DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/4/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2021-005467*

***Application Number**: SI-2022-00821*

***Project Name**: Raising Cane's (4800 Montgomery Blvd NE)*

Request: EPC Final Site Plan Sign Off

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:

- Signature blocks for DRB members and Solid Waste must be added to the Site Plan.
- The project and application numbers must be added to the Site Plan.
- Future development must meet all applicable standards and provisions of the IDO and the DPM.
- There is an Infrastructure List included with the application submittal. Therefore, a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off from Planning if/once the EPC Final Site Plan Sign Off is approved by the DRB.
- The Infrastructure List must be signed and dated.
- Confirmation must be provided that the Building Design requirements of 5-11(E) of the IDO are being met in a comment response letter and/or on the elevations. Staff could not discern that the requirements are being met per the EPC Staff Report, EPC Site Plan Amendment submittal, and EPC Final Site Plan Sign Off submittal.
- To confirm the requirements of 5-11(E) of the IDO are being met, staff request color elevations.

**(See additional comments on next page)*

- 5-5(I)(2)(a) of the IDO requires a landscape buffer at least 6-feet in width to screen drive-through lanes adjacent to public rights-of-way. The applicant asserts that a portion of the buffer on the northeastern portion of the site adjacent to Montgomery Boulevard cannot meet the 6-foot width requirement, and the buffer is as narrow as 3.6 feet in width. The applicant has applied for a Waiver from this requirement which is scheduled to be heard at the May 18 DRB meeting. **The EPC Final Site Plan Sign Off cannot be approved until/unless the Waiver is approved.**

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 05/10/22
Planning Department