



PLANNING COMMISSION RESOLUTION

MOTION:

May 24, 2023

SECOND:

**Regular Meeting
Res. No. 23-xxx**

RE:

**SPECIAL USE PERMIT #SUP2020-00017
SUDLEY ROAD DUNKIN' DRIVE-THROUGH
GAINESVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a special use permit request to construct a new freestanding ±876 SF kiosk building with 2 drive-up service windows and associated signage modifications, to supplement an existing restaurant that will remain on the property in its current location; and

WHEREAS, the subject site is located at the southeast intersection of Sudley Road (Route 234 Business) and Williamson Boulevard, is currently addressed 7421 Sudley Road, and is identified on County maps as GPIN 7697-34-4306 (portion); and

WHEREAS, the site is designated MU-4, Community Mixed Use, which recommends a range of 0.57 to 1.38 floor area ratio (FAR) in the Comprehensive Plan, is partially located within the ERPO, Environmental Resource Protection Overlay, and is located within the Sudley Road Redevelopment Corridor special planning area; and

WHEREAS, the site is currently zoned B-1, General Business, and is located within the Data Center Opportunity Zone Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Special Use Permit for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 24, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2020-00017, Sudley Road Dunkin' Drive-Through, subject to the conditions dated May 9, 2023.

ATTACHMENT: SUP Conditions, dated May 9, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

SPECIAL USE PERMIT CONDITIONS
Owner/Applicant: Vigario Land 7421, LLC
#SUP2020-00017, Sudley Road Dunkin' Drive-Through
Prince William County GPIN 7697-34-4306 (portion) ("Property")
Special Use Permit Area: ±2.74 acres (SUP area)
Zoning: B-1, General Business
Magisterial District: Gainesville
May 9, 2023

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 ("SUP") or the Special Use Permit Plan are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual ("DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this special use permit.

The Applicant shall file a site plan within one (1) year of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use. The term Owner/Applicant shall also include all current/future owners and successors in interest.

1. Site Development: The Property shall be developed in substantial conformance with the special use permit plan entitled, "Sudley Road Dunkin' Drive-Through," prepared by Smith Engineering, dated April 2019, last revised December 16, 2022 (the "SUP Plan"), and subject to minor modifications in connection with final site plan review or final engineering.
2. Use Parameters:
 - a. SUP Limitations: The use approved with this SUP shall be limited to a drive-through facility for a restaurant as shown on the SUP Plan. The uses permitted with this SUP do not limit or restrict the by-right uses otherwise existing and/or allowed on the Property.
 - b. Outdoor Speaker System: The system to be used for ordering shall not be audible beyond the limits of the Property.
 - c. Hours of Operation: Hours of operation may be twenty-four (24) hours a day, seven (7) days per week.
 - d. Deliveries: All deliveries of supplies and materials shall occur only during off-peak hours, as determined by the Owner/Applicant, to minimize any potential onsite circulation conflicts.

3. Design:
 - a. Concept Plan Conformance: The design of the primary building shall be in substantial conformance with the architectural elevations detailed in the Concept Plan, entitled "Sign and Elevation Concept Plan" dated November 9, 2022 ("Sign Elevations" or "Concept Plan", and subject to any minor revisions based upon final site engineering.
 - b. Building Design and Materials: The building shall be faced on all sides with durable, attractive, high-quality materials, comparable to brick, stone, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels, or metal panels of architectural grade and quality. Unless otherwise permitted within the Concept Plan, in no instance shall EIFS, corrugated or channeled metal, pre-engineered metal or exposed metal wall systems, unfinished/smooth face concrete block or simulated masonry be used as a primary exterior building material.

4. Signage: All signage and modifications thereto shall be in substantial conformance with the sign and building elevations entitled "Sign and Elevation Concept Plan" dated November 9, 2022 ("Sign Elevations" or "Concept Plan"). In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant shall be permitted the following signage modifications, as detailed more specifically in the Sign Elevations:
 - i. Modification of freestanding sign setback.
 - ii. Modification to allow an additional façade sign.
 - iii. Modification to allow minor sign illumination.

In addition, the following shall apply to signage and advertisements onsite:

 - a. Directional and Secondary signage may be provided as needed inside or outside of the SUP area with the dimensions and height as shown on the Sign Elevations.
 - b. Sign permits are required for all signs unless specifically exempted by the Zoning Ordinance. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.
 - c. Freestanding Sign: As detailed in the Sign Elevations, the freestanding sign shall not exceed eight (8) feet in height and shall include low-growth landscaping. Such low-growth landscaping shall incorporate a mixture of perennials, ornamental grasses, and/or ornamental flowering trees at the sign base area.

