

S17-0004

McDonald's

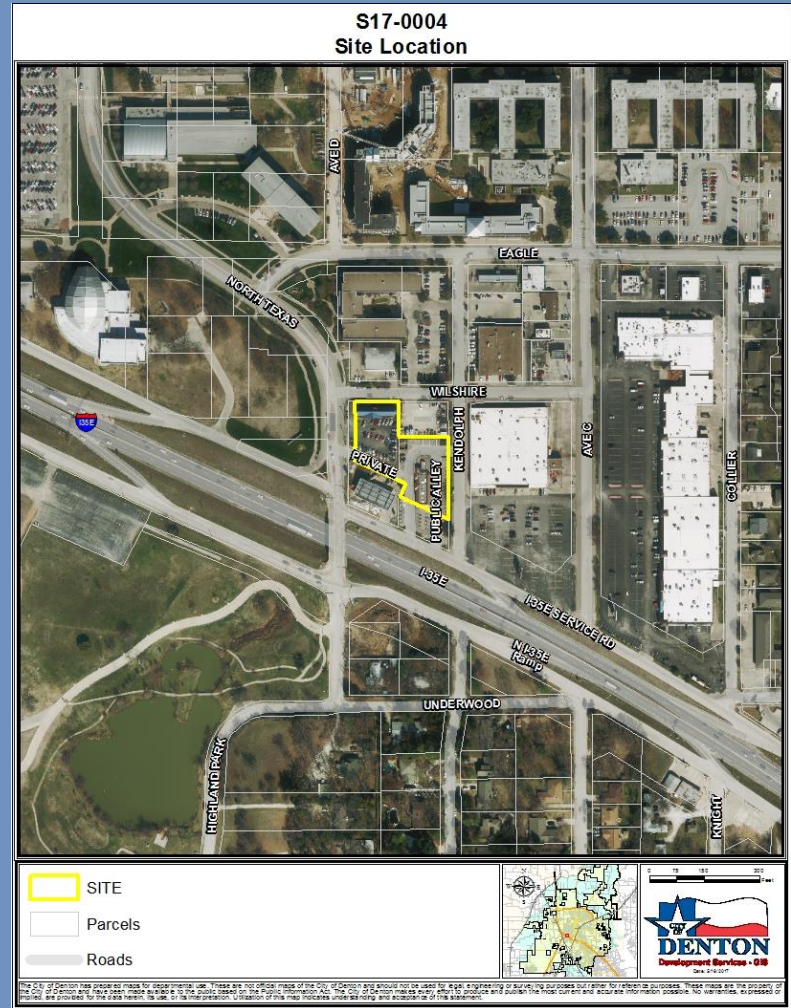
Planning Division

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 drive-through facility to traffic or the redevelopment of surrounding properties is not anticipated.



