Bowman

January 7, 2022

Robert Webb – Planner, CE
Planning Department
City of Albuquerque
rwebb@cabq.gov

Project Location: **Whataburger – Volcano Rd. & 98th St.**
DRB Project Number: **PR-2019-002402**

Bowman Consulting is in receipt of the comments dated January 5, 2022, issued by City of Albuquerque for the Whataburger restaurant at NEC of Volcano Rd. & 98th St, Albuquerque, NM 87121. Please see below for the responses to the comments:

Code Enforcement Department

Comment 1: Reference work order number for the accessway on the site plan. The accessway shall be in place prior to Certificate of Occupancy.
Response: Comment noted. The accessway is under design by others and once a work order number is available it will be referenced on the site plan.

Comment 2: No address or Final Plat as of yet. Preliminary Plat per PR-2021-005864.
Response: Comment noted. Thank you

Comment 3: Use Specific Standards for Restaurant and Drive Through per IDO section 4-3-D-8 and 4-3-F-4.
Response: Comment noted. The site plan currently meets all the specific standards for restaurant and drive through set forth in the IDO.

Comment 4: Notice of public hearing letter has the wrong date. Shows January 6th.
Response: Comment noted. Notices have been resent with the deferred hearing date of January 12th 2022.

Comment 5: Provide building coverage calculation per replat. Maximum 50% per IDO section 5-1 Dimensional Standards.
Response: A building coverage calculation has been provided on the site plan. Calculations show 5.91% building coverage.

Comment 6: Provide Building Design Consideration detail/justification/explanation. IDO section 5-2-D. Along with the Design requirements of IDO section 5-11-E-2.
Response: The Façade Design requirements of 5-11 (E) of the IDO are being met, the building has a portal facing Volcano Road, and canopies on façades facing Volcano Rd and 98th Street. Additionally, we are adding planters along facades facing Volcano Rd. and 98th Street. See attached exhibit.

Comment 7: Provide clarification of property line to the east and proposed access easement.
Response: Proposed property line and access easement information can be found under the preliminary plat per PR-2021-005864.

Comment 8: Provide detail and/or clarification for meeting the requirements of IDO section 5-5-I-2-B and 5-5-I-2-F. Parking & Loading/Vehicle Stacking & Drive-Through.
Response: A menu board detail that meets the requirements of IDO section 5-5-I-2-B has been included within the resubmittal package. The drive through service windows and associated order board locations are located at least 50 ft of any residential zoned properties.

Comment 9: Provide detail and/or clarification for meeting the requirements for IDO section 5-6-E-1 & E-2 and 5-6-F. Landscaping, Buffering and Screening.
Response: A landscaping and planting plan has been provided showing that the IDO requirements have been met.

Comment 10: Is site lighting part of the site plan proposal? Per IDO section 5-8.
Response: Site lighting is proposed on the site plan and is designed per IDO section 5-8. Photometric plan has been included with this resubmittal.

Comment 11: Provide detail and/or clarification for meeting the requirements of IDO section 5-9-D. Neighborhood edges.
Response: A landscaping and planting plan has been provided showing that the IDO requirements have been met.

Comment 12: Are sign standards being proposed or will they be meeting the NR-C requirements? Provide façade percentage for each wall sign. Freestanding sign must be at least 3ft from any property line.
Response: Sign standards are being proposed see attached signage package with façade percentage for each wall sing.

Comment 13: Property owner to be aware of IDO section 5-13 Maintenance.
Response: Comment noted. Thank you.

If you have any questions or require additional information, please call me at (972) 497-2992, or send an email to kaddo@bowman.com.

Thank you,

Kofi Addo
Team Lead
Bowman