

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/23/2013
Agenda Item: 3**

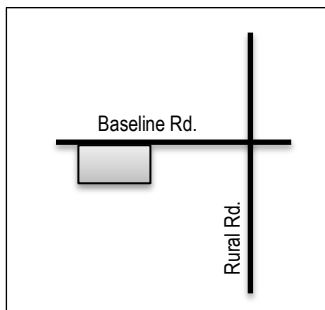
ACTION: Request for a Development Plan Review and Use Permit Standard to reduce the side yard setback from 30 to 27 feet (10%), for a new restaurant drive-through building for MCDONALD'S RESTAURANT, located at 625 East Baseline Road. The applicant is Huellmantel & Affiliates.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: MCDONALD'S RESTAURANT (PL130048) consists of a request for a new restaurant building with drive-through. A neighborhood meeting is not required for this request. The proposed site consists of a vacant pad site planned for the 'Shops A' building development. The request includes the following:

- ZUP13038 Use Permit Standard to reduce the minimum required east side yard setback from 30 to 27 feet (up to 10%)
- DPR13038 Development Plan Review including site plan, building elevations, and landscape plan. Requesting elimination of prior (DPR07237) condition #11.



Property Owner	Rural Baseline, LLC
Applicant	Charles Huellmantel, Huellmantel & Affiliates
Current Zoning District	PCC-2, Planned Commercial Center General District
Net site area	0.81 acres
Total Building area	5,070 gross sf. (4,655 net sf.)
Lot Coverage	15% (50% maximum allowed)
Building Height	25 ft. (40 ft. maximum allowed)
Building Setbacks	91' front, 27' east side, 110' west side, 32' rear (0' front, 30' sides/rear min. required)
Parking Setback	20' (20' min. required street side)
Landscape area	21% (15% minimum required)
Vehicle Parking	29 spaces (63 min. required, additional per Shared Parking Agreement)
Bicycle Parking	8 spaces (5 spaces min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT: Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Lisa Collins, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner



COMMENTS:

This site is located near the southwest corner of Baseline Road and Rural Road. The vacant pad site is located directly north of the Lowe's at Lakes Towne Center. This site was master planned for a "Shops A" at this site, which was planned for commercial retail use. To the west of the site is the recently developed San Marquis – Mark Taylor apartments. The remaining surroundings consist of existing commercial centers to the north and east across the street.

This request includes a Use Permit Standard to reduce the minimum required east side yard setback from 30 feet to 27 feet, and a development plan review for a new restaurant building with drive-through for a McDonald's restaurant.

PUBLIC INPUT

A neighborhood meeting is not required for this request. At the time the report was prepared, staff had not received any public input on the matter.

PROJECT ANALYSIS

USE PERMIT STANDARD

The applicant is requesting a Use Permit Standard to reduce the minimum required east side yard building setback from 30 feet to 27 feet (up to 10% reduction), as allowed through a use permit request. The eastern property line, centered along a shared access drive for the commercial center, is the location of the setback reduction. The use permit standard was created to allow a small reduction in standards, based compatibility with the surrounding area.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. *The proposed reduction in setback along the east side property line will not be detrimental to the surrounding area. The setback reduction is for an interior lot line and does not disrupt the existing features on the site. The closest adjoining non-commercial site is to the west, the apartments, farthest away from the setback request.*
2. Any significant increase in vehicular or pedestrian traffic. *This statement is not applicable to this request and will not result in an increase in traffic as a result of the setback reduction.*
3. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. *This statement is not applicable to this request and will not create a nuisance.*
4. Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. *The setback reduction will not result in downgrading of property values. The setbacks do not affect the adjoining commercial lots with the existing parking lot or ability to redevelop within the neighboring areas.*
5. Compatibility with existing surrounding structures and uses. *The proposed development is compatible with existing surrounding structures and uses. The design will match the Lowe's center approved color and material palette, and will provide additional restaurant uses currently available at the center.*
6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public. *The request will not cause any disruptive behavior inside or outside the premise. The proposed setback reduction will allow for the children play area and adequate space along the western edge for the drive-through design, as opposed to the western side.*

DEVELOPMENT PLAN REVIEW

A prior condition of approval granted for the Lakes Towne Center for Lowe's development plan review (DPR07237) Condition #11, stated the following: "*Shops A shall not have any restaurant uses, or shall provide required parking for this use.*"

The applicant is requesting removal of the prior condition from the Lakes Towne Center Lowes development plan, described as Shops A, which is the current site proposed for the McDonald's Restaurant. The Lowe's site has a covenant agreement with the subject lot off-site parking, thus allowing non-exclusive rights to parking spaces near the McDonald's site. Currently a shared parking application is on file with Community Development, pending approval of the deleted condition regarding restaurant uses on this site.

Site Plan

The existing pad site has one access on to Baseline with existing parking spaces surrounding the pad. The proposed restaurant development will create an additional access drive on to Baseline Road to the west and utilize the existing driveway shared with the Lowe's development. A row of parking is provided along the front, matching the existing parking configuration to the east lot. The McDonald's building faces Baseline Road with the double order drive-through accessed to the west, then wrapping around the rear of the building. This configuration will minimize vehicle pedestrian conflicts while screening the drive-through feature from the street.

Building Elevations

The building elevation matches the newly branded themes developed by McDonald's, using stone veneer, yellow arch elements, block along the base and corrugated metal at the parapet. The southern elevation of the building, along the drive-through side, has been refined to include a full base block material, variation in color at the sections of service windows, and a continuous shade canopy. The building colors are consistent with the approved Lakes Towne Center color palette, which are found within the Lowe's building and other retail pad sites.

