LOCATION: This site is located on the west side of Wake Forest Road. The site is addressed at 1217, 1219, and 1221 Wake Forest Rd, which is inside City corporate limits.

REQUEST: Redevelopment of a 0.517-acre site zoned PD (Planned Development – Z-14-2018/MP-1-18) for Overnight Lodging. An existing building (4,245 SF) will remain and a second existing building will be expanded from 1,340 SF to 2,871 SF.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A design adjustment has been submitted to the streetscape requirements of UDO Article 8.5. The street trees have been relocated behind the sidewalk in the right of way to meet NCDOT requirements. The 5’ utility placement easement has also been proposed to be removed as utilities can be placed in the planting strip between sidewalk and curb and gutter.

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 4/2/2019 by Crumpler Consulting Services, PLLC.

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:

☐ CONCURRENT SITE 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 concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

General

1. Solid Waste service area will be shown and comply with UDO 7.2.5.C.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

4. This project is showing no increase in impervious surface areas as related to the project (some ROW improvements are included). Therefore, no stormwater management facilities are needed for either quality or quantity.

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑️ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| ☐ | City Code Covenant | ☒ | Slope Easement |
| ☐ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☐ | Utility Placement Easement | ☐ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☐ | Public Access Easement |
| ☐ | | ☐ | Other: |

☐✅ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

*The following items must be approved prior to recording the plat:*

**Engineering**

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

7. Slope easements and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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**

8. Comply with all conditions of Z-14-18/MP-1-18.

9. A recombination map shall be recorded, recombining the existing three lots into a single tract.

10. Provide fire flow analysis.

**Engineering**

11. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

12. 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**

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

**Urban Forestry**

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes four street trees along Wake Forest Road.

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all right of way street trees 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: 4-24-2022
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: (Development Services Dir./Designee) [Signature] Date: 4/24/19

Staff Coordinator: Ryan Boivin
Design Adjustment
Staff Response

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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Gables Motor Lodge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-8-19</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>584373</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 22 - 2019</td>
</tr>
</tbody>
</table>

**Staff recommendation based upon the findings in the applicable code(s):**
- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [x] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

**DEPARTMENTS**
- [x] Dev. Services Planner
- [x] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

**CONDITIONS:**

**Development Services Director or Designee Action:** [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Daniel G. King, P.E.

Date: 4/24/19

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

PAGE 1 OF 5

WWW.RALEIGHNC.GOV

REVISION 1/30/2018
Staff Response
Article 8.5 Existing Streets

A. The requested design adjustment meets the intent of this Article;
YES ☑ NO ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES ☑ NO ☐

C. The requested design adjustment does not increase congestion or compromise safety;
YES ☑ NO ☐

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES ☑ NO ☐

E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES ☑ NO ☐

STAFF FINDINGS
The proposed design adjustment allows for street trees within the public right of way in the NCDOT approved location behind the sidewalk. The 5’ utility placement easement has proposed to be removed as utilities can continue to be placed behind the back of curb prior to the sidewalk. If the 5’ utility placement is not removed the street trees will be covered by fee in lieu as part of the urban forestry review. The street trees will be within a 4’ planting strip behind the sidewalk in the right of way.
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<td>584373</td>
</tr>
<tr>
<td>Name</td>
<td>Gables Lodge, LLC</td>
</tr>
<tr>
<td>Attn.</td>
<td>Daniel Robinson</td>
</tr>
<tr>
<td>Address</td>
<td>129 Fleming Drive</td>
</tr>
<tr>
<td>City</td>
<td>Durham</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27712</td>
</tr>
<tr>
<td>Phone</td>
<td>919-672-0479</td>
</tr>
<tr>
<td>Firm</td>
<td>Crumpler Consulting Services, PLLC</td>
</tr>
<tr>
<td>Address</td>
<td>2308 Ridge Road</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
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<tr>
<td>Zip Code</td>
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<td>Phone</td>
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I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- [ ] UDO Art. 8.4 New Streets - See page 3 for findings
- [X] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [ ] Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

A design adjustment is being requested to seek relief of the required 5' Utility Placement Easement and shift the required street trees from the 6' planting strip to behind the sidewalk within the ROW.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature ___________________________ Date 3/19/19

<table>
<thead>
<tr>
<th>CHECKLIST</th>
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</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
</tr>
</tbody>
</table>

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only RECEIVED DATE: DA -
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;
   The existing streets currently provides adequate travel ways and meets the minimum width required for the section. The design constructs the sidewalk section and planting strip as required for the section. The design adjustment is to place the required street trees behind the sidewalk and remove the 5' Utility placement easement as the planting strip would be available for use since the required plantings have been moved.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustments meets the intent of the comprehensive plan as the streetscape section is being met as all components are being installed with the planting location being installed behind the sidewalk instead of being placed within the 6' planting strip.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment does not increase congestion as traffic flows and patterns are not being altered.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   Additional maintenance is not being created as the streetscape section components are not changing just the planting location.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The requested design adjustment has been designed and certified by a Professional Engineer.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Lori Page Clay, a Notary Public do hereby certify that personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 19 day of March, 2019

Notary Public

My Commission Expires: 3/23/2019
SITE PLANS FOR
GABLES MOTOR LODGE

1217 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SR-08-19
CITY OF RALEIGH TRANSACTION NUMBER: 584373

PREPARED FOR:
GABLES LODGE, LLC
129 FLEMING DRIVE
DURHAM, NORTH CAROLINA 27712

SOLID WASTE SERVICES NOTES:
SOLID WASTE TO BE SERVICED BY PRIVATE CONTRACTOR. 30 & 50 GALLON CARTS FOR TRASH AND (2) 36 GALLON CARTS FOR COMPOSTABLE RECYCLE COLLECTION TO BE COMPLETED OR IN PLACE BY A PRIVATE WASTE CONTRACTOR. THE CARTS FOR TRASH & RECYCLING CAN BE PLACED BUT AS EARLY AS 7AM THE DAY OF SERVICE AND MUST BE PLACED BACK IN STORAGE NO LATER THAN 10:30 AM ON DAY OF SERVICE.

CALL 48 HOURS BEFORE YOU STOP

CALL 811 BEFORE YOU DIG

North Carolina 811

1-800-482-4444

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SITE EXEMPTION NOTES:
THE SITE WILL BE 따라서 EXEMPTION FROM THE EXISTING TYPE OF USE REQUIREMENTS OF THE ZONING BY-LAW. THE SITE WILL BE SUBJECT TO THE SITE PLAN REQUIREMENTS AND THE CITY OF RALEIGH STANDARDS.

SITE PLANS:
C-1 COVER SHEET
C-2 EXISTING SURVEY
C-3 SITE PLAN
C-4 GRADING AND STORMDRAINAGE PLAN
C-5 UTILITY PLAN
C-6 LANDSCAPING PLAN
D-1 DETAILS
D-2 DETAILS