

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: September 2, 2011
Re: Staff Report for McDonald's– Development Plan

Item #6 – McDonald's – Development Plan

(PID # 201108160024)

Application: Development Plan
Location: 2596 London Groveport Road
Applicant: **Ellen Baumann, GPD Group**
Zoning: PUD-C (Planned Unit Development – Commercial)
Use: Restaurant

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.06 Landscaping – Standards for Off-Street Parking Facilities
- 1136.08 Landscaping – Screening of Service Structures
- 1136.09 Landscaping – Other Planting Requirements
- Buckeye Grove Shopping Center Development Standards Text (C-70-98)

Project Summary:

The applicant is proposing modifications to the existing McDonald's restaurant site at 2596 London Groveport Road to install an additional drive-thru lane, separated by a landscape island creating a dual drive-thru on the site that funnels into one lane for payment and order pick up, similar to the existing dual drive-thru located at the Stringtown Road McDonald's. In order to install the proposed dual lanes, the parking lot will be reconfigured to allow for circulation around the drive-thru and exit from the site.

The operation of the proposed additional drive-thru lane will be reviewed and approved as part of a separate special use permit application.

Site Plan

The 1.58 acre lot is currently accessed by two curb cuts off of access roads within the Buckeye Grove Shopping Center. Access to and around the site will not be impacted by the proposed changes to the parking lot and landscaping. Furthermore, traffic circulation on the site will not be affected by the proposed modifications.

Building

No modifications or additions are proposed to the main structure as part of the proposed development.

The existing dumpster enclosure will be relocated on the site, to the rear of the lot, from its existing location on the eastern edge of the parking area. The enclosure will be enclosed by a masonry wall to match the main structure and screened with supplemental landscaping.

Parking

The proposed parking lot reconfiguration will remove eleven (11) parking spaces from the lot, bringing the total number of spaces on the site to 37. Two (2) spaces will be handicap accessible. The proposed 37 spaces exceed the required parking on the site, according to the zoning text for the site which reverts back to Code for parking requirements. The existing restaurant has a dining floor area of 1,216 square feet, requiring a total of 25 parking spaces on the site.

Landscaping

All landscaping disturbed as part of the reconfiguration of the drive-thru will be replaced in either the remaining rear landscape area, or in the proposed landscape island created to separate the dual drive-thru lane. Existing service structures in the rear landscape area will be screened from view and the base of menu boards will also be set in landscape beds.

Signage

Each drive-thru lane will have a menu board approximately 34 square feet in area, as well as a canopy over the ordering speaker and display. A preview board, approximately 10 square feet in area, is also proposed to be used by both lanes. Staff recommends that all support structures and sign cabinets for all canopies, gateway signs, and menu boards have a dark bronze finish.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation:

1. Support structures and cabinets for all canopies, gateway signs, and menu boards shall have a dark bronze finish.