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August 25, 2026

VIA IZIS

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 25-16
Petition for a Text Amendment to Permit the Modernization of Existing
Fast-Food Establishments with Drive-Throughs as a Special Exception
Petitioner's Supplemental Prehearing Statement

Dear Members of the Zoning Commission:

On behalf of McDonald's Corporation ("McDonald's" or the "Petitioner"), the Petitioner hereby submits this Supplemental Prehearing Statement for the above-referenced petition (the "Petition"). At its public meeting on May 28, 2026 (the "Setdown Meeting"), the Commission voted to set down the Petition for a public hearing as a rulemaking case pursuant to Subtitle Z § 201.5(a). The public hearing is scheduled for Monday, September 28, 2026. *See* Ex. [13](#).

A. Background

At the Setdown Meeting, the Commission requested additional information regarding the Petitioner's community outreach efforts. *See* Public Meeting Transcript of May 28, 2026, at 55-56. The Petitioner subsequently contacted the Advisory Neighborhood Commission ("ANC") for each site that would potentially benefit from the Petition, and offered to present the Petition at a future public meeting. *See* Ex. [11](#) at 4; Ex. [11C](#); Ex. [11D](#). The Petitioner further indicated that it would provide an update on those outreach efforts and any resulting feedback in a supplemental filing. *See* Ex. 11 at 4.

[letter continues on next page]

B. ANC Meeting History and Feedback

Three ANCs responded to the Petitioner's outreach regarding the proposed text amendment:

- **ANC 4B | July 7, 2026:** There is a McDonald's with a drive-through at 7425 Georgia Avenue, NW, within the boundaries of ANC 4B. The chair of that ANC, Commissioner Shamina Christian, declined the invitation for a presentation on the text amendment because it would only impact one property within the ANC. (See attached Exhibit A.)
- **ANC 4E | July 28, 2026:** There is a Popeye's with a drive-through at 5200 Georgia Avenue, NW, within the boundaries of ANC 4E. The Petitioner was invited to present the Petition at ANC 4E's regularly scheduled July public meeting. ANC commissioners and community members asked a variety of questions about the Petition, including the existing matter-of-right limitations on establishments with drive-throughs and whether traffic impacts would be evaluated through the special exception process. Following the discussion, ANC 4E indicated that it would take no action on the Petition.
- **ANC 8C | August 12, 2026:** There is a Popeye's with a drive-through at 601 Malcolm X Avenue, SE, within the boundaries of ANC 8C. The Petitioner was invited to present the Petition at ANC 8C's regularly scheduled August public meeting. The community did not express any objections to the Petition, and the ANC indicated that it would vote on the matter at its regular meeting scheduled for September 9, 2026.

None of the other ANCs impacted by the proposed text amendment responded to the Petitioner's outreach.

C. Conclusion and Request for Proposed Action

The foregoing summarizes the Petitioner's community outreach efforts in response to the Commission's request. In light of that outreach and the materials already in the record, the Petitioner submits that the proposed text amendment would establish an efficient zoning approval process for the renovation and modernization of existing fast-food establishments with drive-through facilities. As set forth in the Petition and supporting filings, the proposed text amendment is not inconsistent with the Comprehensive Plan and other adopted public policies and programs.

Accordingly, McDonald's looks forward to the public hearing on September 28, 2026, and requests that the Commission consider the most recent version of the proposed text amendment, as reflected in [Exhibit 11B](#) of the record.

The Petitioner further respectfully requests that the Commission take proposed action at the conclusion of the public hearing pursuant to Subtitle Z § 603.1(a).

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Leila Batties
Christopher S. Cohen

Exhibit

cc: Certificate of Service

CERTIFICATE OF SERVICE

We hereby certify that on August 25, 2026, a copy of the Petitioner's Supplemental Prehearing Statement for Z.C. Case No. 25-16 was served by electronic mail on the Office of Planning and all Advisory Neighborhood Commissions in the District of Columbia at the addresses listed below:

D.C. Office of Planning

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