

Staff Summary Report



Development Review Commission Date: 02/14/12

Agenda Item Number: ___

SUBJECT: Hold a public meeting for a Development Plan Review for MCDONALDS RESTAURANT, located at 1740 East Elliott Road.

DOCUMENT NAME: DRCr_McDonalds_Elliot_021412 PLANNED DEVELOPMENT (0406)

COMMENTS: Request for MCDONALDS RESTAURANT (PL110290) (Greg Kozlowski, McDonalds USA, LLC, property owner; Scott Rasmussen, Synectic Design, Inc., applicant) consisting of demolition of existing restaurant and site features and replacement with a one-story, +/-4,700 sf. restaurant with drive through lane, parking and landscape on a +/-0.86 acre site. The site is located at 1740 East Elliot Road in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

DPR11232 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) *LC*

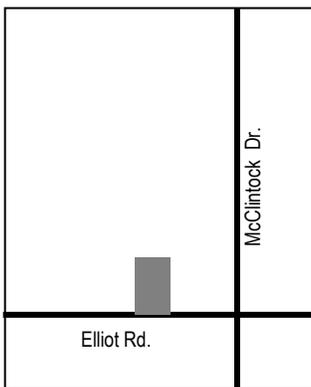
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

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

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	+/-0.86 acres
Total Building area	+/-4,700 gross sf. (+/-4,316 net sf.)
Lot Coverage	12.60% (50% maximum allowed)
Building Height	27.00 ft (35 ft maximum allowed)
Building Setbacks	54.00 ft front, 30.00 ft side, 65.00 ft rear (0.00 ft front, 30.00 ft side, 30.00 ft rear minimum required)
Parking Setback	34.00 ft front (20.00 ft minimum required)
Landscape area	18.10% (15% minimum required)
Vehicle Parking	67 spaces (58 minimum required, 73 maximum allowed)
	33 spaces are provided off-site by covenant and agreement
Bicycle Parking	4 spaces (4 minimum required)

The applicant is requesting approval of a freestanding, one-story restaurant with double drive-through lane that will replace an older McDonald’s restaurant. Site layout including parking and landscape will be largely redeveloped. A neighborhood meeting is not required for consideration of this request.

- PAGES:**
1. List of Attachments
 - 2-3. Comments / Reasons for Approval
 - 4-5. Conditions of Approval
 - 6-7. Code-Ordinance Requirements
 8. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Project Narrative Letter
 4. Condensed Project Narrative & Project Data
 5. Site Plan
 6. Floor Plan
 7. Building Sections
 - 8-9. Presentation Building Elevations
 - 10-11. Elevation Keynotes
 12. Landscape Plan
 13. Landscape Legends
 - 14-15. Site Context Photos—Existing Restaurant

COMMENTS:

The McDonald's site with a frontage on Elliot Road is immediately to the west of a fuel station at the northwest corner of McClintock Drive and Elliot Road. The McDonald's site originally was Pad A of the Crossroads Shopping Center. The Crossroads is located north and west of the fuel station and McDonald's sites and has frontages on McClintock Drive and Elliot Road

The existing use of the site is a McDonald's restaurant including a vehicle drive through and food pick-up window. The restaurant was constructed in 1987. An exterior play place was added in 1989 which was replaced with an interior play place in 1993. Existing Use Permits and Variances for the site have been superseded with the enactment of the Zoning and Development Code. Existing agreements for this property that remain in effect include the following: Pedestrian and vehicular cross access and cross drainage easements, (Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements, as well as an Amendment thereto) a covenant and agreement that allows the site to use thirty-three (33) Crossroads parking spaces (Covenant and Agreement regarding Maintenance of Off-Street Parking Space, DBS Document # 93-150), and a grant of easement by McDonalds to the adjacent fuel station that allows vehicle access to the refuse enclosure across the northeast corner of the McDonalds site (Easement Agreement).

This request includes a Development Plan Review for the following. The removal of the existing McDonalds restaurant and pavements along with a portion of the existing landscape and replacement with a new McDonalds restaurant of +/-4,700 sf. area, including thirty-four (34) parking spaces and a double drive-through lane along with restoration of landscape. Existing landscape that remains includes site screen walls and site monument sign in the front (south) yard and in the adjacent public right of way as well as eleven trees on the south, east and west property edges.

PUBLIC INPUT

A neighborhood meeting is not required to process the Development Plan Review request. As of the publication of this staff report, public input has not been received on this case.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The front yard building setback for the new restaurant is approximately the same as the original. Primary customer vehicle site access is from the southwest site corner through a drive aisle south and east of the building. The site is reconfigured to organize parking, formerly on east, west and south sides of the original building to the east of the new building. The site features a double drive-through ordering lane layout that begins northeast of the building and merges into a single pick-up lane (with two windows) on the west of the building. The building is eased slightly to west of center of site to favor parking on the east. The minimum 30'-0" side-yard building setback of the PCC-1 District is maintained. A wide land buffer for shade trees is created along the west property line to the west of the pick-up lane.

Building Elevations

The appearance of this McDonald's reflects the corporation's new branding elements for its restaurants. The overall restaurant and play place size is similar. The barrel tile is gone. The elevations feature light sand color cultured stone veneer at the street front and at customer entrances. Exposed split-face integral color mustard and brown concrete masonry unit base, exterior plaster beige (with dark red-brown accent stripes) mid-section, and corrugated gray metal panel cap predominate on the building elevations elsewhere. The metal entrance awnings and the play place standing seam barrel roof are a striking yellow finish. The play place roof follows a gentle curvature. Insulated clear glass system is 1" low short wave emission. Window frames are clear anodized aluminum. Suspended metal trellis over the pick-up lane on the west elevation is grey. An example of this rebranding process completed at another McDonald's site is found at 1325 West Broadway Road (Broadway on south side and east of Priest).

Landscape Plan

Landscape features retention of eleven existing trees including one +/- 40 ft. date palm, one pine, one acacia and eight mesquites located on the site perimeter. These are located along the east property line, on the west near the northwest site corner, and include five mesquites in the site front yard. Existing site trees are supplemented with others along the east and west edges and in the front yard. Particularly the west perimeter is heavily laden with trees to assist with afternoon shade of the pickup lane.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of building provide variety in the streetscape*; a small freestanding restaurant is replaced with a similarly sized, yet architecturally distinct restaurant that conforms to corporate brand and at the same time is respectful of the architecture of The Crossroads.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; north-south building orientation follows the narrow lot layout but trees, particularly along west property edge, provide afternoon shade on building and drive through lane and windows.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the composition of materials as a whole will command attention; metal roofs, canopies and parapets will stand up to intense summer sun and the masonry base will stand up to the normal wear of pedestrians surrounding the building.
4. *Building and landscape elements are appropriately scaled relative to the site and surroundings*; the new restaurant is similar in size and scale to the one previously constructed; the surrounding one and two-story buildings are not disturbed by the form of this building; eleven of the existing trees will remain in place for incorporation into the landscape of the new development; the size and species of plant material selected are compatible with the existing plant palette of the Crossroads and surrounding neighborhoods.
5. *Site has convenient access to multi-modal transportation options and support the potential for transit patronage*; the site and the Crossroads are on the Valley Metro bus route 108 (Elliot), and bus route 81 (McClintock).
6. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, both on-site and from surrounding commercial uses*; redevelopment provides separation of circulation paths of dine-in and drive-thru customers.
7. *The redeveloped site and building layout of the McDonald's appropriately integrates Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*;
8. *Landscape accents and provides delineation from parking, building, driveway and pathways*; Existing and supplemental tree placement follows Zoning and Development Code provisions for street frontage, parking area, pick-up lane and pick-up window shade.
9. *Signs for McDonalds will be reviewed as a separate submittal package.*
10. *In accordance with the Zoning and Development Code, Lighting is compatible with the proposed building and neighboring commercial buildings and uses, and does not create negative effects.*

Conclusion

Based on the information provided by the applicant, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use (Work—Commercial) for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The project meets the approval criteria for Development Plan Review.