Landscape Plan

The current site frontage has existing landscape provided from the original development. This proposal will continue the same theme found within the center, with native plant vegetation, and incorporate into the landscape parking islands provided on site.

Section 6-306 D. Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape; *The building provides a variety of forms and articulation that are present on all sides of the building.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *The primary entrance and restaurant seating areas are located along the east end of the building, reducing the western sun exposure for patrons, including the play place. The drive-through is located on the side, which utilizes additional shade canopies from the summer sun.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *The materials chosen complement the existing surroundings. The paint color palate and materials can be found within the Towne Lake Center.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *The commercial site is comprised of one-story retail/restaurant uses.*

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; *This development is not a large building mass. The project has a well define base, consisting of block, and top with use of arches and corrugated metal. The site will connect into the existing pedestrian pathway, which consists of a tree-lined path that connects from Lowe's to the public street.*
6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions; *The façade provides visual interest throughout the building design.*
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *Pedestrian access is provided to a public street and bike parking is available along the front of the development.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *Locating the drive-through to the rear of the building with the primary entrance and parking spaces along the street front will aide in minimizing conflicts with pedestrians.*
9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *CPTED principles are integrated throughout the project design vision panels on the service exit doors, restroom night lights, and no minimizing blind corners.*
10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; *The landscape accents will be consistent with the existing center's landscape.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit Standard and the Development Plan Review. This request meets the required criteria and will conform to the conditions as proposed.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site. The restaurant use and drive-through is an allowed use for this location. The business will complement the surrounding development integrated into the center.
2. The site plan and orientation of the building provides a complementary transition from the adjoining parking lots.
3. The project will meet the development standards required under the Zoning and Development Code.
4. The Use Permit Standard for setbacks was specifically created to allow for greater flexibility when the modification is compatible with the surrounding area.
5. The proposed project meets the approval criteria for the Use Permit Standard and Development Plan Review.

ZUP13038**CONDITIONS OF APPROVAL:**

1. The Use Permit Standard is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.

DPR13038**CONDITIONS OF APPROVAL:**

1. Prior Development Plan Review (DPR07237) Condition #11, "Shops A shall not have any restaurant uses, or shall provide required parking for this use," is no longer applicable to this request. A shared parking analysis for the restaurant use and adjoining retail, as submitted with this development, shall be finalized prior to issuance of building permits.
2. Provide adjacent property owner's authorization for modification of adjoining off-site parking and landscape areas before submitting plans for Building Permits.
3. Provide upgraded paving at the new western driveway consisting of paving detail, matching the existing eastern driveway. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
4. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
5. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

6. Public Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

7. The materials and colors are approved as presented:
 - Base Building – EIFS/Stucco – "Coyote Trail" – BM-1224
 - Accents – EIFS/Stucco – "Potters Clay" – BM-1221
 - Canopy/Arch Accents – McDonald's Yellow
 - Stone Veneer – Southwest Pro Fit Ledgestone
 - Base Block – "Mohawk Orange" and #197 Pecan – Northfield Block or equal
 - Parapet – Corrugated MetalProvide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved as shown. Additions or modifications may be submitted for review during building plan check process.
8. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
9. Conceal roof drainage system within the interior of the building.
10. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

Lighting

12. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

13. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
14. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - e. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair.
15. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
17. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

18. Provide address sign(s) on the building elevation facing the street along the north elevation and on the south elevation.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only.
 - 2) Compose of 12" high, individual mount self-illuminated, metal reverse pan channel characters.
 - 3) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 4) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **FIRE:**
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- **ENGINEERING:**
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Verify specific drainage design with the requirements for this property, and coordinate design with requirements of the Engineering Department.
- **REFUSE:**
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.

- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **DRIVEWAYS:**
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

January 22, 2008 Development Review Commission approved LAKES TOWNE CENTER PHASE I (PL070361) consists of the first phase of a series of single-story retail buildings; a multi-tenant 10,200 sf. Shops A and a 119,328 sf. Lowe's building and 27,265 sf. Garden Center are 156,793 sf. of the total approximately 189,375 sf. on 16 net acres, in the PCC-2, Planned Commercial Center General District, located at 777 East Baseline Road. The request includes the following:

ZUP08001 – Use Permit Standard to increase the building height by 20% to 48 feet on the Lowe's building in Phase I.

DPR07237 - Development Plan Review including site plan, building elevations, and landscape plan for Phase I.

ZONING AND DEVELOPMENT CODE REFERENCE:

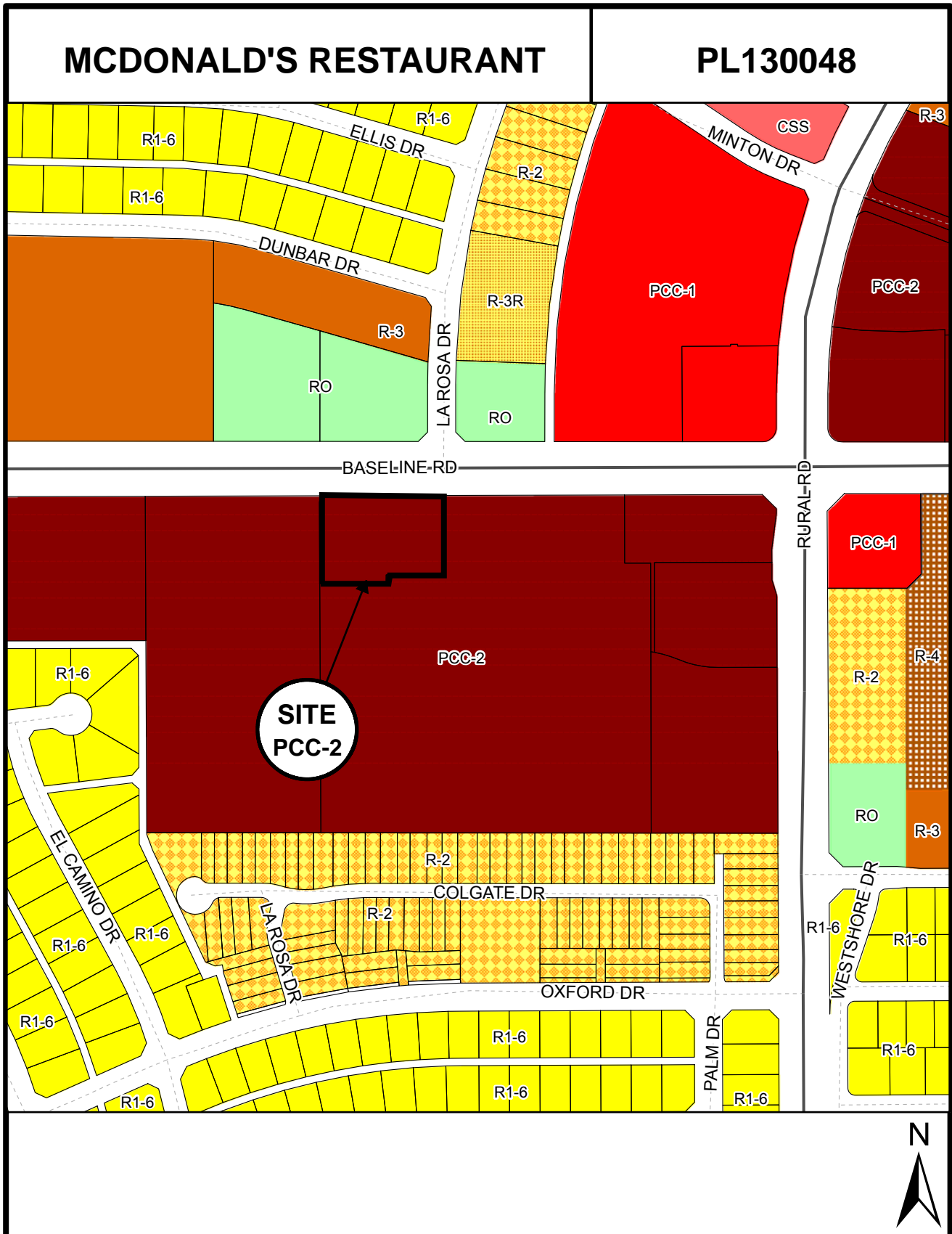
Section 6-306, Development Plan Review
 Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE
for
MCDONALD'S RESTAURANT

ATTACHMENTS:

1. Location Map
- 2-4. Aerial & Site Photos
- 5-10. Letter of Explanation
- 11-12. Site Plan
- 13-14. Floor Plans
- 15-16. Building Elevations
- 17-18. Landscape Plan
19. Material Board Sample