5. Landscaping: The Applicant shall provide new landscaping along the Williamson Boulevard frontage in substantial conformance with Sheet 2 of 3 of the SUP Plan which shall meet a minimum of 80 plant units per 100 linear feet of frontage. Landscape plantings shall consist of drought tolerant species appropriate for the climate and location proposed and shall predominantly consist of indigenous, native species. In addition:

SUP Conditions

- a. The Applicant shall remove the five (5) existing pear trees along Williamson Boulevard and, subject to the terms of any applicable easement, shall replace them with native trees, as shown on the SUP Plan.
 - b. As noted on the SUP Plan, the Property is located within an Intensely Developed Area (as defined by the applicable provisions of the Chesapeake Bay Preservation Act) and a Water Quality Impact Assessment (WQIA) shall be submitted by the Applicant at the time of site plan submission.
 - i. Before approval of the WQIA, the Applicant shall work with the County Arborist to include treatment and removal of non-native invasive species from the Resource Protection Area (RPA) located south of the proposed building and replacement with native vegetation appropriate to the site. Such treatment, removal and replacement shall be incorporated into WQIA remediation plan. The area of plant removal and replacement subject to this provision shall be limited to the RPA areas south of the kiosk and drive aisles and within and directly adjacent to the limits of clearing and grading, as shown on Sheet 2 of the SUP Plan.
 - ii. The WQIA shall be incorporated into the final site plan for this SUP and any work provided for within the WQIA shall be bonded.
 - c. All landscape areas, parking lot islands and buffers, as shown on the SUP Plan, which have previously been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.
 - d. As shown on the SUP Plan, the Applicant shall provide a minimum of two (2) large deciduous trees, as native species, within the parking lot landscape islands.
6. Dumpster Enclosure Design: Any new refuse storage/dumpster enclosure area proposed for the drive-through building per this SUP shall utilize a compatible design theme and similar materials as the principal building, as shown in the elevations. Such dumpster area shall be completely screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right-of-way and shall remain closed when not in use.
7. Onsite Lighting: All onsite lighting shall be directed downward and shall not be directed towards the property lines. No neon or spot lighting shall be permitted. Any new freestanding parking lot light poles shall have a maximum height of twenty (20) feet. All pole heights and locations shall be noted on the approved final site plan.

SUP Conditions

8. Onsite Security: The Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed. Compliance shall be demonstrated on the final site plan and/or applicable building plans.
9. Environment/ Water Quality: The Applicant shall contribute \$75 per acre (± 2.74 acres) to the Board of County Supervisors prior to and as a condition of final site plan approval for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
10. Maintenance of Property:
 - a. 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- 250.21 *et. seq.* of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.
 - b. Site Maintenance: The Applicant shall maintain the Property and shall pick up trash, litter and debris on a daily basis or more frequently as needed.
11. Transportation:
 - a. Road Improvement: At the time of site development for this SUP, the Applicant shall construct the proposed on-site road improvements along Sudley Road as shown on the SUP Plan, to include a 50-foot turn lane and 50-foot taper, as well as the sidewalk along the length of these improvements. At the time of final site plan approval, the Applicant shall dedicate to Prince William County and/or VDOT, at no cost to either, all right-of-way that is necessary for these improvements, as shown on the SUP Plan.
 - b. Pedestrian Access: On-site pedestrian walkways and crosswalks as shown on the SUP Plan shall be provided on the final site plan.
12. Public Water & Public Sewer Service: The Property shall be connected to public water and public sewer, with the Applicant bearing all costs associated with providing all onsite and offsite facilities to make such a connection.
13. Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this SUP, 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 SUP 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.



STAFF REPORT

PC Meeting Date:	May 24, 2023
Agenda Title:	Special Use Permit #SUP2020-00017, Sudley Road Dunkin' Drive-Through
District Impact:	Gainesville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2020-00017, Sudley Road Dunkin' Drive-Through, subject to conditions dated May 9, 2023
Department:	Planning Office
Case Planner:	Scott F. Meyer

EXECUTIVE SUMMARY

This is a request to construct a new freestanding ±876 SF kiosk building with two (2) drive-up service windows and associated signage modifications, to supplement an existing restaurant that will remain on the property in its current location, which is at the southeast intersection of Sudley Road (Route 234 Business) and Williamson Boulevard.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2020-00017, Sudley Road Dunkin' Drive-Through, subject to the conditions dated May 9, 2023.