DPR11232
CONDITIONS OF APPROVAL

General

1. Submit construction documents to the Community Development Building Safety Division for building permit by February 14, 2013 or Development Plan Review approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Utilize raised curb as tire stop as included in Site Plan vignette sketch on Preliminary Site Plan Review markup, dated 01/04/2012. Do not offset curb between disabled accessible and standard parking spaces.
3. Reconcile discrepancy in paving layout between the site and landscape plans and the grading and drainage plan, particularly as relates to the disabled accessible walkway that connects the restaurant to the Elliot Road sidewalk.
4. Relocate buried retention structure west into the drive aisle so it does not interfere with tree planting areas.
5. Exterior doors to fire riser room, electrical service entrance section (S.E.S.) room and freezer do not require vision panels.
6. Paint utility boxes in a neutral color that compliments the building colors. Do not paint over warning decals or other identifiers.
7. Place each exterior, freestanding reduced pressure and double check backflow assembly in a pre-manufactured, pre-finished, lockable cage. If device is for a minimum 3" diameter water line, delete cage and provide a site screen wall.

Building Elevations

8. The materials and colors are approved as presented:
 - a. Accent stone veneer at front wall and at entrances, manufacturer: Boral Stone Products, Pro-Fit LedgeStone Southwest
 - b. Exterior finish insulation system (EIFS): smooth texture surface
 - c. EIFS paint accent stripes, manufacturer: Benjamin Moore, color: Mink - #2112-10.
 - d. Exposed split face concrete masonry unit (CMU) accent stripes, integral color: Cocoa Brown
 - e. EIFS paint field, manufacturer: Benjamin Moore, color: Huntington Beige - #HC-21.
 - f. Exposed split face CMU field, integral color: Mustard
 - g. Corrugated metal panel at parapet, manufacturer: Metal Era, color: Cityscape (gray)
 - h. Metal trellis at pick up drive lane: color Cityscape (gray)
 - i. Standing seam metal roof at Play Place roof and south and east trellis, color: Pantone 109C (yellow)
 - j. Storefront frame: clear anodized aluminum
 - k. Glazing, manufacturer: Trulite, 1" Solarban 60 #2 / clear

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials submitted are approved. Additions or modifications may be submitted for review during building plan check process.

9. Provide secure roof access from the interior of the building. Do not expose roof access to public view. Conceal roof drainage system for portion of roof behind parapet within the interior of the building. Incorporate lighting, address signs, Fire Department Connection and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Do not locate exposed conduit, piping or similar features on the exposed surfaces of the building.
10. Upper/lower divided glazing panels in exterior windows at grade level, such as at southwest customer entrance, where lower glass pane is part of a divided pane system, is permitted only if hardened, laminated glazing at the lower pane is provided.

Lighting

11. Adjust position of freestanding light on east property line. Maintain minimum 20'-0" separation from the existing mesquite (T-8).
12. For restroom security lights, provide fifty percent (50%) night lights and activate full lights by automatic sensors or key switch.

13. Illuminate building entrances from dusk to dawn including storage room and freezer doors on east elevation and fire riser room and S.E.S. doors on north elevation.

Landscape

14. Provide a *Quercus virginiana* in lieu of a *Nerium oleander* tree in the intermediate planting island of the east parking row.
15. Provide a thornless cultivar of *Cercidium* species in lieu of *Cercidium Praecox* where near parking areas on site.
16. Where an existing tree or palm that is indicated to remain dies or shows probability of dying during the planning and construction period of this project, replace with a minimum 36" box tree that compliments the landscape design.
17. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for feeder line diameters greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Conceal valve and power conduits within the exterior wall cavity. Exposed conduit on the outside of the building is not allowed.
 - d. Hardwire power source to controller. A receptacle connection is not allowed.
 - e. During construction period, do not allow plants that previously have had an irrigation system to go through a period without irrigation. Provide temporary irrigation system for these plants that remain.
 - f. Design automatic irrigation so existing plants that remain on site and in the adjacent public right of way are irrigated as part of the reconfigured system.
18. Remove soil compaction in planting areas. Remove construction debris from planting areas prior to landscape installation.
19. Top dress planting areas with a rock or decomposed granite application of 2" uniform thickness that matches the existing rock groundcover. Do not underlay rock or decomposed granite application with plastic. Do not introduce rock groundcover of size that is greater than 2" diameter and less than 12" diameter unless each piece is secured two-thirds into concrete bedding.

Signage

20. The 6" signs in the entrance window transoms are acceptable. For security, provide 12" high address signs on the building elevations and monument sign where indicated on the Preliminary Site Plan Review markup, dated 01/04/2012. Conform to the following for building address signs:
 - a. Provide street number only, not the street name
 - b. Compose of 12" high, individual mount, metal reverse pan channel characters.
 - c. Self-illuminated or dedicated light source.
 - d. Coordinate address sign locations with trees to avoid any potential visual obstruction.
 - e. Do not affix number or letter to elevation or monument sign that might be mistaken for the site address.

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.

- GUIDES:
 - Specific requirements of the Zoning and Development Code (ZDC) are not listed but will apply to this 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/planning/documents.htm or purchase from Community Development.
 - Verify the requirement to obtain approval in writing from Crossroads for construction of new building and drive through. Refer to Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements, Article II, Use and Development.
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Reviews dated August 17, 2011 and 04 January 2012. Direct questions that arise related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.
- STANDARD DETAILS:
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm. The enclosure details are under Civil Engineering & Right of Way.
- BASIS OF BUILDING HEIGHT: Measure building height from top of curb adjacent to the center of the front property line.
- PARKING SCREEN: Verify existing site screen wall facing Elliot Road is of sufficient height and breadth to screen parking area or extend wall to comply with requirement of ZDC Section 4-706 (A).
- BUILDING EQUIPMENT SCREEN: Verify proposed building parapet is of sufficient height to screen roof mount equipment and top-mounted appurtenances on all four sides of equipment in accordance with requirement of ZDC Section 4-405.
- WATER CONSERVATION: Under an agreement between City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use of this project. Have landscape architect and mechanical engineer submit reports with the construction drawings during building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- SECURITY REQUIREMENTS:
 - Design building entrances including restaurant storage and freezer room doors to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to remove hiding places. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to increase user reaction time and safety.
 - Follow the design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide security vision panel at the restaurant storage door consisting of a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door, in compliance with ZDC Section 4-406.
- FIRE LANE: Ensure at least a 20'-0" horizontal width and 14'-0" vertical clearance from fire lane surface to underside of tree canopies or overhead structures. Layout and details of fire lane is subject to Fire Department approval.