Location Map

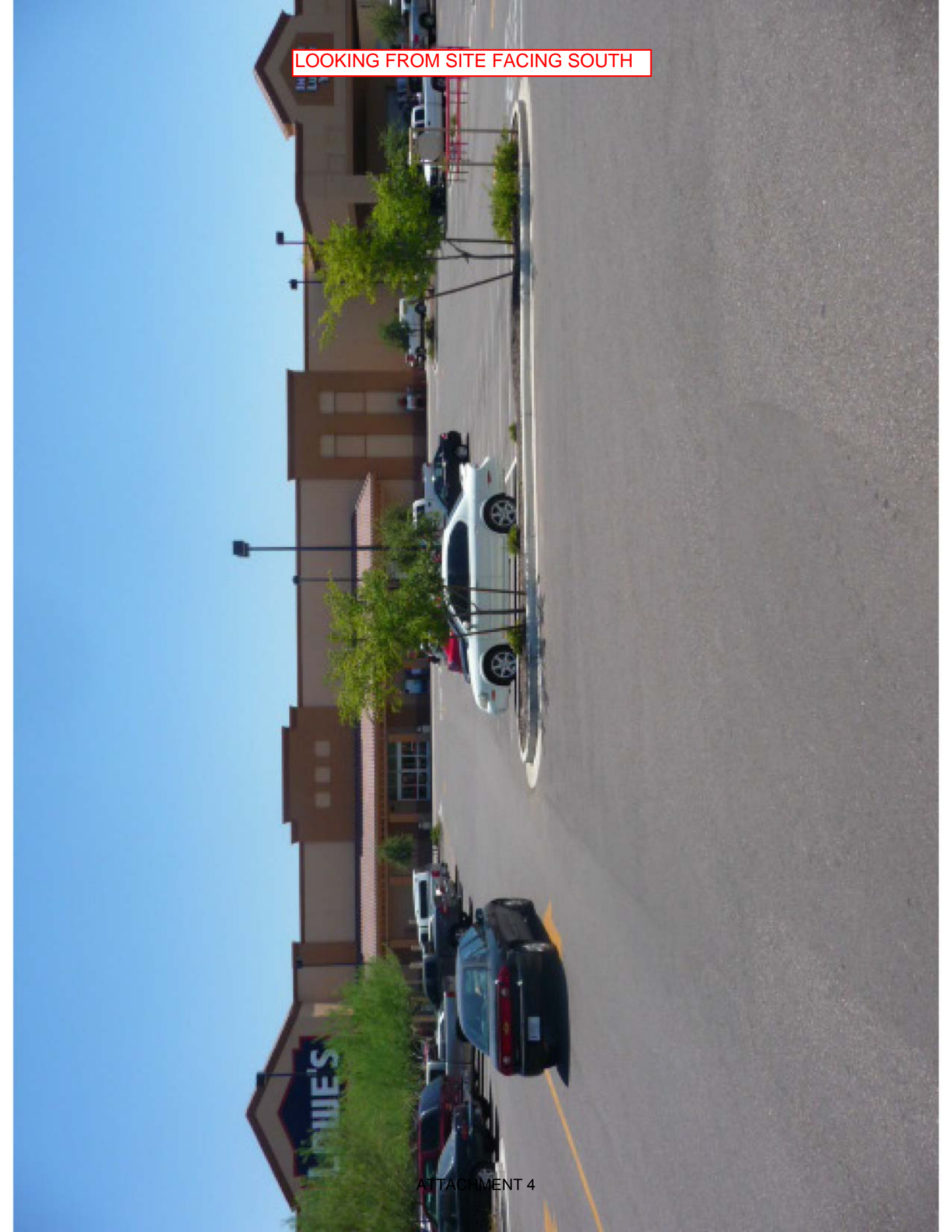


MCDONALD'S RESTAURANT - PL130048

LOOKING AT SITE FACING WEST



LOOKING FROM SITE FACING SOUTH





McDONALD'S

LETTER OF EXPLANATION

DEVELOPMENT PLAN REVIEW

PARCEL: 301-80-549

LOCATED WEST OF THE SOUTHWEST CORNER OF BASELINE AND RURAL ROADS
IN THE LAKES TOWNE CENTER



APPLICANT:

HUELLMANTEL
AFFILIATES

Charles Huellmantel

PO Box 1833 - Tempe, Arizona 85280-1833 - 480.921.2800 - charles@huellmantel.com

SUMMARY

McDonald's is proposing to build a new restaurant and drive-through in Tempe. The location is in the Lakes Towne Center on the Southwest corner of Baseline and Rural Roads. The subject site is the vacant parcel APN 301-80-549. The subject site is highlighted in orange on the image below:



This parcel is zoned Planned Commercial Center General (PCC-2) and has a projected use of Commercial in the General Plan 2030. The proposed McDonald's restaurant fits both the zoning district and projected use. Per Tempe City Code, restaurants "With drive-in or drive-through" are permitted in PCC-2 zoning districts with special standards or limitations."

This currently vacant parcel is a prime location for a McDonald's restaurant.

PROJECT DESCRIPTION

The proposed McDonald's restaurant will be 5,070 square feet and consist of a kitchen, dining area, indoor playplace and drive-through. The exterior walls will be made of ledgerstone and concrete block details in a southwestern theme, along with concrete walls painted with neutral tans and browns.

The City of Tempe requires that McDonald's provides 17 vehicular parking spaces and 2 bicycle parking spaces. The proposed site will provide 28 vehicular parking spaces, including 2 accessible spaces and a bike rack that can accommodate 4 bicycles, providing two more bicycle parking spaces than required.

The maximum allowed building height in the Lakes Towne Center is 40 feet. McDonald's will submit elevations that show that their maximum elevation is 25 feet. City Code demands for a minimum of 15 % landscaping. McDonald's will be submitting plans that show a proposed 21.1% landscaping. Setback requirements in the PCC-2 zoning district are zero front yard, 30 feet side yard and 30 feet rear yard. The proposed McDonald's will have a front yard setback of 20 feet and a side yard setback of 30 feet.

DEVELOPMENT PLAN REVIEW CRITERIA AND JUSTIFICATION

The design details noted below meet the following criteria as detailed in the Project Description and/or shown on building plans submitted:

The placement of *buildings* reinforces and provides variety in the *street* wall, maximizes natural surveillance and visibility of pedestrian areas (*building* entrances, pathways, *parking* areas, etc.), enhances the character of the surrounding area, facilitates pedestrian access and circulation and mitigates heat gain and retention through:

- a. Large shade trees will be placed on the western side of the McDonald's building to mitigate heat and promote energy conservation
- b. The McDonald's buildings are of a superior quality and very compatible with the surroundings. The exterior walls will be made of ledgerstone and concrete block details.
- c. At a total of approximately 25 feet in elevation, this McDonald's restaurant will be an appropriate height for the Lakes Towne Center site (the Lowe's is taller but it is set further back). This elevation will be similar to the surrounding buildings in the shopping center and the landscaping will be of proper scale.
- e. The building and floor plan have a clear base and top as identified by ground floor elements, roof forms and detailing. McDonald's has included concrete block on the lower elevations, cultured stone and ledgerstone on the building sides and cityscape metal panels and a roof cap element to create the clear base and top of the building.
- f. The building façade has architectural detail and contains windows at the ground levels to create visual interest and to increase security of adjacent outdoor spaces by maximizing natural surveillance and visibility. As shown on the elevations, McDonald's has incorporated exterior windows for both an attractive building style and for natural surveillance and visibility.
- g. All windows, doors, doorways and walkways will contribute to attractive public spaces by creating a luscious visual landscape visible to pedestrians and passing traffic. McDonald's will implement large, tempered glass windows on the front and side elevations to improve visibility and contribute to the attractiveness of the building.
- h. As with all McDonald's projects, the site plans assure that all on-site utilities will be placed underground.
- j. The development will be ADA-compliant, including handicap-accessible restrooms being installed inside the restaurant.

k. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage. This McDonald's will be located on the corner of Baseline and Rural Roads which is on the bus Route #77 and close to bus Route #72. These connecting routes plus the street facing restaurant façade welcome pedestrians and public transit patrons.

l. McDonald's has implemented a double drive-through to better control traffic circulation and avoid traffic conflicts with pedestrians and non-site oriented traffic. The off-street parking will directly reduce vehicular impact in the surrounding residential districts. The traffic impacts are minimized in conformance with city transportation policies, plans and design criteria.

m. Safe and orderly circulation separates pedestrian and bicycle traffic from vehicular traffic. This project will be consistent with the Tempe Pedestrian and Bicycle Facility Guidelines, contained in the Comprehensive Transportation Plan.

p. The lighting will be compatible with the proposed building and use, and does not create negative effects for surrounding property owners.

USE PERMIT CRITERIA AND JUSTIFICATION

The Use Permit test applied in this case is as follows:

a. The granting of this Use Permit will not cause any significant vehicular or pedestrian traffic in adjacent areas:

The proposed McDonald's will not cause an unjustified increase in traffic, pedestrian, vehicular or bicycle, which was not intended in the original construction of the Lakes Towne Center. The building will be essentially the same building size without a Use Permit with the same capacity but will look more appropriate in the center.

b. The granting of this Use Permit will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions:

This building will simply be placed three feet closer to an internal lot line. The site allows for a zero foot front yard setback. We could build the same type of building closer to the lot line but it would appear disproportionate to the overall site. The Use Permit will not create any externalities by being placed three feet closer to a lot line which is not visible or discernable to the general public. In essence, this is a technical variance. By moving the sideyard setback three feet, the building will not cause any additional odor, dust, gas, noise, vibration, smoke, heat, or glare.

c. The granting of this Use Permit will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City:

This building will be the same as a building simply placed three feet closer to an internal lot line. The site allows for a zero foot front yard setback. We could build the same type of building closer to the lot line but it would appear disproportionate to the overall site. The Use Permit will not create any externalities by being placed three feet closer to a lot line, which is not visible or discernable to the general public. This is in essence a technical variance.

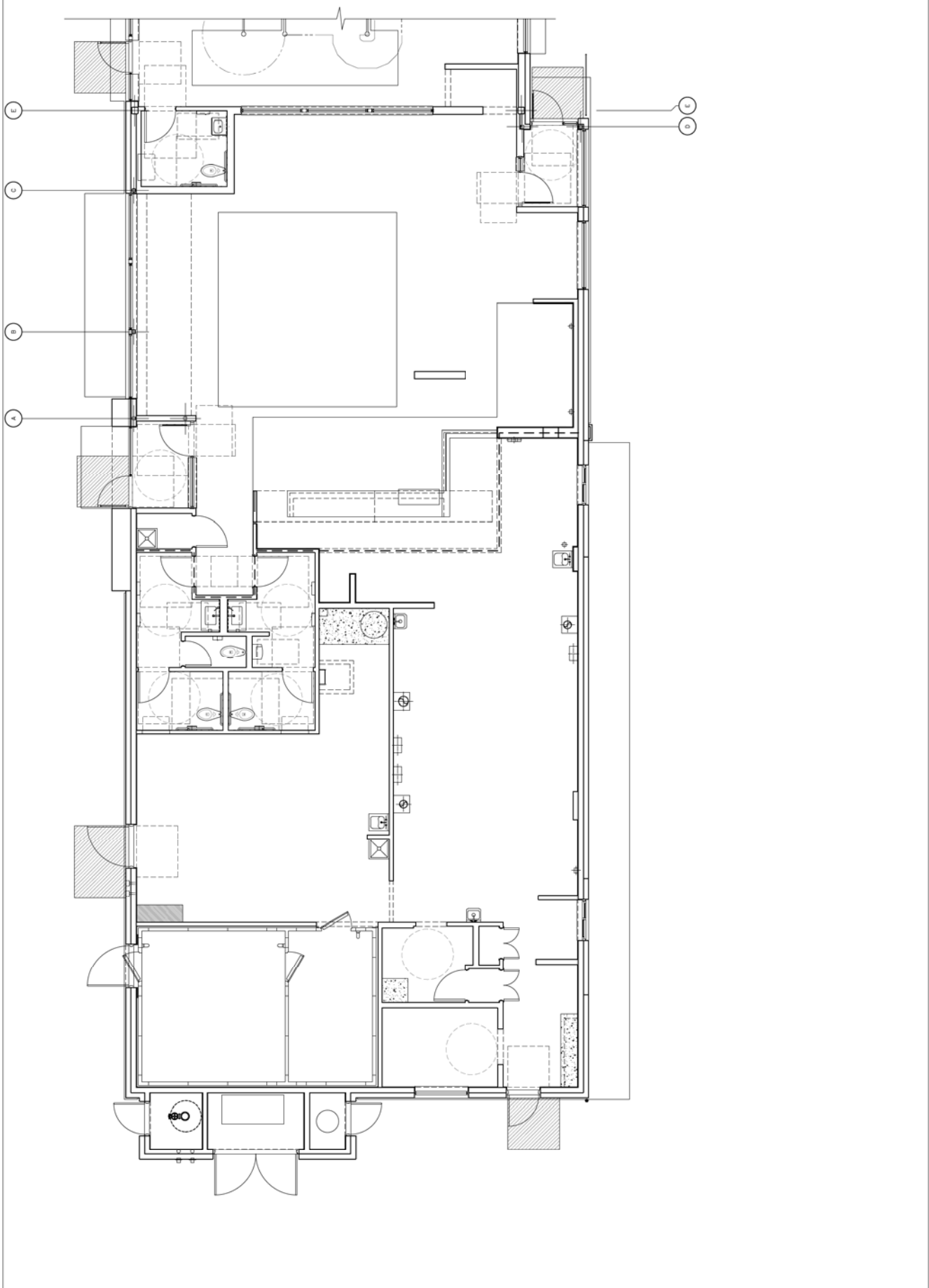
d. The granting this Use Permit will allow the proposed building to be compatible with existing surrounding structures:

