

ZC APPLICATION NO. 22-19

MCDONALD'S CORPORATION

4950 SOUTH DAKOTA AVENUE, NE

ZONING MAP AMENDMENT FROM MU-3A TO MU-7B

ANC 5A-03 SMD COMMUNITY MEETING

MAY 5, 2022



MCDONALD'S PROJECT TEAM

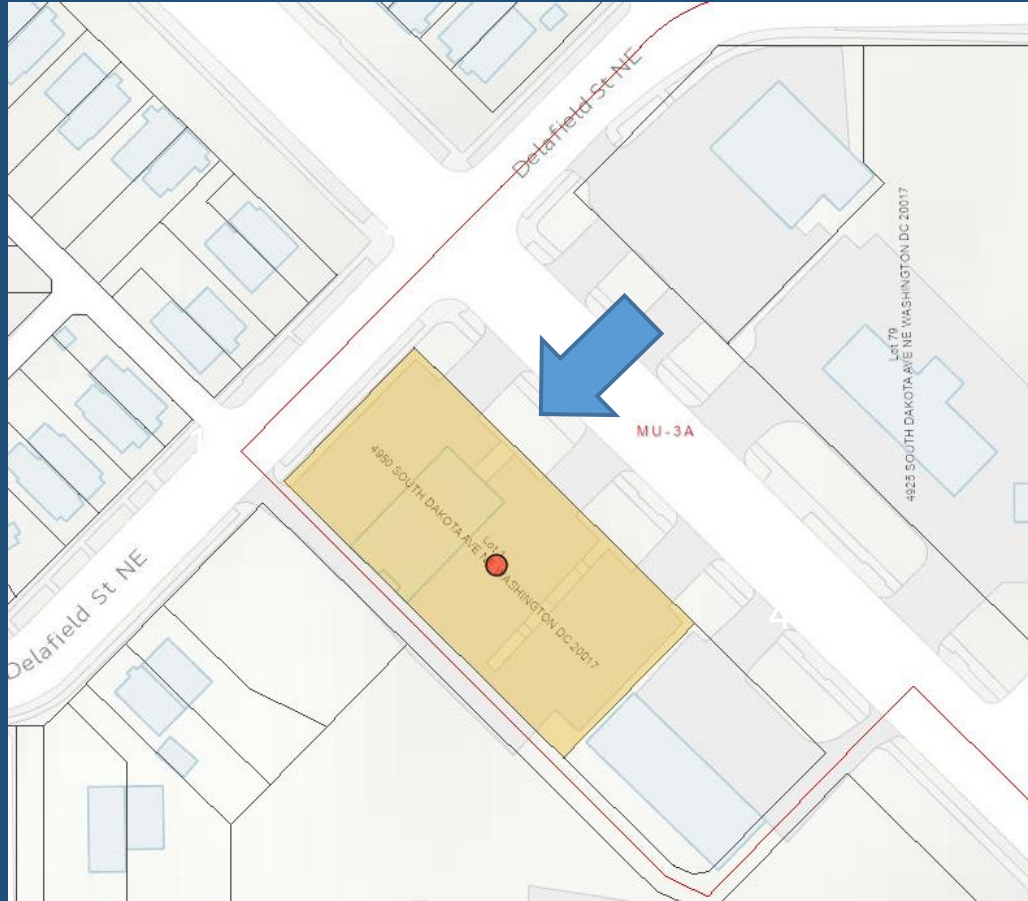
- McDONALD'S RESTAURANT OWNER/OPERATOR — RAOUL ALVAREZ
- McDONALD'S CONSTRUCTION MANAGER — ARMEN PARKER
- McDONALD'S REAL ESTATE MANAGER — JAMI HAYS
- COMMUNITY OUTREACH / PERMITTING — CHARLOTTE DUCKSWORTH & IAN SWAIN, COMMUN-ET
- LAND USE AND ZONING COUNSEL — LEILA BATTIES & JOHN OLIVER, HOLLAND & KNIGHT

SUBJECT PROPERTY

- The property is owned by McDonald's Corporation.
- The property is located at the intersection of South Dakota Avenue and Delafield Street.
- Land area is approximately 21,000 total sq. ft.
- Currently improved with a 3,100 sq. ft. McDonald's built in 1968.
- Currently zoned: MU-3A.
- Proposed zoning: MU-7B.
- Purpose of rezoning: To accommodate the construction of a new McDonald's with a drive-thru. Drive-thru requires rezoning to MU-7B.



