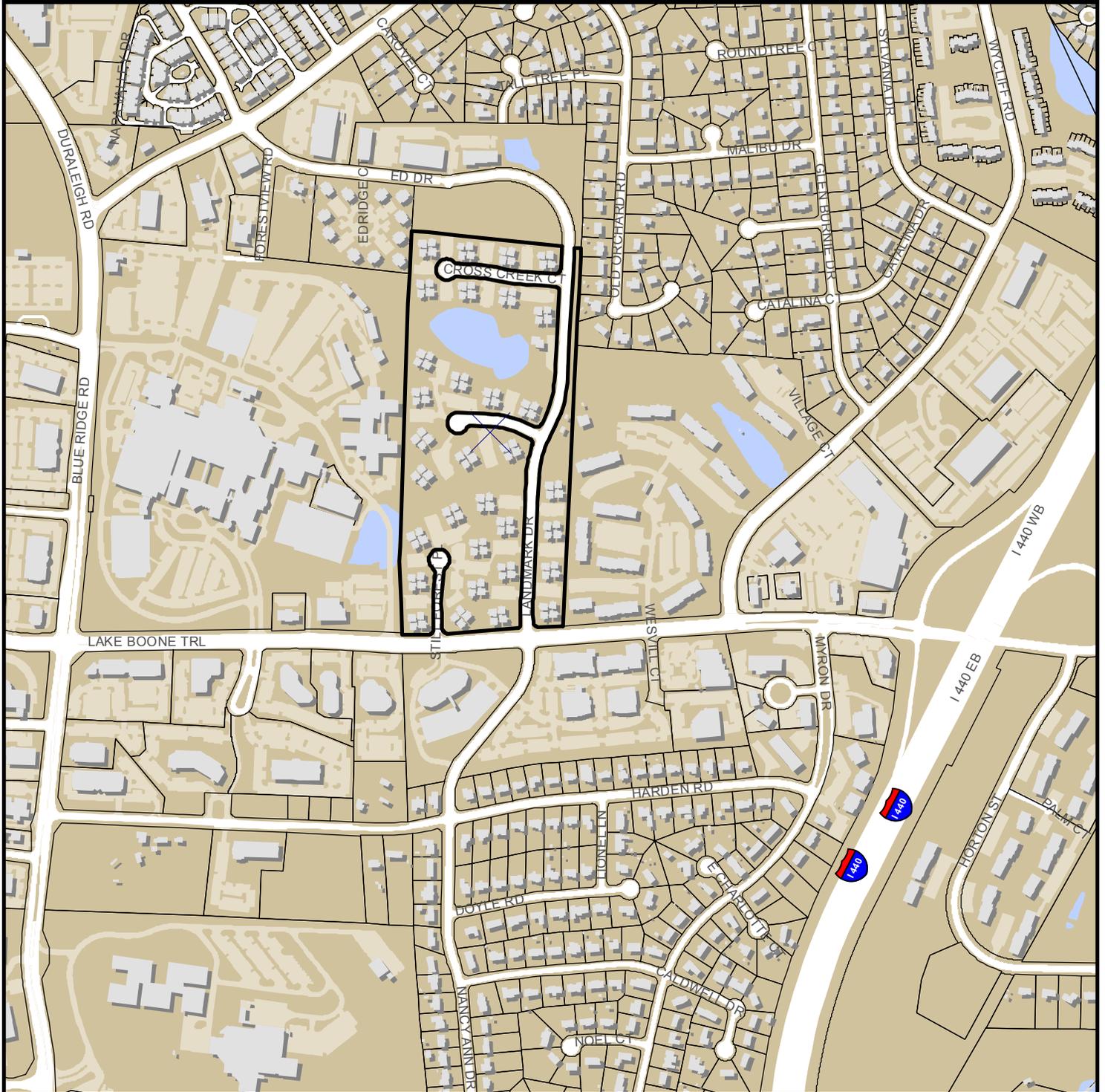


PANERA @ VILLAGES OF LAKE BOONE SR-13-2015



Zoning: **CX-4 & CX-5 w/PL-CU** Planner: **Meade Bradshaw**
CAC: **Northwest** Phone: **(919) 996-2664**

Drainage Basin: **House**
Acreage: **34.29**
Square Feet: **4,397**

Applicant: **Panera LLC**
Phone: **(314) 984-1000**





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-13-15 / Panera @ Villages at Lake Boone

General Location: This site is located on the southeastern quadrant of Landmark Drive and Lake Boone Trail, inside the city limits.

