

Project: **McDonald's – Jenison Rebuild (160 Chicago Drive)**

RESPONSE TO GENERAL STANDARDS SET FOR SPECIAL LAND USES AS INDICATED IN SEC. 20.3(A) IN THE GEORGETOWN TWP. ZONING ORDINANCE

1. *Be designed, constructed, operated and maintained so as to be harmonious and appropriation appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.*
 - The intent of the project is to remove the restaurant and its facilities that have been in existence for over 30 years and replace them with new more modern and efficient facilities of the same nature and character.
2. *Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, schools.*
 - All public facilities currently being utilized will continue to be so and will also be improved as necessary.
3. *Not create excessive additional requirements at public cost for public facilities and services.*
 - There should be no creation of additional public requirements or services.
4. *Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*
 - The use will remain as it has been since approx. 1973, except that some improvements have been made to enhance site function and traffic flow.

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RESPONSE TO SPECIFIC SPECIAL USE STANDARDS FOR A DRIVE-THRU RESTAURANT:

1. *The main and accessory buildings shall be set back a minimum of sixty (60) feet from any adjacent right-of-way line or residential property line.*
 - The proposed building will be constructed 66' from Main Street R/W and 100.8' from Chicago Drive R/W. There is no adjacent property which is residentially zoned.
2. *Public access to the site shall be located at least one hundred (100) feet from any intersection as measured from the nearest right-of way line to nearest edge of said access.*
 - The proposed rebuild will continue to utilize the existing drive entrances. The existing Chicago Drive access point is located as far from the intersection as is possible within the existing property frontage. The Main Street drive is a shared drive with the adjacent shopping center and is also located as far from the intersection as the existing property allows.
3. *Where the site abuts residentially zoned property, a greenbelt shall be provided along such property line in accordance with Section 3.11.*
 - There is no residentially zoned property adjacent to the site.
4. *The site shall be so designed as to provide adequate stacking space for drive-through customers without obstructing access to off-street parking spaces, interfering with traffic circulation through the site, or causing vehicles to queue off the site.*
 - Approximately 16 stacking spaces are available within the drive-through lane. Also, the site will contain a side-by-side drive-through configuration which will greatly increase drive-through efficiency and thereby reduce queuing time and length of queue.
5. *Outdoor speakers for the drive-through facility shall be located in a way that minimizes sound transmission toward neighboring property and uses.*
 - The speakers will be located at the rear of the site adjacent to a common ingress/egress thoroughfare. The cars at the speaker post will serve to block sound transmission. There is also a landscape area and retaining wall at the rear of the site which will also deter sound transmission toward adjacent property.