



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

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May 23, 2014

STAFF REPORT

Special Use Permit #PLN2014-00140, McDonald's –Sudley Rd. Renovation
(Brentsville Magisterial District)

Planning Commission Public Hearing Date: June 4, 2014
Staff Recommendation: Approval

I. Background is as follows:

- A. Request - This is a request for a special use permit to redesign and renovate an existing restaurant with drive-through service and sign modification.

McDonald's	Existing	Proposed
Building Height	16 ft. 10.5 in.	17 ft. 11 in.
Building Area	3,325 sf.	3,990 sf
Parking	51 spaces	47 spaces
Landscaping	3 Deciduous trees	(14 total) 11 new ornamental & shade trees

- B. Site Location - The site is located at 8203 Sudley Rd., approx. 200 ft. southeast from the intersection of Sudley Rd. and Portsmouth Rd. (see maps in Attachment A). The SUP site is identified on County maps as GPIN 7696-67-4385.
- C. Comprehensive Plan - The site is designated GC, General Commercial.
- D. Zoning/Acreage - The subject property is zoned B-1, General Business, and is a +/- 1.09 acre site.
- E. Surrounding Land Uses – The site is an outparcel at the periphery of the Festival at Manassas Shopping Center with frontage along Route 234/Sudley Rd. The property is located north of the Manassas Mall, and south of the Portsmouth Station Shopping Center. Across Sudley Rd., to the south and west of the site, is a large residential property zoned A-1, Agricultural and is planned GC, General Commercial. The

immediate surrounding uses within the shopping center include a freestanding restaurant, financial institution, and a motor vehicle fuel station.

II. Current Situation is as follows:

- A. Planning Office Recommendation - The Planning Office recommends approval of SUP #PLN2014-00140, McDonald's – Sudley Rd. Renovation, subject to the conditions dated May 23, 2014. See Attachment B for the staff analysis and Attachment C for the proposed conditions. Staff recommends approval for the following reasons:
- The proposed use is compatible with the existing commercial/retail character of the area. The site is zoned B-1, General Business, and is planned GC, General Commercial in the Comprehensive Plan.
 - The proposal involves the redesign of the existing McDonald's restaurant building that utilizes the new franchise architectural theme. Improvements to the site including enhanced building design and supplemental landscaping.
- B. Planning Commission Public Hearing - A public hearing before the Planning Commission has been advertised for June 4, 2014.

III. Issues in order of importance are as follows:

- A. Comprehensive Plan
1. Long-Range Land Use - Is the proposed use consistent with those uses intended by the GC designation?
 2. Level of Service (LOS) - How does the proposal address the Policy Guide for Monetary Contributions in effect July 1, 2006?
- B. Community Input - Have members of the community raised any issues?
- C. Other Jurisdictional Comments – Have other jurisdictions raised any issues?
- D. Legal Uses of the Property - What uses are allowed on the property? How are legal issues resulting from the Planning Commission action addressed?
- E. Timing – When must the Planning Commission take action on this application?

IV. Alternatives beginning with the staff recommendation are as follows:

- A. Recommend approval of SUP #PLN2014-00140, McDonald's – Sudley Rd. Renovation, subject to the conditions dated May 23, 2014 found in Attachment C.
1. Comprehensive Plan Consistency Analysis:
 - a) Long-Range Land Use – The proposed drive-through restaurant is consistent with the General Commercial classification of the site,

which recommends retail and retail service. The property is zoned B-1, General Business, and the use is allowed, subject to the conditions of an approved SUP.

- b) Level of Service (LOS) – The proposed special use permit will not generate additional fire and rescue service and water quality demands. Nonetheless, the applicant agreed to conditions of the special use permit that will partially mitigate impacts as follows:

Fire and Rescue	\$0.61/sq. ft.	Approximate area of building - 3,990 sq. ft	Contribution amount \$2,433.90
Water Quality	\$75 per acre	±1.09 acres	\$81.75
Total			\$2,515.65

- 2. Community Input - Notice of the application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.
- 3. Other Jurisdictional Comments – The subject site is located outside the required notification area, therefore, no other jurisdictions reviewed the application.
- 4. Legal Uses of the Property – In addition to by-right B-1 uses, this site could be used for a drive-through facility pursuant to the conditions of an approved SUP. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
- 5. Timing - The Planning Commission has until September 2, 2014, 90 days from the first public hearing date, to take action on this proposal. Approval of the special use permit would meet the 90-day requirement.

B. Recommend denial of SUP #PLN2014-00140, McDonald's – Sudley Rd. Renovation.

- 1. Comprehensive Plan
 - a) Long-Range Land Use - If the application is denied, the land use designation of the site would remain GC, General Commercial, and the zoning classification would remain B-1, General Business.
 - b) Level of Service - Denial would not have any impact on the existing level of service.
- 2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. As of the date of this report, the Planning Office has not received any input from surrounding property owners.

3. Other Jurisdictional Comments – The subject site is located outside the required notification area, therefore, no other jurisdictions reviewed the application.
4. Legal Uses of the Property – The existing restaurant and drive-through facility could continue to operate as a nonconforming use. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's office.
5. Timing - The Planning Commission has until September 2, 2014, 90 days from the first public hearing date, to take action on this proposal. Denial of the special use permit would meet the 90-day requirement.

