S17-0004 McDonald's

Planning Division

August 15, 2017



S17-0004 Request & Site Data

- Request: Hold a public hearing and consider a request by Franchise Realty Interstate Corp for a Specific Use Permit to allow for a drive- through facility in Downtown Commercial General (DC-G) District on approximately 1.11 acres
- Location: east of North Texas Boulevard, between I-35E and Wilshire Street



S17-0004 Background

- A reconstruction of a previous use
- Property was acquired for I-35
 expansion. The aerial on the right is
 post acquisition--the building &
 parking have been removed.
- Adverse impacts from the drivethrough facility to traffic or the redevelopment of surrounding properties is not anticipated.





2015

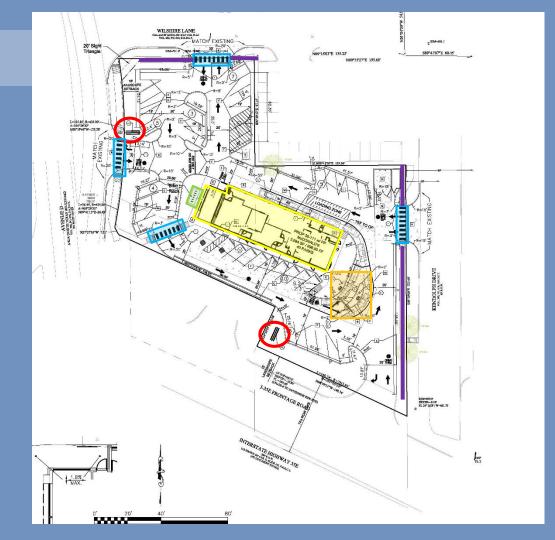
Post-acquisition



Site Plan

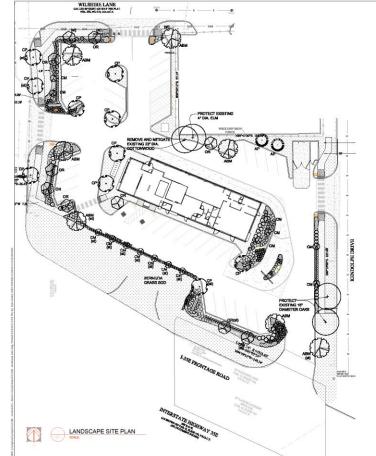
McDonald's Restaurant

- Drive through with 2 menu boards
- 40 parking spaces
- ▶ 2 signs
- Bicycle rack
- Pedestrian crosswalks
- 4 vehicular access points



Landscape Plan

- Parking Lot screening
- Tree Canopy
- Enhanced landscaping around the menu boards



KEY	QUANT.	COMMON NAME	BOTANICAL NAME
Shrubs			
CM	14	Crapemyrtie	Lagerstroemia indica 'Natchez'
KR	21	Kneckout Rose	Rosa Radrazz' Knockout
BVJ	22	Blue Vase Juniper	Juniperus chinensis 'Blue Vase'
MG	10	Maidenhair Grass	Miscoribus sinensis 'Gracillimus
DBS	21	Dallas Blues Switchgrass	Panicum virgatum 'Dallas Blues'
IN	90	Indian Hawthern	Rachoologsis indica
PC	37	Prostrate Capemyrtie	Lagerstroemia inclos Prostrata I
DBH	99	Dry. Burford Holly	Bee comute 'Nene'
CN	103	Compact Nandina	Nandina 'Compacta'
BPJ	112	Blue Pacific Juniper	Junipenis conferts Blue Pacific"
Grounde	over / Peren	mials.	
AJ	738	Asiatic Jasmino	Tracholospormum asiaticum
SNS	54	Blue Night Salva	Salvia nemoria 'Blue Night'
HL	80	Hardy Lantana	Lantana 'Gold
VER	54	Veronica	Veronica 'Royal Candles'
BES	84	Blackeyed Susan	Rudbeckia 'Goldsturm'
Trees:			
CP	10	Chinese Pistaghe	Pistaphia chinensis
ABM	7	Autumn Blaze Maple	Apar freemani Defensed
OR	10	Texas Redbud	Cercis texensis
AP	2	Austrian Pine	Pinus nigra.

