



## MEMORANDUM

**Date:** October 16, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** McDonalds 8776 Golden Bear Gateway  
Site Plan/Final Master Development Plan  
Map - 078  
Parcel(s) – 017.01

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**Request:** McDonalds requests final master development plan and site plan approval for a McDonalds drive through restaurant at 8776 Golden Bear Gateway in district 3.

**Overview:** The subject site is located north of the intersection of Beckwith Road and Golden Bear Gateway. It is zoned CRC-PUD and consists of approximately 1.10 acres. The site is presently undeveloped. The Golden Bear Place PUD was established in 2024 via ordinance 2024-04. The use of a drive through restaurant is permitted by right in CRC zoning and a permitted use in the Golden Bear Place PUD.

### **Final Master Development Plan:**

The subject site is part of the Golden Bear Place PUD and as such requires submittal of a final master development plan. The final master development plan conforms with the previously approved preliminary master development plan associated with the Golden Bear Place PUD.

### **Site Plan:**

**6-103a Commercial Bulk Regulations:** Building setbacks are correctly displayed, 30' front, 10' side and 20' rear. The proposed redevelopment does not violate these setbacks. The tallest portion of the building is 18' – 4", below the 35' height allowance in CRC zoning. The maximum building coverage is 50% and the proposed structures will only utilize 9% of this coverage area. Impervious surfaces cover 73% of the site (80% maximum permitted).

**Vehicular Access:** Vehicular access is via Beckwith Road and the under construction Golden Bear Place with a right in/right out only on Golden Bear Place.

**Pedestrian Access:** Walking trails are proposed along the subject site's external road frontages, and a pedestrian connection is provided to the Beckwith Road trail from the main entrance of the restaurant. Pedestrian striping is included across drive aisles where appropriate.

Article IX Parking/Queuing: Twenty eight parking spaces are required by code and the plans show 33 spaces including two ADA accessible spaces. Parking spaces and drive aisles are appropriately sized. Wheel stops are not proposed and ADA signage is placed in bollards. Queuing spaces and loading areas are acceptable and the drive through includes a bypass lane per code requirements.

Article X Landscaping: The landscape plans are under review and comments will be via separate cover. All landscape plan comments received shall be addressed before submitting construction drawings to Public Works. The site is not subject to landscape buffers.

6.103.7 Commercial Design Standards: The building is 4,180sf and one story. The building façade is fully masonry a waiver is not requested or required. The rooftop mechanical equipment is screened via the parapet walls. Wall mounted exterior lighting fixtures are not proposed. Staff requests that wall mounted utility and meter equipment shall be painted to match the façade it is attached to.

Other: The dumpster is enclosed and includes a pedestrian door, metal gates and a masonry enclosure, per code. A photometric plan is provided and acceptable. Parking lot lighting is decorative mounted to black poles. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas. Decorative trash receptacles are provided at the front of the building, and a detail is provided. A bike rack and detail are provided. Fencing details are not provided, should any fencing be used it shall be low maintenance material and decorative.

Summary: This submittal is for a McDonalds fast food restaurant on Golden Bear Gateway in the Golden Bear Place PUD. The final master development plan is in substantial conformance with the previously approved PUD and preliminary master development plan. Outstanding issues are minor and may be addressed via the conditions of approval below. Waivers are not requested.

**Recommendation:** Staff recommends approval of the site plan and final master development plan for McDonalds on Golden Bear Gateway, subject to the following conditions:

Planning and Zoning:

1. All conditions of ordinance 2024-04 shall be adhered to.
2. All requirements of the commercial design regulations, 6.103-7, shall be adhered to.
3. Brick shall be clay, baked and individually laid.
4. Stone shall be individually laid.
5. Metal and vinyl shall not be permitted for façade materials.
6. Wall mounted utility and meter equipment shall be painted to match the façade it is attached to.
7. Poles and posts shall be painted black.
8. Channel posts are not permitted.
9. Bollards shall be painted/sleeved black or a muted color complimentary to the building. Yellow is not permitted.
10. Landscape plan comments are via separate cover and all comments received shall be addressed prior to the submittal of construction plans to Public Works.
11. Signage shall be reviewed via a separate application to the Planning Department.

12. All parking lot lighting shall be mounted in yards or landscape beds, not in paved vehicular use areas.
13. Should any fencing be used, it shall be decorative and constructed of low maintenance materials.

Engineering:

1. Landscape Plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. A letter of approval from West Wilson Utility District is required prior to the issuance of the Land Disturbance Permit.
3. The drainage report is under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
4. The site shall use a Jarrett 1,500gal grease trap. Provide standard detail within the site plan set.
5. Changes to the site access are likely if the Golden Bear Place PUD amendment is passed.
6. Fix dimensions on sheet C-3.2.
7. The site shall utilize standard commercial type driveways.

WWUD:

1. The 12" water line shown on the north side of Golden Bear Circle is a proposed water line and has not been installed at this time.
2. There is a proposed 12" water line that is not shown that will be at the western portion of the property. The water service shall come off this line not as shown on the plans.
3. The proposed Multi-Tenant sign as shown will be the WWUD easement once the proposed water line is installed. It needs to be moved.