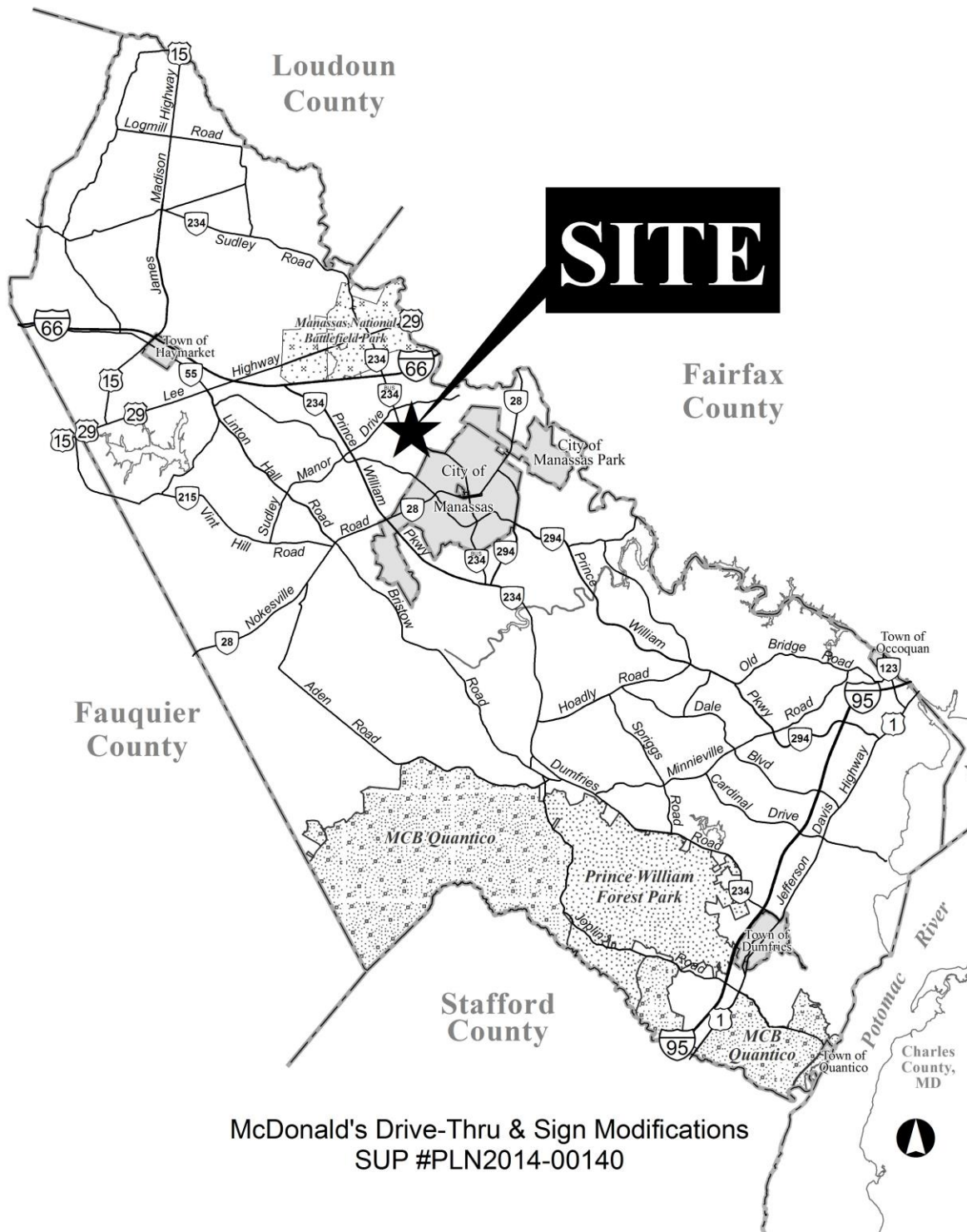
V. **Recommendation** is that the Planning Commission accepts Alternative A and recommends approval of SUP # PLN2014-00140, McDonald's – Sudley Rd. Renovation, subject to the proposed conditions dated May 23, 2014.

Staff: Stephen L. Donohoe, X5282

Attachments

- A. Area Maps
- B. Staff Analysis
- C. Proposed Conditions and SUP Plan
- D. Building Elevations
- E. Sign Elevations
- F. Historical Commission Resolution

