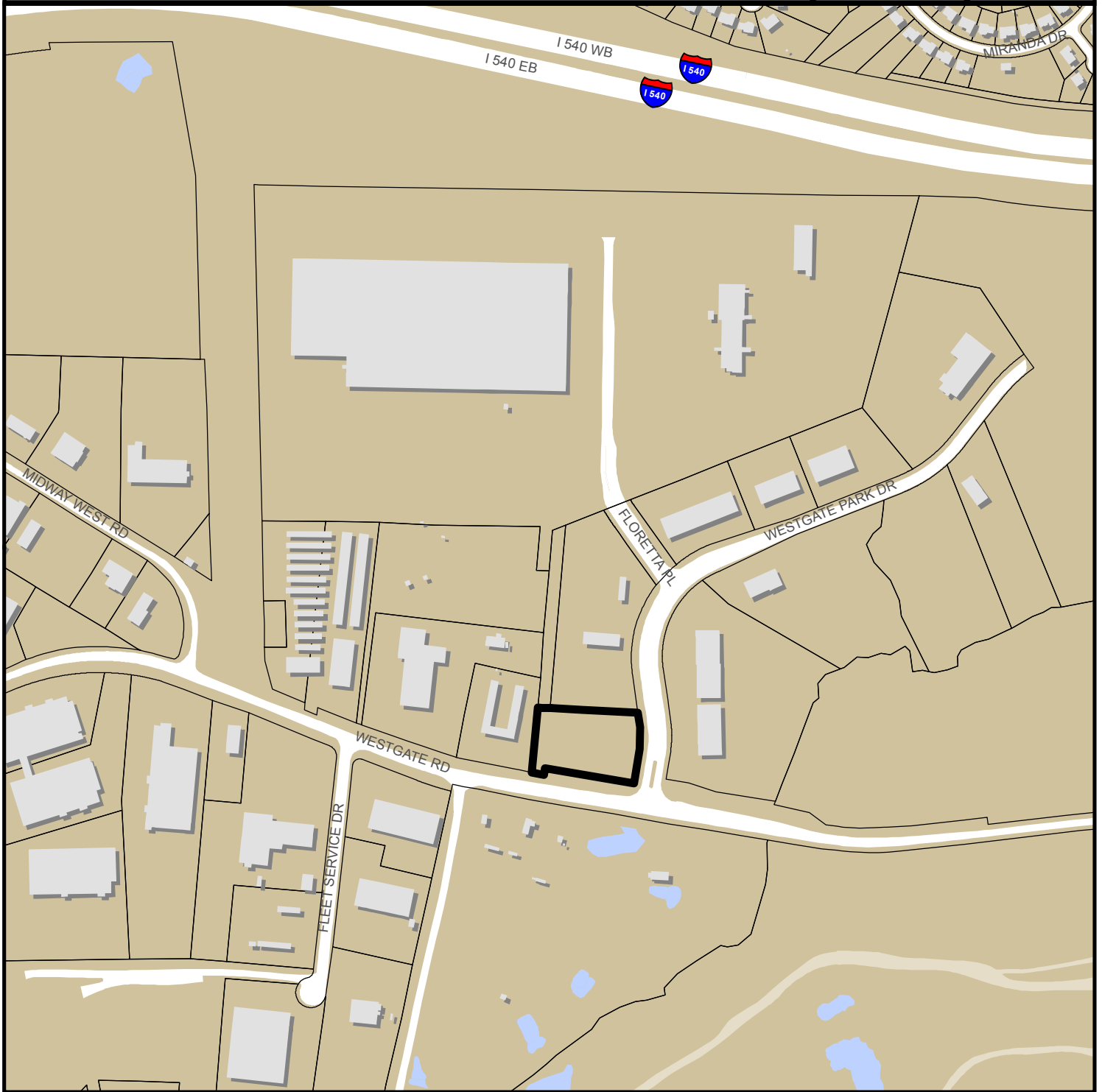


WESTGATE PARK DRIVE LOT 2 SR-38-2016



0 300 600 1,200 Feet

Zoning: **IX-3-PK**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **2.01**
Units/Lots sq. ft.: **12,000**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Trent Ragland**





Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

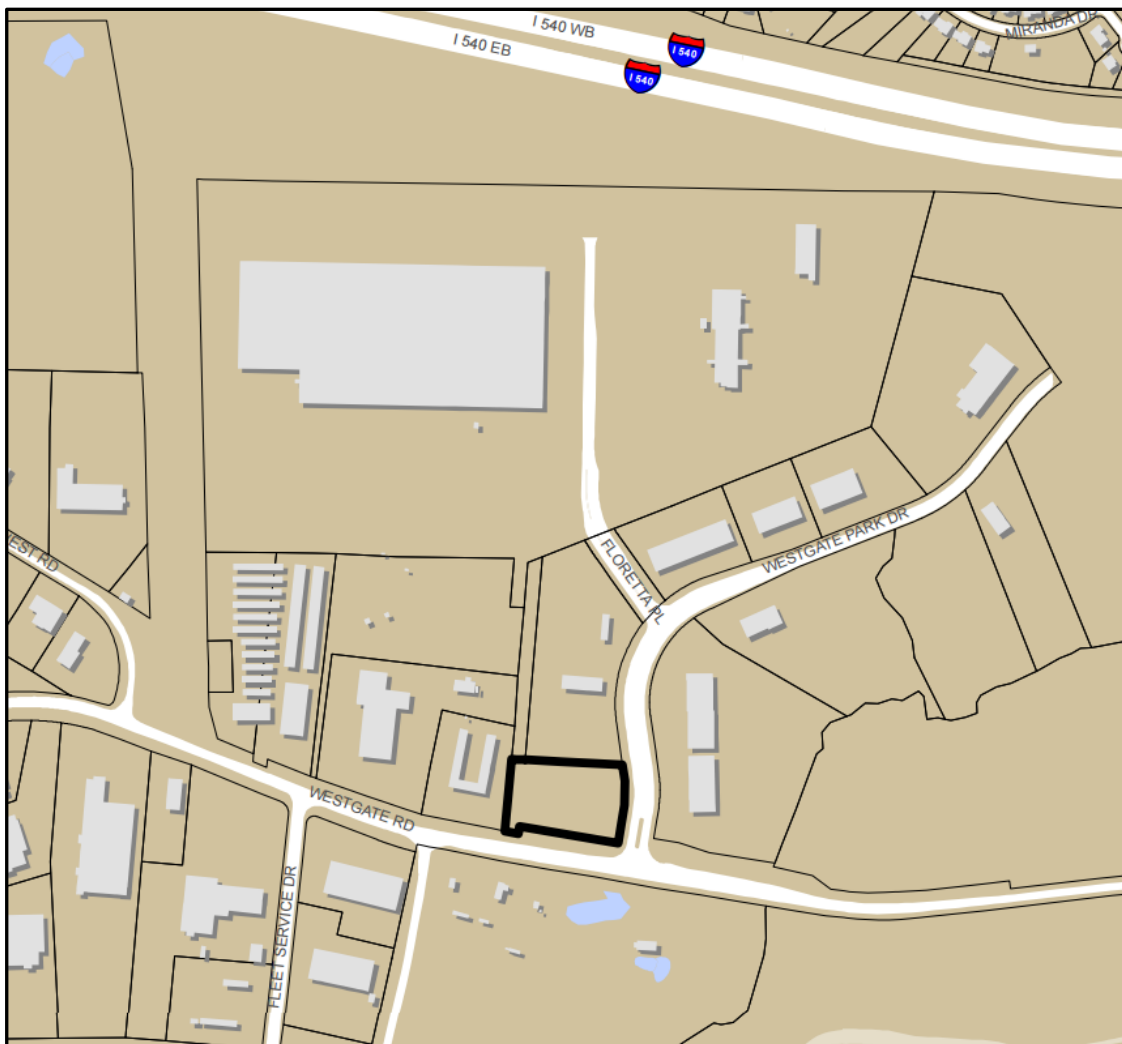
Case File / Name: SR-38-16 / Westgate Park Drive Lot - 2

