

TOWN OF MONROE

APPLICATION REVIEW TEAM COMMENTS

For: Planning and Zoning Commission Applications

PZC Application Number: SEP-2020-01, File #1621A **Comments By:**
Development Description: Double Drive-Through / Façade **P&Z Administrator** **Fire Marshal**
Location of Development: 390 and 400 Monroe Turnpike **Town Engineer** **Police**
Zoning – Assessor Map/Lot: B-2 – 30/9 and 10 **Building Official** **Health Department**
RM #1075 – 4 acres

DATE REVIEWED: **August 10, 2020**

UPDATED REVIEW:

Application and Plans:

- Application SEP-2020-01;
- Project Narrative, 06/08/20;
- C-1 Site Improvements Plan, Dynamic Engineering, 08/22/18, revised 02/20/20;
- A001.00 – Egress / Exiting Plan, Sevan, 06/08/11, revised 05/01/20;
- A100.00 – First Floor Plan, 06/08/17, revised 05/01/20;
- D200.00 – Demolition Exterior Elevations, Sevan, 06/08/17, revised 08/20/19;
- D201.00 – Demolition Exterior Elevations, Sevan, 06/08/17, revised 08/20/19;
- A103.00 – Roof Plan, Sevan, 06/08/17, revised 08/20/19;
- A200.00 – Exterior Elevations, Sevan, 06/08/17, revised 08/20/19; and
- A201.00 – Exterior Elevations, Sevan, 06/08/17, revised 08/20/19.

Applicant: McDonald’s Real Estate Co.
Owner: McDonald’s Real Estate Co.
Application: Special Exception Permit involving the proposed alteration of a single drive-through lane service into two service lanes (converging into a single lane), complete exterior façade replacement and related driveway and signage changes.

PLANNING AND ZONING COMMENTS

390 and 400 Monroe Turnpike are two abutting lots consisting of a combined approximately 4.1 acres as detailed on Record Map 1075. The subject lots are located in a Business District 2 (B-2) and the Far Mill Reservoir Watershed. The existing restaurant building was built in 1994, pursuant to a Zone Change affecting both 390 and 400 Monroe Turnpike and a Special Exception Permit approved on July 5, 1990. The restaurant site development was within a lease area that spanned portions of both lots. The restaurant building and majority of site improvements were constructed on 390 Monroe Turnpike, while a portion of 400 Monroe Turnpike was used and developed with accessory components, including driveway access, parking, utilities, signage and lighting. These accessory elements although within a lease area, lack the benefit of an apparent easement or a principal use on 400 Monroe Turnpike.



- Condition #2 of the 1990 SEP approval required the construction of a sidewalk the length of the rezoning property (which included both 390 and 400 Monroe Turnpike) – a sidewalk was only constructed across 390 Monroe Turnpike and small section of 400 Monroe Turnpike at the driveway entrance – no sidewalk was built across the balance of the street frontage of 400 Monroe Turnpike (in contradiction to the approval which required such).
- Condition #6 of the 1990 SEP approval required the elimination of the light beams which adorn the roof (a condition apparently ignored).



APPLICATION INCOMPLETENESS

1. **Owner and Applicant** – The Owner and Applicant names as listed on Sheet C-2 are not consistent with the submitted Application Form or the Assessor Records. The status of the lease area is also unclear at the present time. The Application is incomplete if a different or additional owner and/or applicant exists. The applicant should clarify and revise the Application and Site Plans accordingly.
2. **Base Survey** – A current A2 and T2 property survey is required per Zoning §7.3.1E(1), including:
 - An accurate and current inland wetland boundary survey and showing of 100-foot upland review areas.
 - Listing of past Site Plan and Special Exception Permits.
 - Confirmation of Site Plan noted setbacks and other dimensional information.
 - Listing of use prohibition as recorded on Volume 82, Page 561.
 - FEMA floodplain delineation.
3. **Lot Consolidation** – The two abutting lots should be consolidated by merger into a single fee-simple development lot to legitimize the use of the driveway, parking and other accessory components on 400 Monroe Turnpike.
4. A **sidewalk** across the balance of the street frontage on 400 Monroe Turnpike should be constructed to complete and satisfy Condition #2 of the 1990 approval.