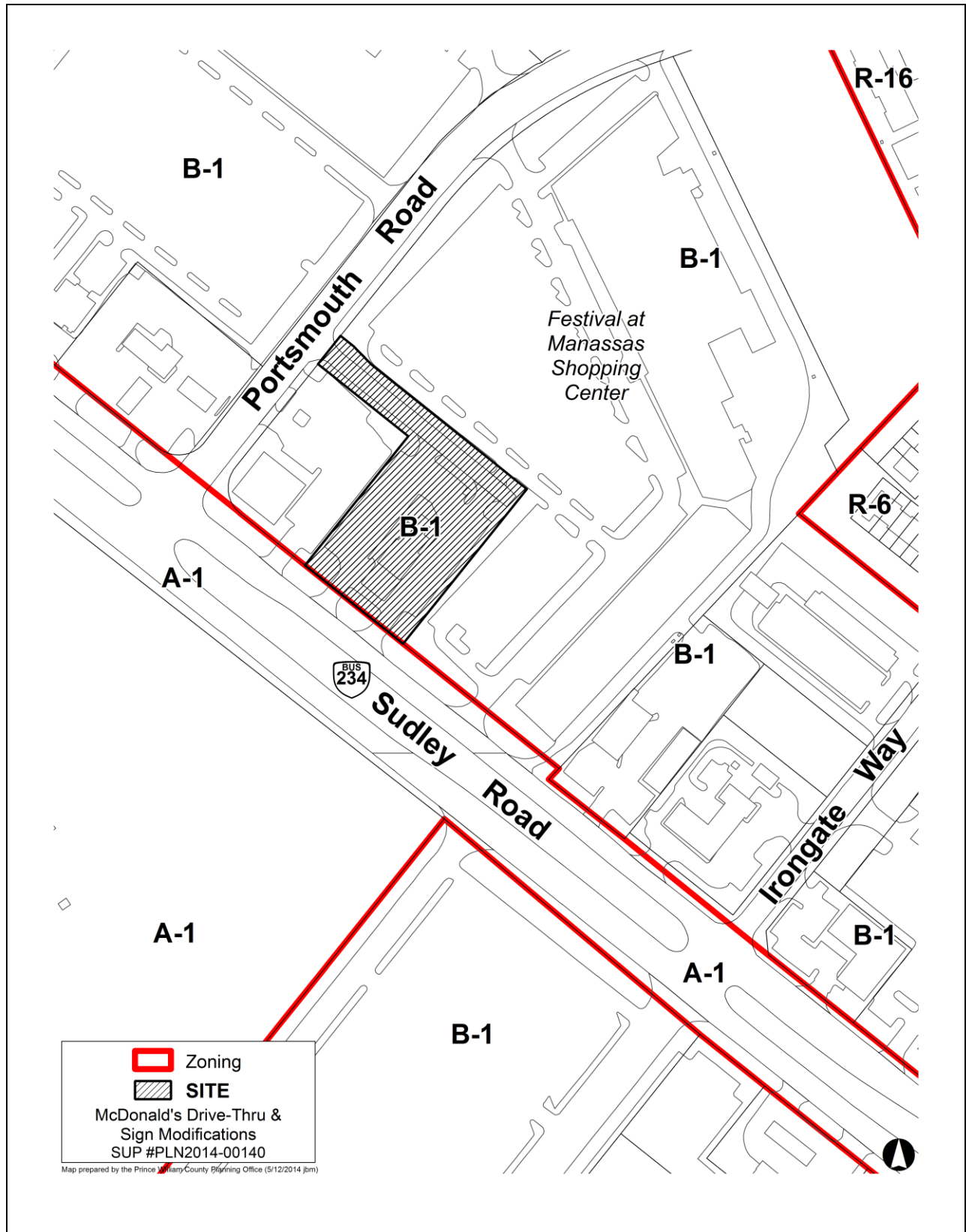
Attachment A – Maps
VICINITY MAP



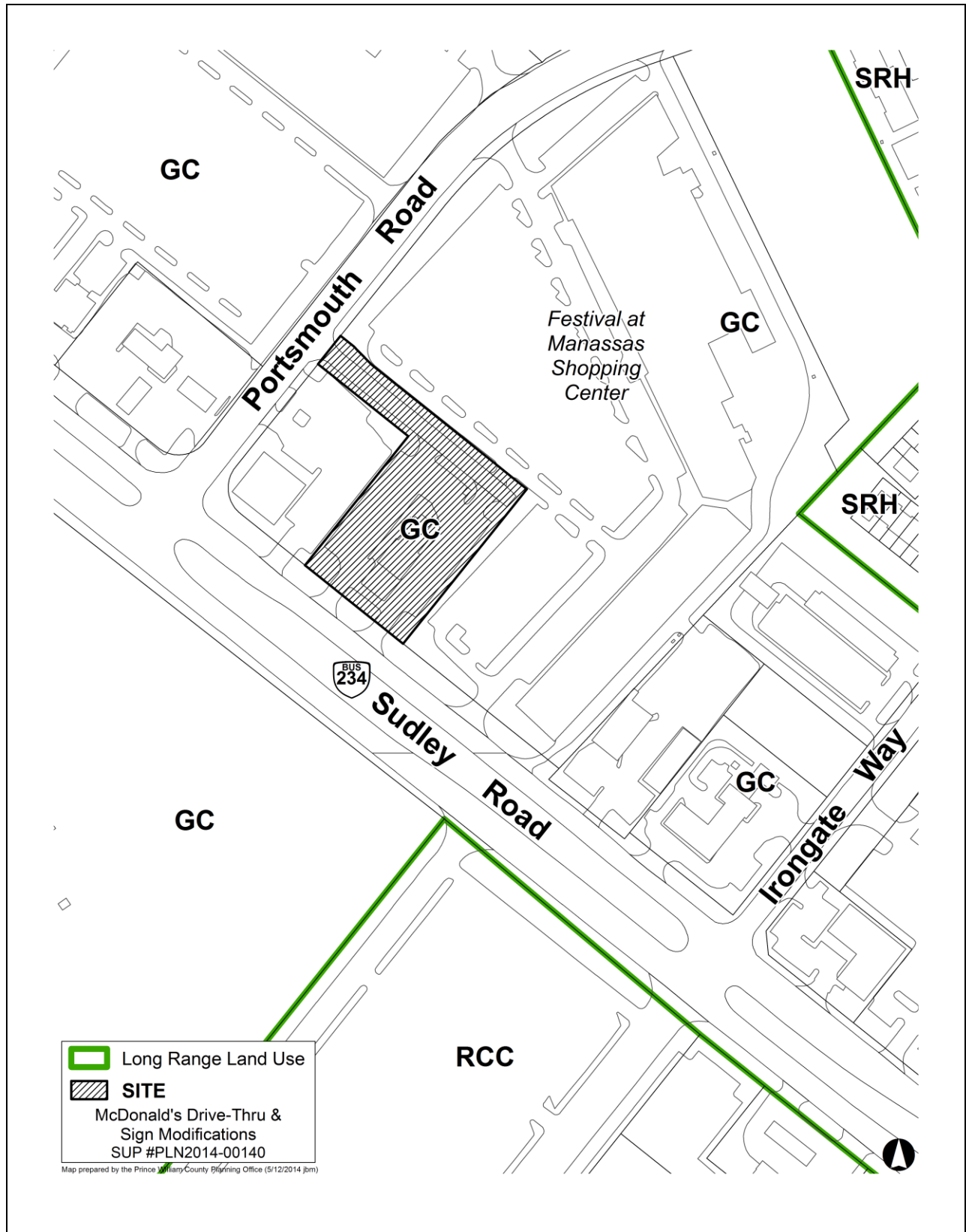
McDonald's Drive-Thru & Sign Modifications
SUP #PLN2014-00140



Attachment A – Maps
ZONING MAP



Attachment A – Maps
LONG RANGE LAND USE MAP



Map prepared by the Prince William County Planning Office (5/12/2014 jbm)

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a summary of staff’s analysis of this special use permit request. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The site is classified GC, General Commercial, on the Long-Range Land Use Map. This classification encourages retail and retail service. A restaurant with drive-through facility is consistent with the Long- Range Land Use designation. The use is allowed with an approved special use permit.
Community Design	Yes	The SUP plan shows landscaping, internal circulation and overall site design. The proposed building elevations depict a brick and stone structure with aluminum and metal features. The building will have two service windows and a small outdoor seating area. Additional landscaping has been provided along Sudley Rd. and along a portion of the perimeter of the site.
Cultural Resources	Yes	The site is already completely developed and has no known cultural resources.
Environment	Yes	Because the property is already completely developed, the applicant provided an ECA narrative to describe the existing conditions and environmental features of the property. The site has no mapped Environmental Resource (ER) designation, Resource Protection Area (RPA), or 100-year floodplain, and stormwater management is addressed off-site in an existing SWM/BMP facility. A water quality contribution has been conditioned.
Fire and Rescue	Yes	A monetary contribution of \$ 0.61 per square foot based on building area has been conditioned. The site is within the recommended 4 & 8 minute response time areas, but the responding station is operating overcapacity.
Police	Yes	No significant increase to police services is anticipated.
Public Water	Yes	As conditioned, the applicant shall design and construct all on-site and off-site public water facilities.
Public Sewer	Yes	As conditioned, the applicant shall design and construct all on-site and off-site public sewer facilities.

Attachment B - Staff Analysis

Transportation	Yes	<p>Access to the site shall be provided as shown on the SUP plan. Access to the site will remain generally unchanged, having a single egress directly onto Sudley Rd., and a separate single ingress directly from Sudley Rd. A full access from Portsmouth Rd. and an interparcel access to GPIN 7696-68-7402 shall be provided. A minor change was made to facilitate one-way counter-clockwise vehicle circulation through the site by limiting two-way traffic from one of access points in the rear of the site. As shown on the SUP plan, the drive-through shall have a split lane feature with two ordering locations that narrows to a single lane alongside the building and service windows. Minimum stacking spaces for the drive-through use has been provided.</p>
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Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Portsmouth Station Shopping Center, motor vehicle fuel station, financial institution, restaurant	GC	B-1
South	Single family detached dwelling, Manassas Mall	GC & RCC	A-1 & B-1
East	Festival at Manassas Shopping Center, Townhouse & Multifamily residential development	GC & SRH	B-1, R-6 & R-16
West	Single family detached dwelling, agriculture service use, retail	GC	A-1 & B-1

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long Range Land Use Plan sets out policies and action strategies that further the County’s goal of concentrating population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

This site is located within the development area of the County and is classified GC, General Commercial. The following table summarizes the uses and densities intended within the GC designation:

Long-Range Land Use Plan Classification	Land Uses Intended
General Commercial (GC)	The purpose of the General Commercial classification is to recognize areas of existing commercial activity along major County roadways that serve a local market rather than a regional market. Access to GC uses shall be limited to abutting arterial or collector roadways, rather than from lesser abutting roadways, except where interparcel connections are provided between abutting GC sites. Pedestrian access to adjacent and nearby residential areas where appropriate shall be encouraged. Primary uses in the GC are retail, retail service, and lodging uses. Office use shall be considered a secondary use and shall represent no greater than 25 percent of the total GC gross floor area of the project. Infill and redevelopment of areas identified as GC are encouraged, particularly with new or relocated commercial uses that are of a scale similar to surrounding uses. Designation of new GC areas is discouraged. Office development in GC areas is encouraged to be in accordance with the <i>Illustrative Guidelines for Office Development</i> , provided as a supplement to the Community Design Plan chapter of the Comprehensive Plan and available from the Planning Office. Office buildings in GC areas are preferred at a height of at least 2-3 stories.