BACKGROUND

- A. Request: To construct a new freestanding ±876 SF kiosk building with two (2) drive-up service windows and associated signage modifications, to supplement an existing restaurant that will remain on the property in its current location.
- B. Site Location: The subject property is located at the southeast intersection of Sudley Road (Route 234 Business) and Williamson Boulevard, is currently addressed 7421 Sudley Road, and is identified on County maps as GPIN 7697-34-4306 (portion).
- C. Comprehensive Plan: The site is designated MU-4, Community Mixed Use, which recommends a range of 0.57 to 1.38 floor area ratio (FAR) in the Comprehensive Plan, is partially located within the ERPO, Environmental Resource Protection Overlay, and is located within the Sudley Road Redevelopment Corridor special planning area.
- D. Zoning: The site is zoned B-1, General Business, and is located within the Data Center Opportunity Zone Overlay District.
- E. Surrounding Land Uses: The subject property is located within an area that is predominantly commercial, lodging, and retail/retail service uses. The existing onsite building contains a Dunkin' Donuts, Baskin Robbins, and a catering business. This portion of the Sudley Road (Route 234 Business) corridor is also targeted for redevelopment. To the north and across Williamson Boulevard is a restaurant (TGI Fridays) and hotel (Hampton Inn). To the south is a stormwater pond and interconnected stream, and technical training facility (Aviation Institute of Maintenance). East of the site is a stormwater feature and hotel (Comfort Suites). To the west and across Sudley Road is a gas station with convenience store and strip office condominiums.
- F. Background and Context: The subject application was originally submitted in November of 2019 under a different agent representative. The Applicant/Owner (Vigario Land 7421, LLC) requests a special use permit to construct a new freestanding kiosk style building of approximately 876 square feet with two drive-up service windows. The existing Dunkin' restaurant will continue to operate in its current location at the corner end of the current retail strip building. The proposed freestanding building for drive-up service is a newer concept to provide ease of access and circulation due to current site constraints, as opposed to drive-through service around the building.

After initially processing the application and two rounds of review by staff, the SUP application became inactive. Due to staff concerns regarding the original proposed drive-through configuration, onsite circulation/design, environmental impacts, overall lack of response/activity from the Applicant over time, needed landscaping

improvements, and adoption of the new Comprehensive Plan, the SUP request became inactive and was placed on-hold.

In March of 2022 with a new authorized agent, the site layout has been redesigned to include a reconfigured drive-through and other design/aesthetic enhancements. Due to these changes to this proposal and legal entity/company changes for the authorized agent, the SUP application was reactivated under its current form.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2020-00017, Sudley Road Dunkin' Drive-Through, subject to the conditions dated May 9, 2023, for the following reasons:

- Through this SUP, impacts have been adequately mitigated with conditions addressing use provisions, operational parameters, site layout, onsite circulation, building and signage details, cohesive/coordinated design, and landscaping enhancements.
- As proposed, such SUP will help deliver enhanced services and amenities to the surrounding commercial/retail area, while implementing B-1 uses within the MU-4 land use designation.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The property is designated MU-4, Community Mixed Use, which recommends a range of 0.57 to 1.38 floor area ratio (FAR) in the Comprehensive Plan. Also, it is partially located within the ERPO, Environmental Resource Protection Overlay, and is located within the Sudley Road Redevelopment Corridor special planning area.

The MU-4 land use designation includes both residential and commercial uses arranged in a pedestrian-friendly form. This designation includes locations for residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Retail and retail service are among the intended primary uses. The MU-4 designation seeks to accommodate a variety of uses within a highly developed environment, including commercial activity with an emphasis on the community. The proposed SUP provides a desired use for the community and facilitates quick-service demand for area commuters. Additionally, the proposed sign program promotes a sense of community with localized and site-specific branding. The onsite pedestrian walkways further the multi-modal planning goals of MU-4 designation. Furthermore, the current zoning, B-1, General Business, is an implementing zoning district. The proposed freestanding restaurant kiosk-style building with drive-through facility and associated signage modifications are permissible in the B-1, General Business, zoning district, and subject to an approved SUP. It will provide enhanced services and amenities to the surrounding community, while also adding to the mixture of uses for the commercial/retail shopping center.

Level of Service (LOS): The LOS impacts for the proposed special use permit (SUP) application is being mitigated by the conditioned monetary contributions as follows:

Water Quality	\$75 per acre	±2.74 acres (SUP/property area)	\$205.50
Fire & Rescue	\$0.61 per SF of new building/structure area	±876 square foot (SF) for new freestanding kiosk restaurant building	\$534.36
TOTAL \$			\$739.86

Community Input

Notice of the SUP application has been transmitted to property owners within 500 feet of the site. Since the site is located within a heavily developed commercial corridor, the Applicant has not coordinated with any community groups, as no measurable impacts to nearby communities are anticipated.