SITE PLANNING CONSIDERATIONS

5. **Exterior Building Façade**
 - a. The proposed building exterior contemporary façade change is not consistent with the recommendations of the POCD or with the design standards in Zoning §7.2.6B and C. As the Commission may recall, when McDonald’s proposed a similar design in 2015 for a new facility at 579 Main Street (project was abandoned in 2018), the Commission worked with McDonald’s and approved instead a New England style design (see attached Elevations). The POCD would suggest a similar façade design here as well.
 - b. Notwithstanding the above, the following is otherwise suggested in regard to the contemporary design:
 - Use multi-colored natural fieldstone for the vertical elements rather than white eurowest tile.
 - Use pitched awnings instead of horizontal canopies to maintain some pitched roof element.

6. Proposed Double Drive-Through Service Lanes

- a. The double drive-through lanes should improve functionality and service at the restaurant. However, the following aspects of the proposed drive-through changes should be revised to provide zoning compliance:
- The existing non-conforming 10-foot wide entrance que lane aisle width (should be 12 feet wide) and adjacent 14.8 foot parking travel aisle width (was supposed to be 22 feet wide per 1990 approved plans) should each be reconciled with the 1990 approval and labeled as ***pre-existing non-conforming***.
 - The reconfigured perpendicular parking resulting in four (4) proposed parallel parking spaces in the southern end of the site are not permitted per Zoning §6.1.13C, which in turn renders the site with less parking spaces than required. The stall width of these spaces, as well as the width of the adjacent access aisle are both non-compliant (7 feet proposed where 9 feet is required, and 15.3 feet proposed where 24 feet is required, respectively) per Zoning §6.1.13D and §8.2.3.J. Conforming spaces and access aisle are needed to comply and to permit the proposed drive-through alterations, noting that per Zoning §8.2.3J(2)(d) *“The provision of drive-through service facilities shall not justify a reduction in the number of required off-street parking spaces for the accompanying use.”*
 - Access into and out of the two (2) new proposed parking spaces in front of the building conflict with the exiting of the drive-through lane, which is not permitted per Zoning §8.2.3J(1)(d).
- b. The following notes should be added to the plans:
- ***Drive-through service hours of operation shall be limited to 6:00 am to 10:00 pm daily per Zoning §8.2.3J(4) as the property is within 100 feet of a residential property (abuts residential to the east).***
 - ***The display of the menu boards shall remain fixed and there shall be no flashing, rotating or otherwise moving or changing lights, displays or messages permitted, nor any neon or unshielded light sources.***
 - ***Use of the menu board speaker system shall be limited to direct communication with a live person inside the restaurant building.***
 - ***The volume of the menu board speakers shall not emit more than 55 decibels.***

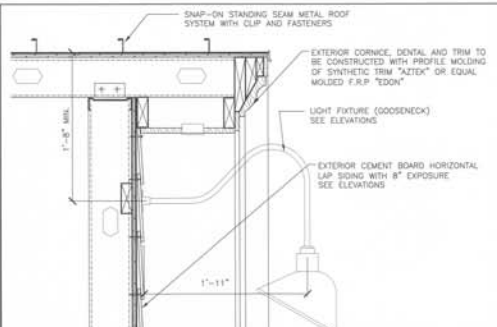
7. General Site Plan Revisions

- a. Add the following information to the Site Plan:
- Provide a current wetland delineation and showing of 100-foot upland review area as confirmed by the Inland Wetlands Commission.
 - Provide a Location Map and respective lot line boundaries of the subject property.
 - Provide light plan and light details.
- b. Revise the General Notes to address the following:
- General Note #2 – Reconcile name of owner listed as commented above.
 - General Note #3 – Also Reconcile name of applicant listed as commented above. The Application is incomplete if a different owner and/or applicant exist.
 - General Note #4 – Delete reference to Map 22, Lot 10 (that is 356 Monroe Turnpike) and add reference to 400 Monroe Turnpike and related property data.
 - General Note #5 – Schedule of Zoning Requirements:
 - Correct the code reference to ***Zoning §4.2.4***.
 - Revise the Schedule to be for the lot (not the shown lease area).
 - Reconcile compliance of each lot (however, should merge into a single lot as commented above).

