**AGENDA ITEM NO:** 9

**DRB PROJECT NUMBER:**

|  |
| --- |
| **PR-2018-001346**SI-2022-00184 – SITE PLAN AMENDMENT |

**PROJECT NAME:**

**SUSTAINABILITY ENGINEERING GROUP, LLC/ KEVIN ZENK** requests the aforementioned action(s) for all or a portion of: **1-A, BLOCK 29, UNIT B, NORTH ALBUQUERQUE ACRES** zoned **NR-BP**, located on **SOUTHEAST CORNER of ALAMEDA BLVD and SAN PEDRO** containing approximately 1.001 acre(s). (18) [Deferred from 2/16/22, 3/30/22]

**PROPERTY OWNERS:** GREEN JEANS WEST LLC

**REQUEST:** SITE PLAN APPLICATION FOR NEW 2-LANE DRIVE THRU RESTAURANT

**COMMENTS:**

1. IDO section 5-5-(I)(2) indicates the Drive-Through lanes adjacent to Public ROW are required to have a Vegetative Screen or Wall. Landscape plan submitted on 2/16/22 shows ground cover plants rather than shrubs in that area of the LS plan on L.1.1, and no wall is evident. No new submittal showing correction.

Response:

Understory plants replaced with Evergreen shrub between Evergreen trees to screen visible direction of menu signs. Yellow Bird of Paradise utilized.

1. IDO section 5-11 (E) street-facing Façade requirements for North and West sides. Appears deficient on North street-facing façade. Please justify how these requirements are being met. No new submittal seen.

Response:

Added full awning over the pick-up window creating an arcade over the DT lane further creating sunshade for DT vehicles. Other supplemental canopy includes an orange canopy that wraps around the northwest building corner and provides an exterior feature to break apart the horizontal facade. At the Pick-up window the brick was fully raised creating a break in the roofline canopy and undulation along the horizontal facades. See updated elevations.

1. All Signage must meet requirements of IDO 5-12, Signs; must be submitted under separate Sign permit.

Response:

Signage is proposed. Sign permit to be submitted separately

1. Please clarify if Freestanding Pole Sign is going to be installed, and its location on site plan, including setback. Freestanding sign specifics are shown in 2/16/22 submittal, sheet 6 of Building Mounted Signs.

Response:

No freestanding pole sign is proposed.

1. Show Wall Sign percentage of façade with proposed signage, as per IDO 5-12(F) (2), Table 5-12-2.

Response:

Dimensions and percentage for wall signs added to elevations.