The site is located site located at 8203 Sudley Rd., approx. 200 ft. southeast from the intersection of Sudley Rd. and Portsmouth Rd. The SUP site is identified on County maps as GPIN 7696-67-4385. The subject property is zoned B-1, General Business, and is a +/-1.09 acre site

This is a request for a special use permit to redesign and renovate an existing restaurant with drive-through service and sign modification.

The restaurant and drive-through facility have been in operation since 1980. The existing restaurant and drive-through facility is considered a nonconforming use as the drive-through use was permitted by-right prior to the County’s requirement for a special use permit for a drive-through facility.

Proposal’s Strengths

- Long Range Land Use Plan - The proposed drive-through restaurant is consistent with the General Commercial classification of the site, which recommends retail and retail service. The property is zoned B-1, General Business, and the use is allowed, subject to the conditions of an approved SUP.

- Zoning – B-1, General Business implements the GC, General Commercial land use plan designation.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

The SUP plan shows landscaping, internal circulation and overall site design. The proposed building elevations depict a brick and stone structure with aluminum and metal features. The building will have two service windows and a small outdoor seating area. The applicant is improving the appearance of the site by supplementing the existing landscaping on-site with 11 new shade and ornamental trees and shrubs. The appearance of the property from the right-of-way will be improved with the renovated building façade and increase landscaping.

This is a request for a special use permit to allow for modifications from the County's signage requirements in accordance with Sec. 32-250.23 of the Zoning Ordinance.

Section 32-250.23 of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or special use permit request. The following signage which requires modifications is proposed:

Requested Sign Modifications & Sign Regulations

- i. Façade Signage –Façade signage proposed shall have maximum number of façade signs permitted is six (6) and have a maximum total sign area of 247.34 square feet.
Sign Regulation: Total number permitted for the site – 2 signs.
Total sign area permitted: 3 square feet per foot of linear building width = 111 square feet.

Attachment B - Staff Analysis

- ii. Menu/ Order Boards Modification – The applicant requests a maximum of two (2) free standing ordering Menu/Order Boards. Each menu/order board shall have a width not to exceed 103.5 inches, a height not to exceed 81 inches, and a sign area not to exceed 58.2 square feet.
Sign Regulation: Total number permitted -1 sign & sign height – 6 feet.

- iii. Secondary Signs – The applicant requests secondary signage of a maximum number of seven (7) signs. The signs shall have a maximum sign area of 76.31 square feet.
Sign Regulation: Sign area max. – 6 square feet, maximum.

Sign Type	Allowed - # Signs & Sign Area or height	Proposed Modified Signage - # Signs & Sign Area or height
Façade Signs	2 signs / sign area 111 SF	6 signs / sign area 247.34 SF
Menu/Order Boards	1 sign / height 6 ft.	2 signs / height 6.75 ft.
Secondary Signs	6 SF	76.31 SF

Pursuant to Section 32-250.23, the following criteria must be considered in order to grant modifications to signage as part of a special use permit request:

- a. Nature of Proposed Use
Factors such as whether the use is a destination or one that relies more on drive-by visibility should be considered.
The proposed McDonald’s restaurant relies heavily on drive-by visibility, as is typical of quick-service restaurants. Additional façade signs on the east elevation will serve to increase visibility from Sudley Rd. and from within the shopping center.

- b. Character of the Existing Area
The impact on the visual appearance of adjacent and nearby properties and rights-of-way should be considered.
The SUP site is an outparcel associated with an established shopping center. Along this portion of Sudley Rd., the commercial/retail development is the primary use. The sign modifications will not adversely affect any surrounding uses.

- c. Unique Situation
Does a unique situation exist, causing a need that is not recurring in nature?
No unique situation exists. The additional signage is part of the coordinated sign package that is typical of the renovations the franchise is undertaking across the region.

- d. Comprehensive Plan Designation
This area of the County is designated General Commercial in the Comprehensive Plan. The proposal does not affect the long-range land uses intended for this site.

- e. Special Visual Obstruction
No significant visual obstructions exist. The site is highly visible from Sudley Rd. from points within the shopping center.

f. Highway Corridor Overlay District

The proposed site is not located within a highway corridor overlay district.

Proposal's Strengths

- Site Layout - As conditioned, the site will be developed in substantial conformance with the SUP plan.
- Architecture – Building elevations have been provided and are conditioned. The building appears to be typical of the rebranding efforts of McDonalds across the region.

Redevelopment – The proposal is to remodel and redesign the existing restaurant building, in a way that utilizes the new franchise architectural theme. As shown in other recent McDonald's remodels in the area, typical improvements include:

- **Roofs** - The signature roofs that have topped McDonald's are being replaced with flatter, more conventional roofs.
 - **Doubling drive-throughs** - Adding second drive-through ordering locations to speed up service.
 - **Splashing color** - Reducing the familiar red and yellow colors, making them far less obvious. Limiting use of bright yellow and red for effect.
 - **Dividing dining areas** - The new dining rooms are divided into separate eating zones for eat-and-run customers and those who want to stay and lounge.
 - **Play Area** – This proposal will also remove the large children's playground located in the front of the building and replacing it with an outdoor seating area.
- Landscaping – The site is being improved with a proposed increase in on-site landscaping. The applicant has provided a landscaping strip along Sudley Rd. including ornamental trees and shrubs. Overall, 11 new ornamental and shade trees are shown on the plan provided along the ROW and portions of the perimeter of the site.
 - Pedestrian Connections – Internal striped connections are shown on the SUP plan connecting the handicapped parking spaces to the building and the building to the sidewalk existing along Sudley Rd.

Proposal's Weaknesses

- Perimeter Landscaping - If the site was proposed for complete redevelopment, a wider landscape area would have been recommended between the McDonald's and the Denny's Restaurant site (GPIN 7696-67-2593) to meet current perimeter parking lot landscaping requirements of the DCSM. The existing landscaped area is +/-5 feet wide and 10 feet is the current standard.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources—including those significant to the County's minority communities—for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS), is used in the Comprehensive Plan. The plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

Phase I archaeological studies are generally required at submission of rezoning and special use permit applications where significant prehistoric or historic sites and cemeteries are known or suspected. Phase II evaluations and treatment plans studies may also be required. Records research is required of all applicants for rezoning, special use permit, comprehensive plan amendment, and public facility review applications.

The property has been previous developed and currently contains a restaurant uses. No archaeological study was recommended for the site.