As of the date of this staff report, the Planning Office has not received any specific verbal or written comments on this proposal, and staff is not aware of any community opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the requested SUP is approved, the freestanding restaurant building with drive-through component and associated signage modifications will be permissible, and subject to the SUP conditions. In addition, the property can continue to be developed with uses allowed within the B-1 zoning district, without proffers, and in association with #REZ1972-001. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until August 22, 2023, which is 90 days from the first public hearing date, to take action on the special use permit (SUP) proposal. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Scott F. Meyer | (703) 792 - 6876

smeyer@pwcgov.org

ATTACHMENTS

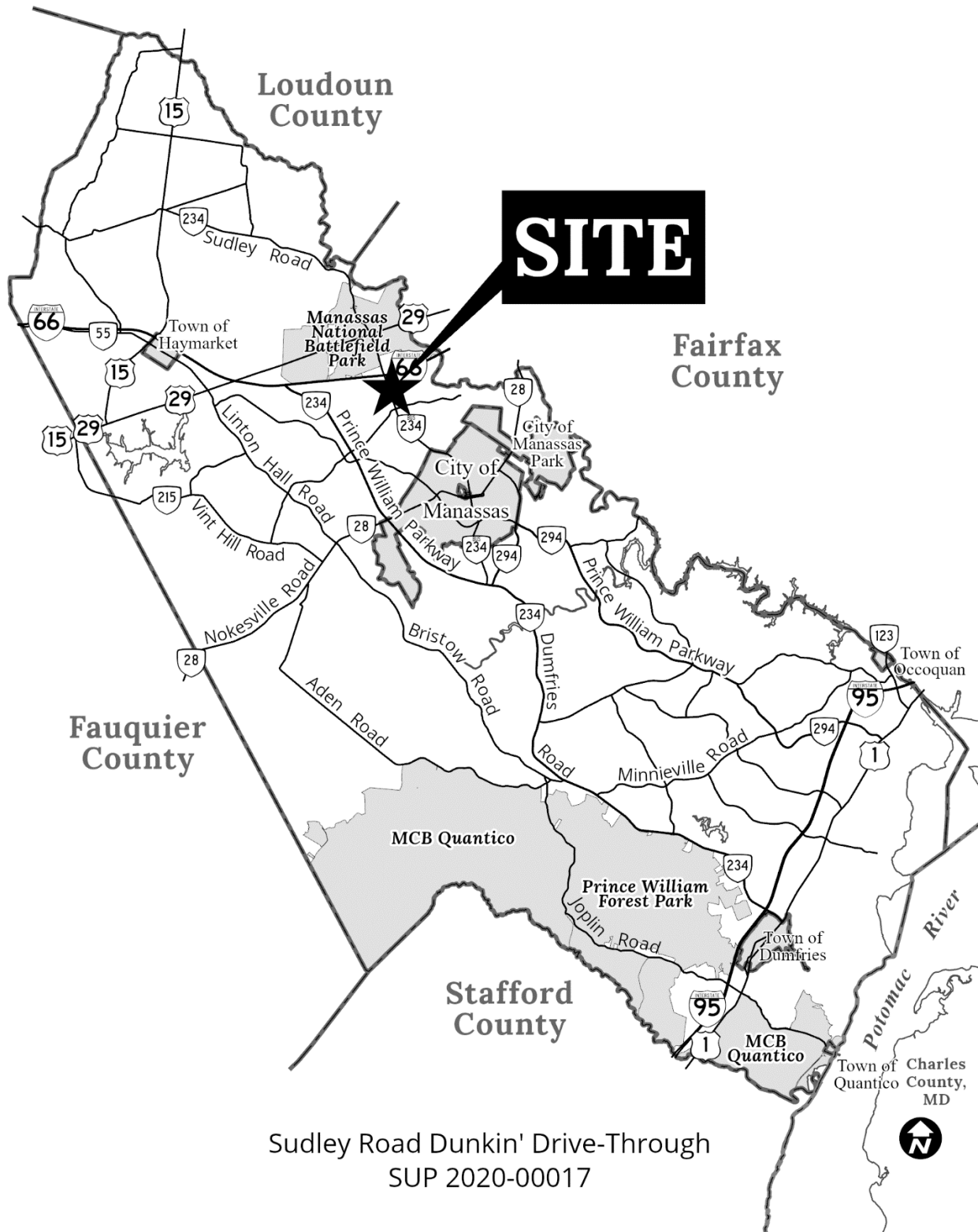
Attachment A - Area Maps

Attachment B - Staff Analysis

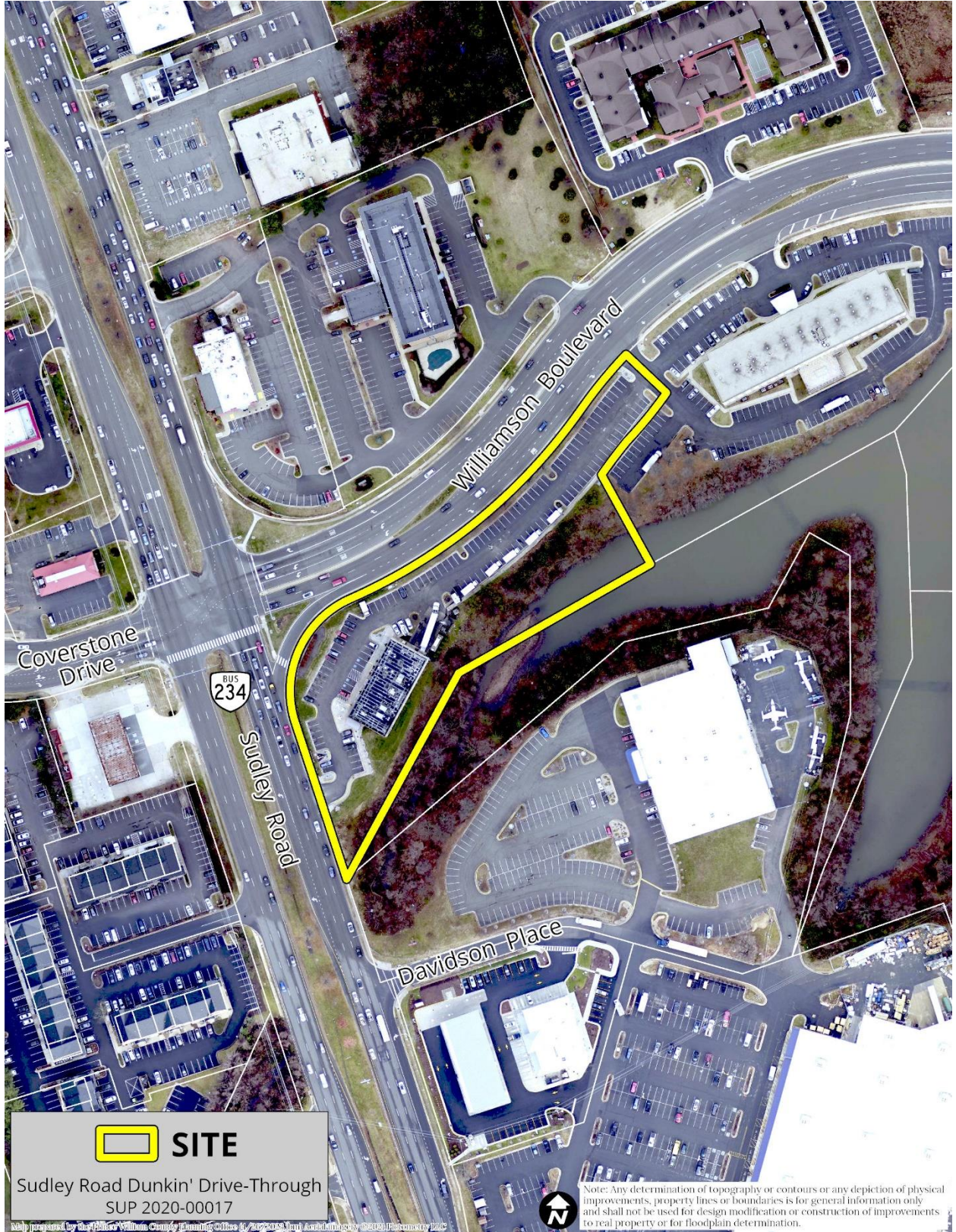
Attachment C - Special Use Permit Plan

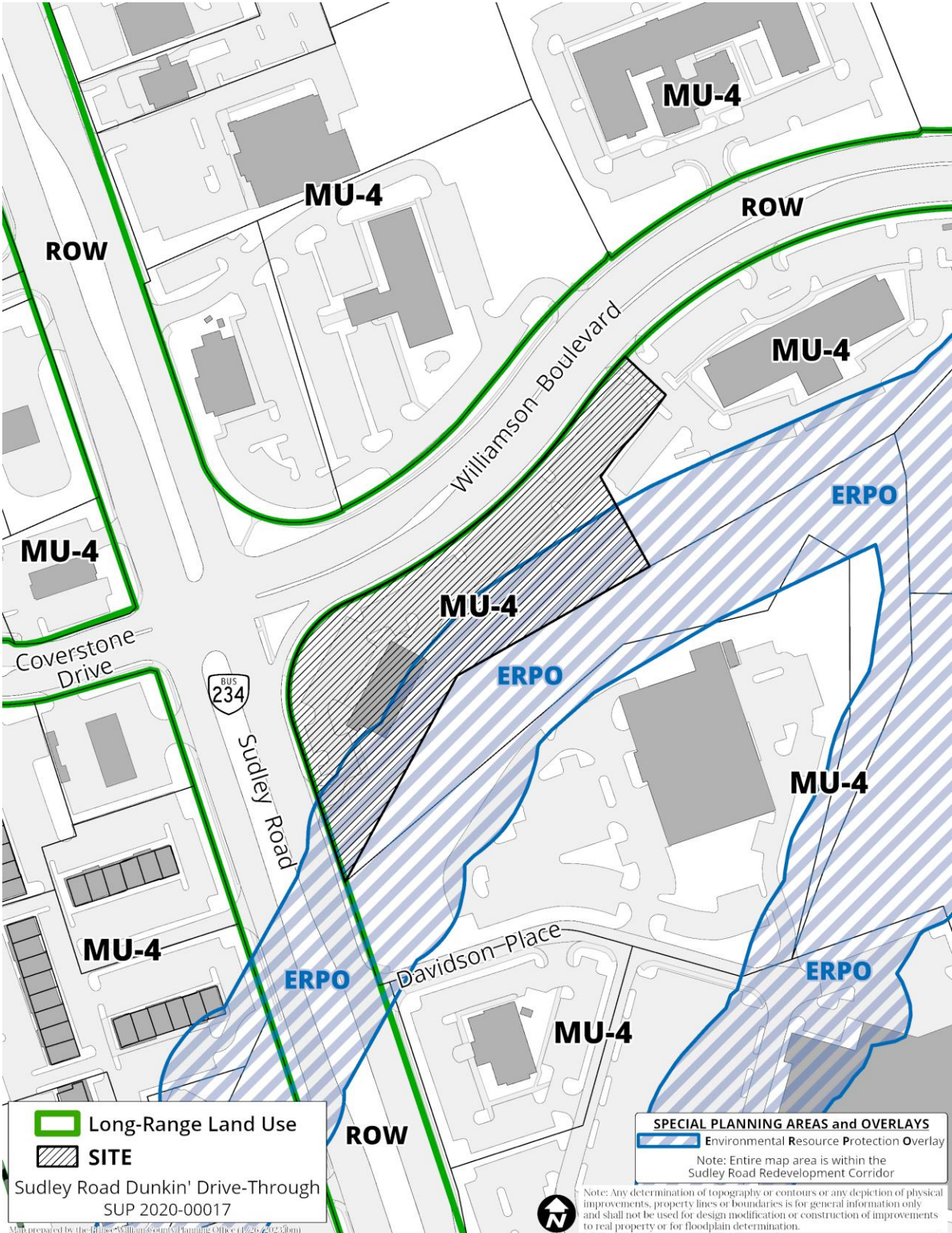
Attachment D - Sign & Elevation Concept Plan