Applying the Use Permit will allow this building to be placed in scale on the site. This building will simply be placed three feet closer to an internal lot line. The site allows for a zero foot front yard setback. We could build the same type of building closer to the lot line but it would appear disproportionate to the overall site. The Use Permit will not create any externalities by being placed three feet closer to a lot line which is not visible or discernable to the general public. This is in essence a technical variance.

e. The granting of this Use Permit will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

This building will be the same as a building simply placed three feet closer to an internal lot line. The site allows for a zero foot front yard setback. We could build the same type of building closer to the lot line but it would appear disproportionate to the overall site. The Use Permit will not create any externalities by being placed 3 feet closer to a lot line which is not visible or discernable to the general public. This is in essence a technical variance. No destructive behavior will be caused in this technical application of the setbacks.

DATE	02-11-2011	SMC BUILDING NO. AND RUMBL NO.	
REV	0	DATE	
DESCRIPTION			
BR			



SHEET NO. A1.0 FLOOR PLAN
 2013 STANDARD BUILDING 4597P-WOOD/WOOD
 DATE ISSUED 02-11-2011
 PROJECT NO. 1100110011
 PROJECT NAME 2013 STANDARD BUILDING 4597P-WOOD/WOOD
 ARCHITECT GEORGE W. WOOD, ARCHITECT
 1000 WOODRIDGE DRIVE, SUITE 100
 WOODBRIDGE, VA 22191
 PHONE (703) 441-1111
 FAX (703) 441-1112
 WWW.GEORGEWOOD.COM

REV	DATE	DESCRIPTION	BY

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 McDonald's USA, LLC
 4587 + 5 P-WOOD/WOOD
 2013.01

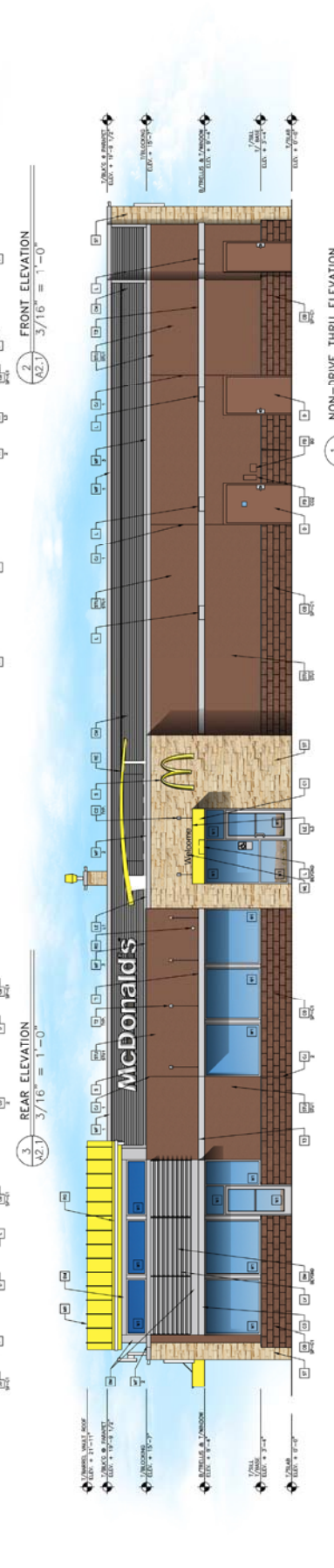
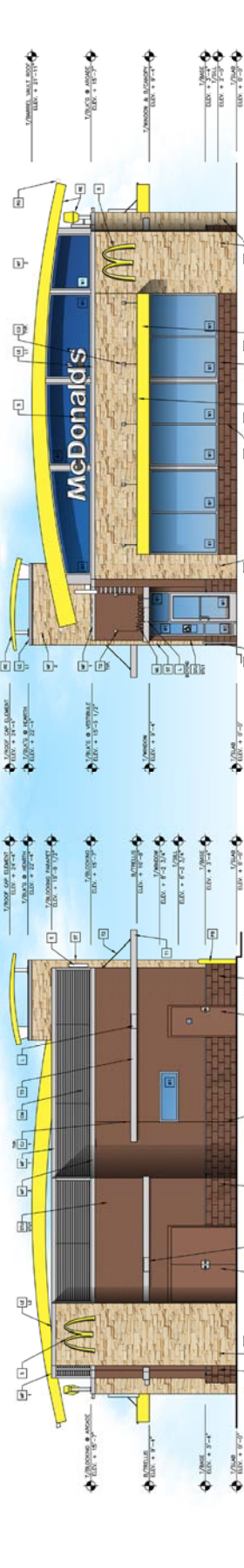
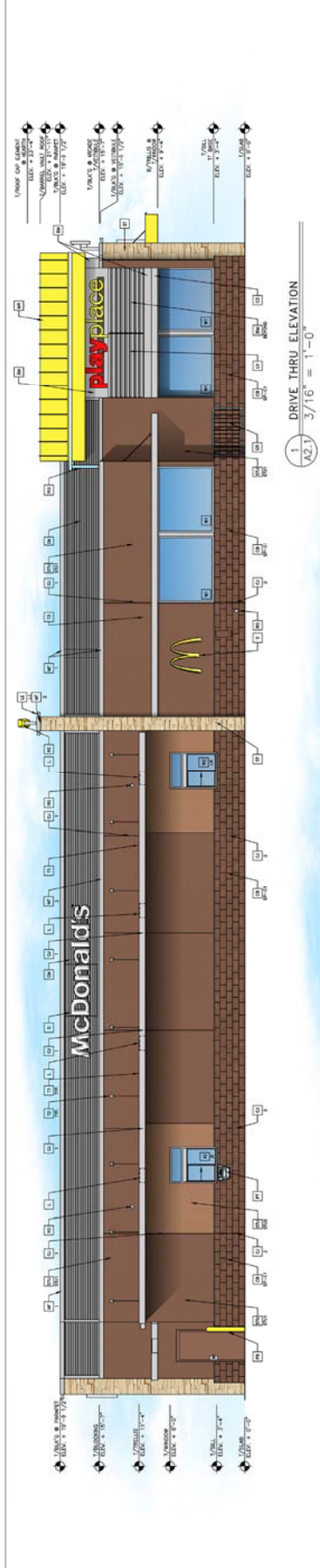
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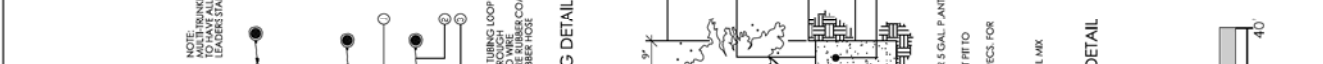
McDonald's USA, LLC
 4587 + 5 P-WOOD/WOOD
 2013.01



