



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Friday – August 16, 2024

Sent Via: 1st Class FedEx Courier Hand Deliver
 Facsimile to: **EMAIL AMUCA@AURORAGOV.ORG**

TO:

CITY OF AURORA

Office of Development Assistance
15151 E. Alameda Parkway,
Aurora, CO **80012**

Attention: Ms. Ariana Muca

Re:

Letter of Introduction and Operations Plan
MCDONALD'S RESTAURANT AT EAGLE RIDGE
21360 E. 6th Avenue
Aurora, CO
SLS JN: 22-0001-195

Dear Ms. Muca,

As you are aware McDonald's Corporation is planning to develop Lot 2 Eagle Ridge Filing No.1 within the Eagle Ridge Master Planned Development with a new McDonald's Drive Thru Restaurant, parking, landscaping, drive aisles, and utility improvements. As part of this project McDonald's Corporation is requesting a Special Use Approval for the drive thru operations associated with this development, and a landscape adjustment to place the building closer to the main street.

As you can see from the attached plan, the site has been designed per the Eagle Ridge Master Plan with the building placed along the main north/south access drive, and the parking placed behind the building screened from main drive. Furthermore, the drive-thru is designed in a non-typical fashion which does not wrap around the building. The drive thru enters from the back side of the building using the building to screen the drive thru from E. Stephen D. Hogan Parkway. Additional landscaping has been added for screening of the drive-thru from the adjacent streets. A patio is included at the front of the building, along with bicycle parking, to create a pedestrian and bicycle friendly site.

The building is designed to meet the Eagle Ridge Master Plan using increased height, additional glazing, upgraded materials, and horizontal articulation. The building materials will utilize brick, faux wood, and other high-quality materials to create changes in materials and the building will feature horizontal articulation. The building finishes will continue around the building utilizing four wall architecture.

As described above, this project will require a Conditional Use for the drive thru. The site complies with the approval requirements as follows,

- a. The site layout, screening, and building are designed to meet the Eagle Ridge Master Plan. The site layout places the building on the north/south drive aisle. The site design creates a walkable street frontage along the access drive in compliance with the intent of the Eagle Ridge Master Plan.
- b. The building orientation, material, height, and connectivity are designed to meet the Eagle Ridge Master Plan requirement. The building height has been increased, and additional glazing has been added to create a building with the required scale. The additional tall glazing panels allow the interior of the restaurant to be seen from the exterior creating a walkable scale. Additional horizontal and vertical articulation is used in the building, along with different high-grade materials not typically used in McDonald's construction. Furthermore, the placement of the building within 10-feet of the access aisle creates a walkable scale as required in the master plan, and the building placement hides the drive thru elements from E. Stephen D. Hogan Parkway. New sidewalks, tree lawns, a patio, and pedestrian ramps are being constructed to increase the walkability of the adjacent public rights-of-ways.
- c. The project size, scale, height, density, traffic, and hours of operation are designed in accordance with the guidance provided by the planning staff, City of Aurora Code, and the Eagle Ridge Master Plan. As described above, the building is designed to meet the Eagle Ridge Master Plan, and the placement of the building is designed to create connectivity to the overall development and Stephen D. Hogan Parkway.
- d. Operations Plan-McDonald's plans to operate their restaurant 24 hours a day on weekends, and 5A.M. to Midnight on weekdays. Lobby hours are limited to 5 A.M. to 9 P.M. with the drive-thru open at all hours of operation. The McDonald's restaurant is expected to employee approximately 50 people at a restaurant. Peak shifts usually see a staff of 15 employees with a shift manager during their peak lunchtime and morning shifts, and 12 employees with a shift manager during their smaller peak dinner shift. Peak times for this restaurant are expected to be 6:30 A.M. to 7:30 A.M. and 11:30 A.M. to 1:30 P.M. A smaller dinner peak around 5:30 P.M. is expected. The site is designed to mitigate noise and traffic impacts, especially for the multi-family development to the south. The building is placed between the drive thru, and Mainstreet to screen the drive thru from Mainstreet. Furthermore, the drive thru ques to the west and

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north to eliminate headlights from the multi-family project, and the building is placed at the north end of the lot to maximize the distance from the drive thru and the multi-family development. Landscaping has been thoughtfully placed to add additional screening for the multi-family development and adjacent streets.

- e. The McDonald's project is located within an overall master planned development. The lots to the east and west of McDonald's are planned for future commercial developments. Immediately south of McDonald's is a main access drive for the Eagle Ridge development, with a future multi-family development planned south of the access aisle. Therefore, the proposed project meets the surrounding uses.
- f. The planned Eagle Ridge roadway and utility infrastructure is designed to support the proposed development. Pedestrian connectivity is designed per the approved master plan.
- g. The site will not dislocate any residences or tenants of existing buildings. The project location is vacant land, which is part of a master planned commercial area.
- h. The application mitigates adverse impacts by using screening of the site from adjacent streets, including pedestrian and bicycle access, and meeting the requirements in the approved Eagle Ridge Master Plan.

A site plan adjustment is being requested to allow a 6' building setback from the back of sidewalk. The site has been designed in close coordination with City of Aurora staff to create an activated main street along Street C. As coordinated with Aurora staff, the drive thru elements are placed behind the building, with the building placed close to the street for pedestrian and bicycle activation. The reduced landscape buffer is offset by increased landscaping south of the building, and around the patio/plaza north of the building.

Water quality and stormwater detention for this project will be provided by the extended detention pond being constructed with the Eagle Ridge overall developer improvements. The McDonald's site is designed to meet the drainage requirements shown in the Eagle Ridge Master Drainage Report.

The proposed water improvements include a 1-1/2-inch domestic water tap serving the building, a 6-inch fire line and tap serving the building sprinkler system, and a 3/4-inch irrigation tap. The proposed water connections will be made to the 8-inch public water main running south of the site within the access aisle. McDonald's is coordinating the utility locations with the overall developer, so that they can be stubbed out from under the road pavement. Stubbing out the utilities will keep from cutting into newly installed pavement. The proposed fire department connection is located at the SW corner of the building within 100 feet of the new fire hydrant. All fire lanes and public access easements are dedicated on the Eagle Ridge plat.

The sanitary sewer from the building will exist the east side of the building, where the kitchen waste will be passed through a grease interceptor before joining with the remainder of the waste being conveyed south to the 8-inch sanitary sewer being constructed with the overall Eagle Ridge Development.

As described in this letter, the proposed McDonald's development has been carefully designed to meet the current City of Aurora codes, the Eagle Ridge Master Plan District, and the Conditional Use requirements. The project includes connections to the infrastructure and utilities being designed and constructed with the Eagle Ridge development. Furthermore, the site is designed to screen the drive thru, it offers a pedestrian and bicycle friendly layout, and the building designed to meet the intent of the Eagle Ridge Master Plan District.

Please feel free to call me if you have any questions about what is being offered.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mrs. Kortney Pedigo, McDonald's via: kortney.pedigo@us.mcd.com