2015

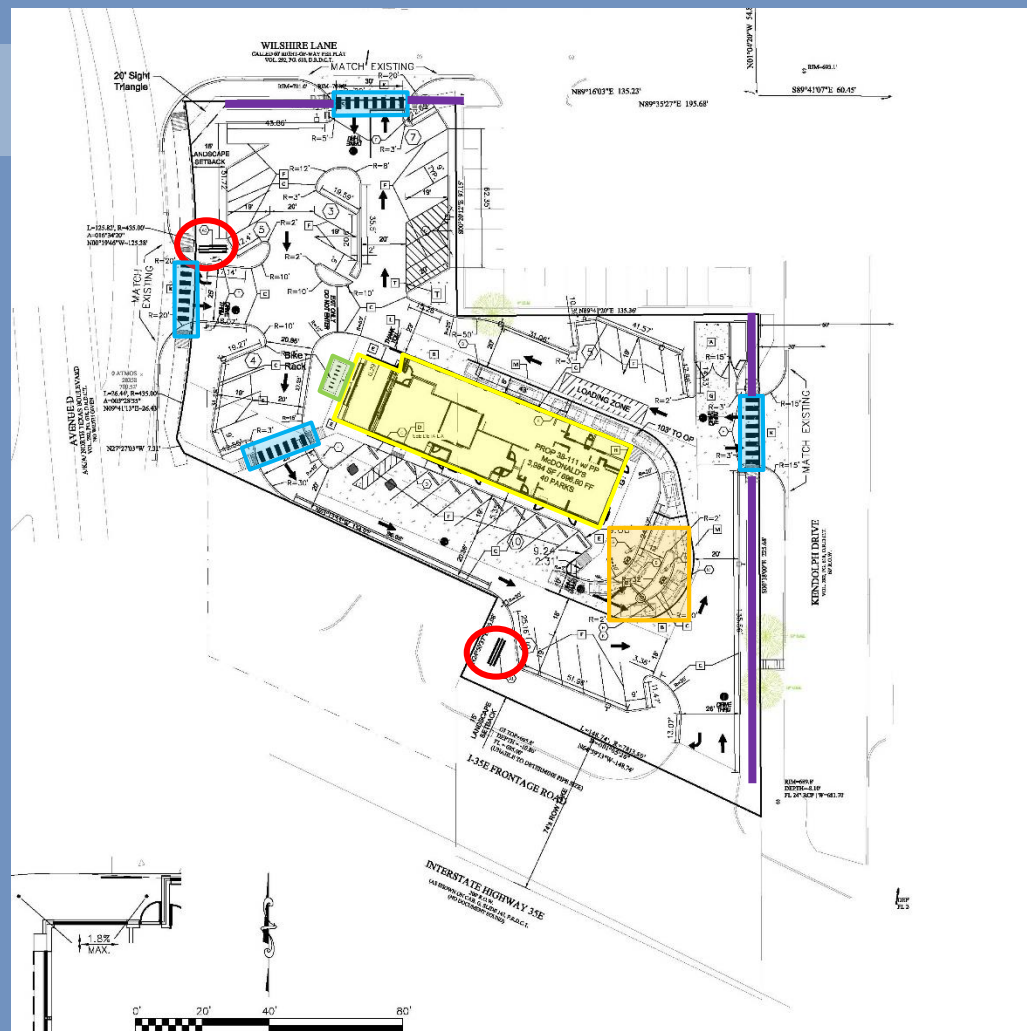


Post-acquisition

Site Plan

McDonald's Restaurant

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



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



- ▶ **Masonry with stone accents**



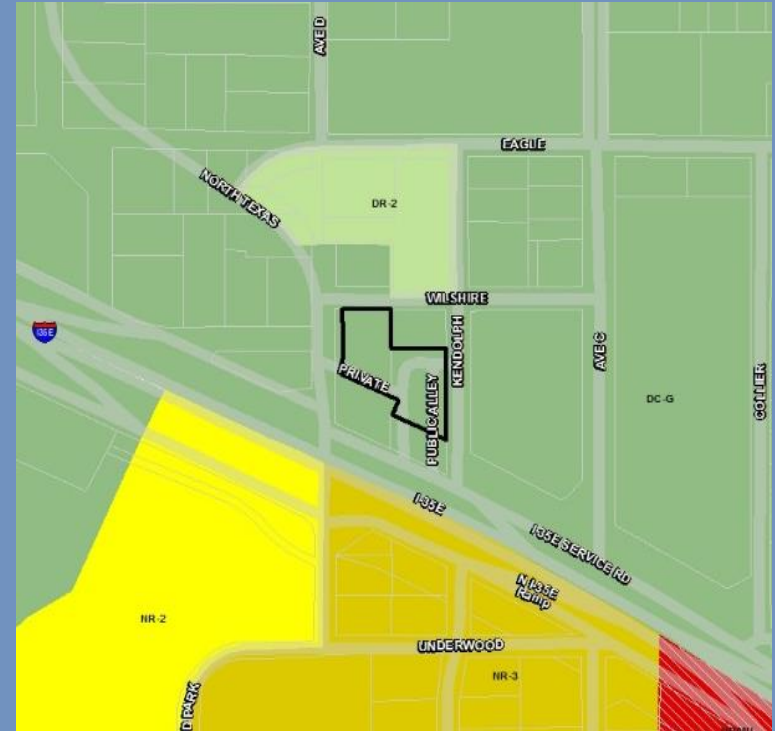
