PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: McDonald's – Site Plan

PREPARED BY: Bill Mettee, Planner

REPORT DATE: April 21, 2023

MEETING DATE: April 25, 2023

GENERAL INFORMATION

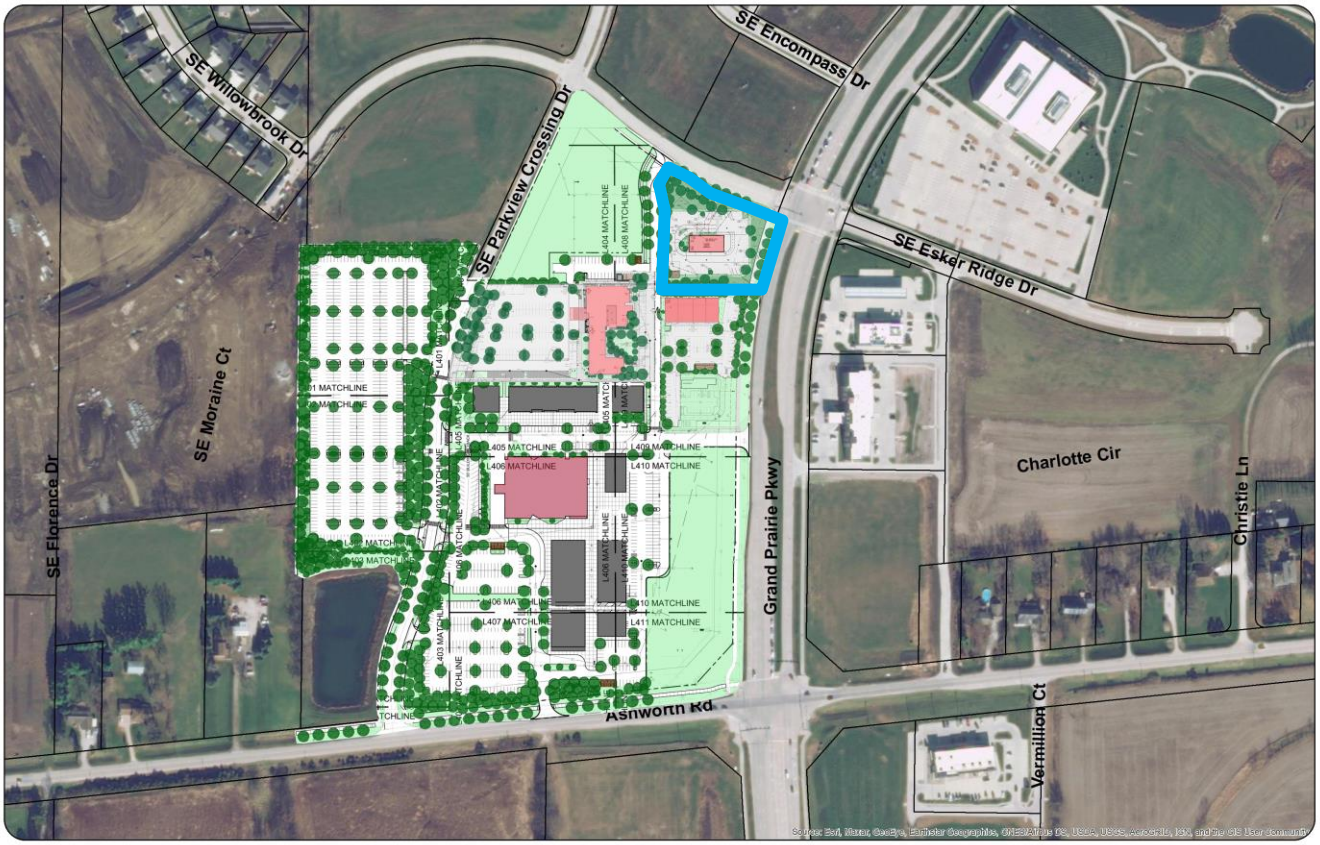
Owner/Applicant: McDonald's

Owner's Representative: Haley Wittenkeller, Watermark Engineering

Request: The applicant is requesting approval of a site plan for a McDonald's restaurant.

Location and Size: Property is generally located south of SE Esker Ridge Drive and west of Grand Prairie Parkway, containing approximately 1.54-acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
North	Vacant - Undeveloped	Community Commercial	K-OF (Kettlestone Office District)
South	Vacant – Undeveloped (KeeTown Loop R1)	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)
East	Hy-Vee Fast & Fresh	Community Commercial	K-RC (Kettlestone Retail Community District)
West	Vacant - Undeveloped	Community Commercial	K-RR / PD-1 (Kettlestone Retail Regional District with a Planned Development Overlay)

HISTORY

The subject property was rezoned in 2021 as the first step in the development process for the planned KeeTown Loop development that will feature an entertainment venue, commercial / retail spaces, restaurants and hotels. A preliminary plat and final plat for the overall development has been approved and site plans for the entertainment venue, hotel and a retail building have been approved. The applicant now requests approval of a site plan for a McDonald's restaurant.

PROJECT DESCRIPTION

The project involves the construction of a McDonald's restaurant building. The building is 4,455 square feet in area. The building is single-story and just under 19-feet in height at the tallest point. The main entrance to the building is along the north side. A trash enclosure will be provided in the southwest corner of the site.

ACCESS AND PARKING

There are several accesses into the overall development from the public streets and internal access points into this site from the neighboring properties within the overall development.

A total of 50 parking spaces are required for the proposed site and the applicant is providing 50 parking spaces. The applicant is also providing the required two bicycle parking spaces per the Kettlestone Design Guidelines.

SIDEWALKS/TRAILS

A ten-foot-wide trail exists on the west side of Grand Prairie Parkway. A five-foot-wide sidewalk will be installed along SE Esker Ridge Drive and a 5-foot sidewalk will be provided into the site from the public street.

UTILITIES

All utilities will be provided to this site as part of the overall development improvements. All utilities will be privately owned and maintained. Stormwater management will be accommodated with area detention basins.

LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 43%. The landscape plan meets the requirements of the Landscape and Open Space Ordinance and the Kettlestone Design Guidelines.

LIGHTING PLAN

A photometric plan for the site lighting has been submitted and reviewed by staff. The lighting plan complies with the adopted guidelines.

ELEVATIONS

The elevations of the building are proposed to be constructed mainly of brick, metal reveal panel and fenestration. Other accompanying materials are alpolic panel, vertical battens and metal facia.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Community Commercial. The overall goal of the Community Commercial classification is to provide goods and services to the community and often have two or more anchor tenants.

STAFF RECOMMENDATION

The proposed site plan is in general conformance with the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval of the site plan for McDonald's subject to remaining staff comments.