- ENGINEERING:
 - Underground utilities except high-voltage transmission line.
 - Coordinate site layout with dry and wet utility providers to ensure adequate access easements.
 - Verify easement locations and other property restrictions to avoid conflicts with the site layout or foundation design.
 - 100 year onsite retention required for this property. Either maintain existing 100 year storm retention system (with modifications as may be required by Engineering Division) or provide 100 year storm retention on site as indicated on the Conceptual Grading and Drainage Plan. Coordinate design with requirements of the Engineering Division.

- BUILDING SAFETY
 - Move disabled accessible parking spaces so they are closest to restaurant customer entrance.
 - Clearly indicate property lines and the dimensional relation of the building to the property lines.

- REFUSE:
 - Enclosure is exclusively for refuse. Construct walls, pad and bollards per Standard Detail DS-116.
 - Develop strategy with Sanitation Division for recycling collection and pick-up. Roll-outs may be allowed for recycled materials. Coordinate storage area for containers with site and landscape layout.
 - Gates for enclosure are not required. If gates are provided, have property manager open gates in accordance with Sanitation Division pick-up schedule.

- 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.
 - Provide parking loop/rack per Standard Detail T-578. Provide 2'-0" by 6'-0" individual bicycle 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).
 - Reuse of existing light poles and fixtures is allowed if they comply with ZDC Section 4-803 for lighting standards including location of fixtures.
 - 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. Comply with ZDC Section 4-704 (C) (6) for relation of lights (including existing lights) to trees (including existing trees).

- LANDSCAPE:
 - Provide minimum five (5) groundcovers per each landscape island.
 - Correctly indicate clear vision triangles at driveway on the landscape plan. Identify speed limit for Elliot Road at the site frontage. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. 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.

- 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 and menu boards. 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:

Crossroads Shopping Center at 1700 – 1730 East Elliot Road in the PCC-1, Planned Commercial Center District

- August 13, 1981 City Council approved a zoning map amendment from AG to RO for 11.5 acres and to PCC-1 for 8.0 acres at the northwest corner of Elliot and McClintock.
- July 15, 1985 City Council approved a zoning map amendment and an Amended General and Final Plan of Development for the Crossroads Shopping Center, expanding the PCC-1 portion of the site to 10.0 acres.
- April 30, 1987 City Council approved an appeal by McDonald's of the Planning and Zoning Commission's 3/24//87 denial for an Amended and Final Plan of Development with a Use Permit and Variance for Pad "B" to park 25 spaces in the Crossroads Center. Note, this agreement was later expanded to 33 spaces.
- June 8, 1989 City Council approved an appeal by McDonald's of the Planning and Zoning Commission's 5/23/89 denial of an exterior dining and play area for the existing restaurant. A Use Permit was granted for exterior dining for Pad "A" (McDonald's).
- April 15 1993 City Council approved an Amended General and Final Plan of Development for the Crossroads Pad "A" to convert outdoor dining and play area into an interior play place for the McDonald's restaurant. Note: A condition of approval required a new parking affidavit between the Crossroads Shopping Center and McDonald's for 8 additional spaces.
- October 07 1993 Covenant and Agreement Regarding Maintenance of Off-Street Parking Space allows the users of the building located at 1740 East Elliot Road to have use of 33 parking spaces in the contiguous parking lot located at 1700-1730 East Elliot Road.

McDonalds at 1740 East Elliot Road in the PCC-1, Planned Commercial Center District

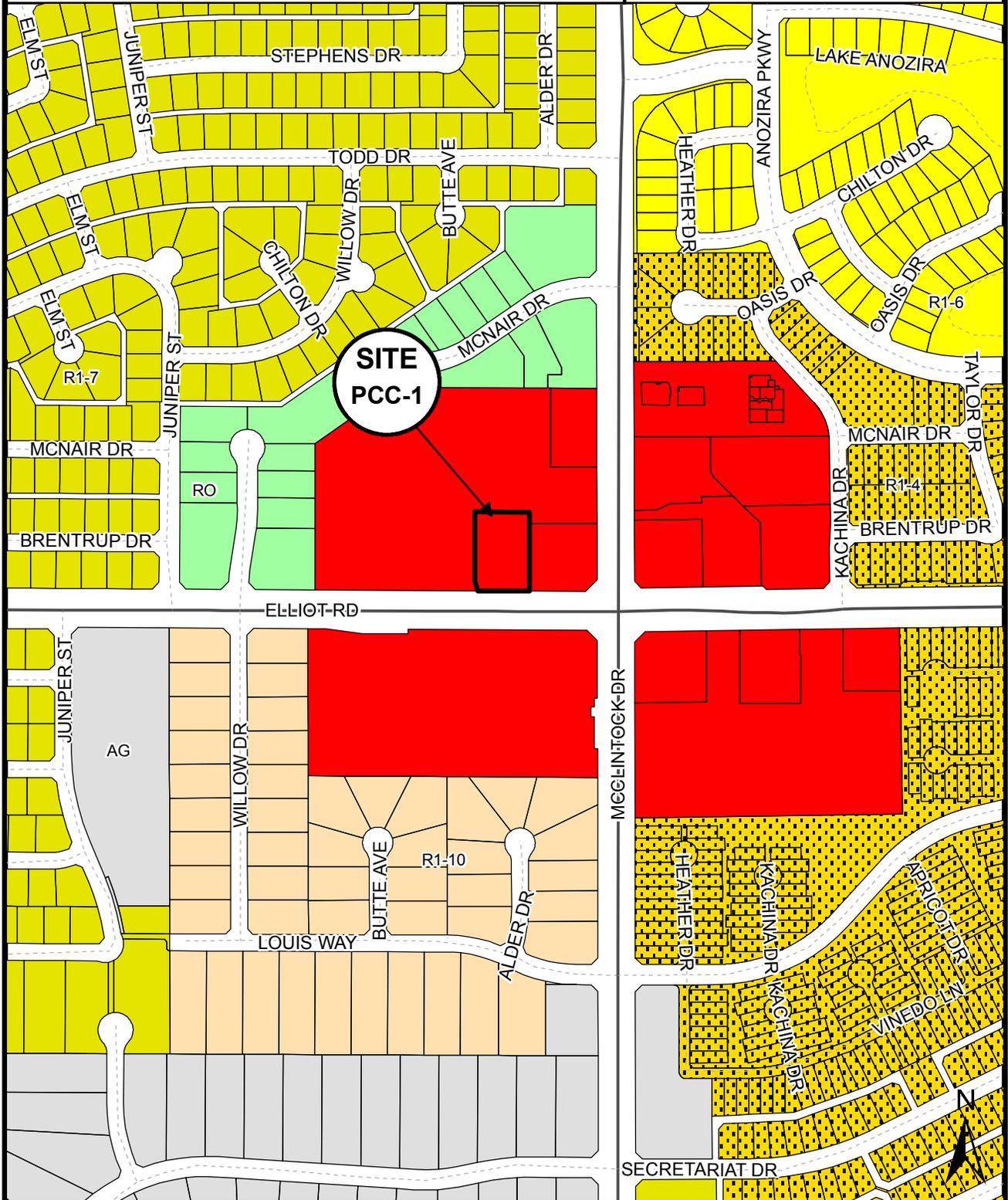
- May 20, 1987 Design Review Board approved the request by McDonalds for building elevations, site plan and landscape plan.
- August 26, 1987 Board of Adjustment approved a variance to allow a freestanding tenant identification sign for Crossroads Center--McDonalds.
- August 2, 1989 Design Review Board approved a building addition for an exterior dining and play area with associated landscape and site modifications.
- April 7, 1993 Design Review Board approved a building addition for an interior play place with associated landscape and site modifications.
- October 20, 1999 Design Review Board approved the accent lighting and signage for Crossroads Center – McDonalds.
- May 24, 2000 Board of Adjustment approved request for a Variance to increase maximum allowable menu board sign area (from 20 sf. to 43 sf.) and to waive the required masonry sign base. Note, this variance has been superseded by the Zoning and Development Code Part 4 chapter 9.
- August 19, 2003 Design Review Board Staff approved request for two new building mounted signs and paint modification.

