

# **S17-0004 – McDonald's**

**Planning Division**

**November 7, 2017**



# S17-0004 Background

- ▶ Property was acquired for I-35 expansion. The aerial on the right is post acquisition
- ▶ Current Site--the building (McDonalds) with drive-through & parking have been removed.
- ▶ Proposed redevelopment would involve demolishing the remaining building (I-hop) and include a new restaurant (McDonalds) with drive-through.



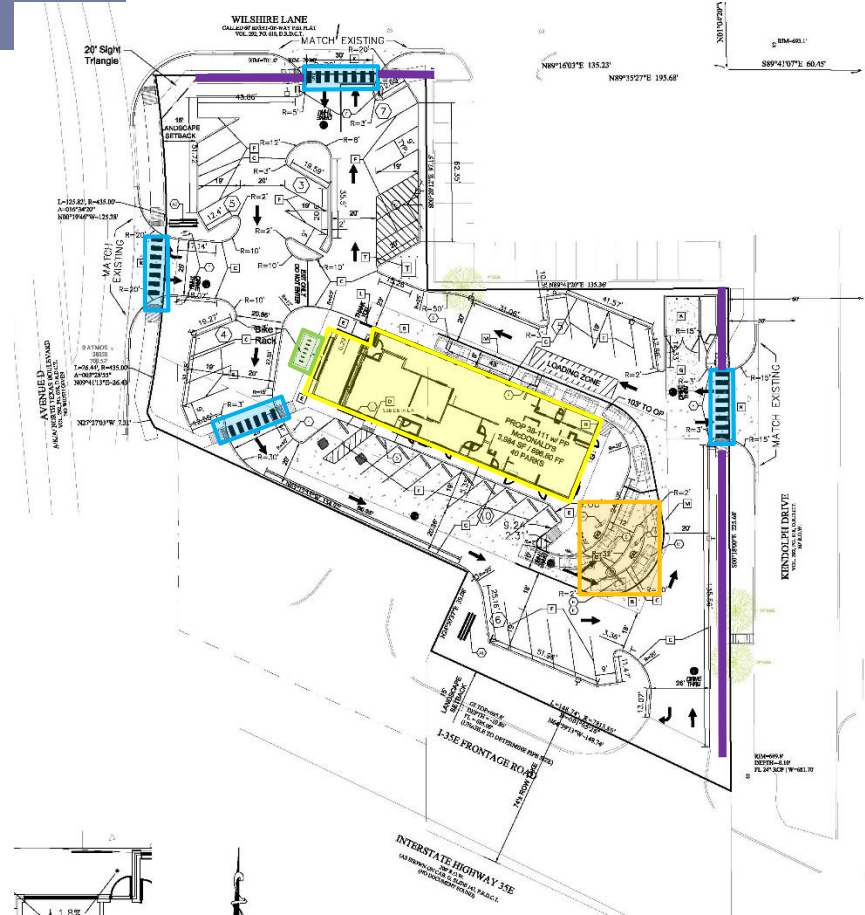
2015



Post-acquisition

# SUP request & Site Plan

- ▶ The item was continued to November 7, 2017, and City Council requested the applicant to prepare a Traffic Impact Analysis (TIA)



# Traffic Impact Analysis

- ▶ Completed by Halff Associates, Inc. on behalf of McDonalds
- ▶ Conducted Traffic Counts on September 19 and 20, 2017
- ▶ Final Report submitted to City Staff in October





# Traffic Impact Analysis

## ► Scope

- Trip generation
- Review of traffic movement along the frontage road
- Review of site access
- Review pedestrian routes and activity



# Trip Generation - Previous

Use (ITE Code)	AM Peak Hour		PM Peak Hour		24 Hour (Weekday)	
	Total		Total		Total	
	In	Out	In	Out	In	Out
IHOP 3,496 sqft (932)	38		34		446	
	21	17	21	13	223	223
McDonald's 3,001 sqft (934)	136		98		1,490	
	70	66	51	47	745	745
Exxon 8 Pumps (853)	134		154		4,340	
	67	67	77	77	2,170	2,170
Total	308		286		6,276	
	158	150	149	137	3,138	3,138

# Trip Generation - Proposed

Use (ITE Code)	AM Peak Hour		PM Peak Hour		24 Hour (Weekday)	
	Total		Total		Total	
	In	Out	In	Out	In	Out
McDonald's 3,984 sqft (934)	181		130		1,978	
	92	89	68	62	989	989
Total	181		130		1,978	
	92	89	68	62	989	989

