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September 15, 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
Petitioner's Second Supplemental Prehearing Submission
Petition for a Text Amendment to Permit the Modernization of Existing Fast-Food
Establishments with Drive-Throughs as a Special Exception**

Dear Members of the Zoning Commission:

On behalf of McDonald's Corporation (the "Petitioner"), we hereby submit this Second Supplemental Prehearing Statement and supporting exhibits (collectively, the "Submission") for the above-referenced petition (the "Petition"). This Submission is provided in response to feedback received from the Office of Planning ("OP") and the District Department of Transportation ("DDOT").

The changes discussed below are reflected in a clean version of the revised Petition attached hereto as **Exhibit A**. A redline version comparing the revised Petition to the most recent version filed by the Petitioner as [Exhibit 11B](#) is attached hereto as **Exhibit B**.

OP Feedback

OP requested that the Petitioner refine the proposed amendments to Subtitle U § 519, which governs properties within MU Use Group G (the MU-10 and CG-4 zones). As currently written, Subtitle U § 519.1(f) prohibits drive-through operations as either a principal or accessory use. OP noted that, notwithstanding the Petitioner's proposed amendment to Subtitle U § 518.1, deleting Subtitle U § 519.1(f) could inadvertently permit drive-through facilities for other use categories in the applicable zones. In response, the Petitioner has revised the proposed text to clarify that the new special exception process applies only to fast-food restaurant uses.

DDOT Feedback

DDOT requested that the Petition be revised to require submission of a Comprehensive Transportation Review (“CTR”) before the public hearing. As reflected in the supporting exhibits, the Petitioner proposes new text that directly addresses DDOT’s request. The proposed language requires submission of the CTR to DDOT no later than forty-five (45) days before the public hearing, consistent with DDOT’s standard review timeframes for zoning applications.

In light of the foregoing and the prior filings in the record for this case, the Petitioner 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*

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Christopher S. Cohen

Exhibits

- Exhibit A – Clean Version of Revised Petition
- Exhibit B – Redline Comparison of Revised Petition Against Ex. 11B.

cc: Certificate of Service
Erkin Ozberk, DDOT (via e-mail)
Noah Hagen, DDOT (via e-mail)

CERTIFICATE OF SERVICE

We hereby certify that on September 15, 2026, a copy of the Petitioner's Second Supplemental Prehearing Submission 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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