Attachment E - Historical Commission Resolution



Sudley Road Dunkin' Drive-Through
SUP 2020-00017

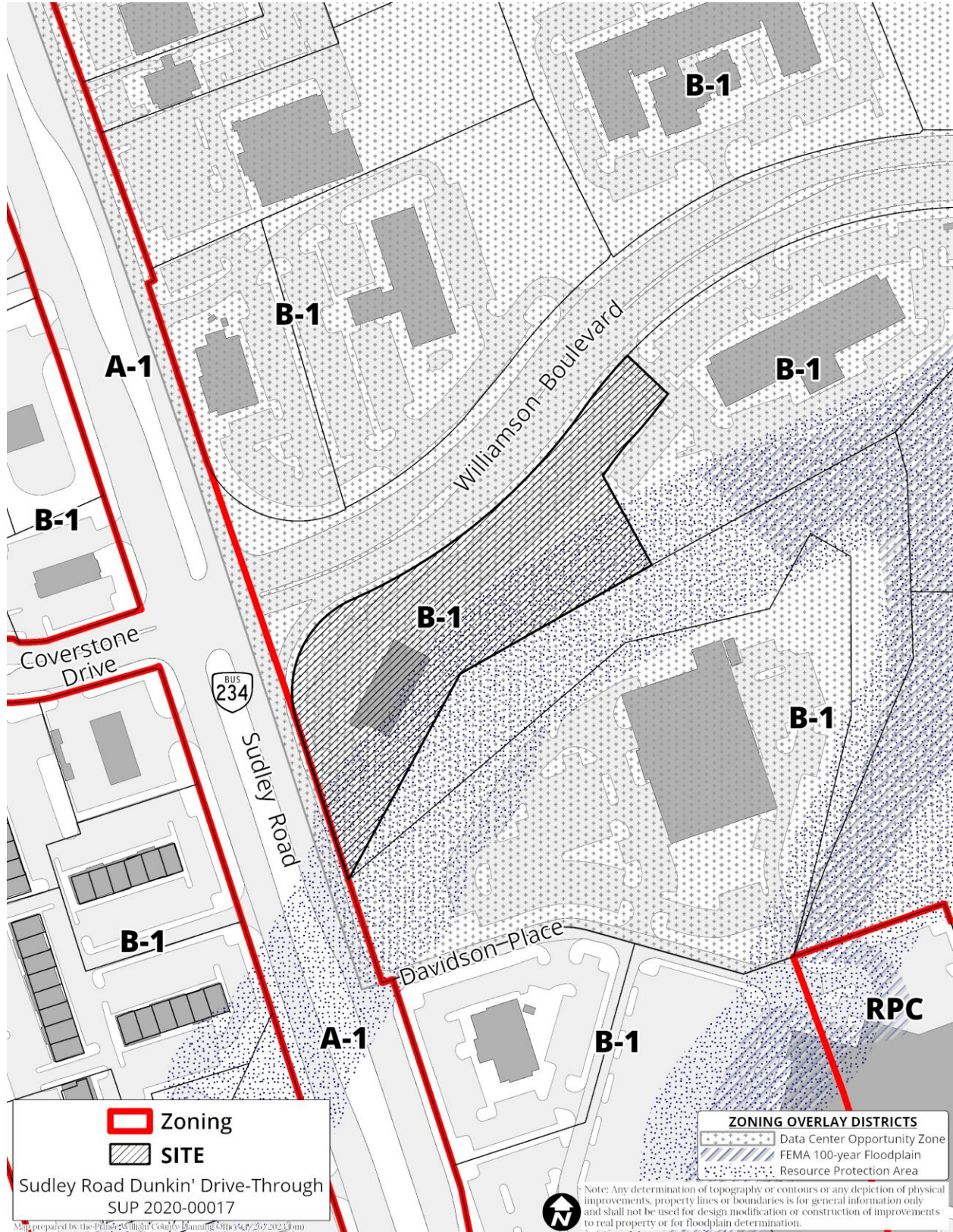




 Long-Range Land Use
 SITE
 Sudley Road Dunkin' Drive-Through
 SUP 2020-00017

SPECIAL PLANNING AREAS and OVERLAYS
 Environmental Resource Protection Overlay
 Note: Entire map area is within the Sudley Road Redevelopment Corridor

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Zoning
SITE
 Sudley Road Dunkin' Drive-Through
 SUP 2020-00017

ZONING OVERLAY DISTRICTS
 Data Center Opportunity Zone
 FEMA 100-year Floodplain
 Resource Protection Area

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area land use characteristics:

Direction	Land Use	Long-Range Land Use Designation	Zoning
North	Across Williamson Boulevard; Restaurant (TGI Fridays) and hotel (Hampton Inn).	ROW; MU-4	B-1
South	Stormwater pond and interconnected stream; Technical training facility (Aviation Institute of Maintenance).	MU-4	B-1
East	Stormwater feature and hotel (Comfort Suites).	MU-4	B-1
West	Across Sudley Road; Gas station with convenience store and strip office condominiums.	ROW; MU-4	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 on 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.

Based on the recently approved 2040 Comprehensive Plan, the site is designated MU-4, Community Mixed Use, which recommends a range of 0.57 to 1.38 floor area ratio (FAR) in the Comprehensive Plan, is partially located within the ERPO, Environmental Resource Protection Overlay, and is located within the Sudley Road Redevelopment Corridor special planning area. Redevelopment Corridors are geographic areas consisting of older commercial neighborhoods that are not experiencing their full economic potential and are identified as a priority for planning and investment strategies that serve as a catalyst to promote and perpetuate economic viability.

This subject property, as well as the Sudley Road corridor from its intersection with Godwin Drive northward to Interstate 66, is planned for Mixed-Use with a T-4 transect in the 2040 Comprehensive Plan. This recommendation seeks to accommodate a variety of uses within a highly developed environment, including commercial activity with an emphasis on community. The proposed SUP provides a desired use for the community and facilitates quick-service demand for area commuters. Additionally, the proposed sign program promotes a sense of community with localized and site-specific branding. Moreover, the onsite pedestrian walkways further the multi-modal planning goals of this planning district.

