

***Planning and Zoning Commission Communication City of
Longmont, Colorado***

Project Title: McDonald's at Sandstone Marketplace Conditional Use Site Plan

Date of Meeting: June 26, 2024

Staff Planner:

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GENERAL INFORMATION

Proposal: The property owner of Lot 6, Block 1 of the Sandstone Marketplace Subdivision Filing No. 1 proposes to construct a 4,965+/- SF fast food restaurant with a drive-through on approximately 1.19 acres of MU-R (mixed-use regional center) zoned land.

Location: South of East Ken Pratt Blvd, west of Common Drive, and east of County Road 1.

Area: 1.19 +/- acres

Existing Use: Vacant land

Zoning: MU-R (mixed-use regional center)

SURROUNDING LAND USES AND ZONING

North: N-PE (Primary Employment)

South: MU-R (mixed-use regional center)

East: MU-R (mixed-use regional center)

West: MU-R (mixed-use regional center)

COMPREHENSIVE PLAN DESIGNATIONS

North: Primary Employment

South: Regional Center

East: Regional Center

West: Regional Center

OWNER/ APPLICANT CONTACT INFORMATION

Property Owner: SSC Investors, LLC

Applicant: McDonalds USA, LLC

Applicant Contact: Jessica McCallum

Company: Kimley-Horn and Associates

Address: 2 North Nevada Avenue, Suite 900

Phone: 719-284-7275

Email: jessica.mccallum@kimley-horn.com

APPLICATION DESCRIPTION

The proposed McDonald's restaurant is proposed to be situated on Lot 6, Block 1 of the Sandstone Marketplace Subdivision Filing No. 1 Replat B, located south of Hwy. 119/East Ken Pratt Blvd. This 1.19-acre property was annexed into the city in 1998 as part of the Mayeda Annexation and was zoned MU-R (Mixed Use Regional Center) in 2010. It was resubdivided in 2024 into its current configuration.

The applicant plans to build a 4,965-square-foot fast-food restaurant with a drive-through on this site. To ensure efficient vehicle circulation, the design includes two site access points on the east and west lot boundaries, along with 205 feet of vehicle stacking capacity (Section 15.05.080.I.1.B of LDC) in the drive-through. These measures will help maintain smooth traffic flow and accessibility.

Alignment with the Envision Longmont Comprehensive Plan

The proposed McDonalds at Sandstone Marketplace is in alignment with the Growth Framework and Policies of the Envision Longmont Comprehensive Plan as detailed below.

- **1.2A Overall Mix of Uses.**

This project contributes to a balanced mix of residential, employment, retail, and commercial uses, aligning with the policy's objective.

- **1.2B Distribution of Service and Recreation-Oriented Used.**

This plan supports the City's goal of promoting a balanced geographic distribution of services and recreation-oriented facilities throughout Longmont.

- **1.7 Reinforce Longmont's unique identity and sense of community.**

Located along a key gateway corridor into Longmont, this development enhances the appearance of a major right-of-way, thereby strengthening Longmont's unique identity and sense of community.

The subject property is designated as part of the Mixed-Use Regional Center plan category. This category aims to maintain distinct areas for large-scale mixed-use development and redevelopment, focusing on meeting the commercial and retail needs of both the city and the region. The MU-R district supports pedestrian-friendly, regional-scale employment and commercial activities, as well as multifamily residential uses, all with convenient access to public amenities, including public transit.

DEVELOPMENT REVIEW COMMITTEE PROCESS

The Development Review Committee (DRC) began reviewing this project on August 2, 2023. After three reviews, the project design was approved to proceed to the public hearing by City staff from Public Works Engineering, Longmont Power & Communications, Public Safety, Transportation, and Planning. This comprehensive review ensured the project meets all necessary access, easements, and infrastructure requirements according to Longmont City standards.

The applicant has provided a four-sided architectural design that complies with Section [15.05.120](#) Mixed Use and Nonresidential Design Standards, presenting an attractive and comprehensive plan. Connectivity requirements, as stipulated in Section [15.05.060](#) of the Longmont Development Code (LDC), have been met with well-designed pedestrian pathways on-site, along with access to the existing sidewalk adjacent to Ken Pratt Blvd. The primary entrance of the principal structures has direct sidewalk access, enhancing pedestrian safety and connectivity without requiring street crossings.

The landscaping plan complies with LDC standards, including a 50-foot gateway buffer adjacent to Ken Pratt Blvd, and the required 10-foot parking buffers on the west and east lot lines. The site will feature 385 +/- trees and shrubs, contributing to the overall aesthetic and environmental quality. The parking layout includes 29 spaces, 2 ADA-compliant spaces, 5 mobile pick-up spots, and 4 bike parking spaces, meeting the required 5% of total parking for bike storage. Additionally, the design includes a 205-foot vehicle stacking lane for the drive-through, exceeding the minimum requirement of 180 feet, ensuring efficient traffic flow and preventing overflow into the parking lot and adjacent public streets.

