STAYBRIDGE SUITES
SR-25-2017

Zoning: PD
CAC: Northwest
Drainage Basin: Little Briar
Acreage: 6.99
Sq. Ft.: 88,907

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Phillip Wiggins
Phone: (701) 235-0199
LOCATION: This site is located on the north side of T.W Alexander Drive, at the northwest corner of T.W Alexander Drive and ACC Blvd. The address of the property is 8001 ACC Blvd.

REQUEST: Development of a 6.99 acre tract zoned CX-7 CU (Z-37-2016) into a 88,907 square foot/107 unit (Staybridge Suites) Hotel with onsite parking.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. As ACC Blvd. was previously approved as a Commercial Collector Street with a 41’ wide street within a 60’ right of way (MI-12-17, #508070), prior to 2/14/14, this alternative street cross section has been allowed in place of the current required Avenue 2 Lane divided street type. (8.3).

One Administrative Alternate (AAD 16-17) has been approved by the Planning Director for this project, noted below.

1. An alternative design for the transparency and blank wall standards of the façade facing streets.

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 submitted by Lowry Engineering (plan dated 1/31/18).

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. Next Step: 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

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer.

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

5. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

6. Obtain required tree impact permit from the City of Raleigh.

7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-37-16.

2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

3. Provide fire flow analysis.

ENGINEERING

4. A 5’ general utility easement 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk along the frontage of ACC Blvd. and TW Alexander Dr. shall be paid to the City of Raleigh.

6. A 15’x20’ transit easement located on TW Alexander Dr. shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.
7. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

8. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**STORMWATER**

19. 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.

20. A plat showing the approved floodprone area, buffer, and Private Drainage easements must be recorded.

21. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

22. The flood prone areas, as approved by the City Stormwater Engineer as shown on the preliminary plan, shall be shown on all maps for recording;

23. 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;

24. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

**URBAN FORESTRY**

25. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

26. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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

3. **Next Step:** All street lights and street signs required as part of the development approval are installed.

4. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

6. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection 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:** 2-28-2021
  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:** (Planning Dir./Designee) [Signature]  
Date: 2/20/2018

**Staff Coordinator:** Michael Walters

SR-25-17, Alexander Place (Staybridge Suites)
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</th>
<th>Staybridge Suites</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Development Case Number</td>
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<tr>
<td></td>
<td>SR-25-2017</td>
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<tr>
<td>Transaction Number</td>
<td>Design Adjustment Number</td>
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<td>506148</td>
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Staff recommendation based upon the findings in the applicable code(s):

☐ UDO Art. 8.3 Blocks, Lots, Access
☑ UDO Art. 8.5 Existing Streets
☐ UDO Art. 8.4 New Streets
☐ Raleigh Street Design Manual

Staff SUPPORTS ☑ DOES NOT SUPPORT ☐ the design adjustment request.

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<tr>
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<tbody>
<tr>
<td>☐ Dev. Services Planner</td>
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<td>☑ Development Engineering</td>
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<td>☐ Engineering Services</td>
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<td>☐ City Planning</td>
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<td>☐ Transportation</td>
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<td>☐ Parks &amp; Recreation and Cult. Res.</td>
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CONDITIONS:

This section of ACC Blvd is fully constructed to collector street standards and with the completion of this project will be fully developed on both sides. This section of ACC Blvd was part of a larger subdivision plan and the street network was completed based on that plan. Staff agrees that the constructed footprint of ACC Blvd. meets the intent of the Comprehensive plan and as this is already a City Maintained street does not cause any additional maintenance or safety concerns.

Development Services Director or Designee Action: ☑ APPROVE ☐ APPROVE WITH CONDITIONS ☐ DENY

Authorized Signature: ___________________________  Date: 2/15/2018

*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).
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**
This section of ACC Blvd is fully constructed to collector street standards and with the completion of this project will be fully developed on both sides. This section of ACC Blvd was part of a larger subdivision plan and the street network was completed based on that plan. Staff agrees that the constructed footprint of ACC Blvd. meets the intent of the Comprehensive plan and as this is already a City Maintained street does not cause any additional maintenance or safety concerns.
Design Adjustment
Application

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

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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<tbody>
<tr>
<td>Name</td>
<td>Heritage Inn of Raleigh, LLC</td>
</tr>
<tr>
<td>Address</td>
<td>1202 Westrae Dr, 3rd Floor</td>
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<tr>
<td>City</td>
<td>Fargo</td>
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<tr>
<td>State</td>
<td>ND</td>
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<tr>
<td>Zip Code</td>
<td>58103</td>
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<tr>
<td>Phone</td>
<td>701.293.4017</td>
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<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Jonathan Lowry</td>
</tr>
<tr>
<td>Firm</td>
<td>Lowry Engineering</td>
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<tr>
<td>Address</td>
<td>1111 Westrae Drive, Ste 108</td>
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<td>City</td>
<td>Fargo</td>
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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

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<td>Code Section Referenced: UDO 8.4.5.B</td>
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<td>Justification: Por the UDO, ACC Boulevard is classified as an Avenue 2-Lane, Divided Street with a center turn lane which would require 45' from back-of-curb to back-of-curb and 76' Right-of-way. The right-of-way was platted and plans for this section of ACC Boulevard were submitted by John A. Edwards &amp; Company (MI-12-17, Transaction # 506870) and approved by the City prior to the UDO being adopted. The plans show this section of ACC Boulevard to be classified as a Commercial Collector with 41' from back-of-curb to back-of-curb and 60' Right-of-way. Construction of ACC Boulevard is already underway and will be completed in November 2017. We believe the current approved design meets the requirements of UDO 8.4.1.E.</td>
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*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

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

Owner/Owner's Representative Signature

Date

In Witness whereof, the parties signed have executed this document on this date.

Notary Signature

Date

LORI KASOWSKI
Notary Public
State of North Dakota
My Commission Expires Nov. 21, 2018

PAGE 1 OF 1

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REVISION 1.20.17
ST PER SECTION 7.4.2.A. OF THE U.D.O., THE TRANSITIONAL PROTECTIVE YARD IS REPLACED BY TREE CONSERVATION

PROPOSED USE/ADJOINING USE: MEDIUM IMPACT (HOTEL) / UNKNOWN IMPACT (PDD ZONING)

FRONTAGE LENGTH - ACC BLVD: 426 LF*
FRONTAGE LENGTH - T.W. ALEXANDER DRIVE: 173 LF*

PARKING AREA

STREET PROTECTIVE YARD - TYPE C2 (15' WIDTH)

LANDSCAPE CALCULATIONS

SHRUBS PROVIDED: 370 SHRUBS
SHRUBS REQUIRED: 90 SHRUBS (1 SHRUB PER 500 SF)

STREET TREES REQUIRED: 7, 3" CALIPER TREES (4 PER 100 LF OF FRONTAGE, 21" TOTAL)
STREET TREES REQUIRED: 17, 3" CALIPER TREES (4 PER 100 LF OF FRONTAGE, 51" TOTAL)

TRANSITIONAL PROTECTIVE YARD (TPY)

TREES PROVIDED: 23 TREES
TREES REQUIRED: 23 TREES (1 TREE PER 2,000 SF)

VEHICULAR SURFACE AREA: 44,657 SF

AREAS PER PREVIOUSLY APPROVED TCA PLANS (BY OTHERS).

GAS MATCHLINE - SEE SHEET LP-1