Analysis: SUP Criteria

- ▶ 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



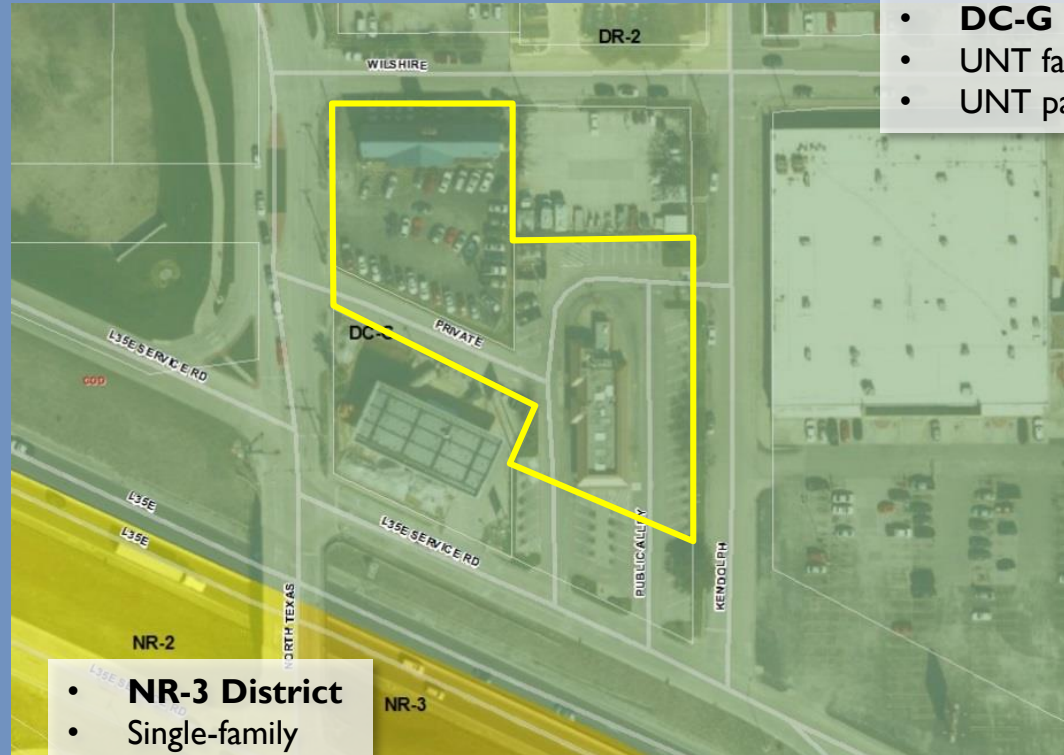
Analysis: Zoning

- ▶ 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



- **DC-G District**
- UNT facilities
- UNT parking

- **NR-3 District**
- Single-family