ZONING AND DEVELOPMENT CODE REFERENCE:

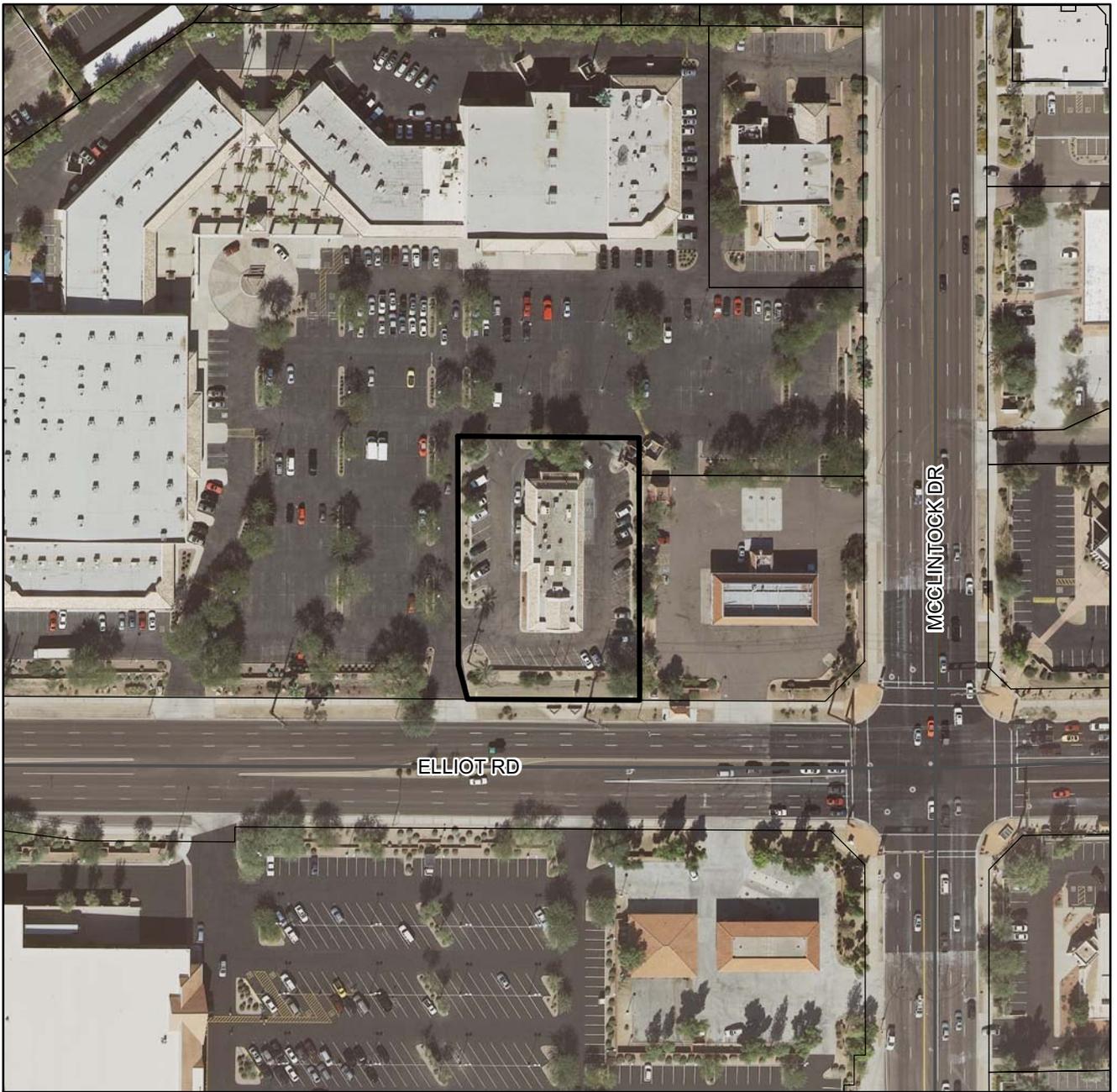
Section 6-306, Development Plan Review

MCDONALD'S RESTAURANT

PL110290



Location Map



MCDONALD'S RESTAURANT (PL110290)

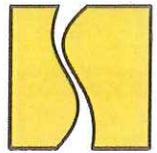
Synectic Design, Inc.

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12/27/2011

City of Tempe
Planning Division
Development Services Department
31 E. 5th Street, Garden Level, Tempe, Arizona 85281
P: 480.350.8331
F: 480.350.8872

Project: McDonald's Rebuild Project
Project address: 1740 E. Elliot Road
Tempe, Arizona 85284

Project Narrative

This project entails the demolition of the existing McDonald's restaurant and construction of a new McDonald's restaurant. The work will include demolishing the entire existing structure and paved parking areas. The site will be re-graded to drain to new underground retention. The new building will incorporate the McDonald's Corporation's new branding elements for the exterior of the building as well as double drive-thru lanes.

The new building will be located farther south and closer to the street than the existing restaurant to increase visibility. The parking lot will be reconfigured to place all parking stalls along the east side of the building, allowing for better vehicular circulation, including two-way traffic. The existing trash corral will be renovated to Tempe standards and will be construction of CMU to match the exterior building colors.

The proposed building design is consistent with the new design standards and branding elements for the McDonald's Corporation. The exterior building walls will have a three-foot high wainscot of CMU veneer with exterior insulation and finish system (E.I.F.S) above. The majority of the framed parapet walls will have a corrugated metal banding. In lieu of the previous design of mansard roofing overhangs, new metal canopies and awnings will be installed at all entrances, windows and the drive-thru to provide protection from the elements to those accessing the restaurant. At the south (main), north (rear) and east facades, "brand" walls will be constructed on the exterior of the building. These brand walls will be framed construction with a stone veneer finish. A barrel vault roof, McDonald's yellow in color, will cover the southern portion of the building, over the Play place area. The profile of which is the shape of McDonald's trademarked roof cap element.