- KEY NOTES:**
- 1 BRICK METAL ROOF - PAINT TO MATCH COLOR OF INTERIOR METAL
 - 2 ALUMINUM CHIMNEY SYSTEM (COLOR: C03)
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 - 100 ALUMINUM CHIMNEY SYSTEM (COLOR: C03)



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VICINITY MAP



LANDSCAPE PLAN



TREE GUYING DETAIL



DOUBLE STAKING DETAIL



SHRUB PLANTING DETAIL



DOUBLE TRUNK



SINGLE TRUNK



WIRE THROUGH TRUNK



RUBBER HOSE



RUBBER HOSE



RUBBER HOSE



RUBBER HOSE



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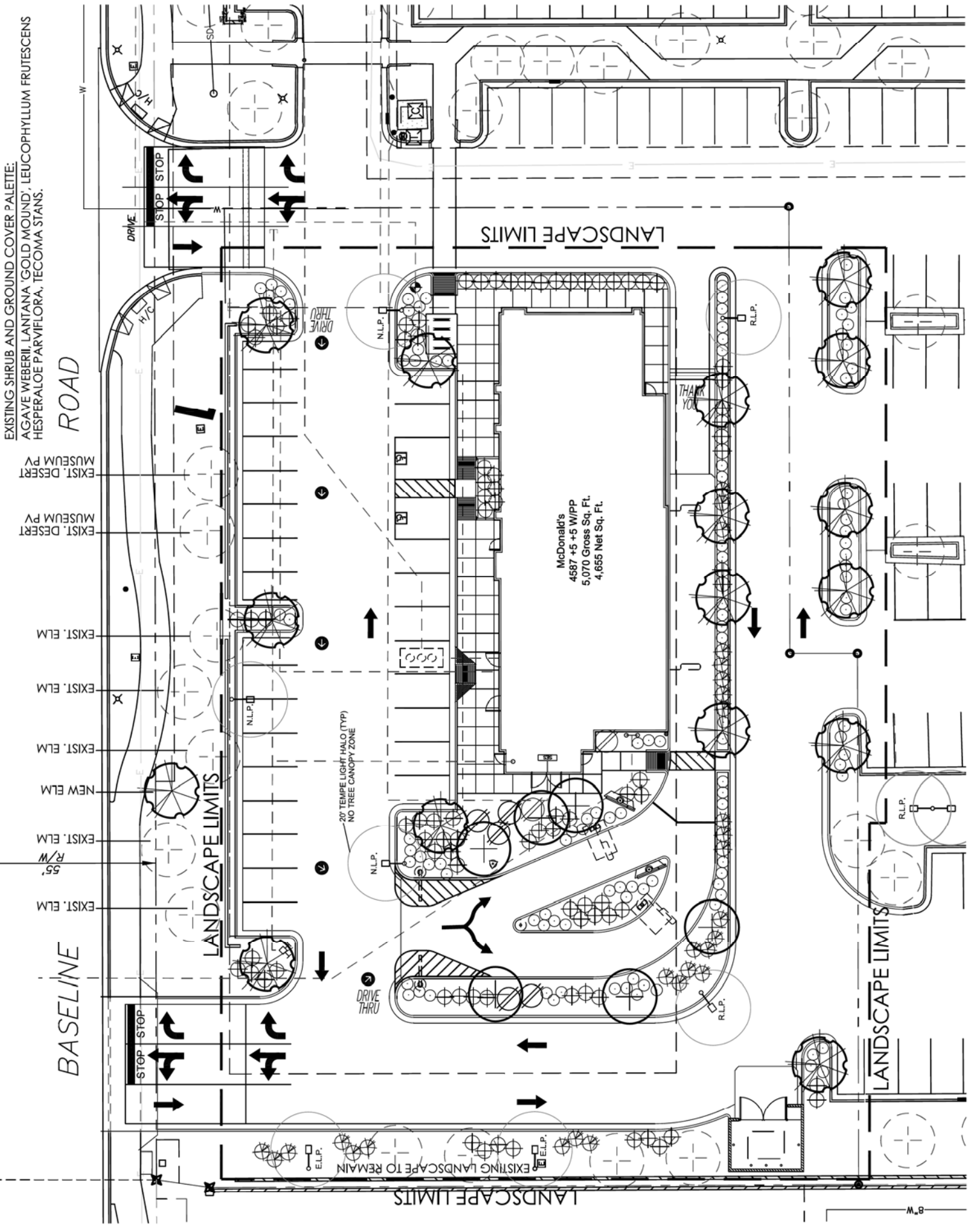
RUBBER HOSE

