

**McDonald's  
Special Use Permit  
(1902-SUP)**



**ADDISON**

# Case 1902-SUP McDonald's

ADDISON

## LOCATION:

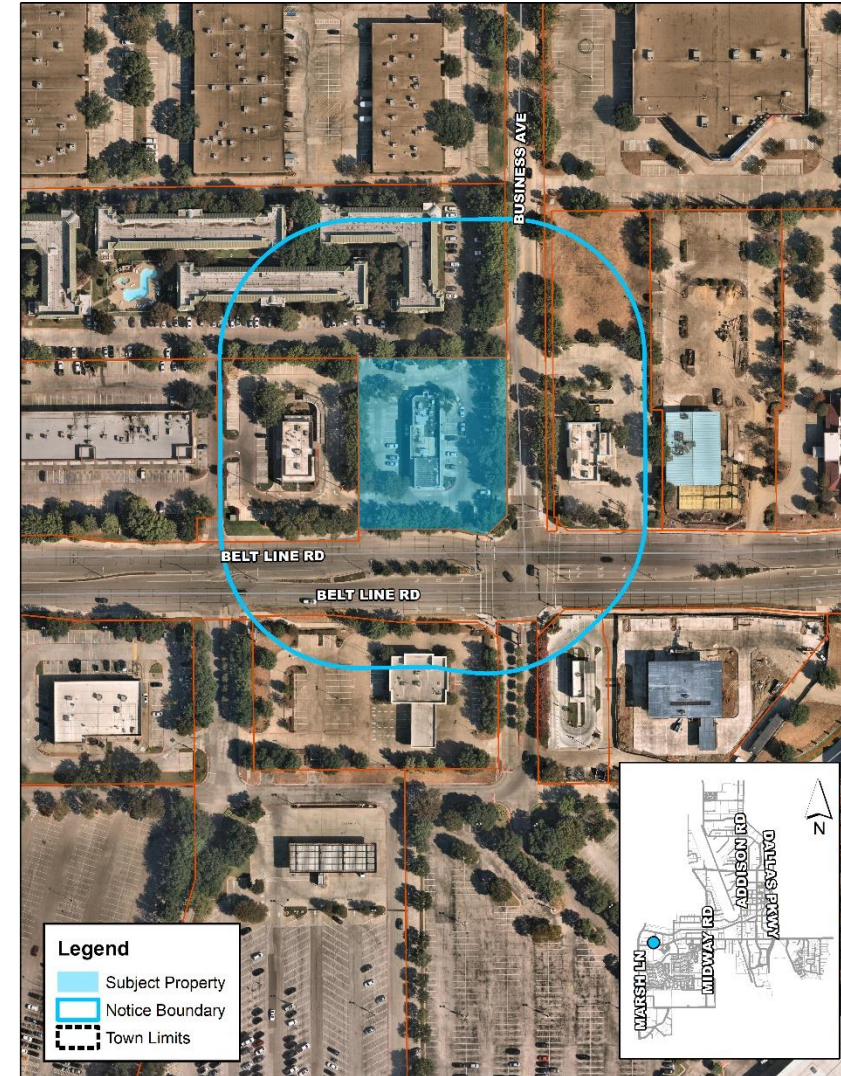
3795 Belt Line Road

## REQUEST:

Approval of a Special Use Permit Amendment to modify the development plan for Ordinance No. 097-044, to allow the addition of a second drive-through lane and associated site improvements.

## ACTION REQUIRED:

Discuss, consider, and take action on the appropriateness of the proposed amendment to SUP, Ordinance No. 097-044.

