

**MCDONALD'S CORPORATION**  
**ZONING COMMISSION CASE NO. 22-19**  
**4950 SOUTH DAKOTA AVENUE, NE**

**FREQUENTLY ASKED QUESTIONS**

**What is an application for a Zoning Map amendment?**

An application for a Zoning Map amendment seeks to change the zoning district on a specific property. A Zoning Map amendment is commonly referred to as a rezoning. These applications are filed with the Zoning Commission and the Zoning Commission reviews and approves the application based on their consistency with the Comprehensive Plan.

The McDonald's property is currently zoned Mixed Use ("MU")-3A and an application has been filed to rezone the property to MU-7B.

**What properties are included in the Zoning Map amendment application?**

The only property included in the Map Amendment is the property at 4950 South Dakota Avenue, NE (Square 3786, Lot 1). The rezoning application does not include the adjacent shopping center next door, the vacant lot behind the McDonald's, or the mini-market across the street from the McDonald's.

**Why does McDonald's have to rezone the Property to MU-7B?**

Drive-thrus are specifically prohibited for eating and drinking establishments in the MU-3A zoning district. *See* 11-U DCMR § 510.1(g)(1).

The MU-7B zoning district is the lowest zoning district that permits an eating and drinking establishment with a drive-thru. 11-U DCMR § 515.1.

**Why does McDonald's want a drive-thru?**

With the construction of a new restaurant, McDonald's desires to maximize its options to efficiently and conveniently serve customers. Drive-thrus are standard features for modern fast-food establishments and critical to their business models.

Raoul Alvarez is the owner/operator of the McDonald's; his family has owned the franchise since 1991. Mr. Alvarez and McDonald's are long time, vested stakeholders in the community. The new restaurant, including the drive-thru, allows McDonald's to hire additional staff and continue to be a supportive resource in the community.

If you have any questions or concerns about the restaurant, please contact Mr. Alvarez at [raoul.alvarez@partners.mcd.com](mailto:raoul.alvarez@partners.mcd.com).

**Is McDonald's going to develop a mixed use retail residential development on the property?**

No. The existing restaurant was constructed in 1968. With the construction of a new restaurant, McDonald's intends to continue to serve the neighborhood for the long term.

**How will the new McDonald's restaurant compare to the zoning development standards for the MU-7B zone district?**

The new McDonald's restaurant will be a 2-story building with a height of approximately 32 feet and have approximately 5,000 square feet of floor area. The MU-7B zone permits a maximum height of 65 feet and a non-residential density of 2.5 FAR, which is equal to a building with 52,500 square feet of floor area. Therefore, the new construction on the property will be well below the height and density permitted in the MU-7B zone district.

**When will the building design and the site plans be available to the community?**

The building design will be presented at the ANC 5A meeting scheduled for May 25<sup>th</sup>. Soon, McDonald's will meet with DDOT to discuss elements of the site plan. McDonald's will update the community on a regular basis as the site plan evolves and goes through permitting. McDonald's welcomes feedback from the community during this process; presentations will be coordinated through Commissioner Lucio.

For the convenience of the community, McDonald's will place the renderings and the site plan in the restaurant lobby.

**What is the expected timeline for the rezoning process?**

Based on experience, McDonald's expects the Zoning Commission to have a public hearing on the application in early Fall. If the Zoning Commission finds that the proposed MU-7B is not inconsistent with the Comprehensive Plan, final approval should be granted within 45 days of the public hearing.

After the Zoning Commission Order is issued, it will take up to 8 months to go through the permitting process. The new restaurant will take approximately 4 months to construct.

**How can residents engage in the rezoning process and make their opinions known?**

Residents can make their opinions known at the full ANC meeting on May 25, 2022, and at every subsequent public meeting or hearing on the application. McDonald's representatives will be pleased to address community comments and concerns.

Residents can continually monitor the Zoning Commission case through the following link: [https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case\\_id=22-19](https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=22-19).

Residents can contact the Office of Zoning, (202) 727-6311, to speak to a representative about the case. Please be sure to reference the application's case number, 22-19, when contacting the Office of Zoning.

Residents can file letters to the case file using the following link: <https://dcoz.dc.gov/service/interactive-zoning-information-system>.

Residents can contact their ANC Single Member District Representative, Commissioner Lucio at [5a03@anc.dc.gov](mailto:5a03@anc.dc.gov).