



# Administrative Approval Action

Case File / Name: ASR-0008-2020  
City Barbecue Lake Boone Trail

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the west side of Landmark Drive, north of Lake Boone Trail at 4112 and 4122 Lake Boone Trail.

**REQUEST:** Development of a 1.61 acre/69,696 sf tract zone CX-5-PL-CU & CX-5-CU consisting of existing Lots 3 and 4, recorded in BM 2015 PG 2011. Lot 3 (.87 acres) is a proposed Open Lot and will remain vacant with no development with exception of 2 proposed cross-access drives. Existing Lot 4 will be developed into a proposed 4,000 sf restaurant building with a 650 sf patio area with 37 provided parking spaces.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**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 July 13, 2020 by McAdams.

## **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:*

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

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

### **General**

1. Place a copy of the Solid Waste Service agreement with a private contractor in the Site Permit Review plan set.
2. Demonstrate compliance with UDO Sec.1.5.7. for measuring building height.
3. Demonstrate compliance with UDO Article Sec.7.4 regarding site lighting and building lighting

### **Stormwater**

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

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:***



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## Engineering

1. That the arrow direction the use of the turn lane into the site is removed from the pavement as shown on the site plan and the Signing and Marking Manager in Transportation Operations RDOT approves the removal.
2. That a City of Raleigh standard concrete pad for the relocated Transit stop is constructed per the Plans and inspected by the Transit Division of RDOT.

## Public Utilities

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

## Stormwater

4. 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 (UDO 9.2).

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Lake Boone Trail.
6. A public infrastructure surety for 3 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**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:** August 20, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**



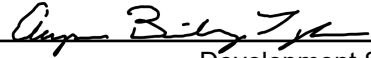
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Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 08/20/2020  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy