

Introduction

On behalf of McDonald's USA, Landform is pleased to submit this application for a Certificate of Design Compliance and Site Plan Review to allow a building addition for a Play Place and other internal design upgrades for the McDonald's located at 1921 Adams Street in Mankato, Minnesota. We are excited about the improvements proposed for this site.

Site Plan

Submission Overview

All the requested materials are included except an Operational Narrative/Business Operational Details and a Site Lighting Plan. These were discussed in the pre-application meeting held on Thursday, October 11, 2024, with city staff and determined not to be required as neither of these items will change or be affected by the building addition.

The building addition will be for an indoor play place, as well as other internal design upgrades and modifications. A previous Certificate of Design Compliance was completed for this site in 2018 for exterior improvements and design upgrades.

The building addition does remove current ADA parking stalls, however they have been moved to another complaint place on site, and do not reduce the required number of parking stalls below what is required. The building addition will also not add new impervious surfaces as it will replace existing parking lot space. Additional shrubs and landscaping will also be provided to increase the amount of screening along the property lines.

Summary

We respectfully request approval for a Certificate of Design Compliance and Site Plan Review to allow a building addition for a Play Place and other internal design upgrades for the McDonald's located at 1921 Adams Street in Mankato, Minnesota. We also request to be placed on the November 20th Planning Commission and December 9th City Council meetings.

Contact Information

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