Zoning: **CX-5-CU**  
CAC: **Northeast**  
Drainage Basin: **Perry Creek**  
Acreage: **2.64**  
Sq. Ft.: **69,000**  

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**  

Applicant: **Milan Patel**  
Phone: **(252) 767-2525**
Administrative Approval Action
Home2 Suites Hotel: SR-77-17
Transaction# 530756, AA# 3759

LOCATION: This site is located at the northwest corner of Sumner Boulevard and Triangle Town Boulevard. The address is 3951 Sumner Boulevard and the PIN number is 1726696549.

REQUEST: Development of a 2.64 acre tract zoned Commercial Mixed Use- 5 Conditional Use (CX-5-CU with zoning conditions of Z-35-16). The applicant is proposing a 69,000 square foot hotel with 5 stories at 61’2”. The site will include 95 parking spaces, amenity area and greenway access.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: An Administrative Alternate has been approved by the Planning and Development Director for this project, noted below:

1. The applicant requested an Administrative Alternate for Section 7.2.5C – Service Areas Screening. Please reference AAD-30-17. The Planning Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance, subject to the following conditions: That the materiality of the dumpster enclosure either matches durable materials on the building or consists of other durable high quality material. Approval is dated November 20, 2017.

Two Design Adjustments have been approved by the Development Services Director Designee for this project, noted below:

2. A Design Adjustment granting relief from the block perimeter requirements due to the location of this lot within Triangle Town Center property at an intersection of Triangle Town Boulevard and Sumner Boulevard. Please reference DA 15-2018.

3. A Design Adjustment to request a waiver from dedicating 7’ right-of-way and 5’ utility placement easement along the Sumner Boulevard frontage. The street alignment for Sumner Boulevard was approved to transition to a narrower width from west to east over Triangle Town Boulevard and this was also to comply with the previously recorded primary tree conservation. Please reference DA 15-2018.

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 Katie Geier and Tim Foley of Henson Foley.

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.
Stormwater: This site will utilize an above ground sand filter with a mitigation buydown for stormwater quality compliance and will utilize underground pipe detention for stormwater quantity compliance.

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

ENGINEERING
1. 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
2. Next Step: 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.
3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
4. Next Step: Tree protection fence must be located in the field to protect the existing tree conservation area and be 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
5. Comply with all conditions of Z-35-16.
6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Easement Dedications.
7. Provide fire flow analysis.

ENGINEERING
8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6’ sidewalk and 6 street trees along the Triangle Town Boulevard frontage shall be paid.
9. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk along the Sumner Boulevard frontage shall be paid.
10. A cross access agreement with the adjacent property with PIN 1727506318, G&I VIII CBL TTC LLC shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement agreement shall be returned to the Development Services Department within one (1) day of recordation.
PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for the City of Raleigh Water Line Easement dedication

STORMWATER

12. **Next Step**: 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.

13. **Next Step**: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

14. **Next Step**: 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.

15. **Next Step**: 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.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

16. **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.

17. **Next Step**: 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.

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

19. **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.

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

21. **Next Step**: Final inspection of all required the existing Tree Conservation area 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: 6-4-2021
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: 6/4/2018

Staff Coordinator: Daniel L. Stegall
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>
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<tbody>
<tr>
<td>Project Name</td>
<td>Home2Suites Raleigh</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-77-2017</td>
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<tr>
<td>Transaction Number</td>
<td>530756</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 15 - 2018</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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<thead>
<tr>
<th>DEPARTMENTS</th>
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<tr>
<td>Dev. Services Planner</td>
<td>City Planning</td>
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<tr>
<td>✔️ Development Engineering</td>
<td>✔️ Transportation</td>
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<td>□ Engineering Services</td>
<td>✔️ Parks &amp; Recreation and Cult. Res.</td>
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<th>STAFF RESPONSE</th>
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<td>CONDITIONS:</td>
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Development Services Director or Designee Action: ✔️ APPROVE □ APPROVE WITH CONDITIONS □ DENY

Authorized Signature: KEVIN W. FETTIG, PE, MPA

*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).
ADMINISTRATIVE SITE REVIEW PACKAGE
PROPOSED
HOME 2 SUITES RALEIGH
RALEIGH, WAKE COUNTY, NORTH CAROLINA

SR-77-17
TRANSACTION 530756
1. CONTRACTOR IS RESPONSIBLE FOR

2. ADHERE TO STANDARDS IN THE CITY TREE INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.

3. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER.

4. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTION AREA.

5. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.

6. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

8. NEXT TO the Tree Protection Area, the followingQUANTITIES:

   A. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE MANUAL.

   B. PROVIDE FOR PROTECTION OF TREE CONSERVATION AREAS (UDO ARTICLE 9.1. TREE CONSERVATION) AND FOR CREDIT OF EXISTING TREES (UDO SECTION 7.2.7.E.)

   C. PLUMB THE ROOT FLARE AT GRADE. TREE SHALL BE SET COMPLETELY REMOVE TOP HALF OF BURLAP, WATER SAUCER SHALL BE NO MORE THAN 3" DEEP OR UNHEALTHY BRANCHES STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

   D. MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

   E. KEEP 2'-0" PLUMB OF BURLAP IN FENCE BUT REMOVE OR UNBURLAP PRIOR TO BUILDING SETBACK.

   F. ENROUTE ON TREE CONSERVATION LIMIT LINE TREE CONSERVATION FENCE TO BE PLACED ON TREE CONSERVATION LIMIT LINE.

   G. DO NOT ENTER TREE PROTECTION AREA.

   H. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

   I. DO NOT ENTER

   J. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

   K. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.

   L. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

   M. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

   N. NEXT TO the Tree Protection Area, the followingQUANTITIES:

   O. MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE MANUAL.

   P. PROVIDE FOR PROTECTION OF TREE CONSERVATION AREAS (UDO ARTICLE 9.1. TREE CONSERVATION) AND FOR CREDIT OF EXISTING TREES (UDO SECTION 7.2.7.E.)

   Q. PLUMB THE ROOT FLARE AT GRADE. TREE SHALL BE SET COMPLETELY REMOVE TOP HALF OF BURLAP, WATER SAUCER SHALL BE NO MORE THAN 3" DEEP OR UNHEALTHY BRANCHES STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

   R. MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

   S. KEEP 2'-0" PLUMB OF BURLAP IN FENCE BUT REMOVE OR UNBURLAP PRIOR TO BUILDING SETBACK.

   T. ENROUTE ON TREE CONSERVATION LIMIT LINE TREE CONSERVATION FENCE TO BE PLACED ON TREE CONSERVATION LIMIT LINE.

   U. DO NOT ENTER TREE PROTECTION AREA.

   V. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

   W. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.

   X. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT.

   Y. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.

   Z. NEXT TO the Tree Protection Area, the followingQUANTITIES:

   [CONTINUE WITH LISTS AND DETAILS AS NEEDED]