DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005467
SI-2022-00861 – EPC FINAL SITE PLAN SIGN OFF
MODULUS ARCHITECTS & LAND USE PLANNING. INC. agent for RAISING CANE'S RESTAURANTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT B-1, BLOCK A, VISTA GRANDE ADDITION UNIT 1 zoned MX-M, located at 4800 MONTGOMERY BLVD NE and SAN MATEO containing approximately 1.2533 acre(s). (D-17)
PROPERTY OWNERS: TRADECOR 4800 MONTGOMERY LLC
REQUEST: FINAL APPROVAL ON EPC SITE PLAN

PR-2021-005467
SI-2022-00861 – EPC FINAL SITE PLAN SIGN OFF VA-2022-00134 – IDO WAIVER (New!)
MODULUS ARCHITECTS & LAND USE PLANNING. INC. agent for RAISING CANE'S RESTAURANTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT B-1, BLOCK A, VISTA GRANDE ADDITION UNIT 1 zoned MX-M, located at 4800 MONTGOMERY BLVD NE and SAN MATEO containing approximately 1.2533 acre(s). (D-17) [Deferred from 5/11/22]
PROPERTY OWNERS: TRADECOR 4800 MONTGOMERY LLC
REQUEST: FINAL APPROVAL ON EPC SITE PLAN, WAIVER FOR DRIVE THRU REQUIREMENT – 2.2' REQUEST FOR 6' REQUIREMENT TO LANDSCAPE BUFFER AREA FOR DRIVE-THRU ADJACENT TO PUBLIC RIGHT OF WAY ALONG MONTGOMERY

<u>05-11-2022</u>
No comments.

<u>05-18-2022</u>
The requested waiver is not to the benefit of the landscape buffer or streetscape, but per the waiver justification and Transportation Division is determined to be for the benefit of public safety, health, and welfare. The IDO regulation 5-5(I)(2)(a) requires a "vegetative screen OR **wall at least 3 but not more than 4 ft**". The preference would be for a wall facing the street along the drive through lane to create a more pleasant pedestrian experience and a permanent opaque visual barrier from Montgomery. Has the applicant considered a wall (possibly with a vine such as trumpet vine) to screen the drive-through lane?