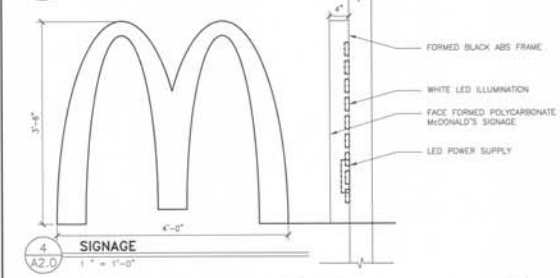
- Revise side yard to address both side yards separately.
- Separate stories and height (feet) and provide actual existing and proposed building heights.
- Correct existing floor area to the actual gross floor area of the existing restaurant; reconcile with Off-Street Parking.
- Add rows for Parking Setbacks per Zoning §4.1.6 (by reference) and Landscape Buffer per Zoning §6.2.4.
- General Note #6
 - The items listed as “(V) variance” need to be reconciled as there are no variances granted for the project or these items.
 - See Comment #6 above (Proposed Double Drive-Through Service Lanes) above for Zoning compliance matters in need of reconciliation with applicable standards.
- General Note #7 – Schedule of Off-Street Parking
 - Reconcile the listed restaurant floor area with the Zoning Schedule and Assessor Records, and recalculate minimum off-street parking accordingly if different.
 - Add required minimum off-street loading per Zoning §6.1.4 and §7.3.1E(2)(g), and show a complaint location and sized loading space on the Site Plan.
- Clarify and revise accordingly the multiple “MH Sewer” labels, as there is no sewer serving the property.
- Add Volume and Page reference to the DOT 10-foot wide highway easement.
- Provide construction details for the following:
 - Revised dumpster area and enclosure.
 - ADA parking space striping and pavement marking.
 - ADA sign (including a blue polymer sleeve over bottom portion of concrete filled post)
- Add the following notation consistent with the 1990 SEP:
 - ***The loading and unloading of trucks shall be limited to periods not exceeding 2 hours for each specific vehicle.***
 - ***There shall be no parking or storage of trucks or commercial vehicles on site.***

8. Signs

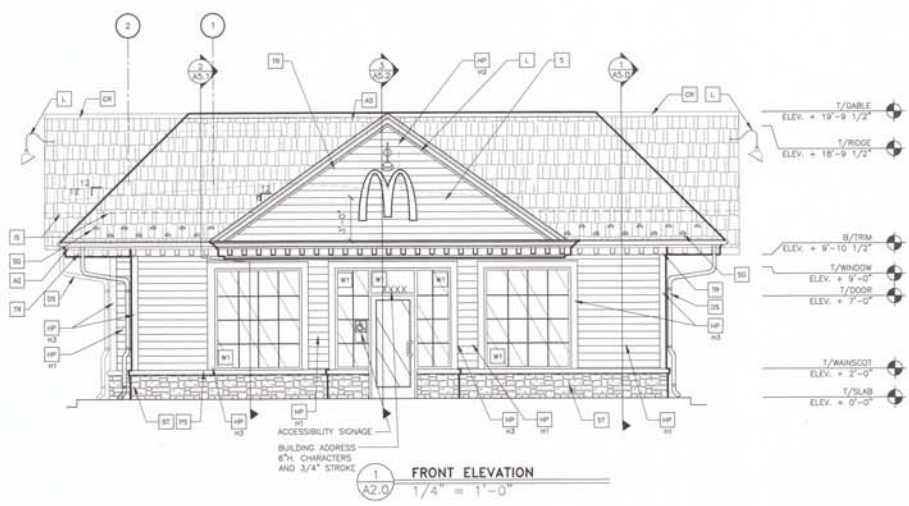
- a. There are a number signs installed without benefit of a Zoning Permit and which are not permitted. A full inventory of all site, building and directional signs should be provided to reconcile compliance.
- b. The following revisions to the Site Plan are needed in regard to signage:
 - Eliminate all signs noted as “(V) Variance” as there are no variances for this project nor would such be permissible per Zoning §6.3.1C.
 - Revise the façade length for purposes of calculating the maximum wall sign permitted to be only the front façade wall per Zoning §6.3.9, which in this instance is the northern wall.
 - Update relative to the recent adopted legislation permitting pre-view menu boards per RAA-2020-01, File #1008E, as effective March 16, 2020.
 - The two (2) proposed “Drive-Thru Canopy” devices (assumed to be the communication system) are only permitted where incorporated and contained within the menu board per Zoning §2.2.1 and §8.2.3J(3)(b).
 - Provide compliant sign details of all signs consistent with the standards in Zoning §6.3.4 through §6.3.10, §6.3.15 and §6.3.16.
 - Provide compliant Menu Board and Pre-View Menu Board details consistent with the standards in Zoning §6.3.9 and §8.2.3J(3).
 - Eliminate the “employee parking” signage and/or seek Commission approval per Zoning §6.1.12 if designated employee parking is desired.