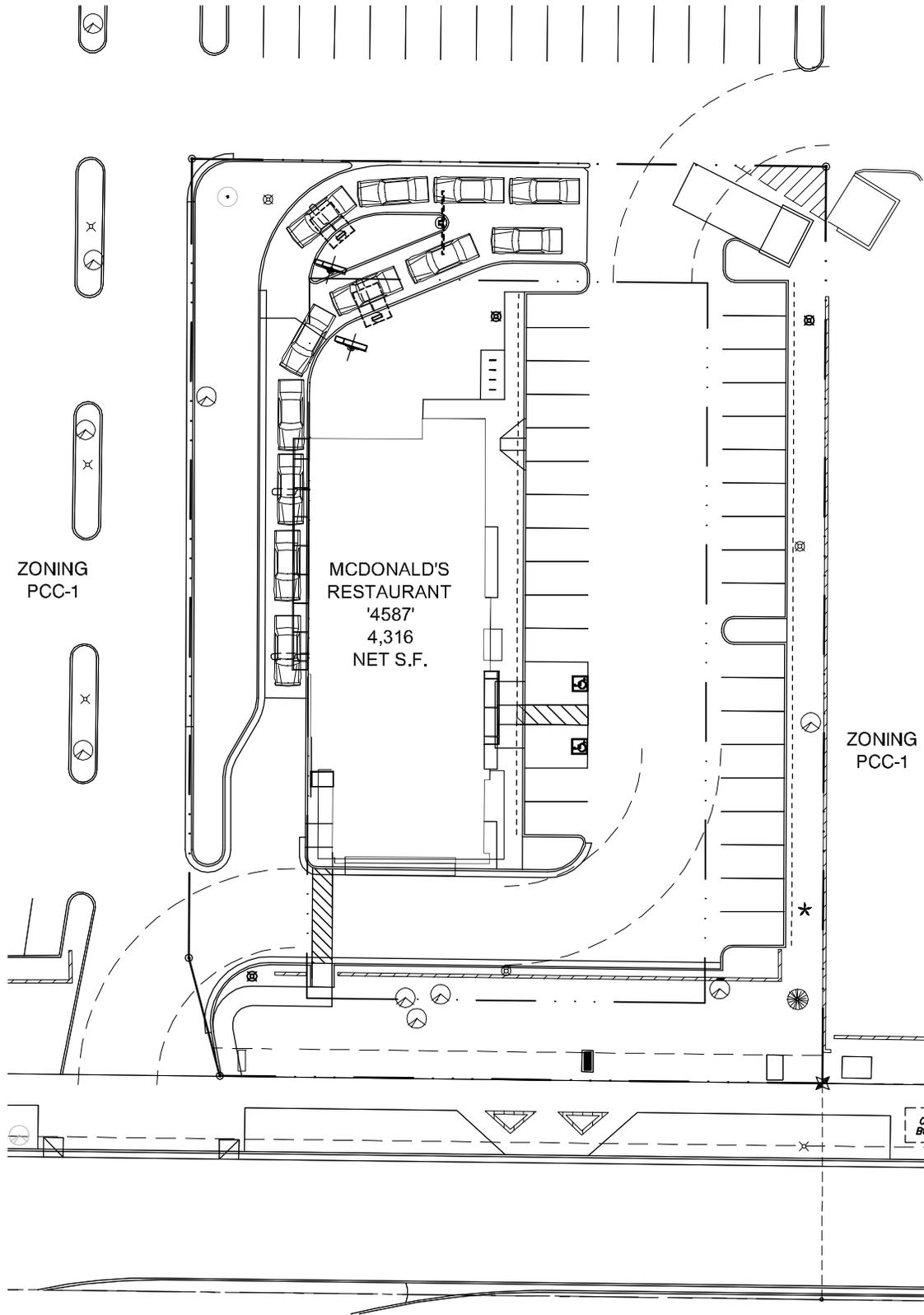
Existing landscaping will remain where possible. At new landscaping, plant material will be installed per city codes. New landscaping will be consistent with the landscaping currently installed at the surrounding area. All new irrigation will be drip systems.

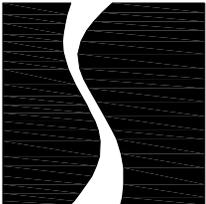
PROJECT NARRATIVE

THIS PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING MCDONALD'S RESTAURANT AND SITE FEATURES, REGRADING OF THE SITE AND CONSTRUCTION OF A NEW MCDONALD'S RESTAURANT, DOUBLE DRIVE-THRU, SITE FEATURES AND PARKING. THE REDESIGNED SITE WILL ALLOW FOR BETTER CIRCULATION AND PARKING THAN THE ONE-WAY DESIGN THAT IS CURRENTLY EXISTING. AS THE MAJORITY OF MCDONALD'S BUSINESS OCCURS VIA CUSTOMERS VISITING THE DRIVE-THRU, THE DOUBLE DRIVE-THRU WILL ENHANCE THE CURRENT LAYOUT BY SERVING MORE VEHICLES AT ANY GIVEN TIME. EXISTING SITE SCREEN WALLS WOULD REMAIN AS WELL AS THE EXISTING MONUMENT SIGN ALONG ELLIOT ROAD.

PROJECT DATA

PROJECT ADDRESS:	1740 E. ELLIOT ROAD TEMPE, ARIZONA 85284
ASSESSORS PARCEL #:	301-48-003-Q
PROPOSED USE:	DRIVE-THRU RESTAURANT
LOT AREA:	37,409 S.F., 0.859 ACRES
ZONING:	PCC-1
BUILDING HEIGHT (ALLOWABLE):	35'-0"
BUILDING HEIGHT (PROPOSED):	27'-0"
GROSS BUILDING AREA:	
BASE BUILDING:	3,790 S.F.
PLAYPLACE:	910 S.F.
TOTAL:	4,700 GROSS S.F.
NET BUILDING AREA:	4,316 S.F. (EXCLUDES EXTERIOR WALLS)
SETBACKS:	REQ. PROVIDED
FRONT:	0'-0" 54'-8"
PARKING:	20'-0" 34'-9 1/2"
SIDE:	30'-0" 30'-0"
REAR:	30'-0" 65'-2"
MAXIMUM LOT COVERAGE:	50%
LOT COVERAGE PROVIDED:	12.6% (4,700 S.F.)
MINIMUM LANDSCAPE AREA:	15%
LANDSCAPING AREA PROVIDED:	18.1% (6,804 S.F.)
BUILDING OCCUPANCY(S):	A-2
CONSTRUCTION TYPE:	V-B
STORIES:	1
PARKING REQUIRED:	4,316/75 = 58 SPACES
PARKING PROVIDED:	34 ON SITE 33 PER PARKING AGREEMENT
BICYCLE PARKING REQUIRED:	4,316/1000 = 4 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES



S Y N E C T I C

 D E S I G N
 1111 W. UNIVERSITY DR.
 S U I T E 1 0 4
 T E M P E , A R I Z O N A 8 5 2 8 1
 T : 4 8 0 . 9 4 8 . 9 7 6 6
 F : 4 8 0 . 9 4 8 . 9 2 1 1