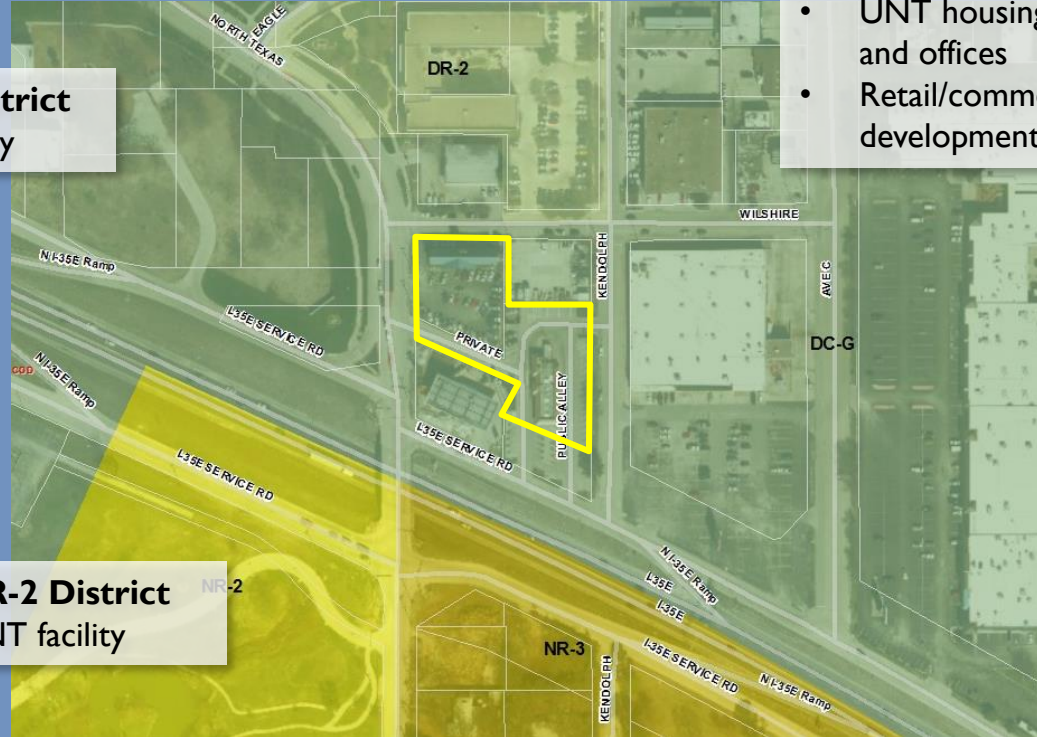
Analysis: Compatibility

Area within approximately 500 feet of subject property

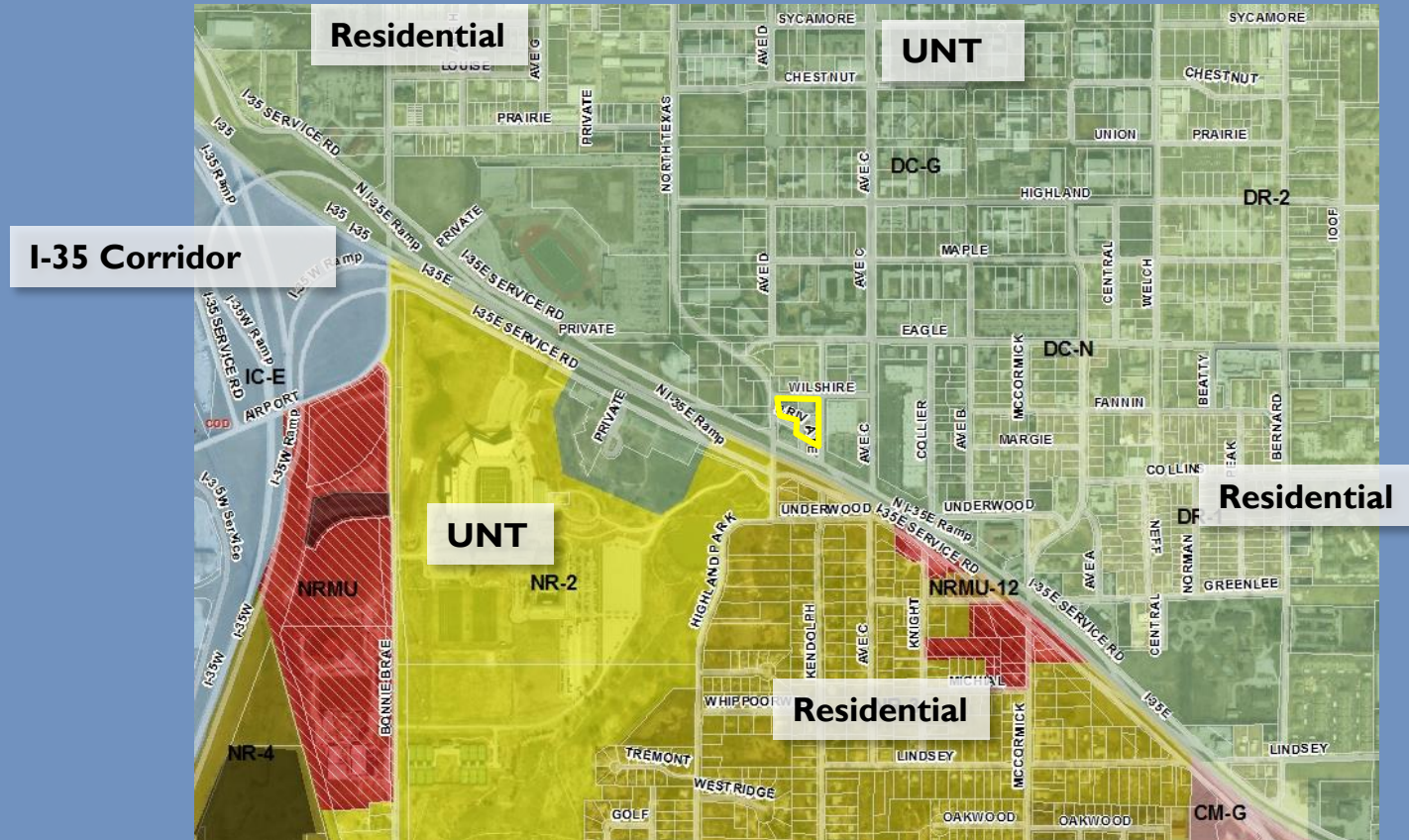
- **DC-G District**
- UNT facility

- **DC-G District**
- UNT housing, parking, and offices
- Retail/commercial development