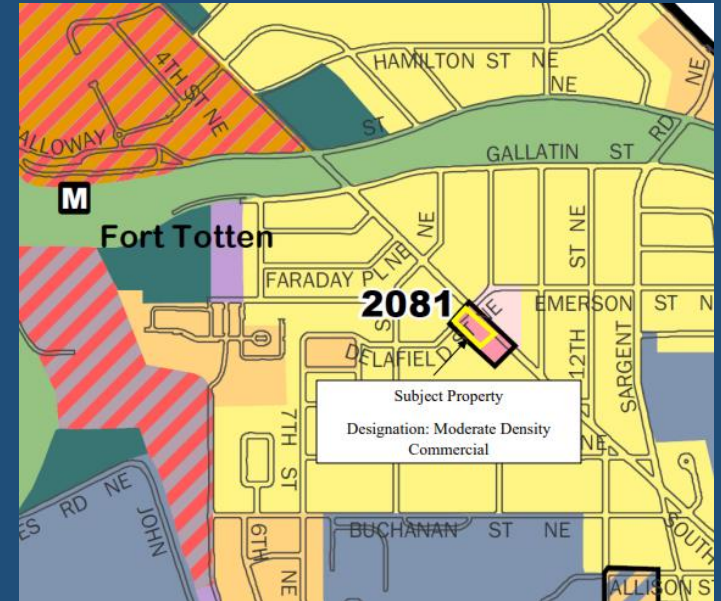
CONTEXT PHOTO



FUTURE LAND USE MAP AND GENERALIZED POLICY MAP DESIGNATIONS

- **Future Land Use Map: Moderate Density Commercial**

Moderate Density Commercial is used to define shopping and services areas that are somewhat greater in scale and intensity than Lower-Density Commercial areas. Retail, office, and service business are the predominant uses in these areas. Compatible zoning districts are the MU-5 and MU-7 districts. 10-A DCMR § 227.12 (emphasis added).



- **Generalized Policy Map: Neighborhood Commercial Center**

Neighborhood commercial centers are intended to meet the day to day needs of residents and workers in the adjacent neighborhoods. Typical uses include convenience stores, sundries, small food markets, supermarkets, branch banks, restaurants, and basic services such as dry cleaners, hair cutting, and childcare. 10-A DCMR § 225.15.



MU-7B USE AND DEVELOPMENT STANDARDS

- The MU-7 Zone is within MU-Use Group F. 11-U DCMR § 500.2.
- In MU-Use Group F, eating and drinking establishments are permitted as a matter of right, including the drive-thru. 11-U DCMR § 515.1.

	MU-7B
	Allowed / Required as Matter-of-Right
Height	65 ft. (no limit on stories)
Penthouse Height	12 ft. and 1 story; except 18 ft., 6 in. and second story permitted for penthouse mechanical space
Density (FAR)	4.0 (4.8 w/ IZ), 2.5 max. for non-residential use
Lot Occupancy	75% for residential use; 80% for residential use w/ IZ
Rear Yard	2.5 inches per 1 ft. of height; 12 feet min.
Side Yard	None required, but if provided: 2 in. per 1 ft. of building height, but no less than 5 ft.
Green Area Ratio	0.25
Vehicular Parking	1.33 per 1,000 sq. ft. in excess of 3,000 sq. ft. At least 1 parking space is required for food delivery services
Bicycle Parking	1 long-term space for each 10,00 sq. ft. 1 short-term space for each 3,500 sq. ft.
Uses	MU-Use Group F

STANDARD OF REVIEW

- Zoning Commission can approve a map amendment if the amendment is not inconsistent with the Comprehensive Plan and other adopted public policies and active programs related to the subject site. 11-X DCMR § 500.3.
- Map amendment is consistent with the Future Land Use Map and the Generalized Policy Map designation and the intent of the Comprehensive Plan.

ZONING PROCESS

- PRESENT TO ANC 5A – MAY 25
- OFFICE OF PLANNING SUBMITS PRELIMINARY REPORT TO ZONING COMMISSION
- ZONING COMMISSION SETS DOWN APPLICATION FOR PUBLIC HEARING - JUNE
- MCDONALD'S SUBMITS PREHEARING STATEMENT – JUNE
- PUBLIC HEARING BEFORE ZONING COMMISSION – SEPTEMBER/OCTOBER

QUESTIONS / COMMENTS