Proposal's Strengths

- None identified

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of

problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds. This property is already completely developed with a restaurant uses. The site is located in Subwatershed #170 that drains into Flat Branch in the Bull Run watershed. The applicant has provided an ECA narrative to describe the existing conditions and environmental features of the property. The site has no mapped Environmental Resource (ER) designation, Resource Protection Area (RPA), or 100-year floodplain and stormwater management is addressed off-site in an existing SWM/BMP facility. A water quality contribution has been conditioned.

Proposal's Strengths

- Water Quality – The applicant is conditioned to make a monetary contribution in the sum of \$75.00 per acre to the Board of County Supervisors for the purpose of monitoring water quality and/or stream restoration projects.
- Existing Landscaping – In addition to the new landscaping proposed for the site, all existing landscaping will be preserved as shown on the SUP plan.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

The site is closest to the Stonewall Jackson Fire and Rescue Station #11. It is estimated that there are approximately 3,142 incidents per tactical unit at this station, which is outside the recommended standard of 2,000 incidents per unit. It is estimated that the response time for the site would be within the recommended 4.0-minute response time for fire suppression and basic life support and within the recommended 8.0-minute response time for advanced life support.

Proposal's Strengths

- Monetary Contribution - The conditions require a monetary contribution of \$0.61 per square foot of building area to mitigate impacts on fire and rescue services.
- Response Time – The site is within the recommended 4.0-minute fire and rescue response area.
- Response Time – The site is within the recommended 8.0-minute fire and rescue response area.

Proposal's Weaknesses

- Station Capacity – The Stonewall Jackson Fire and Rescue station is currently operating overcapacity at 157%.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The Police Department Crime Prevention Unit has reviewed the special use permit proposal and does not anticipate a significant increase to police services.

Proposal's Strengths

- Graffiti – As conditioned, the applicant shall notify the Police Department if their property is marked with graffiti and remove it promptly thereafter.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the rural area.

The property is within the Prince William County Service Authority service area. Additional water main construction may be required in order to provide required fire protection hydrant coverage and fire flows.

Proposal's Strengths

- Water Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. The special use permit conditions require the applicant to design and construct all on-site and off-site water utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the rural area.

The property is within the Prince William County Service Authority area.

Proposal's Strengths

- Sewer Connection - The applicant is required to comply with Zoning Ordinance Section 32-250.75, which mandates connection of the site to public sewer service. The special use permit

conditions require the applicant to design and construct all on-site and off-site sewer utility improvements necessary to develop the subject use.

Proposal's Weaknesses

- None identified

On balance, this application is found to be consistent with the relevant components of the Sewer Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

Access to the site shall be provided as shown on the SUP plan. Access to the site will remain generally unchanged, having a single egress directly onto Sudley Rd., and a separate single ingress directly from Sudley Rd. A full access from Portsmouth Rd. and an interparcel access to GPIN 7696-68-7402 shall be provided. A minor change was made to facilitate one-way counter-clockwise vehicle circulation through the site by limiting two-way traffic from one of access points in the rear of the site. As shown on the SUP plan, the drive-through shall have a split lane feature with two ordering locations that narrows to a single lane alongside the building and service windows. A traffic impact analysis (TIA) was deferred since the proposed use is the same as what exists, with minimal increase in building size. The minimum stacking spaces for the drive-through use has been provided.

Proposal's Strengths

- **Site Access** – Access to the site shall be provided as conditioned and shown on the SUP Plan.
- **Drive-Through Configuration** – The drive-through direction shall be one-way only, in a counter-clockwise direction. Adequate space for vehicle stacking shall be provided, as shown on the SUP Plan.

Attachment B - Staff Analysis

- Obstruction of Travelways – The applicant has been conditioned to ensure that all traffic accessways, drive aisles, and fire lanes are to be kept clear, free of obstruction, accessible to emergency vehicles, and not in conflict with the adjoining roadway network.
- Onsite Circulation – All required onsite signage, directional arrows, and pavement marking shall be provided, as required by the County. As shown on the SUP Plan, the on-site circulation shall be one-way in a counter-clockwise direction.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified

Minimum Design Criteria

Staff and other agencies that have reviewed the proposal noted the following minimum design criteria. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues are more appropriately addressed during the site plan review.

- Landscaping - Landscaping/buffering/screening/tree canopy coverage shall meet minimum requirements of the DCSM in addition to the proposed SUP plan and conditions.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant Comprehensive Plan chapters of this report. Individual comments are in the case file in the Office of Planning:

DPW- Environmental Services
Planning Office, Case Manager and Zoning Administration & Proffer Administrator
Police Department
PWC Historical Commission
PWC Service Authority
PWC Transportation
VDOT

**PROPOSED CONDITIONS
Owner: McDonald’s USA, LLC
Special Use Permit: SUP #PLN2014-00140
Prince William County GPIN 7696-67-4385
Special Use Permit Area: +/-1.09 acres
Zoning: B-1, General Business
Magisterial District: Brentsville
Date: May 23, 2014**

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan (the “Plan”) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The applicant shall file a site plan or revised building plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan or building plan approval to complete all conditioned requirements and site plan improvements.

1. Site Development - The property shall be developed in substantial conformance with the following plans and the conditions herein:
 - a. Special Use Permit Plan, prepared by CMS Associates, LLC, dated December 6, 2012 and revised through May 12, 2014.
 - b. Special Use Permit Landscape Plan, prepared by CMS Associates, LLC, dated December 6, 2012 and revised through May 12, 2014.

2. Use Parameters
 - a. Use Limitations - The use approved with this SUP shall be limited to a restaurant with a drive-through facility with two ordering locations, as shown on the SUP plan.
 - b. Hours of Operation - Hours of operation may be 24-hours per day, seven days per week.
 - c. Outdoor Speaker System - This system shall be limited to two speakers, to be used for ordering, and shall not be audible outside the limits of the SUP area.

3. Community Design

- a. Architecture - The design of the building shall substantially conform to the elevations that appear on the Elevations, entitled “Proposed McDonalds Restaurant Renovation – Color Elevation Study,” dated February 5, 2014. The Building Elevations may be subject to minor modification approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building with the Elevations.
- b. Refuse Storage Area - The refuse storage area shall not be located within any buffers or landscape strips and will be screened with the existing solid masonry enclosure, of similar brick material as the building with gates that prohibit viewing this area from adjoining properties and public rights-of-way. The gates shall remain closed when not in use and the trash containers shall be emptied as necessary to prevent odors or infestation by vermin. Compliance with this condition will be evidenced with the final site plan approval.
- c. Landscaping – Landscaping, as evidenced on the final site plan, shall be provided as shown on the Special Use Permit plan – Landscape Plan, and shall meet minimum requirements of the DCSM and the following standards at the time of planting:
 - i. Existing landscaping as shown on the SUP plan shall be retained and incorporated into the landscaping plan. Existing landscaping shall be protected during construction in accordance with the provisions of the DCSM and compliance with this condition shall be demonstrated on the final site plan. Any existing landscaping that is removed or damaged during construction shall be replaced with equivalent (both quantity and plant type) landscaping.
 - ii. All new plantings shall be drought-resistant and indigenous or other species approved with the final site plan.

