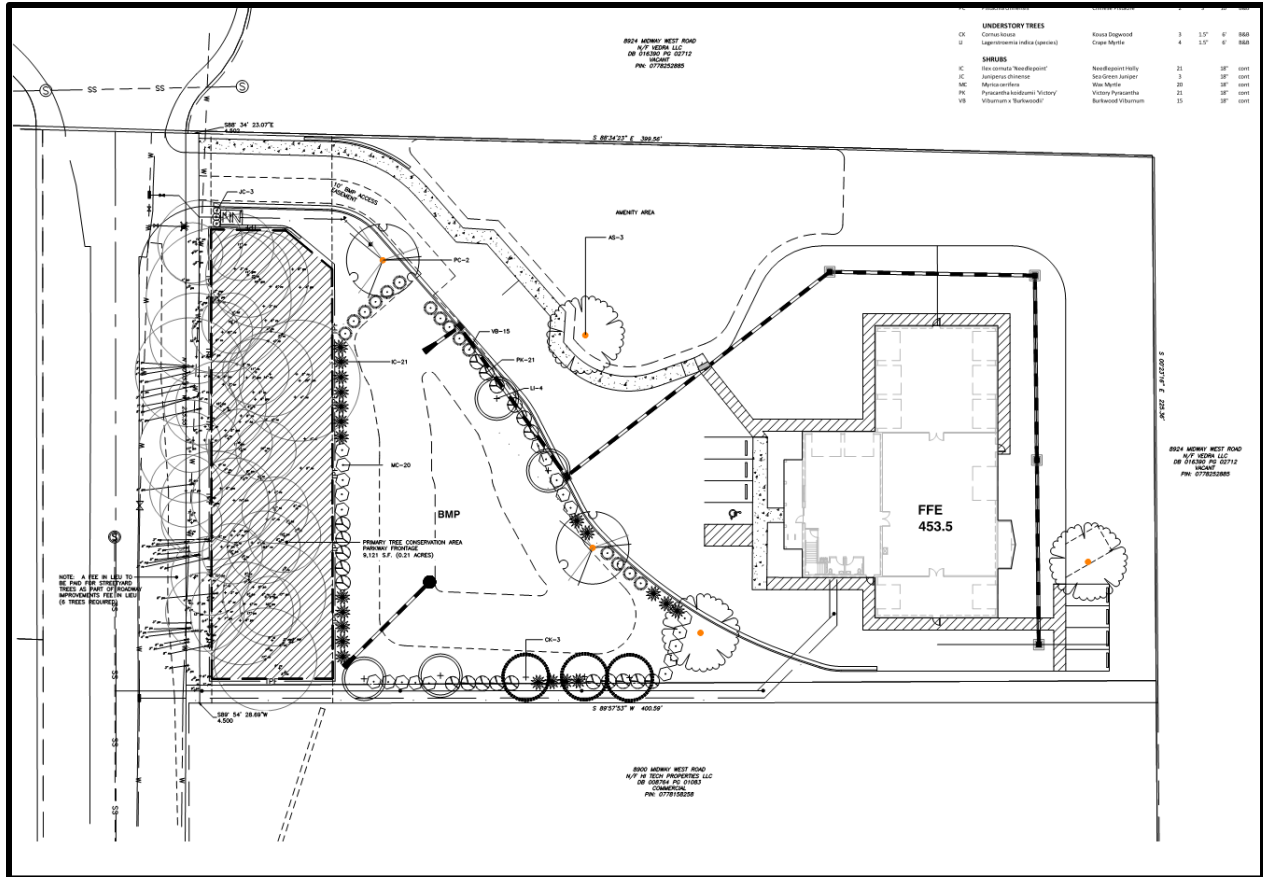
General Location: This site is located on the east side of Midway West Road, north of the intersection of Westgate Road and Midway West Road, and is inside the city limits.

CAC: Northwest

Request: Development of a 2.11 acre tract zoned IX-3-PK, SHOD-2, and within an AOD into a 9,582 sf, two story, 29'-21/2" tall private auto repair and storage facility (general building type).

Cross-Reference: TR# 508061





SR-30-17 Preliminary Site Plan

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	8908 Midway West Rd	Date completed Application received	6/15/2017
	Case Number	SR-30-2017	Transaction Number	508061

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.4 New Streets		
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	<input type="checkbox"/> Raleigh Street Design Manual	<input type="checkbox"/> Other	
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	Kenneth W. Ritchie, PE	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR	
	<input type="checkbox"/> Public Utilities			
Findings: Staff supports the design adjustment request for block perimeter. Limitations for connectivity created by the existence of I-540 to the north and the future extension/grade separated interchange with a connector between Westgate Rd and Leesville Rd will prevent a functional public street connection from being made. Additionally, the industrial uses in this area and the limited traffic volumes that these uses introduce will not create further congestion to the system sans an additional public street.				

Development Services Director or Designee Action: Approve Approval with Conditions Deny


 Paul Kellan
 Authorized Signature 6-30-17
 Land Development Manager Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Code Conformance:		Code Section(s)
Zoning District:	IX-3 - PK	3.1
Overlay District:	SHOD-2, AOD	5.1
Parking:	Vehicle Required=(4733 sf storage/3000)+(1628 sf office/600) + (2933 vehicle service/600) = 10 spaces Proposed = 10 spaces Bicycle Required = 1/40000 sf (min. 4) Proposed = 4	7.1.2
Street Type(s):	Industrial Street, requiring a 41' b-b on 69' r/w (UDO 8.4.7.A).	8.4
Streetscape:	Commercial Streetscape tree requirement met via a fee in lieu	8.5
Setbacks/Frontage:	Primary Street = 3' Side = 0 or 6' rear = 0 or 6' Plan conforms to standards	3.4 , 3.2 , 2.2
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	Preliminary stormwater review concerns have been adequately addressed. This project is proposing to use a Wet Pond for both nitrogen reduction (UDO 9.2.2.B) and stormwater runoff control compliance (UDO 9.2.2.E). The project is also proposing a onetime nitrogen offset payment.	9.2
Tree Conservation:	Tree Conservation. This site is providing .21 acres or 10.1% of tree conservation area in accordance with Article 9.1.	9.1

<p>Variances, Design Adjustments, Administrative Alternates:</p>	<p>Due to existing infrastructure, a Design Adjustment has been approved by the Public Works Director waiving the Block Perimeter requirement of UDO Section 8.3.2</p>	
<p>Other:</p>	<p>NA</p>	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

3. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

4. That a fee-in-lieu of construction for ½ of a 41' b-b (to include pavement and curb and gutter), 6' sidewalk width and six street trees along Midway West Rd shall be paid to the city; (RSDM 5.3.4)
5. That ½ of a 69' required right of way and a 5' general utility easement outside of the right of way, and any required deeds of easements along Midway West Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
6. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

7. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
8. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
9. That final building plans and those for any outdoor lighting show conformance with standards for the Airport Overlay Zoning District, UDO Section 5.2.1;

Prior to issuance of building occupancy permit:

10. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bass Date: 7/20/2017
(BT)

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/13/17, submitted by K. Robert Bell, Jr., Bass, Nixon, Kennedy, Inc..

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: 7-20-2020

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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.