

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

BASIS FOR APPROVAL OF A 22% REDUCTION OF REQUIRED PARKING SPACES (Revised 07/24/06):

1. Historically, there have not been parking issues at the site and, based on current ordinance requirements, the existing site has less than the required amount of parking by approximately 10 spaces.
2. Approximately 60% to 70% of the business is drive-thru. Therefore, the demand for parking spaces is reduced compared to a "dine-in" only restaurant.
3. The site is surrounded by a retail development with a large number of parking spaces which McDonald's customers utilize.
4. McDonald's property is surrounded by either developed property or road right-of-way. It is also encumbered by ingress/egress easements which are utilized by adjacent properties. There is likely no opportunity to increase the property size or add additional developed area.
5. Since the specific use of the property is for a McDonald's restaurant, it is likely that there would be no use change unless the property was sold.
6. The existing parking spaces along Main Street have been lost and as a result additional green space is being added and paved area will be reduced.