Zoning: **R-10-CU & CX-4-CU w/SHOD-1**  
CAC: **West**  
Drainage Basin: **Walnut Creek**  
Acreage: **2.17**  
Sq. Ft.: **51,335**

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

Applicant: **Tony Tate**  
Landscape Architecture  
Phone: **(919) 484-8880**
LOCATION: This site is located on the southeast corner of the intersection of Gorman Street and Thistledown Drive, north of the intersection of Gorman Street and Interstate 40. The site’s address is 3771 Thistledown Drive.

REQUEST: Development of a 2.17 acre tract, zoned CX-4-CU (Z-30-97), and within both a SHOD-1, and an SRPOD overlay, into a 51,335 gross square foot, 91 unit 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 the frontage is a controlled access street (NCDOT) and a blueline stream exists to the east the block perimeter requirement has been waived. (8.3, 8.5)

One Administrative Alternate (AAD 13-17) has been approved by the Planning Director for this project, noted below.

1. An alternative design for the transparency standards of the façade facing streets. (1.5.9)

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 Tony M. Tate Landscape Architecture, P.A.

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

5. Comply with all conditions of Z-30-97.

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

7. Provide fire flow analysis.

TRANSPORTATION

8. A 15’ x 20’ transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

ENGINEERING

9. 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 within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

10. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk for 271’ is paid to the City of Raleigh.

11. A cross access agreement among the proposed lot owned by pin 0783902027 and pin 0782991653 lot shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
12. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

13. 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.

PUBLIC UTILITIES

14. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

STORMWATER

15. The recorded plat must be updated to record new Private Drainage Easement.

16. A payment equal to twenty-four percent (24%) of the estimated cost of constructing any new stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

17. 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. Existing documents for shared stormwater control measures must be updated to incorporate any new additional stormwater control measure on the site.

18. 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. Additional Private Drainage Easement for new stormwater control measure(s) must be recorded.

19. 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).”

20. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of any new stormwater device shall be paid to the Engineering Services Department.
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) ___________________________ Date: 2/28/2018

**Staff Coordinator:** Michael Walters
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>Marriott TownePlace Suites</th>
<th>Date completed Application received</th>
<th>11/29/2017</th>
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<td>Case Number</td>
<td>SR-88-2017</td>
<td>Transaction Number</td>
<td>553412</td>
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</tbody>
</table>

**Staff Supports**

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [ ] Raleigh Street Design Manual
- [ ] Other

**DEPARTMENT** | **REPRESENTATIVE SIGNATURE** | **DEPARTMENT** | **REPRESENTATIVE SIGNATURE**
--- | --- | --- | ---
[ ] Dev. Services Planner | | [ ] City Planning | |
[ ] Development Engineering | | [ ] Transportation | |
[ ] Engineering Services | | [ ] PRCR | |
[ ] Public Utilities | | | |

**Findings:** Staff supports the Design Adjustment related to Block Perimeter associated with the project at 3771 Thislizedown Dr. The property's frontage along Gorman St has been declared controlled access by NCDOT and will not allow an additional connection at that point. There is also a blue line stream and existing development located to the east restricting a future connection.

**Development Services Director or Designee Action:**
- [ ] Approve
- [ ] Approval with Conditions
- [ ] Deny

**Authorized Signature:**

KELVIN W. RITCHIE, PE, MPA 2/28/2018

**Date:**

*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).*
Design Adjustment Application

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>Gorman Hotels, Inc</td>
</tr>
<tr>
<td>Address</td>
<td>14000 Common Oaks Drive</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
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<tr>
<td>State/NC</td>
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<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Chris Rurkowski</td>
</tr>
<tr>
<td>Firm</td>
<td>Tony M. Tate Landscape Architecture, PA</td>
</tr>
<tr>
<td>Address</td>
<td>7511 Southpark Drive, Suite 200</td>
</tr>
<tr>
<td>City</td>
<td>Durham</td>
</tr>
<tr>
<td>State/NC</td>
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<tr>
<td>Zip Code</td>
<td>27713</td>
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<tr>
<td>Phone</td>
<td>919-484-8880</td>
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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

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<tr>
<th>DESIGN ADJUSTMENT REQUEST</th>
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<tbody>
<tr>
<td>Code Section Referenced:</td>
<td>8.3.2 Blocks</td>
</tr>
<tr>
<td>Justification:</td>
<td>The subject site at 3771 Thisisle Drive cannot meet the block perimeter requirement for the the existing CX-4-CU zoning due to the site being directly adjacent to I-40 and Gorman Street (controlled access adjacent to property) and a flood storage area and stream buffer to the east with a large topographical difference. The single access point on Thisisle Drive is the only option for access points to the site. Please refer to attached plans that illustrate the surrounding context of the site.</td>
</tr>
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</table>

*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 the request.

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

Owner/Owner's Representative Signature: ____________________________ Date: 11-16-17

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

Notary Signature: ____________________________ Date: 11-16-17

HOLLY A. WALTER
NOTARY PUBLIC
WAKE COUNTY, N.C.
Marriott TownePlace Suites

ADMINISTRATIVE SITE PLAN
3771 THISTLEDOWN DRIVE
RALEIGH, NORTH CAROLINA
TRANSACTION #533412
SR-88-17

Z-30-97 ZONING CONDITIONS

REFERENCES

TREE CONSERVATION HAS BEEN MET DURING SUBMISSION PLAN. NO SEA REQUIRED FOR THIS LOT.

Solid Waste Requirements Met By 3X Weekly Pickup

BUILDING ELEVATIONS HAVE BEEN IMPROVED IN LIEU OF MEETING BUILDING TRANSPARENCY REQUIREMENTS.
GORMAN ST
VARIES WIDTH PUBLIC ROW

1. Boundary and field topographic information taken from file by Summit Engineering.
2. The site is located within zone X FEMA Flood Mapping 3720078200J & 3720078300J dated 05/02/06.

TOTAL AREA 2.17 ACRES
OWNER Gorman Hotels, Inc.

NOT RELEASED FOR CONSTRUCTION

REVISIONS:
12/4/17 - Per City of Raleigh Comments
10/19/17

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880 f: (919) 484-8881 e: tony@tmtla.com

NOT RELEASED FOR CONSTRUCTION
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones, large soil clods and any other construction debris. All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content. Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

The owner shall have the right to reject any and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner.

The owner reserves all rights to reject or accept any of the work, materials, or services upon the advice, recommendation, or approval of other City departments, agencies, or officials.

Failure to call for inspection, install a downstream plug, have inspection as a result of this notification failure, or fail to install a downstream plug before this work is completed may result in the issuance of monetary fines and require the contractor to relocate all water and sewer facilities not previously notified.

The public utilities department at 996-4540, at least twenty-four hours prior to beginning any of their construction. For contacting the public works department at 516-2159, and the construction contractor responsible for the extension of the water and sewer, as approved in these plans, is responsible for the correct installation of water and sewer facilities, in accordance with the approved plans and specifications.

The owner shall have the right to reject and any and all materials and any and all work, which in his opinion, does not meet the requirements of the contract.

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