

Filibertos Narrative

Current zoning on the site is PAD and is known as PV303 Phase East II with an underlying land use of General Commercial in which retail/restaurant is a permitted use. A use permit is required for the drive thru. The intended use is for a Filiberto's restaurant and the tenant is an experienced operator with 3 existing locations. He plans to have a total of 15 employees with a max of 5 at any one time. The restaurant operation would not be detrimental to either residents nor business nearby. It will be in conformance with all CC&R's and will be architecturally compatible with the balance of the development and the landscape plan is planned to comply with overall master landscape design guidelines. The development of this parcel will allow for the construction of the shared drive which will enable the master developer to commence infrastructure development of the balance of the property. Additionally, since it will serve breakfast, lunch, and dinner, it will provide an amenity to neighboring businesses and residents by providing quality meals with either sit down or drive thru service 24 hours a day.

In addition to the building, as part of this request we would include temporary drainage until the balance of the site is developed. We are proposing to add xeriscape landscape in the area surrounding the proposed store. These plantings will be consistent with Palm Valley/303 development standards. The entire surrounding site will undergo re-plat to provide for cross access, legal description of individual parcels, and a circulation element for the entire site.

The remainder of the site, including drainage, circulation and parking will be modified as a result of the re-plat and addressed at that time. This request is for this specific site plan and for a use permit allowing the drive thru. The shared drive, utilities, and temporary drainage as well as onsite landscaping will be constructed concurrently with the construction of this development.