LANDSCAPE REQUIREMENTS

MIADOCI	ALE KEGOIKEME	413						
UMMARY:	15 trees per 43,550 sfor 1 tree per 2,904 sf of gross area. All trees shall be minimum of 3" call from Select Species List. 50% of trees selected from Large Species List. Perimenter parking lot screening of 16" tri plants at 24" o.c. m							
	Plant selections for screen	ening shall be 3" minimum	n at matu	rity				
	1 canopy tree per 15 spaces, 1 shrub per 5 spaces. No parkir							
	located more than 50' fro							
			Req	uire				
ITE:	Developed Area:	48,390 sf / 15 =	16.66	Tr				
ARKING:	Parking Spaces:	40						
	Canopy Trees Required:	1 tree per 15 spaces	2.67	Tr				

Populus deltoides

LANDSCAPE CHECKLIST CALCULATI

S	CAPE CHECK	LIST CALCULATIO	NS	CAR
LOT TREE CANOPY:				
	hirece Pistachu	Pistachie charemis	S'-cal.	1.2
A	sturm Diaze Maple	Acear freemanii Selferared	3" cal.	1,2
14	bals Helbud	Cercis texendis	T call	7
	irstrian Pino	Pinus nigra	3" cal, & ht.	. 7
- 0	rapertyrite	Lagerstroemia indicaa	8°-9" ht	

177704

Focuse buttings of an incusting ROVA and Exements. Sequent butting of the causing ROVA and Exements. Proceedings of indiffer compry beast on risk (exc. ROVA & Exement Source belongs of the in parental services) for the process of the interest of the compression of Proceedings of the Conference of the Conference Source buttings of principal parentage Source Source

STREET TREES: Noted as (st) on Plans.

Number of Trees Purished

Wilshire Lane: 121.55 / 45 = 2.70 Trees
Avenue U 125.36 / 45 = 2.79 Trees
I-36 Access Rd 342.74 / 45 = 7.62 Trees



PRIOR TO DIGGING 511

NECEDIAL OUTLIES SHOW HAVE
CO INFORMATION AND RECORD BANK
WHATEE THAT THE UNDERSOUND I
ES IN THE MEET, ETHER IN SERVICE
SINCE LOCATED AS ECOLOMICAL AND
UNIT, HOWER, ENGINER AND BUSY
WEST, CALLED AS COLOMICAL
AND LOCATED THE UNDERSOUND I
MERITALLY OR HOMEOWITALLY. ES
ANILY LOCATED THE UNDERSOUND I
MERITALLY OR HOMEOWITALLY.

Elevations

Masonry with stone accents



Analysis: SUP Criteria

- Subchapter 35.6.4 criteria for approval
 - Consistency with zoning regulations
 - Conformity to goals of Denton Plan 2030
 - Consistency with surrounding development in terms of access, nuisance prevention, and scale of development





Analysis: Zoning

Zoned DC-G

- Restaurants permitted
- Drive Through facilities require an SUP to ensure pedestrian orientation of downtown and university areas
- The site's proximity to I-35E suggests auto-oriented uses appropriate in this location
- Several UNT parking lots in area
- Drive-through uses are typical highway development