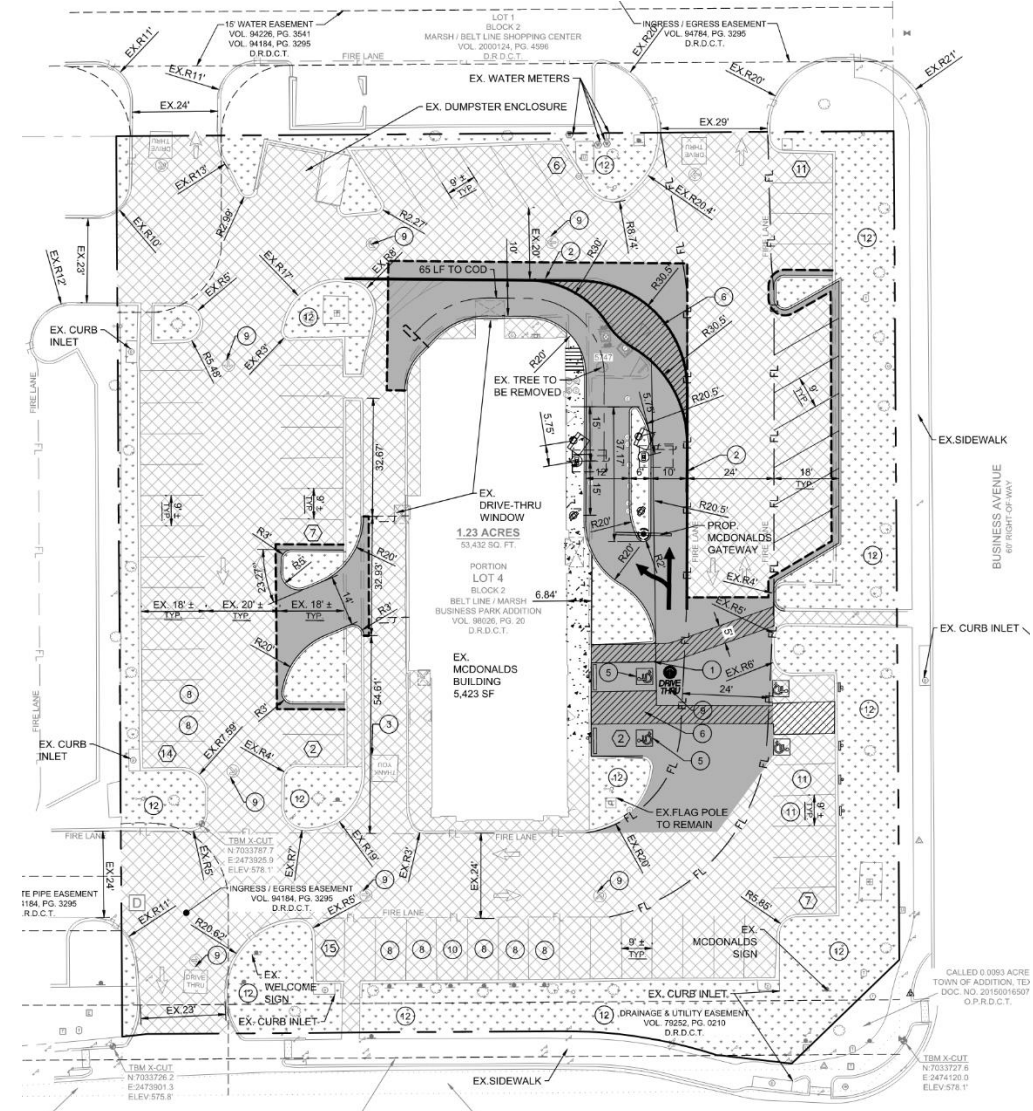


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## PROJECT HISTORY:

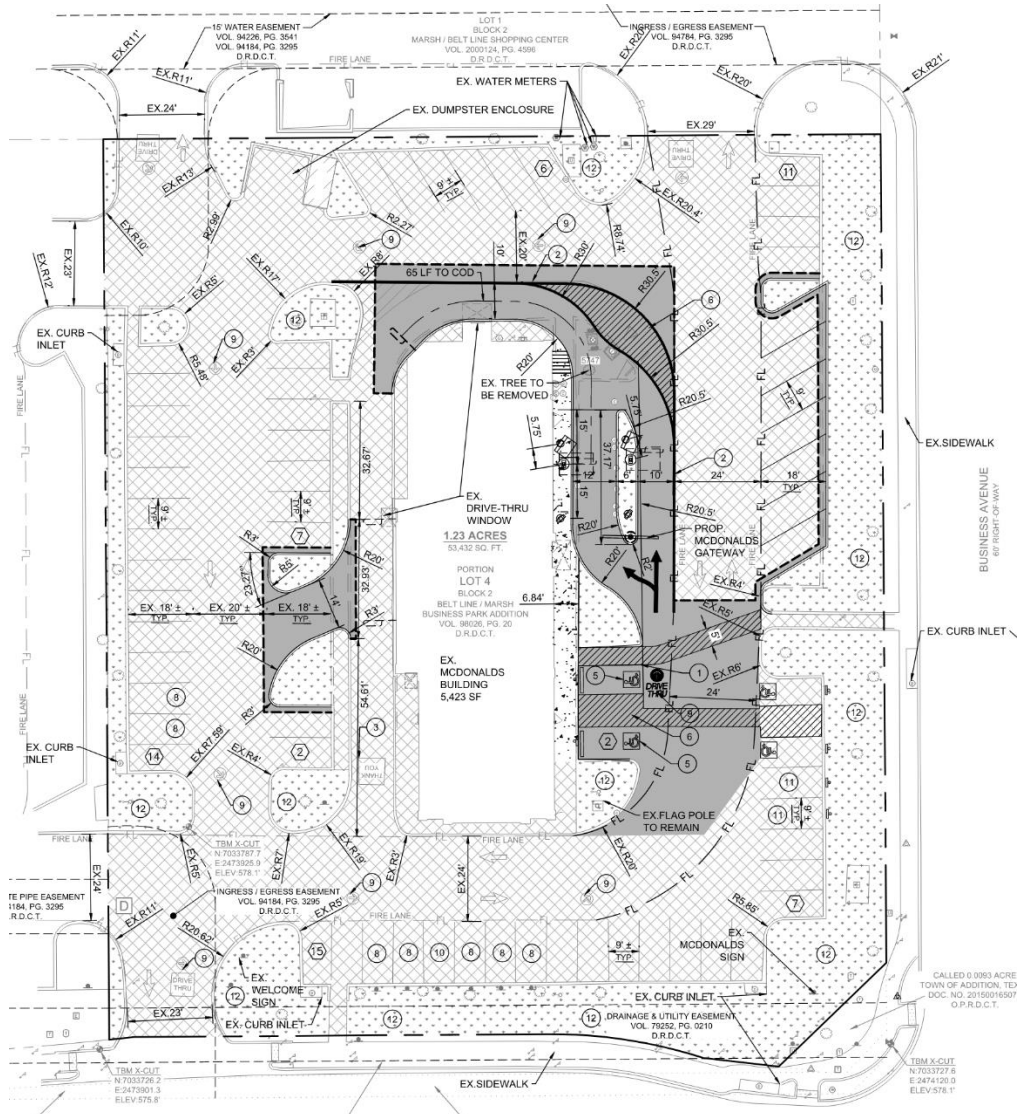
- 1992 – Rezoned from Industrial-1 to Planned Development (PD) via Ord. No. 092-037, for Addison Plaza.
- 1997 – PD Amendment, Ord. No. 097-018, for to approve revised development plans and special conditions for Addison Plaza.
- 1997 – SUP, Ord. No. 097-044, to allow a restaurant with drive-through.
- Present – Proposed SUP Amendment to modify development plan for Ord. No. 097-044.