The proposed fast-food restaurant with a drive-through is a conditional secondary use in the MU-R zoning district, adhering to specific use standards. This includes compliance with vehicle stacking requirements (Section [15.05.080.i](#)), conditional use approval for properties adjacent to city-owned parks, greenways, or open spaces, and adherence to residential compatibility standards if within 250 feet of a residential zoning district. This proposal meets all these standards, is not within 250 feet of a residential district, and is not adjacent to city-owned parks, greenways, or open spaces.

Planning staff interprets that all secondary uses in a given contiguous zoning area may comprise no more than 50% of a given contiguous zoning area. The remainder of the

Sandstone Marketplace subdivision consists of vacant land. Retail sales are a permitted primary use, while multifamily development is a permitted secondary use.

This MU-R zoned area totals approximately 59 acres, allowing for a total of 29.5 acres to be utilized for secondary uses within this zoning district. The apartment complex occupies 7.67 acres, after accounting for the apartment complex, 21.83 acres remain available for secondary uses. The proposed project will utilize approximately 1.19 acres of this land, well within the allowable limits for secondary use allocation.

In accordance with Section 15.04.030.A.1.c of Longmont Development Code (LDC) the proposed 4,965 square foot fast food restaurant with a drive-through in the MU-R (Mixed-Use Regional) zone, is compatible with the surrounding uses in that the scale and design of the restaurant are compatible with the surrounding uses, which include a big box retailer, a distribution center, and a hospital. The architectural design aligns with the architectural standards of the non-residential MU-R zone.

Potential adverse impacts, such as increased traffic, have been mitigated to the maximum extent feasible. The site design includes adequate stacking lanes for the drive-through to prevent congestion. In accordance with Section 15.05.080 of LDC, this property is providing the requisite electric vehicle (EV) parking infrastructure, which includes an EV charger, an EV-ready stall, an EV-capable stall, and an EV-capable light stall. Additionally, the layout of the site and the two access points facilitates smooth traffic flow within the site and the site provides sufficient parking to accommodate customers.

Overall, the proposed use adheres to the standards and goals of the MU-R zone, promoting a balanced and efficient mixed-use environment while minimizing any negative effects on the surrounding area.

In summary, this secondary use aligns with the comprehensive plan, which designates retail, restaurants, and similar entertainment uses as primary functions of the Regional Center zone, attracting visitors from across the city and region. As outlined in the Longmont Development Code (LDC), the MU-R district aims to establish and preserve distinct areas for mixed-use development and redevelopment, focusing on meeting the commercial and retail needs of the city and region. Therefore, the inclusion of a restaurant is entirely consistent with these objectives.

PUBLIC WORKS REVIEW

There are very few public improvements directly associated with the McDonald's at Sandstone Marketplace project. Rather, most of the public improvements associated with this project, including the road section for Brien Avenue, the 8" water line, and 8" sanitary main, will be constructed as part of the Sandstone Marketplace master development. The Sandstone

Marketplace master development will provide 6" stubs from both the water and sanitary mains into the McDonald's lot, which the McDonald's development plans to utilize to service their facility. The electric service will be pulled from the electric line along Brien Avenue that is being installed as part of the master development, while the telecommunications and gas service will come from the existing lines located north in Ken Pratt ROW.

The McDonald's project is proposing a private network of storm pipes to capture their site's drainage. Their network will tie into a storm drainage main constructed by the Sandstone Marketplace master development located in a storm drainage easement in the southern portion of the McDonald's lot. This storm drainage main will collect flows from both the McDonald's lot and the lot immediately to the west and then convey flows via piped storm infrastructure to the regional detention pond which the Commercial Owner's Association for the master development will be responsible for maintaining.

The McDonald's project does propose to take access from Brien Avenue at two separate access points with new curb cuts. Both access points are planned to be shared accesses with the lots on the east and west. This helps not only meet the required access spacing but to prevent the access location from negatively impacting the adjacent lots.

TRANSPORTATION REVIEW

McDonald's at Sandstone Marketplace is proposing a 4,517-square-foot fast food restaurant with a drive-through window. The applicant has submitted a traffic compliance letter indicating that the proposed McDonald's conforms to the assumptions made in the traffic impact studies for the Sandstone Marketplace Preliminary Plat and Final Plat applications. The traffic letter was based on a building area of 4,365 square feet, which is slightly smaller than the 4,517 square feet proposed in the current site plan. Despite this slight increase, the proposed McDonald's remains in compliance with the previous traffic impact studies. The Traffic Impact Study for Sandstone Marketplace, completed in May 2023 as part of the Final Plat application, assumed 11,500 square feet of fast-food restaurant space. Additionally, the applicant has strategically located the property's access points to facilitate future shared use and minimize potential spacing conflicts.

The following entities were sent referral letters regarding this preliminary plat application: CenturyLink (phone), Xcel Energy (gas), Colorado Department of Transportation, RTD Denver, and Northern Colorado Water Conservancy District.

