DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No.

Project Number: PR-2022-007229

Application Number: SI-2022-01237

Project Name: Panda Express – 98th Street

Request: Site Plan - DRB

COMMENTS:

- The project and application numbers for the Site Plan must be added to the Site Plan.
- The authorization letter in the submittal expired in May 28, 2022; please update this authorization and provide with any resubmittals.
- The climatic/geographic responsive form and sun/shade analysis was completed. The applicant is providing glazing on windows to deal with summer sun effects.
- The Vehicle Stacking and Drive-Through requirements of 5-5(I) of the IDO must be met.
- The applicant is requesting a Deviation from the requirement for each ground floor of a street-facing façade to have a minimum of 30 percent of its surfaces in transparent windows per 5-11(E)(2)(a) 2. of the IDO, noting that the proposed development is providing 25.1% of the surface of the street facing façade. To permit a DRB-approved Deviation, the reduction in the surface of a street facing façade cannot be more than 10%, which is no less than 27% of the surface of the street facing façade being transparent windows. The amount of reduction in the surface of a street facing façade being transparent windows as proposed will require ZHE approval of a Variance.
- The proposed development requires external access to the site from driveways off of 98th Street that access the tract that surrounds the site (Tract 1 of 98th Street Plaza) as well as internally from Tract 1 directly. A shared access agreement/easement(s) must be provided to confirm access to the site.

<u>Disclaimer</u>: 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: Robert Webb/Jay Rodenbeck DATE: 7/13/22
Planning Department