4. Signs

- a. All signage shall be in substantial conformance with the sign elevations entitled, Renovation of McDonald’s on Sudley Rd. Sign Elevations, dated April 29, 2014. In addition, the following shall apply to signage and advertisements onsite:
 - i. Banners, pennants, streamers, balloons, figures and other attention getting devices not permitted by the zoning ordinance shall be strictly prohibited.

**Attachment C – Conditions
Dated May 23, 2014**

- ii. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
 - iii. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - iv. The Zoning Administrator or his designee may approve minor changes to the overall sign design including logo, font size, color, illumination type and style, provided that the total sign area and number of signs does not increase.
- b. Provision for Signage Modification - In accordance with Section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the following modified signage:
- i. Façade Signage Modification – The building may contain a maximum of six (6) freestanding signs and have maximum total sign area of 247.34 square feet.
 - ii. Menu/ Order Boards Modification – The site may contain a maximum of two (2) free standing ordering Menu/Order Boards located adjacent to the drive-through service lane as shown on the SUP plan. Each menu/order board shall have a width not to exceed 103.5 inches, a height not to exceed 81 inches, and a sign area not to exceed 58.2 square feet.
 - iii. Secondary Signage – The site may contain up to seven (7) secondary signs. The maximum total sign area shall not exceed 76.31 square feet.

5. Maintenance of Property

- a. Site Maintenance - The owner/applicant shall maintain the site and shall pick up trash, litter and debris on a daily basis.
- b. Graffiti Removal - The applicant agrees to remove any graffiti from the property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.20 *et. seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

6. Environment

- a. Grease Trap - An appropriately sized and designed grease trap shall be provided on site and shown on the final site plan. The grease trap shall be properly maintained to prevent grease build-up in the force main or gravity sewer.

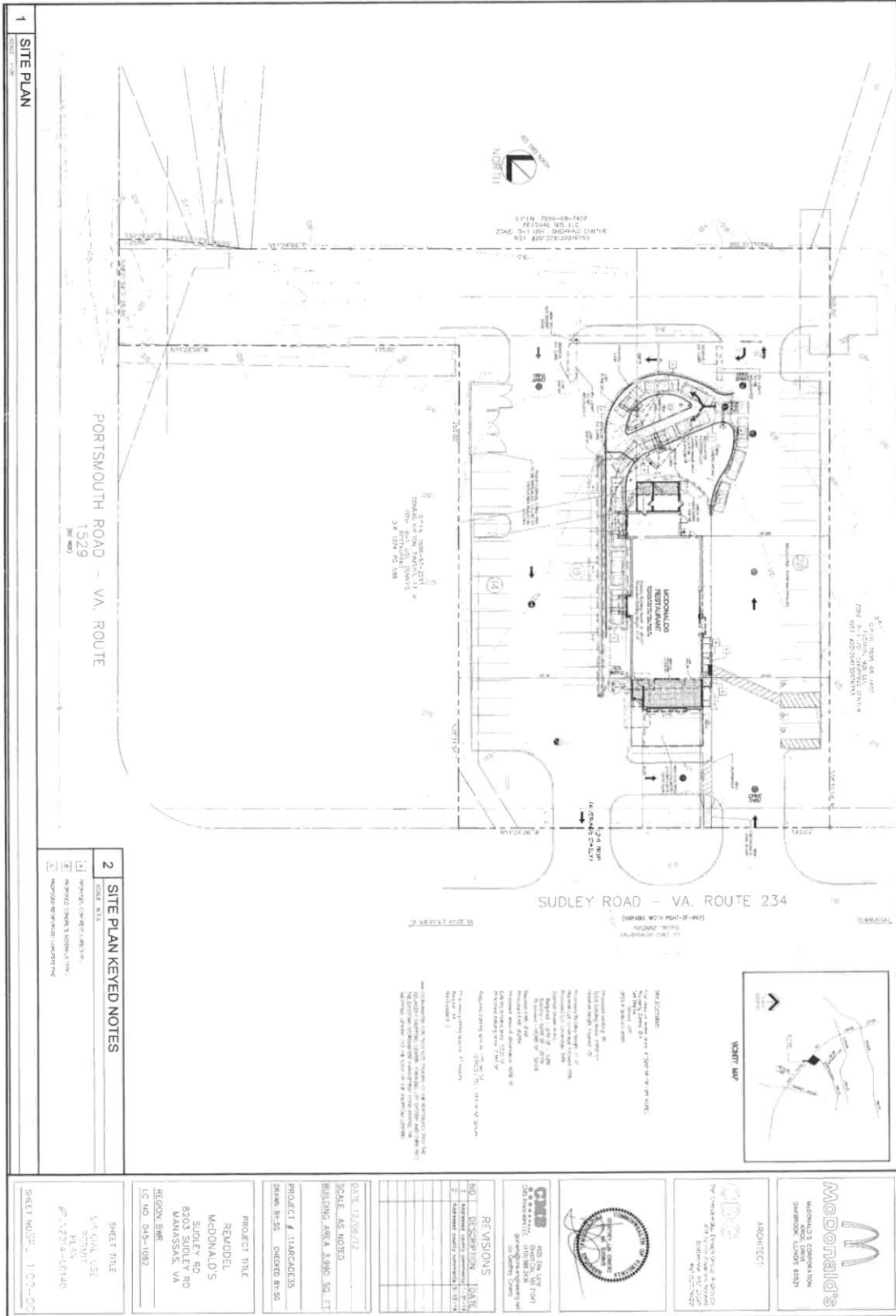
**Attachment C – Conditions
Dated May 23, 2014**

- b. Water Quality - The applicant shall contribute \$75 per acre at the time of final site plan review for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
 - c. Stormwater Management – All Stormwater Management (SWM) / Best Management Practices (BMP) shall be handled by an onsite and/or the existing offsite SWM facility and will need to satisfy all requirements in accordance with the DCSM.
7. Fire and Rescue
- Monetary Contribution - The owner/applicant shall make a \$0.61 per square foot of building area ($\pm 3,990$ SF) monetary contribution for fire and rescue services to the Prince William County Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.
8. Pedestrian Connections - Striped crosswalks shall be provided as shown on the SUP Plan and shall be shown on the final site plan.
9. Transportation
- a. Drive-Through Configuration - Unless modified at the final site plan, the number and size of stacking spaces shall be in substantial conformance with the SUP plan.
 - b. On-site One-Way Circulation - As shown on the SUP plan, the vehicular circulation of the site shall be one-way in a counter-clockwise direction. The drive-through shall be designed and accordingly.
 - c. Access Points – Access to the site shall be provided as shown on the SUP plan, subject to minor changes as approved by the County.
 - d. Obstruction of Travelways - The applicant shall ensure that any vehicles associated with the drive-through use do not obstruct any travelways, adjoining road network or landscaped areas.
 - e. Handicapped Parking and Signage – Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.
10. Connection to Public Water & Sewer - The site shall be connected to public water and sewer with the applicant bearing all costs associated with providing all on and off site facilities to make such connection.
11. Escalator - In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use