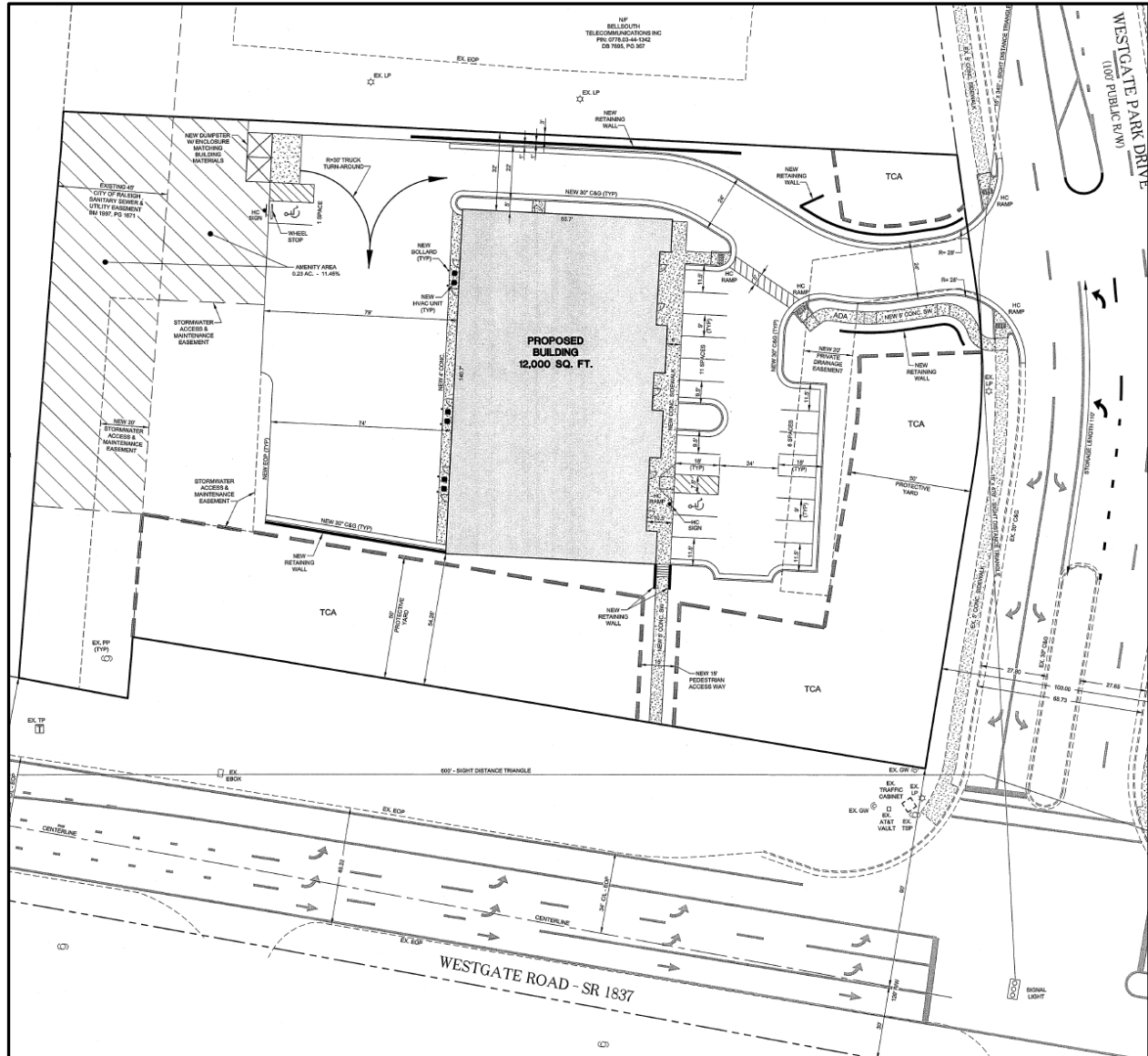
General Location: This site is located on the northwest corner of Westgate Park Drive and Westgate Road at 8801 Westgate Park Drive, inside the City limits.

CAC: Northwest

Request: Development of a 2.0089 acre tract zoned IX-3-PK with Airport Overlay District and Special Highway Overlay District-2 into a 12,000 square foot, 20' tall one-story general type building for a mix of light industrial uses, office, and retail space.