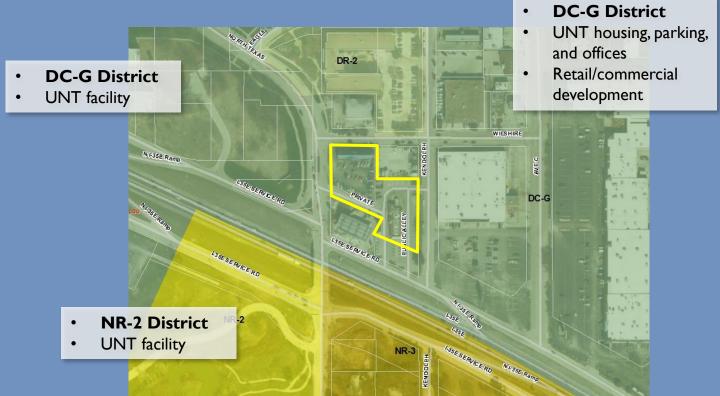
Analysis: Compatibility

Area within approximately 200 feet of subject property



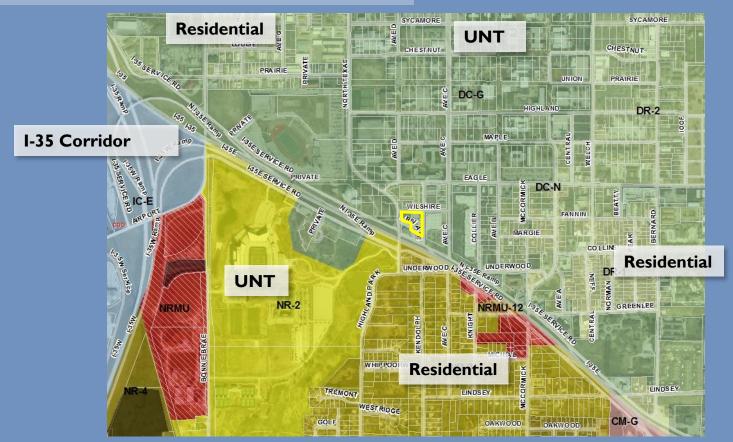
Analysis: Compatibility

Area within approximately 500 feet of subject property





Analysis: Compatibility





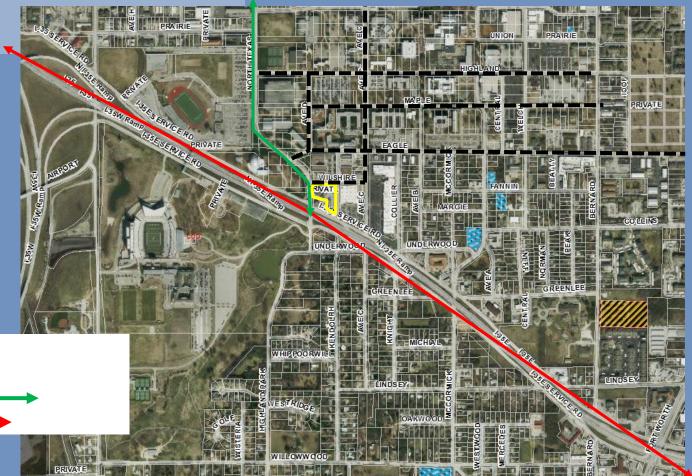
Analysis: FLUM

Commercial:

- Areas of concentrated commercial development.
- Auto-oriented uses such as drivethrough facilities are appropriate



Mobility



Legend

Collector ----

Secondary Arterial

Arterial Roadway

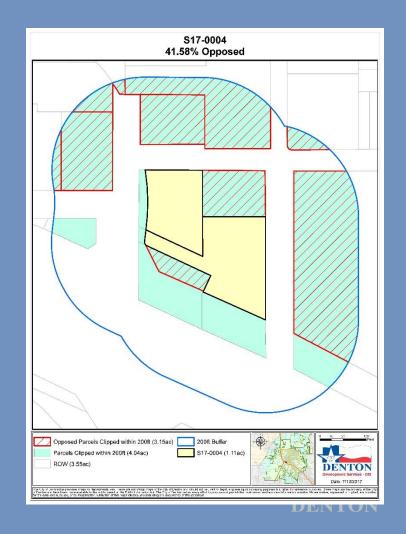
Public Notification

- Public Notification Date: June 25, 2017
- 200 ft. Public Notices sent via certified mail: 9
- 500 ft. Courtesy Notices sent via regular mail: 34
- Responses to 200' Legal Notice:

In Opposition: 1 (41.58%)

In Favor: 0

Neutral: 0



Recommendation

The Planning and Zoning Commission recommends **APPROVAL** of the request with the following condition:

The proposed use must substantially comply with the attached Site Plan, Landscape Plan, and Building Elevations.

Staff recommends **APPROVAL** of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030, subject to the following conditions:

- The proposed use must substantially comply with the attached Site Plan, Landscape Plan, and Building Elevations.
- Signage on North Texas Boulevard is limited to one monument sign, restricted to a maximum height of five feet, a maximum effective area of 40 square feet, and constructed of masonry or stone to complement the primary structure.