CAC: Northwest

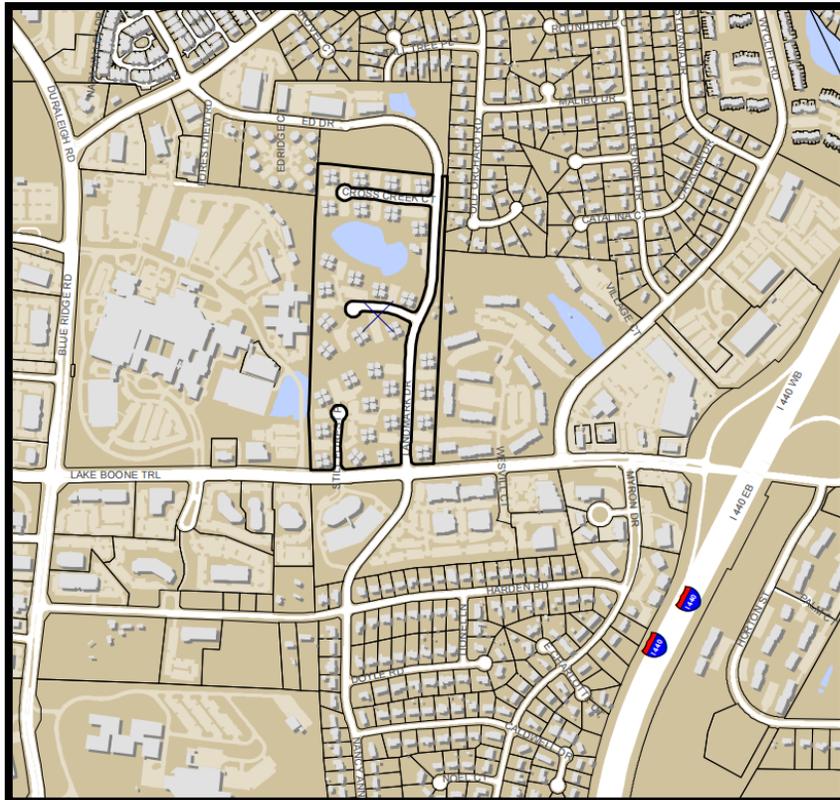
Request: Construction of a 4,567 square foot eating establishment with a drive thru on a 0.92 acre parcel, lot 1 of S-50-14, zoned CX-4-PL CUD.

Design Adjustment: N/A

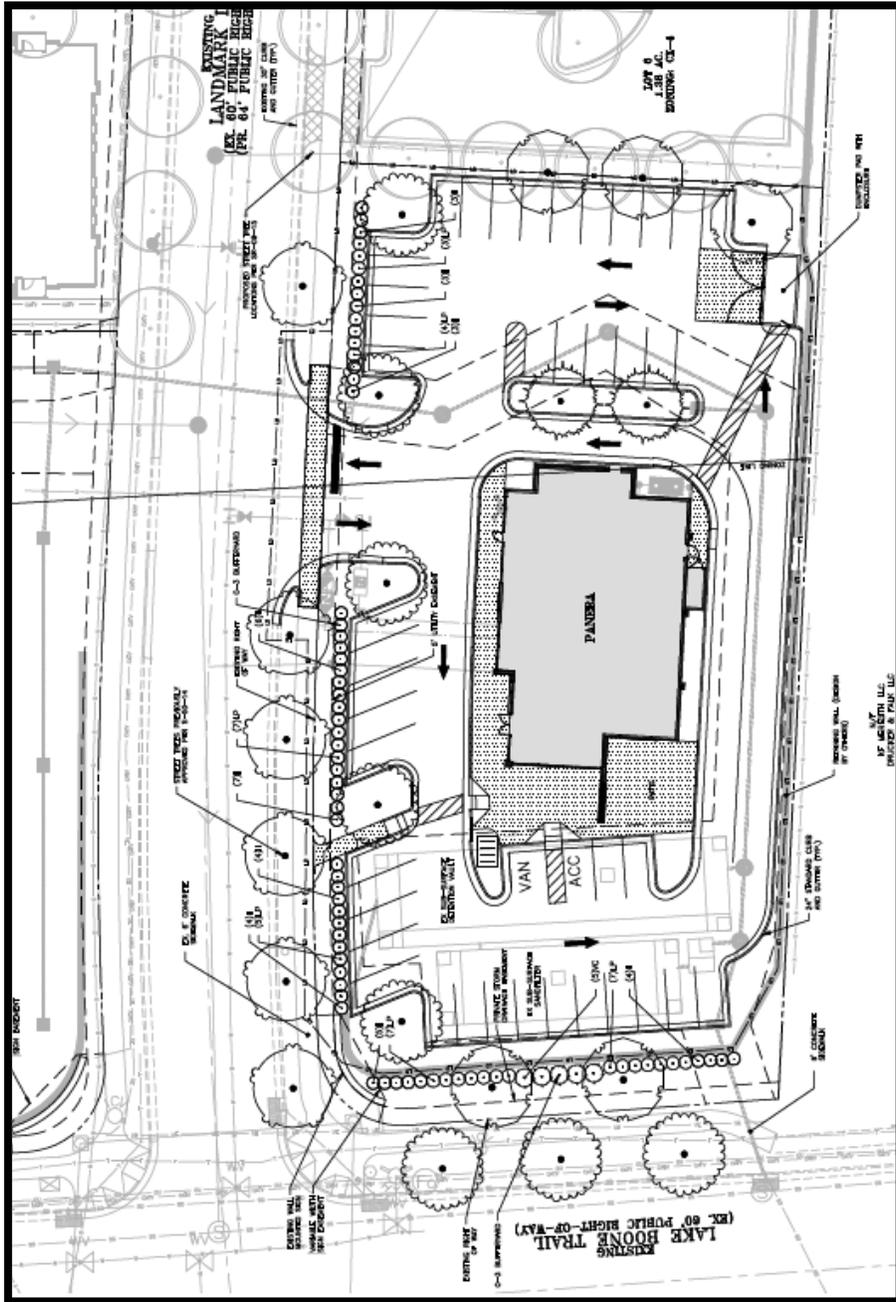
Administrative Alternate: N/A

Contact: Rick Slater, The John R. McAdams Company, Inc.

Cross-Reference: S-50-14



SR-13-15 – Location Map



SR-13-15 – Site Plan

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of building permits:

1. That all conditions of approval of S-50-14 are met and Lot 1 of S-50-14 is recorded;
2. That all conditions of zoning case Z-20-13 are met;
3. That final detailed site plans show conformance with the Unified Development Ordinance;

Prior to issuance of building occupancy permit:

4. That as-built plans for all stormwater control devices as required under UDO Article 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (J. Bowers) Date: 12-14-15

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 11/13/15, submitted by John R. McAdams Company, Inc.

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: 12-14-2018

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.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.