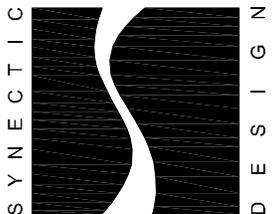
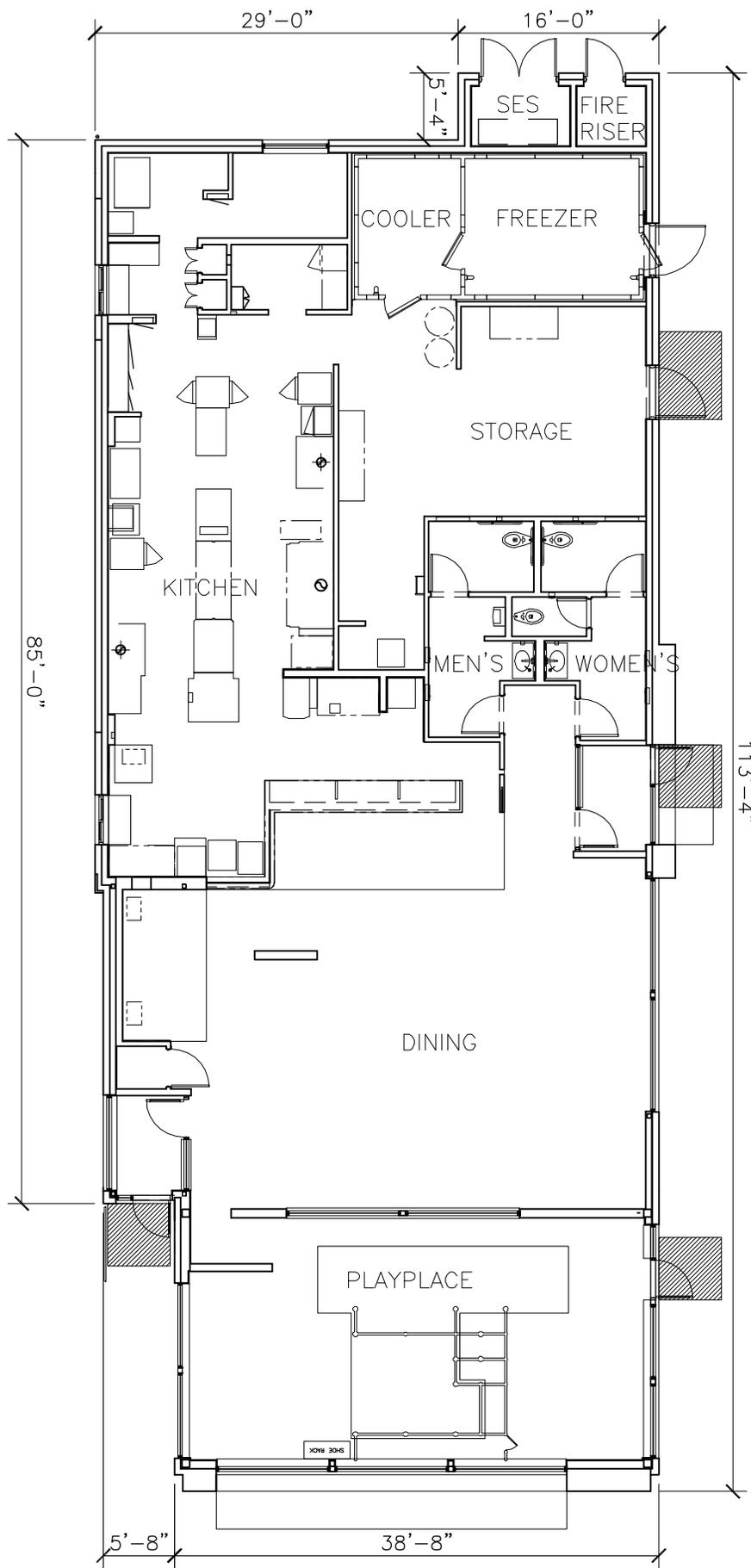
SITE PLAN

SDI 3005
 DRP
 01.20.2012 Scale 1" = 40'-0"



AS1.0

McDONALD'S REBUILD
 1740 E ELLIOT ROAD, TEMPE, AZ



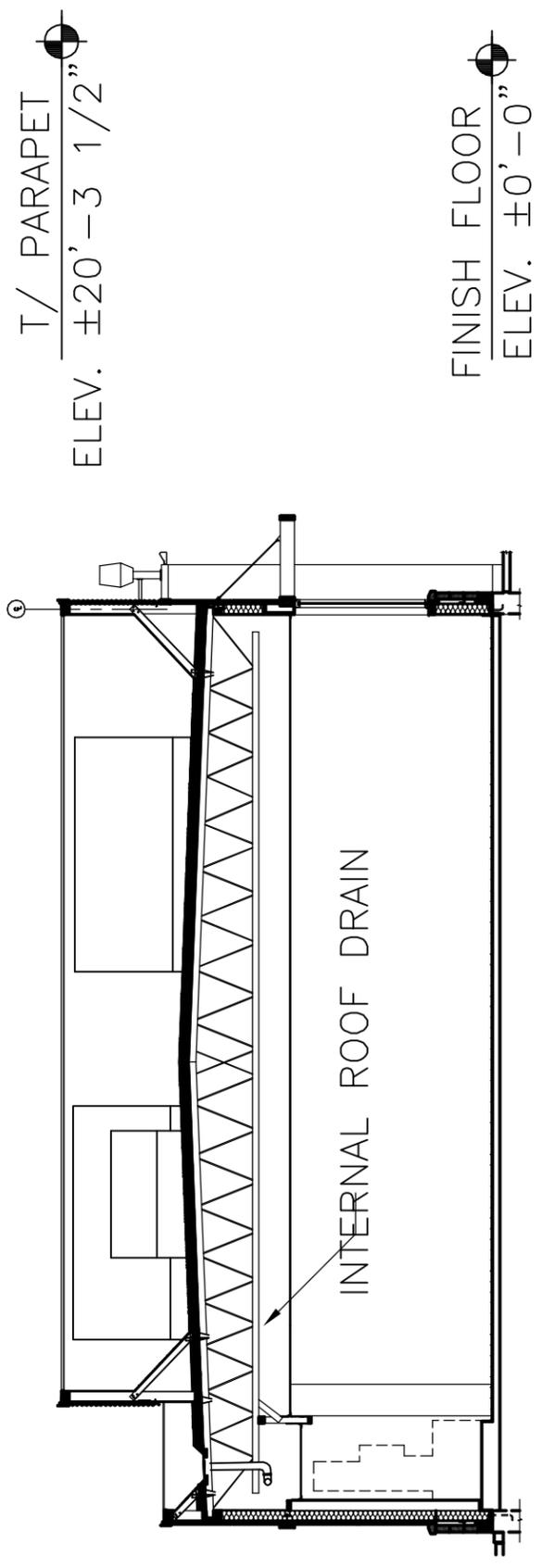
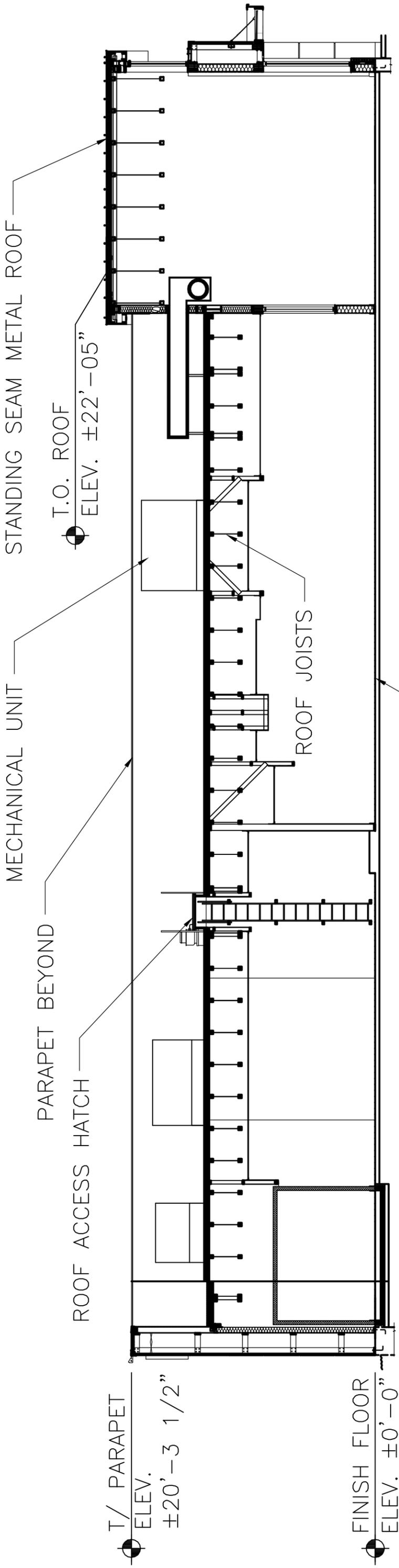
1111 W. UNIVERSITY DR.
 SUITE 104
 TEMPE, ARIZONA 85281
 T: 480.948.9766
 F: 480.948.9211