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EXISTING SHRUB AND GROUND COVER PALETTE:
 AGAVE WEBERII, LANTANA 'GOLD MOUND', LEUCOPHYLLUM FRUTESCENS
 HESPERALOE PARVIFLORA, TECOMA STANS.

ROAD

EXIST. DESERT MUSEUM PV
 EXIST. DESERT MUSEUM PV

EXIST. ELM

EXIST. ELM

EXIST. ELM

NEW ELM

EXIST. ELM

55' R/W

EXIST. ELM

BASELINE

LANDSCAPE LIMITS

LANDSCAPE LIMITS

LANDSCAPE LIMITS

LANDSCAPE LIMITS

McDonald's
 4587 +5 +5 WIPP
 5,070 Gross Sq. Ft.
 4,655 Net Sq. Ft.

20 TEMPE LIGHT HALO (TYP)
 NO TREE CANOPY ZONE

STOP-STOP

STOP-STOP

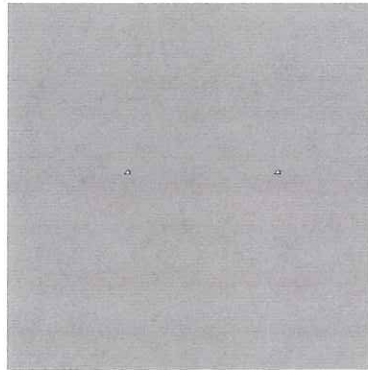
DRIVE THRU

DRIVE THRU

EXISTING LANDSCAPE TO REMAIN

THANK YOU

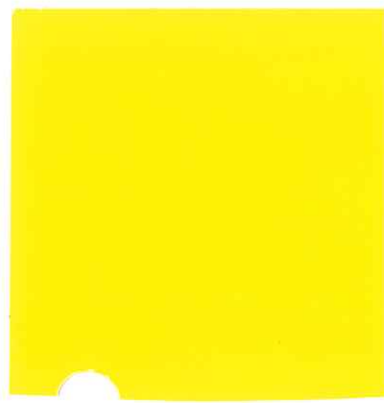
M.B



CITYSCAPE BY METAL ERA

BM CM MF

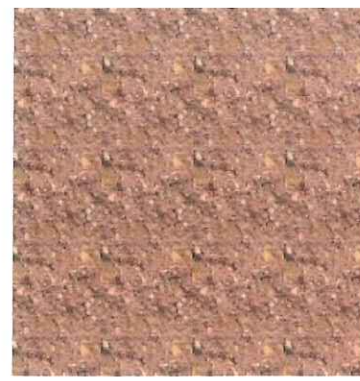
BREAK METAL, CORRUGATED METAL PANEL, METAL FACIA



PANTONE #109 U

MR

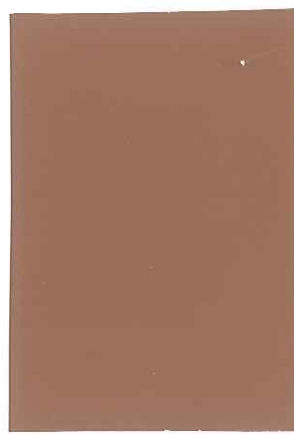
METAL ROOF



NORTHFIELD BLOCK "MOHAWK ORANGE", OR PAINTED EQUAL

CB

SPLITFACE CMU & PRECAST CONCRETE SILL/CAP



BENJAMIN MOORE - BM-1224 - "COYOTE TRAIL"

STU1

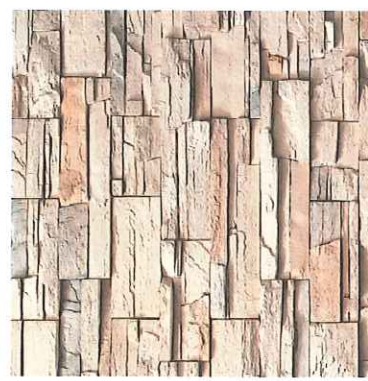
3-PART EXTERIOR STUCCO STUCCO SYSTEM



BENJAMIN MOORE - BM-1221 - "POTTERS CLAY"

STU2

3-PART EXTERIOR STUCCO STUCCO SYSTEM



BORAL STONE - PFSW

ST

CULTURED STONE ARCADES

COLOR AND MATERIAL BOARD
COLOR SCHEME MODIFIED COYOTE BROWN SCHEME

625 E. Beeline Rd. Tempe, Arizona L/C: 002-1000



4/16/2013

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