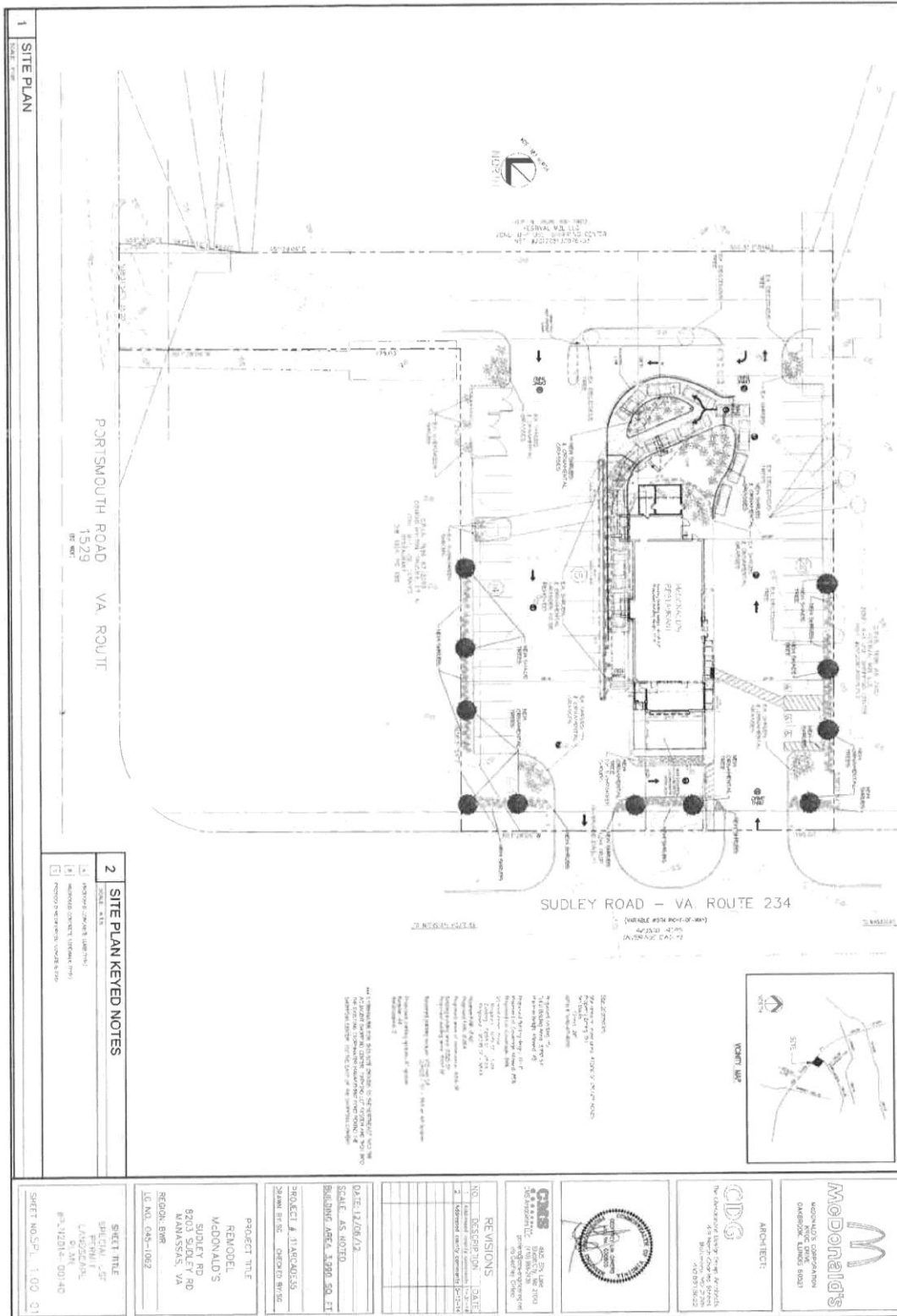
**Attachment C – Conditions
Dated May 23, 2014**

permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

**Attachment C – SUP Plan
Dated December 12, 2012 revised through May 12, 2014**



Attachment C – SUP Plan – Landscape Plan Dated December 12, 2012 revised through May 12, 2014



2 SITE PLAN KEYED NOTES

1	APPROVED CONTRACT DOCUMENTS
2	APPROVED CONTRACT DOCUMENTS
3	APPROVED CONTRACT DOCUMENTS
4	APPROVED CONTRACT DOCUMENTS
5	APPROVED CONTRACT DOCUMENTS

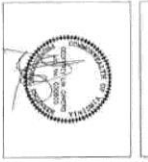
SHEET TITLE
 SITE PLAN
 LANSZCZAK
 #3-VJ2114-1001-40
 SHEET NO. 051 - 1.00 01

PROJECT TITLE
 RENOVATION
 MCDONALD'S
 SUDLEY RD
 8203 SUDLEY RD
 MANASSAS, VA
 RECORD: BMR
 LC NO. CMB-1062

DATE 12/06/13
SCALE AS NOTED
DESIGNED AMER. APPD. SOA, FI
PROJECT # 11460653
DRAWN BY CMB/AMR

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/06/13
2	REVISIONS	05/12/14



ARCHITECT:
CDG
 49 NORTH CHASE DRIVE
 SUITE 100
 MANASSAS, VA 20108
 (703) 791-8822





Renovation of McDonald's on Sudley Rd.

Sign Elevations

April 29, 2014

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Drive-Thru Signage

Sign Area: 81" x 103.5" = 58.2 ft²



Secondary Signs
Window Signs (x 1 each)

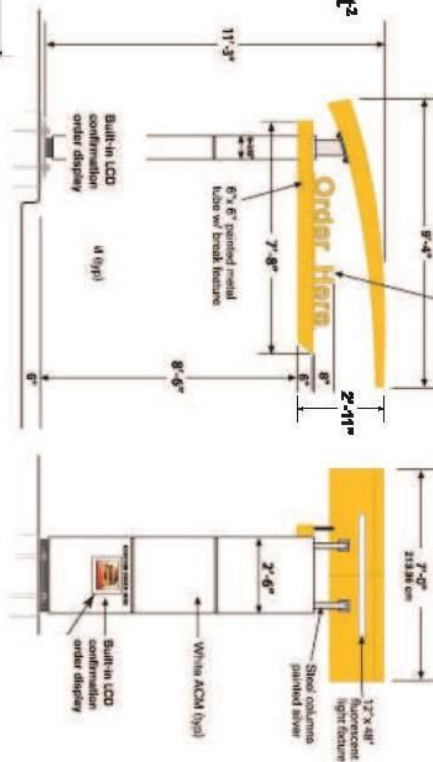
Sign Area: 36" x 10" = 2.5 ft²

Menu Board (x 2)