- **NR-2 District**
- UNT facility



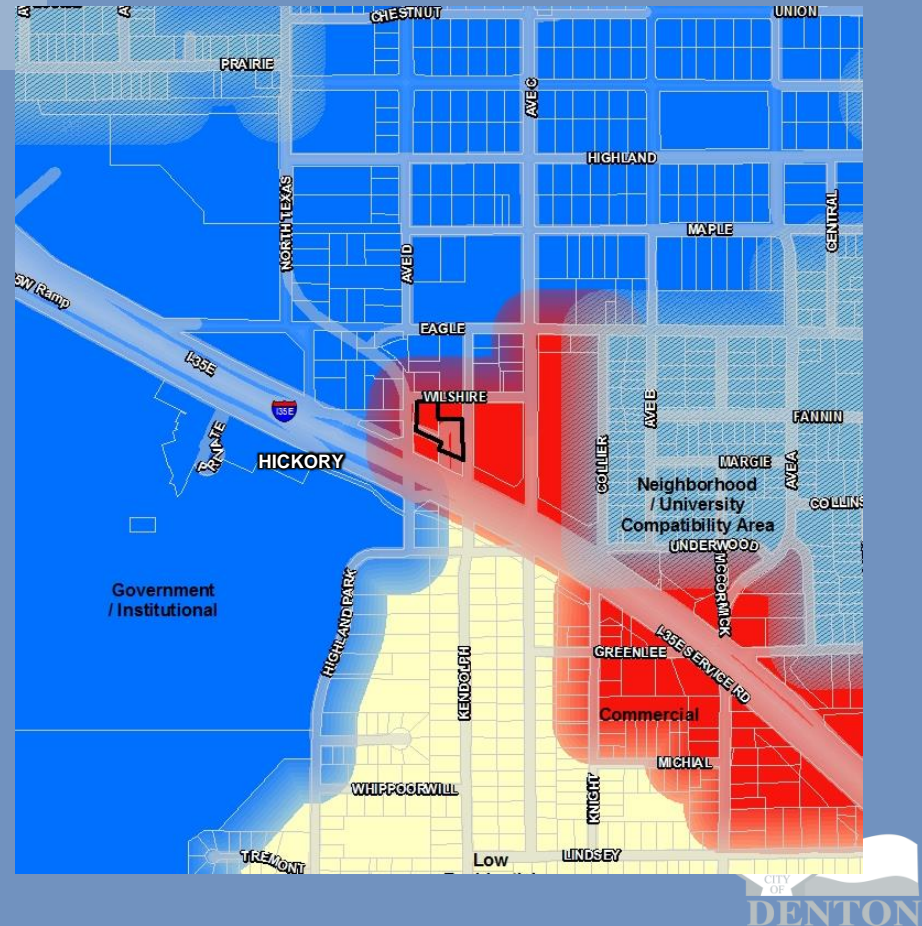
Analysis: Compatibility



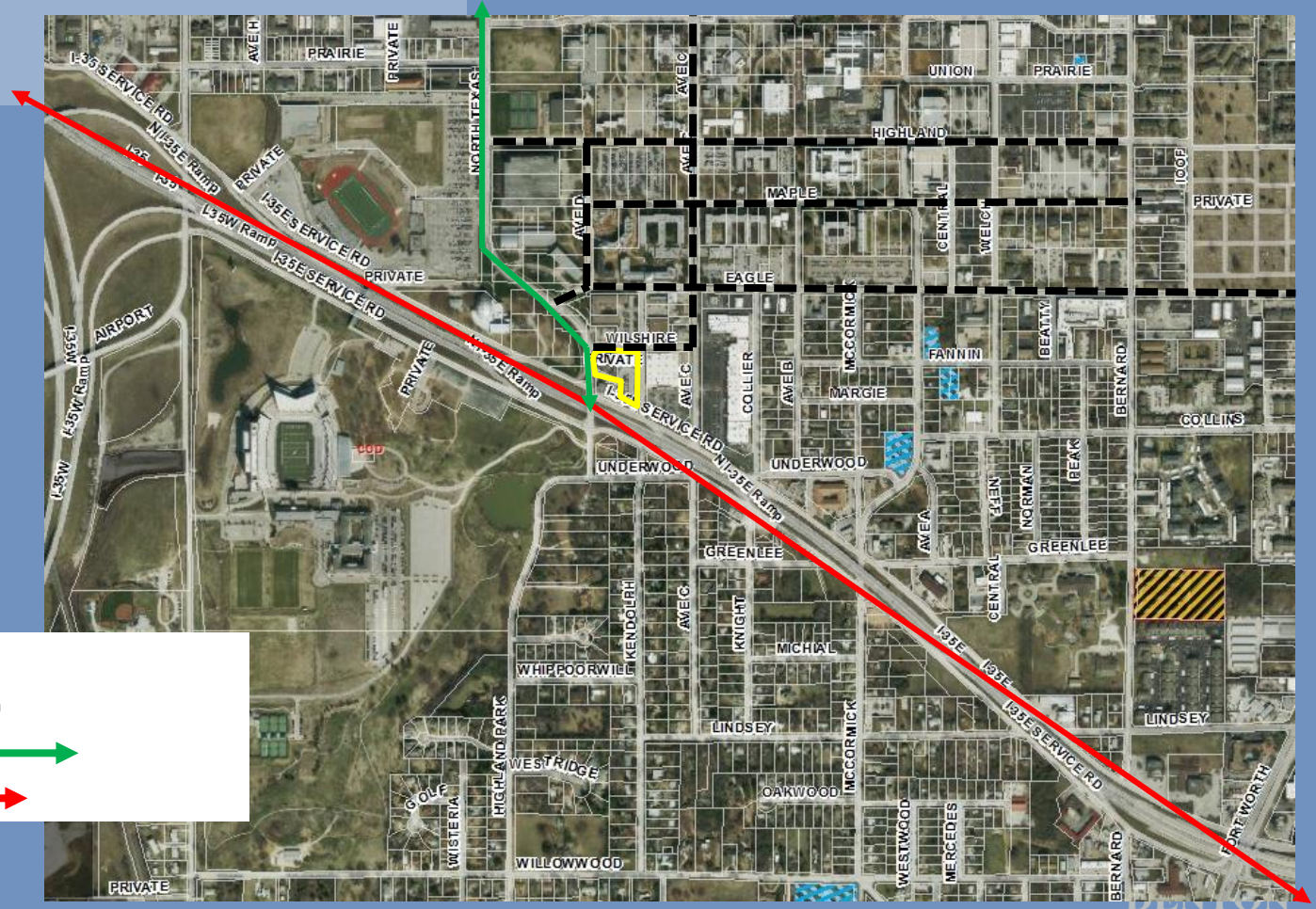
Analysis: FLUM

► Commercial:

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



Mobility



Legend

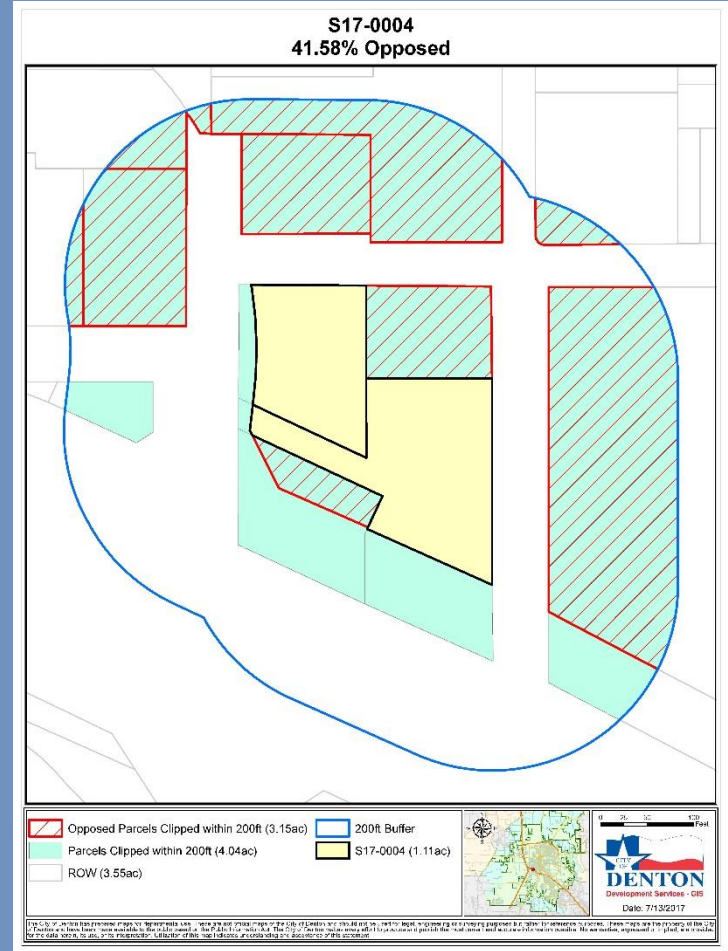
Collector - - - - -

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.