Cross-Reference: TR# 474938





SR-38-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	IX-3-PK	3.1
Overlay District:	Airport Overlay District and Special Highway Overlay District-2	5.1
Parking:	14 vehicular spaces required and 20 spaces proposed; a minimum of 4 bicycle spaces required for retail uses which is to be shown on final plans for permit approval	7.1.2
Street Type(s):	Westgate Park Drive is classified as an Avenue 2-Lane, divided street. Westgate Road is classified as an Avenue 4-Lane, divided street. Westgate Park Dr. – exists as 100' r/w, 69' b-b street: the standard required is a 64' r/w, 36' b-b street. No construction and no slope easement is required. Westgate Road – exists as 120 r/w, 48' eop-eop (no curb): the standard required is 104' r/w, 76' b-b street. No construction and no slope easement is required.	8.4
Streetscape:	Commercial Streets. Westgate Road is NCDOT-maintained and there are no improvements on Westgate Rd. within the r/w so no driveway permit or encroachment needed. Trees are being provided in a Type C-2 yard on site, in an area of tree conservation along both streets. A design adjustment has been approved to not require sidewalk widening along Westgate Park Drive.	8.5
Setbacks/Frontage:	Front = 120' (3' minimum required), side street = 54' (3' minimum required), side = 32' (6' minimum), rear = 165' (6' minimum). Parking areas meet minimum street and lot line setbacks. Additionally 50' setbacks meeting Parkway frontage requirements for the building and parking are met.	3.4 , 3.2
Neighborhood Transitions:	Not applicable; adjacent lots are zoned Industrial Mixed Use (IX-3-PK)	3.5
Transitional Protective Yards:	Not applicable	7.2.4
Stormwater:	Preliminary plan shows code conformance. Project is proposing underground pipe detention and a dry pond for detention only. Nitrogen reduction will be achieved using buydown option only.	9.2

Tree Conservation:	This site is providing 0.5283 acres or 26% of tree conservation area in accordance with Article 9.1.	9.1
Variances, Design Adjustments, Administrative Alternates:	Two design adjustments were approved by the Public Works Director: one related to the site exceeding block perimeter requirements and not requiring a public street to be built thru the site and the other to not require sidewalk improvements along Westgate Park Drive because of the existing sidewalk in place.	
Other:	A minimum 50' protective yard is provided as tree conservation area along the site's street frontage per UDO Section 3.4.3	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

1. That prior to issuance of a grading permit, 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. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

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

3. That final site plans show bicycle parking in accordance with UDO Section 7.1.2 commensurate with the amount of retail space to be provided in the building (minimum of four spaces);
4. That prior to issuance of a grading permit, 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;

5. That a stormwater control plan with a stormwater operations & maintenance manual & budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;
6. That a nitrogen offset payment must be made to a qualifying mitigation bank;
7. 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. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
8. That final site plans show any HVAC or mechanical units to be located on the ground and screening for them and all service areas as required by UDO Section 7.2.5;
9. That the final site plan include a revised landscape plan showing vehicle parking lot landscaping in accordance with UDO Sections 7.1.7 D and E to provide minimum interior islands of 300 sq ft. size with a tree in each;

Prior to issuance of building permits:

10. That all plans for outdoor lighting show conformance with UDO Sections 5.2.1 C, 5.3.1 I and 7.4;
11. That final architectural plans show rooftop construction of uniform color and non-reflective material in accordance with UDO Section 5.2.1 C 2;
12. That prior to issuance of a building permit 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;
13. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements;
14. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
15. That a fee-in-lieu be paid for a 6' sidewalk, curb and gutter and related stormwater facilities along Westgate Road;
16. That a fee-in-lieu be paid required for a 1' sidewalk on Westgate Park Drive to supplement the existing 5' sidewalk to meet the UDO 6' sidewalk width requirement;
17. That a surety be paid for public improvements being constructed in the Westgate Park Drive right-of-way prior to building permit. The surety will be based on construction costs at 125% due to the street being maintained by the City;
18. That infrastructure construction plans be approved by the City for any public improvements;

Prior to issuance of building occupancy permit:

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



Engineering Services Design Adjustment – Staff Response

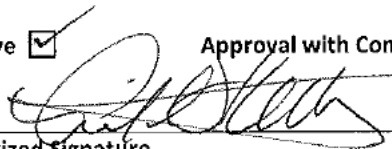
Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 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 Westgate Park Dr.	Date Completed Application Received: 8/24/2016
	Case Number: SR-38-2016	Transaction Number: 474938

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	<i>Kathryn Beard</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
<p>This project is seeking 2 design adjustments as follows:</p> <ol style="list-style-type: none"> 1) This property exceeds the maximum block perimeter for this site, however, the lot being developed is a corner property with 2 parkway frontages and commercial / industrial developments to the west and north of this site. A public street constructed through this site would not provide a benefit for future street planning. 2) The frontage on Westgate Park Drive has existing 5' sidewalk behind a 3.5' planting strip and the applicant is requesting a design adjustment to allow this to remain for consistency along Westgate Park Drive. <p>Summary: City staff is in support of both of these design adjustment requests.</p>				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny


8/30/16

Authorized Signature _____ Date _____

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

CONDITIONS FOR APPROVAL	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Barker) Date: 9-16-16

Staff Coordinator: Meade Bradshaw

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 9/1/16, submitted by John A. Edwards & Company.

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: 9-16-2019

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.