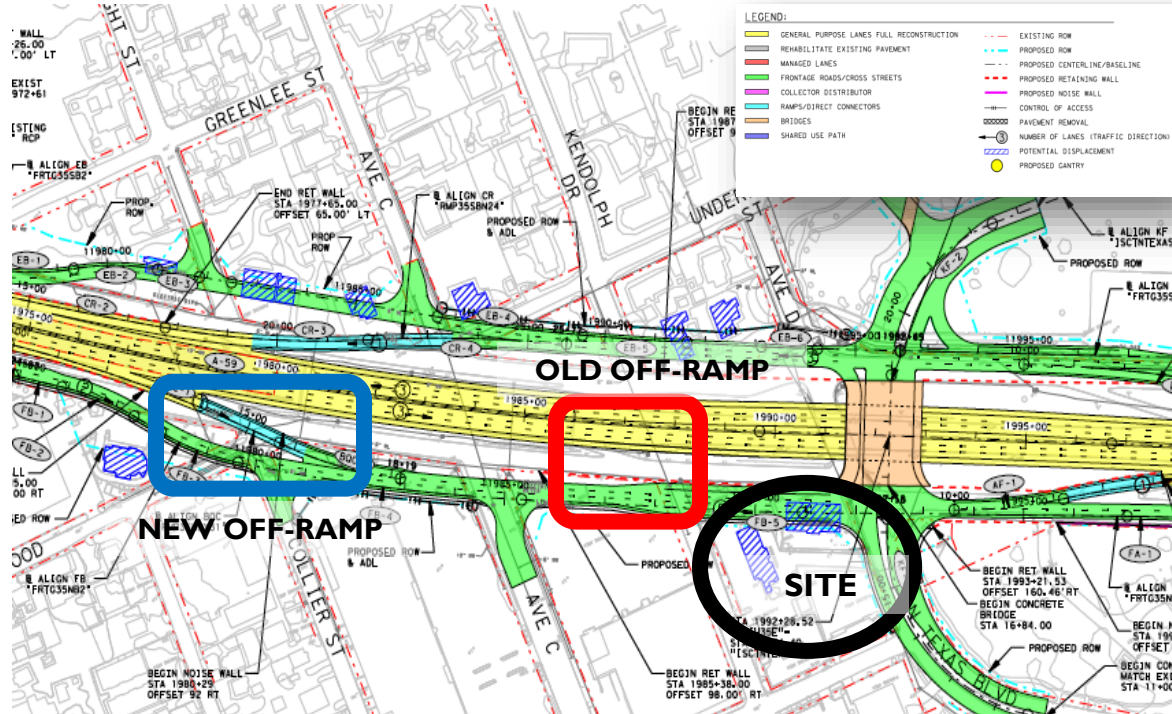
# Trip Generation - Comparison

Scenario	AM Peak Hour	PM Peak Hour	24 Hour (Weekday)
	Total	Total	Total
Previous	308	286	6,276
Proposed	181	130	1,978
Net Trip Reduction	-127	-156	-4,298



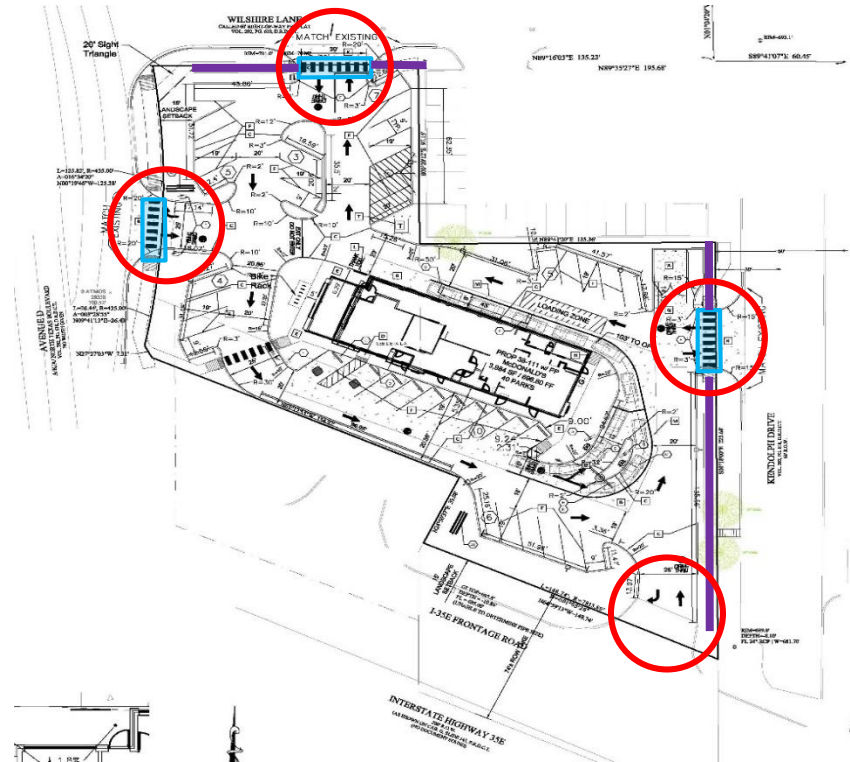
# Traffic Along Frontage Road

- ▶ Old Off Ramp – 185 feet from McDonalds Driveway
- ▶ New Off Ramp – 620 feet from McDonalds Driveway



# Site Access

- ▶ Four access driveways
- ▶ Two right-in/right-out only access and two full access
- ▶ Majority of the traffic will enter via driveway on the frontage road (50%) and N. Texas Blvd (35%)



# Pedestrian Routes and Activity

## McDonalds Driveways - Crosswalks

### UNT Masterplan