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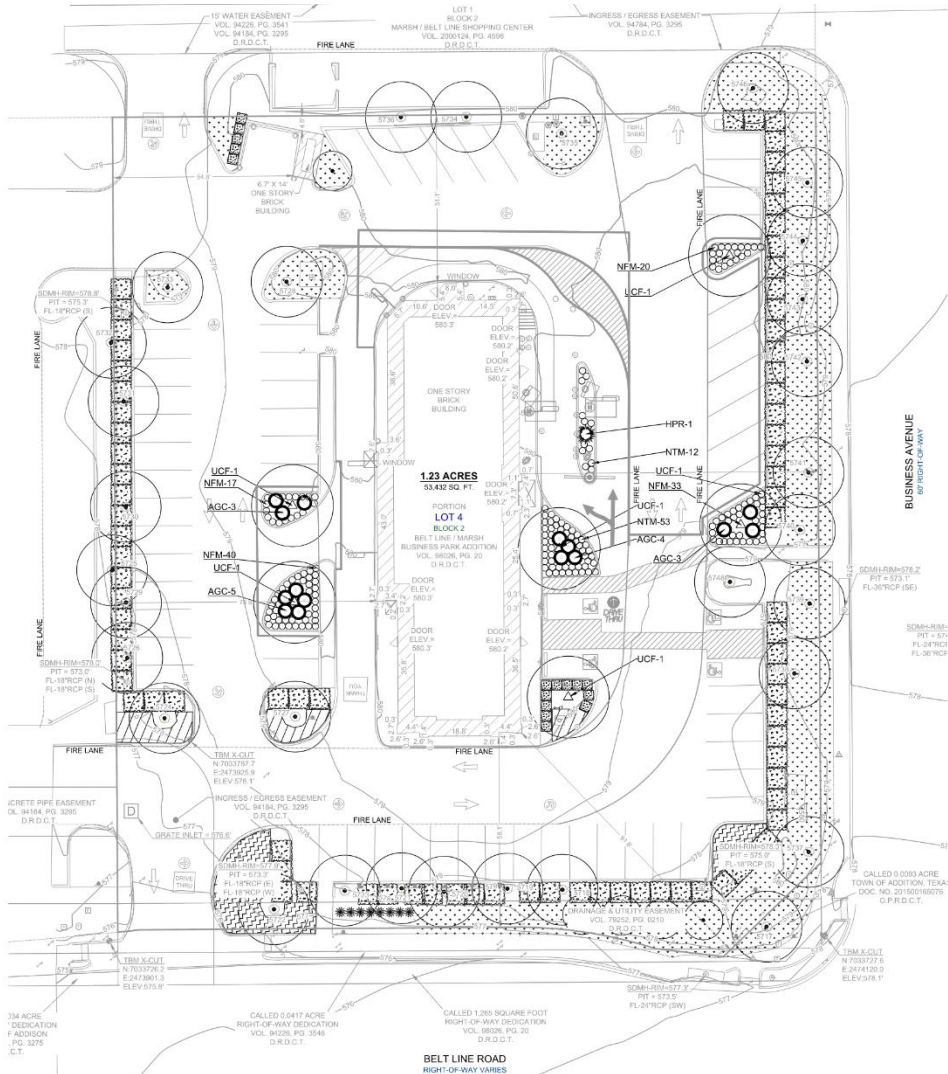