Comments were received from Xcel Energy and a local property owner. Xcel Energy made the property owner aware that PSCo owns and operates existing intermediate-pressure natural gas distribution facilities along the north property line. The property owner did

not voice any concerns with the development of this site but did provide suggestions regarding the landscaping provided.

NEIGHBORHOOD INPUT – NOTIFICATIONS AND SIGN-POSTING

Notice Type	Date Sign Posted	Date Mailed/Postmarked
Mailed Notice of Neighborhood Meeting		March 14, 2023
Posted Notice of Neighborhood Meeting	March 29, 2023	
Mailed Notice of Application		August, 2023
Posted Notice of Application	August, 2023	
Mailed Notice of Public Hearing		June 10, 2024
Posted Notice of Public Hearing	June 12, 2024	

CRITERIA EVALUATION

15.02.055. No major, minor, or administrative development application shall be approved unless it meets the following review criteria, except that individual types of applications described in this land development code specifically may include exceptions to these criteria or impose additional criteria:

- 1. The application is consistent with the comprehensive plan and the purpose of the code and zoning district; conforms to any previously approved concept plan, preliminary plat, or PUD overall development plan; and complies with all applicable statutes, codes, ordinances, and regulations.**

The project aligns with the comprehensive plan and adheres to the purpose of the code and zoning district. The plan is consistent with the following development goals:

Goal 1.2A: OVERALL MIX OF USES. Strive for a balanced mix of residential, employment, retail, commercial, recreational, and other uses that allow residents to live, work, play, learn, and conduct much of their daily business within the City and increase the self-sufficiency of the community.

Goal 1.2B Distribution of Service and Recreation-Oriented Used.

This plan supports the City's goal of promoting a balanced geographic distribution of services and recreation-oriented facilities throughout Longmont.

Goal 1.2G INTEGRATION OF USES. Encourage the integration of complementary uses within the same building (i.e., residential or office above retail) or on the same site

(i.e., residential adjacent to employment and/or retail uses) as a way of revitalizing centers, corridors, and employment areas and improving access to services.

1.7 Reinforce Longmont's unique identity and sense of community.

Located along a key gateway corridor into Longmont, this development enhances the appearance of a major right-of-way, thereby strengthening Longmont's unique identity and sense of community.

Additionally, it meets applicable statutes, codes, ordinances, and regulations.

- 2. The application complies with applicable city standards, including for street and utility design and layout, and adequate utilities are available or will be provided for appropriate urban-level services.**

The proposed project adheres to applicable city standards, including street and utility design and layout. Adequate utilities are available or will be provided to ensure appropriate urban-level services. The existing and planned street network will sufficiently support the development.

- 3. The application proposes development compatible with surrounding properties in terms of land use, site and building layout and design, and access.**

The proposed development of the subject property is compatible with the surrounding properties and is generally in conformance with the approved plans put in place at the time of annexation and the subsequent approvals for the development of surrounding properties.

- 4. The application will not adversely affect surrounding properties, the natural environment, existing or planned city transportation, or utility services or facilities, or the adverse impacts of the use will be mitigated to the maximum extent feasible.**

No adverse impacts are anticipated that will affect the surrounding neighborhood or the natural environment, during either construction or operation. The existing transportation and utility networks have sufficient capacity to serve this development.

- 5. The application, where required, complies with the sustainability evaluation system requirements to mitigate impacts of development within the city's riparian areas, and as applicable to other projects as determined by separate agreement.**

Not applicable.

- 6. The application includes an appropriate transportation plan, including multi-modal**

transportation access, and is integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

A public street, currently under construction by the developers of the subdivision, will provide access onto County Line Road to the west and Common Drive to the east.

Planning and Zoning Commission Options

The Planning and Zoning Commission may consider the following options when reviewing the McDonalds at Sandstone Marketplace Conditional Use Site Plan:

1. Approve the McDonalds at Sandstone Marketplace Conditional Use Site Plan without conditions.
2. Approve the McDonalds at Sandstone Marketplace Conditional Use Site Plan with Conditions.
3. Deny the McDonalds at Sandstone Marketplace Conditional Use Site Plan.

Recommendation

Staff recommends that the Staff recommends that the Sandstone Marketplace Subdivision Filing No. 1 Replat B Preliminary Plat be approved without conditions, as outlined in PZR-2024-3A.

Attachments

Att 1a – PZR-2024- 3A – Approval Resolution

Att 1b – PZR-2024- 3B – Approval with Conditions Resolution

Att 1c – PZR-2024- 3C – Denial Resolution

Att 2 – Plat of Sandstone Marketplace Filing No. 1 Replat B

Att 3 - Traffic Impact Study for the Sandstone Marketplace Final Plat

Att 4 – Site Plan

Att 5 – Architectural Elevations

Att 6 – Notice and Posting Information

Att 7 – Public and Outside Agency Comments

Project File Number: DV-SITE PLAN-23-00016