FLOOR PLAN

SDI 3005
 DRB
 01.20.2012 SCALE: N.T.S. ATTACHMENT 6

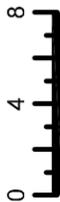
A1.0

McDONALD'S REBUILD
 1740 E ELLIOT ROAD, TEMPE, AZ



SYNECTIC CONSULTING
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 SUITE 104
 TEMPE, ARIZONA 85281
 T: 480.948.9766
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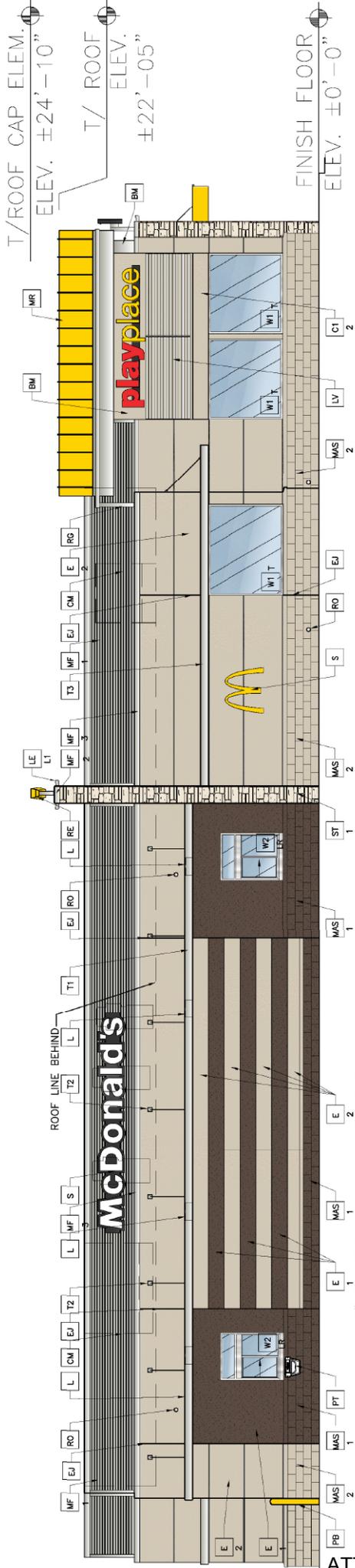
SECTIONS



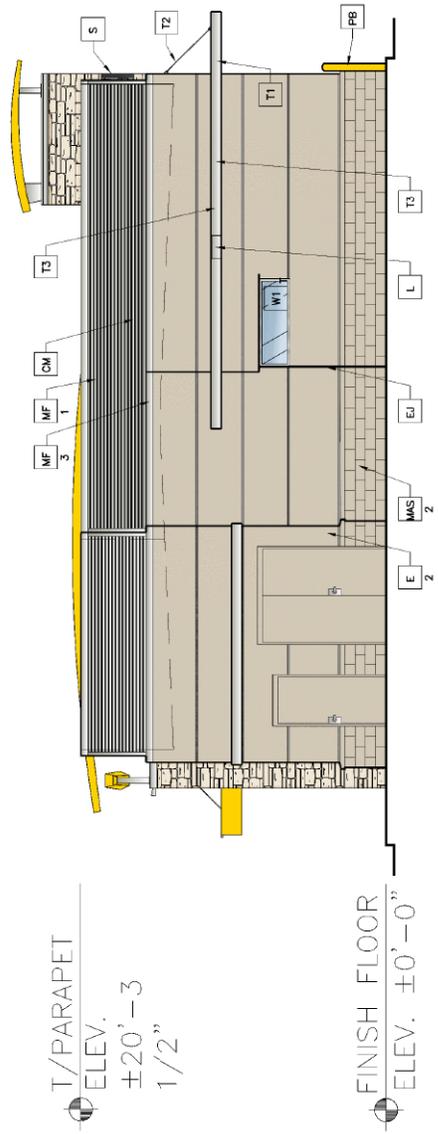
SCALE: 1/8" = 1'-0"

A3.2

MCDONALD'S REBUILD
 1740 E ELLIOT ROAD, TEMPE, AZ



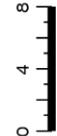
ATTACHMENT 9



ELEVATIONS

A2.1

SDI 3005
 DRB
 01.20.2012



Scale 1/8" = 1'-0"

McDONALD'S REBUILD
 1740 E ELLIOT ROAD, TEMPE, AZ

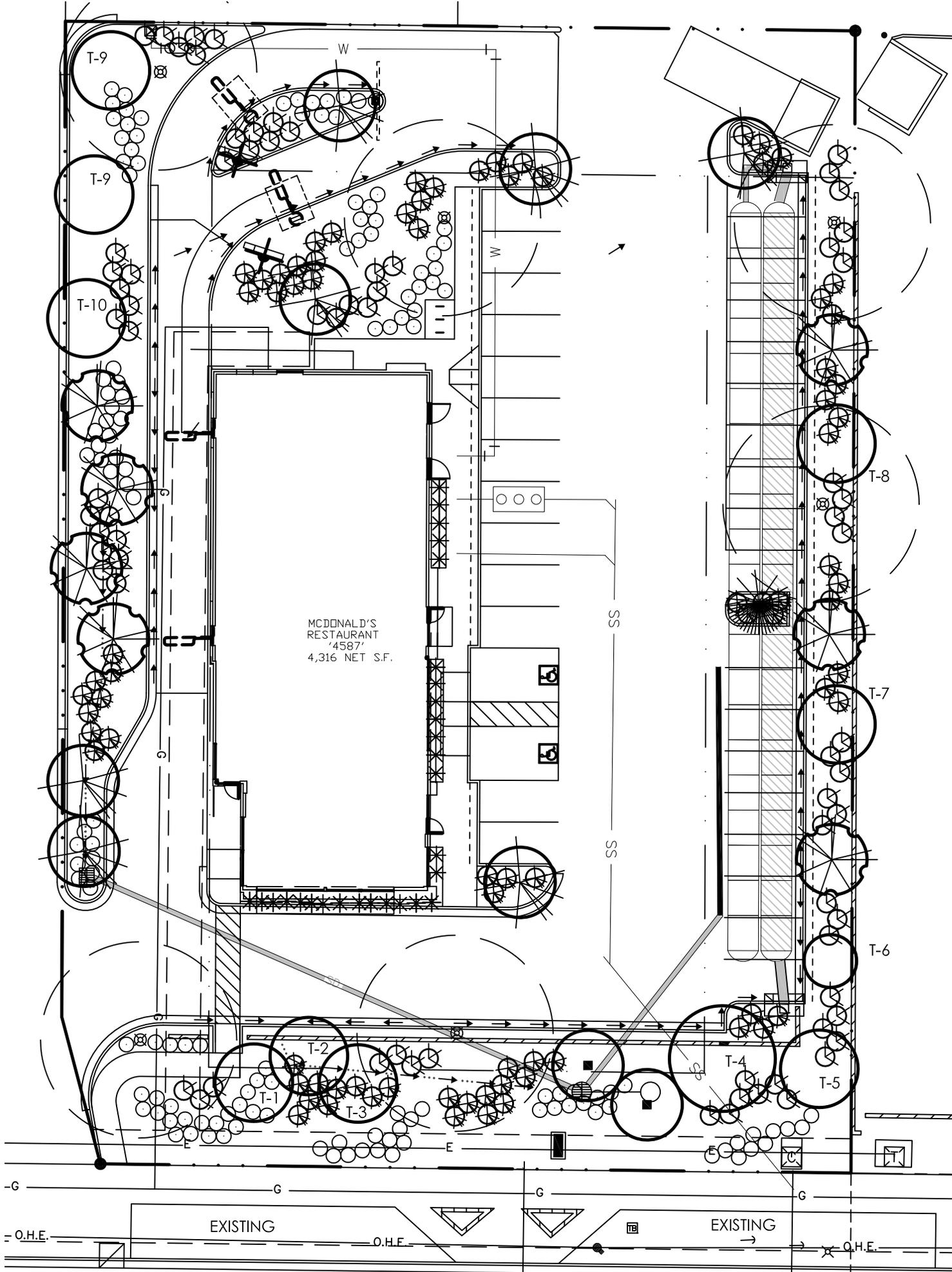
CONNECTICUT ARCHITECTS
 9111 W. UNIVERSITY DR.
 SUITE 100
 TEMPE, ARIZONA 85281
 T:480.948.9765
 F:480.948.9211

