DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 3

Project Number: PR-2022-007229

Application Number: SI-2022-01237

Project Name: Panda Express – 98th Street

Request: Site Plan - DRB

COMMENTS:

Update 8/16/22:

- **An Infrastructure List (IL) has been included in the submittal. The IL must be signed and dated by the agent or owner before distribution of the IL for DRB signatures should the Site Plan be approved by the DRB. A recorded Infrastructure Improvements Agreement (IIA) based on the DRB-approved IL must be submitted prior to final sign-off of the Site Plan should the Site Plan be approved by the DRB.**

- ~~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.

Update 8/16/22:

Elevations submitted with the August 17, 2022 supplemental submittal confirm that 5-11(E)(2)(a) 2. is being met with ground floor windows and canopies featured along at least 30% of the length of the facade.

- ~~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.~~

**(See additional comments on next page)*

~~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.~~

Update 8/16/22:
The applicant has submitted an exhibit depicting a recorded/filed 40' Private Reciprocal Access Easement from 98th Street running along the northern boundary of the site and a recorded/filed Cross Lot Access, Parking, and Drainage Easement on the site.

- ~~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.~~

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: Robert Webb/Jay Rodenbeck DATE: 8/16/22
Planning Department