DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. 15

Project Number: PR-2021-005864 AKA PR-2019-002402

Application Number: SI-2021-02080
Project Name: Whataburger @ 98th Street and Volcano Road

Request: Site plan-DRB

COMMENTS:

- ~~The signature blocks for the DRB signatures and the Solid Waste signature need to be added to the Site Plan.~~

- ~~The project and application numbers need to be added to the Site Plan prior to distribution of the Site Plans to the DRB members for their e-signatures.~~

- ~~The Solid Waste signature must be obtained on the Site Plans prior to final sign-off from Planning.~~

- ~~The applicant must confirm that the Façade Design requirements of 5-11(E) of the IDO are being met in a comment response letter and how they are being met.~~

- ~~Bicycle parking must be depicted on the Site Plan.~~

- ~~The Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. The Landscape Plan sheet must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.~~

- ~~The DRB meeting date on the notifications sent to the affected Neighborhood Association representatives and Property Owners within 100 feet were incorrectly shown as January 6 when the correct date was January 5. Before the DRB can hear the Site Plan application, corrected notifications will need to be sent to the affected Neighborhood Association representatives and Property Owners within 100 feet (the earliest DRB meeting the Site Plan application can be deferred to is January 12).~~

(see comments on next sheet)

- ~~Per 5-2(D) of the IDO regarding design considerations to meet the requirements of site design to respond to climate and geographic features, trees placement is recommended to be in combinations of two-thirds deciduous to one-third evergreen, and trees selection should have three or more tree types to avoid loss of species due to disease. On the Landscape Plan, there is a lack of variation of tree species along the boundaries of the subject property/site fronting 98th Street NW and Volcano Road NW in conflict with the noted design considerations. In addition, the landscaping plan shows one shrub being used all along 98th Street and/or Volcano Road. Please recheck these areas on the landscape plan to verify that the landscaping plan is workable and aesthetically pleasing.~~

- ~~The Landscape Plan must be sealed and signed by a Landscape Architect registered in the State of New Mexico.~~

- A Final Plat must be approved prior to final sign off from Planning.

  Update 3/29/22: A recorded IIA will not be required for the Infrastructure List as it's already financially guaranteed. The recorded IIA for the Preliminary Plat must be submitted prior to final sign off from Planning.

- ~~An Infrastructure List must be submitted for the items pertaining to the Site Plan.~~

- These are preliminary Planning comments, and there could be additional and/or revised Planning comments on this application.

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
Planning Department

DATE: 3-29-22