## SITE MODIFICATIONS:

- Two Lane Drive-Through
- Drive-Through Exit Lane
- New Landscape Islands
- New Menu Ordering Stations
- Removal of 17 Parking Spaces
- Relocation of Accessible Parking

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## PARKING:

- The site requires 78 spaces (1/70 ratio), and the request proposes 64 spaces, which results in 1 space for each 85 square feet.
- A parking study was completed, which provides evidence that the parking deficit will not create negative impacts.

## OPEN SPACE AND LANDSCAPE:

- The proposed modifications will meet or exceeded Town requirements.
- Tree mitigation has been met, with 20-caliper-inches proposed to be removed and mitigated on site with six 5-caliper-inch cedar elms.

## EXTERIOR APPEARANCE:

- No modifications are proposed to existing façade.



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## PUBLIC NOTICE:

Notice of public hearing was provided to property owners within 200 feet of the subject property in accordance with Town and State law.

## NOTICE RECIPIENTS: 9

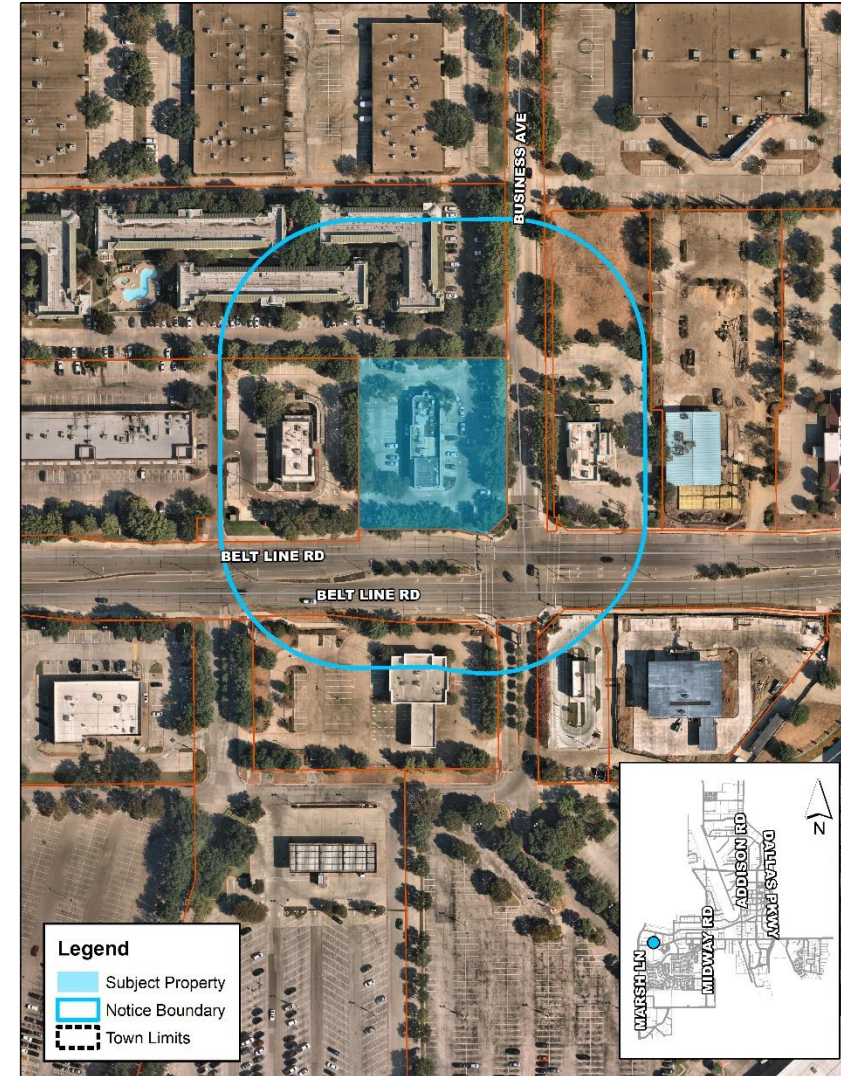
**FOR:** None.

**AGAINST:** None.

**NEUTRAL:** None.

## PLANNING & ZONING COMMISSION ACTION:

Approval: 6-0



## RECOMMENDATION:

Staff recommends **approval of the request.**