3
A2.0
DETAIL GOOSENECK DECORATIVE FIXTURE
1 1/2" = 1'-0"



4
A2.0
SIGNAGE
1" = 1'-0"



1
A2.0
FRONT ELEVATION
1/4" = 1'-0"



2
A2.0
NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- | | | | |
|---|--|---|---|
| A METAL CORING - COLOR = ALUMINUM | FR CO2 FILL BOX (ESPM SCHEDULE ITEM 49.00) | L LIGHT FIXTURE (GOOSENECK) TYPE 'T3' ANGLED GOOSENECK DECORATIVE MOUNT, RIGID COMERCIAL LIGHTING AD-200-MH-120-MH-1089M-PG3 | S McDONALD'S SIGNAGE MANGU PERSON SIGN MARKER/WAKE BUILDERS |
| AL PRE-FINISHED ALUMINUM HALF ROUND BUTTER | GG SPECIAL BULK OIL FILL BOX (ESPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MGS PROJECT MANAGER | LV LIGHT FIXTURE (SMALL SCIENCE) | SR SNOW GUARD TYPICAL AT WARDROB SHINGLES ROOF |
| AR ARCHITECTURAL SHINGLES - GAF TIMBERLINE ULTRA HD SLATE - GREY COLOR | GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH | ML METAL LETTERING - BY OTHERS | ST CLAUDED STONE WAINSCOT CHAMFERDARY COLOR - TYPE FLAT BY CHASE CORNING |
| CJ CONTROL JOINT | HR SMOOTH HAVED BOARD PLANK - COLOR TO BE 'SANDSTONE BEIGE' OR EQUAL | PN PIPE BOLLARD - PAINTED YELLOW | TR TRIM - COLOR TO MATCH 'ARCTIC WHITE' JHTO-20 OR EQUAL |
| CR PREFINISH RIDGE TRIM TYPICAL AT GABLE ROOF | HT SMOOTH HAVED BOARD PLANK - COLOR TO BE 'TANGI BOARD' OR EQUAL | PT (DMHC) COIN COLLECTOR | W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS = SEE ASSEMBLY NOTES |
| DS DOWN SPROUT | HT SMOOTH HAVED BOARD PLANK - COLOR TO BE 'ARCTIC WHITE' OR EQUAL | PR PREGAST WATER TABLE CAP PIECE | W2 DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36\"/> |
| D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL | IC ICE SHIELD AT 24\"/> | | |

GENERAL NOTES:

- GENERAL CONTRACTOR TO PROVIDE DATA CUT SHEET AND COLOR SAMPLES TO ARCH FOR APPROVAL OF THE FOLLOWING ITEMS: CORNICE AND TRIM SPECIAL GLAZING, LIGHT FIXTURE, AND SNOW GUARD ETC.
- SLIDE DIRECTION:
 RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT

The owner/applicant acknowledge that all work as shown on these plans shall be completed as shown and in compliance with the Planning and Zoning Commission approval relating thereto, and in accordance with all applicable Town of Monroe Codes and Regulations, as well as all other applicable State and Federal Laws, requirements and regulations.

Brian Steady
 Applicant - McDonald's Corporation

Brian Steady
 Owner-Real Time Investments, LLC
 2620 Nichols Avenue, Stratford, CT 06614

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