KEY NOTES:

- BM** BREAK METAL; COLOR = CITYSCAPE BY METAL-ERA
- C1** ALUMINUM CANOPY SYSTEM (COLOR: YELLOW)
— COLOR: 1 = YELLOW 2 = CITYSCAPE
- C2** ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ** CONTROL JOINT
- CM** 7/8" CORRUGATED METAL PANEL; COLOR = CITYSCAPE BY METAL-ERA
- D** HOLLOW METAL DOOR — PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E** EXTERIOR FINISH SYSTEM AND PAINT COLORS:
— COLOR: 1 = BENJAMIN MOORE "MINK #2112-10"
2 = BENJAMIN MOORE "HUNTINGTON BEIGE #HC-21"
- EJ** EXPANSION JOINT
- FB** FILL BOX
X — CO2= BULK CO2 FILL BOX; BO= BULK OIL FILL BOX
- L** LIGHT FIXTURE (WALL SCONCE)
- LV** METAL LOUVER PANEL
- LE** ACCENT LIGHTING — SEE ELECTRICAL
X — LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
- MAS** 8X8X16" CONCRETE MASONRY UNIT
X — MASONRY TYPE:
1 = SUPERLITE BLOCK — SPLIT FACE, COLOR "BROWN" 62.13.3
2 = SUPERLITE BLOCK — SPLIT FACE, COLOR "MUSTARD" 62.21.3
- MF** METAL FASCIA — COLOR TO MATCH CORRUGATED METAL PANEL — SEE 1/A5.0
— TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
3 = PRE-FAB MASONRY CAP FASCIA

KEY NOTES:

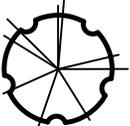
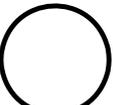
- ML** METAL LETTERING – BY OTHERS
- MR** METAL ROOF – STANDING SEAM W/ALUMINUM
FINISH FASCIA TRIM, COLOR TO BE "YELLOW –
PANTONE COLOR #109U"
- PB** PIPE BOLLARD – PAINTED YELLOW
- PT** (RMHC) COIN COLLECTOR
- RE** ROOF CAP ELEMENT BY OTHERS
- RG** CONTINUOUS RAIN GUTTERS AT BARREL VAULT ROOF
COLOR TO MATCH ROOF
- RO** ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH
SURROUNDING MATERIAL
- S** McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE
PERMIT.
- ST** 1 = CULTURED STONE – BORAL STONE – PRO FIT
LEDGESTONE COLOR: SOUTHWEST PF-8019
- T1** ALUMINUM TRELIS SYSTEM
- T2** TRELIS TIE-BACK SYSTEM
- T3** ALUMINUM TRELIS 2" x 8" WALL FASCIA SYSTEM
– REFER TO SIM. DETAIL 3 ON SHEET A5.1
- W1** EXTERIOR WINDOW ASSEMBLY – SEE ASSEMBLY NOTES
ON SHEET A5.0
T – T = TEMPERED GLASS
- W2** DRIVE-THRU WINDOW BY READY ACCESS – CONFIRM MODEL,
OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER
XX OPTIONS INCLUDE: TRANSOM (SHOWN)
— SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT



EXISTING TREE LEGEND

TREE #	SPECIES	SIZE
T-1	MESQUITE SP.	6' T 5' W
T-2	MESQUITE SP.	10' T 6' W
T-3	MESQUITE SP.	10' T 6' W
T-4	MESQUITE SP.	40' T 30' W
T-5	PINE SP.	45' T 30' W
T-6	DATE PALM	45' T
T-7	MESQUITE SP.	40' T 30' W
T-8	MESQUITE SP.	10' T 6' W
T-9	ACACIA SP.	35' T 30' W
T-10	MESQUITE SP.	12' T 6' W
T-11	MESQUITE SP.	25' T 15' W

LANDSCAPE LEGEND

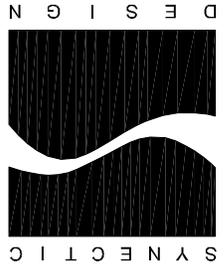
	CERCIDIUM PRAECOX SONORAN PALO VERDE 24" BOX (MATCHING)
	ACACIA STENOPHYLLA SHOESTRING ACACIA 24" BOX
	QUERCUS VIRGINIANA OAK 24" BOX
	NERIUM OLEANDER OLEANDER TREE 24" BOX
	EXISTING TREE ON SITE TO BE PROTECT FROM CONSTRUCTION
	ROSMARINUS PROSTRATA DWARF ROSEMARY 5 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE 5 GALLON
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON
	RUELLIA BRITONIANA 'KATIE' TRAILING RUELLIA 1 GALLON
	1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



SE CORNER



SW CORNER



1111 W. UNIVERSITY DR.
 S U I T E 1 0 4
 TEMPE, ARIZONA 85281
 T : 4 8 0 . 9 4 8 . 9 7 6 6
 F : 4 8 0 . 9 4 8 . 9 2 1 1

SITE IMAGES

SDI 3005
 DRB
 01.30.2012

EX1.0

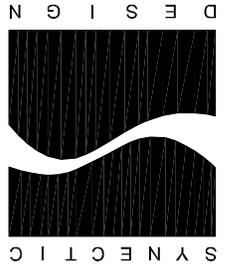
MCDONALD'S REBUILD
 1740 E ELLIOT ROAD, TEMPE, AZ



NW CORNER



NE CORNER



S Y N E C T I C
 S U I T E 1 0 4
 1111 W. UNIVERSITY DR.
 TEMPE, ARIZONA 85281
 T : 4 8 0 . 9 4 8 . 9 7 6 6
 F : 4 8 0 . 9 4 8 . 9 2 1 1

SITE IMAGES

SDI 3005
 DRB
 01.30.2012

EX1.1

MCDONALD'S REBUILD
 1740 E ELLIOT ROAD, TEMPE, AZ