Renovation of McDonald's on Sudley Rd.
Sign Elevations
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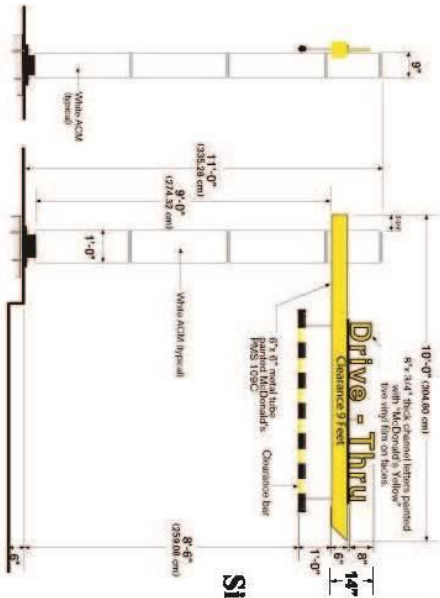
Drive-Thru Signage

Secondary Sign - Canopy Sign (x 2)



Sign Area: 9'-4" x 2'-11" = 27.22 ft²

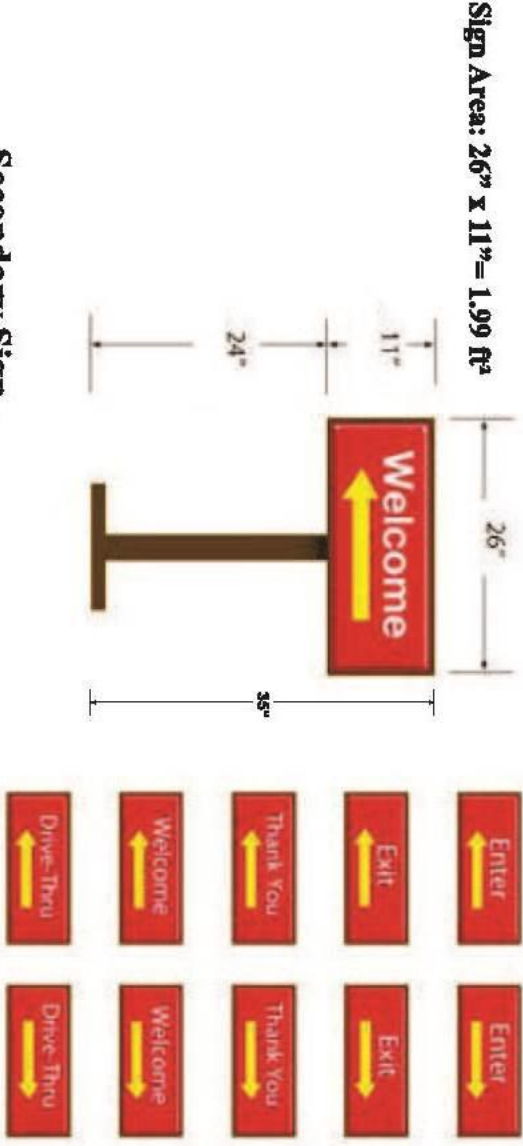
Secondary Sign - Gateway Sign (x 1)



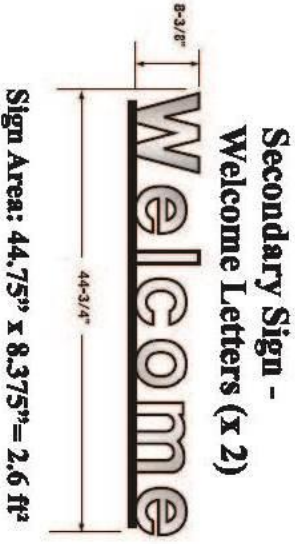
Sign Area: 10'-0" x 14" = 11.67 ft²

Renovation of McDonald's on Sudley Rd.
Sign Elevations
April 29, 2014
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Directional Signs



Sign Area: 26" x 11" = 1.99 ft²

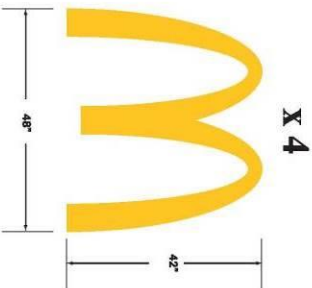


Secondary Sign -
Welcome Letters (x 2)

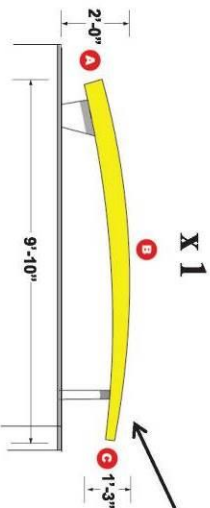
Note: number of directional signs to be as needed

Renovation of McDonald's on Sudley Rd.
Sign Elevations
April 29, 2014
Page 4 of 5

Façade Signage

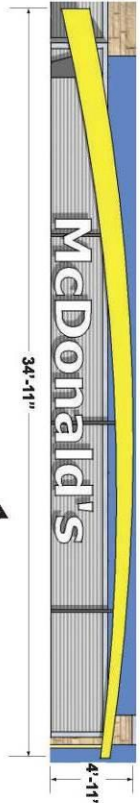


Sign Area: 42" x 48" = 14.0 ft².

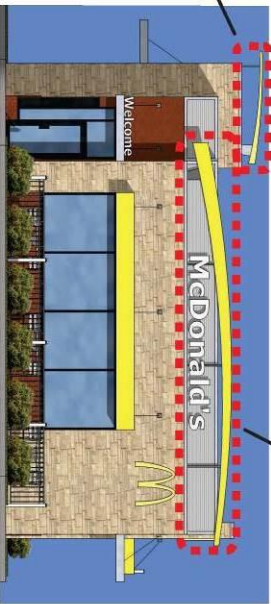


Sign Area: 9'-10" x 2'-0" = 19.67 ft²

- 8'-10"
- A 6'-5.54 (m)
- B 2'-0"
- C 1'-3"
- 9'-10"
- 2'-0"



Sign Area: 34'-11" x 4'-11" = 171.67 ft²



Reovation of McDonald's on Sudley Rd.
Sign Elevations
April 29, 2014
Page 5 of 5

HISTORICAL COMMISSION RESOLUTION

MOTION: CUNARD

**December 10, 2013
Regular Meeting
Res. No. 13-041**

SECOND: WRIGHT

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP PLN2014-00140	McDonald's Drive-Thru & Sign Modifications	No Further Work
SUP PLN2014-00167	Elite Shooting Sports Indoor Range	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: Duley

Absent from Meeting: Smith, Swavely

MOTION CARRIED

CERTIFIED COPY



Secretary to the Commission