

McDonald's

**SCIP Justification**

Gilbert & McKellips Roads, Mesa, AZ

September 2020

**Developer:**

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**Applicant:**

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**SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP)**

The purpose of the SCIP is *"to establish a review process by which improvement standards required by this Ordinance can be incrementally installed on non-conforming sites when such sites are enlarged; buildings are replaced, extended or have additions constructed; or other site modification developed. The intent is to recognize existing site constraints, and work proportionately with the degree of improvement being sought by the applicant to also improve the property based upon the development standards adopted by the Ordinance, and therefore bring non-conforming developments into substantial compliance with this Ordinance through approval of a Substantial Conformance Improvement Permit (SCIP)."*

**Requested Modifications:**

SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP) SUMMARY			
Standard	Existing Site Condition	Code Requirement	Applicant Proposed
<b>Drive-Thru Land Parallel to McKellips Road (11-31-18D)</b>	N/A	Drive-thru lanes shall not be located parallel to arterial roadways	Allow parallel drive-thru lane; provide 40-inch high screen walls and provide approximately 2200 sq. ft. of landscaping in excess of Code requirements.
<b>McKellips Road Landscape &amp; Parking Setback</b>	Minimum: 4 feet Maximum: 34 feet Average: 18 feet  Landscape Area: 4,860 S.F.	Minimum: 15' Maximum: n/a Average: n/a  Landscape Area with Min. 15' Setback: 4,050 S.F.	Minimum: 8' Maximum: 34' Average: 23'  Landscape Area Provided: 10,605 S.F.

SUBSTANTIAL CONFORMANCE IMPROVEMENT PERMIT (SCIP) SUMMARY			
Standard	Existing Site Condition	Code Requirement	Applicant Proposed
<b>Foundation Base</b>	Exterior Walls w/ Public Entrance: 5 feet  Exterior Walls adj. to Parking Stalls: 5 feet	Exterior Walls w/ Public Entrance: 15 feet Exterior Walls adj. to Parking Stalls: 10 feet	Exterior Walls w/ Public Entrance: 10 feet  Exterior Walls adj. to Parking Stalls: No Change Proposed  As an offset to not providing enough trees around the building, four (4) trees were added to the landscaped island on the north side of the PAD.
<b>Foundation Base Drive-Thru(D/T)</b>	Not Applicable	Minimum 2-foot foundation base along exterior of building adj. to d/t;  40-inch high screen wall adjacent to public right-of-way	Along the drive-thru aisle against the building, we are proposing a total 2' deep decorative concrete base with 6-inch vertical curb along exterior of building;  40-inch high screen wall adjacent to public right-of-way and metal trellis canopy.

*The proposed project should comply where possible with the intent of the revised Design Guidelines and Site Development Standards. Existing conditions of surrounding properties are taken into account to provide a context setting for the project, but may not necessarily set a precedent for setback requirements. The Planning Division staff recommendations are based on how well the project works within the following parameters (each given equal weight):*

**1) Fitting within the context of the existing development;**

Applicant Justification: The building architecture, materials and colors are primarily based on the existing center's renovated facades. The look of the center is far from McDonald's corporate standards and so McDonald's design team put significant effort into revising the McDonald's design to complement the center. Because best traffic flow and queuing practices require the restaurant to orient to McKellips Road, special attention was given to this street elevation. Building materials and colors were varied, pop-outs were added, the parapet height was varied appropriately and a canopy was added over the drive-thru. The design of the canopy draws its influence from the metal trellis structures used elsewhere in the center.

**2) Fitting within the context of surrounding development;**

Applicant Justification: See Justification above.

**3) Maintenance or development of new buffering mechanisms between dissimilar uses; and**

Applicant Justification: The planting design palette has been developed to integrate with the existing site. Along McKellips Road, planting will exceed the City's minimum requirements in order to provide additional screening of the drive-thru lane. Colorful blooming evergreen trees, along with strategically placed shrubs and groundcover, will soften and enhance the architectural features of the terraced retaining and screen walls and the building. Site visibility is maintained for the existing and future freestanding sign monument along McKellips. The parking lot landscape palette complements the existing parking islands for consistency. A screen wall is also included as a decorative design feature that will mirror the aesthetic of the proposed building and existing center.

**4) How well the project works to achieve the intent of the revised standards.**

Applicant Justification: The dimensions of this PAD are fixed by the entry driveways, the main shopping center drive aisle to the north of the PAD and McKellips Road. Additionally, the original landscaped setback on McKellips was reduced by the dedication of right-of-way for a bus pull-out. Given these dimensional and physical constraints, of the pad site, complying with the City's landscape setback requirement off McKellips Road works a hardship on the use and the site. This wide/shallow condition noted above is fixed. In the area of the bus bay pull-out, the exit from the drive-thru has a wider throat so that any patron who has to wait a bit longer for his order to be filled can pull up to a third window and wait while the cars behind him can pull around and exit the drive-thru, helping to maintain a smooth flow.

While the landscaped setback dimensions and total area are going to increase over the previous condition, the minimum setback will still not comply with the City's current standard. The installation of the bus pull-out pocket after the creation of this pad just makes it unreasonably difficult to redevelop the pad and still increase the setback in this small area up to the current City Standard of 15-ft. which justifies City support for the approval of a SCIP.

This Substantial Conformance Improvement Permit (SCIP) is necessary in this location to facilitate the redevelopment of the pad site, while maintaining and working within the existing site conditions and constraints. At the time of initial development for this commercial shopping center, the landscape and parking setbacks and the foundation base requirements of the Zoning Code varied or were non-existent, when compared to the development standards now in place under the current Code.

This SCIP request proposes deviations from current Code requirements relating to a small portion of the Landscape & Parking Setback along McKellips Road and the Foundation Base. These reductions as proposed on average actually exceed the current setbacks and (although not up to the current Code for a short portion of the frontage) will allow redevelopment of the site while maintaining the centers' existing circulation drive aisles, improvements and uses.

## **Conclusion**

The latest technologies are being utilized in the design and construction of this new restaurant. The benefits of faster service accrue not only to the customer and McDonald's, but also the center by helping to keep the shopping center aisles clear of cars in the queue for the drive-thru, which improves on-site safety. Given the improvements in the function, design and aesthetics over the existing non-conforming condition, we believe there is sufficient merit for the City to approve this SCIP request.