In the Sudley Road corridor, Mixed Use (MU), T-4 areas will allow for mixed-use development at a lower-intensity from MU, T-5. This designation will also enable a sensitive transition between the Manassas National Battlefield Park and the rest of the Sudley Road Redevelopment Corridor. As extracted from the 20240 Comprehensive Plan, please see the following:

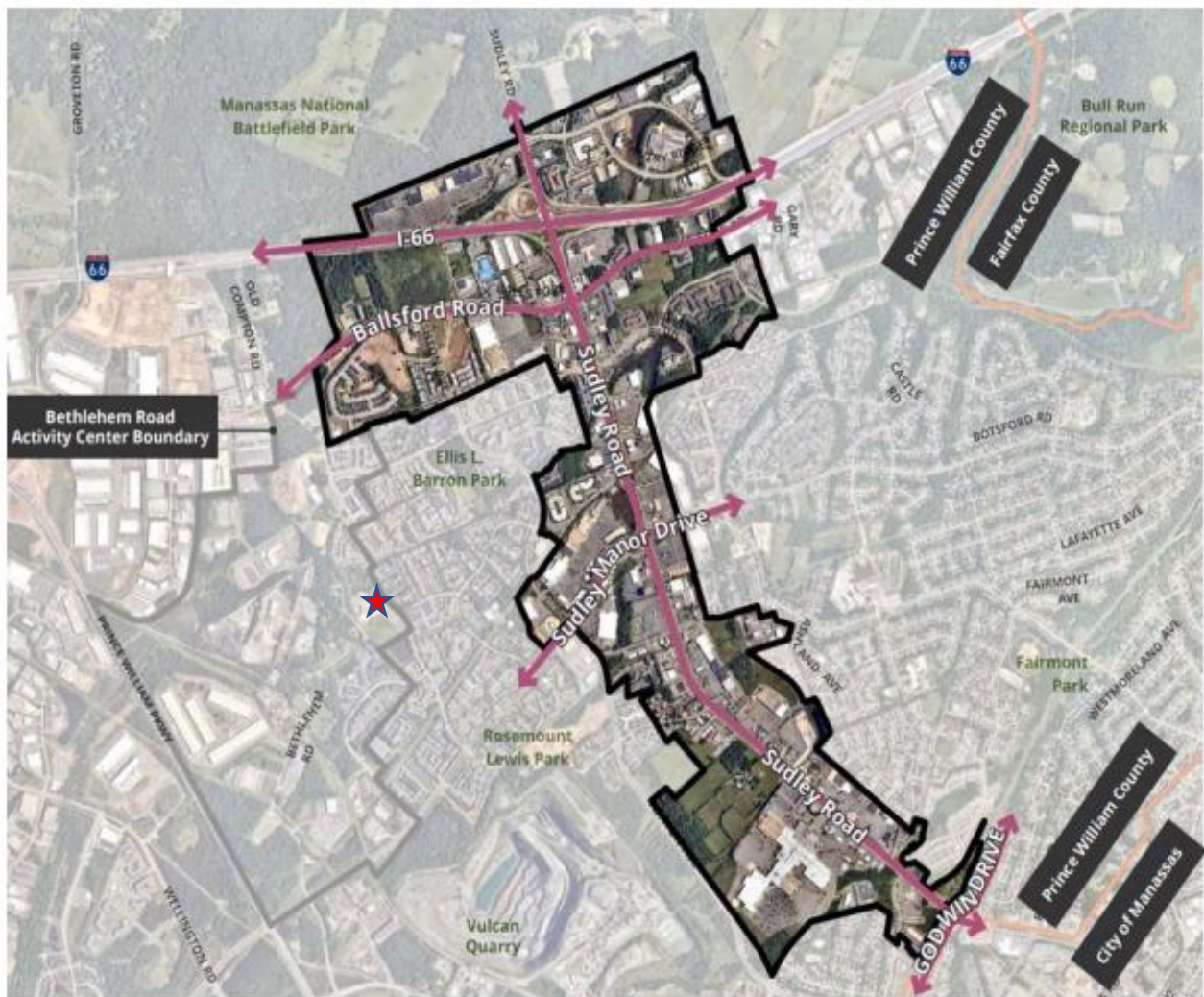


Figure 43: Sudley Road Redevelopment Corridor General Location and Study Area Boundaries

Furthermore, within the 2040 Comprehensive Plan, there are several specific policies that are relevant for such multimodal centers, as they relate to Sudley Road Corridor:

- **SUDLEY ROAD CORRIDOR VISION**
Leveraging the many cultural, historic, and natural resources surrounding it, Sudley Road will evolve into a mixed-use corridor offering new housing options, neighborhood-serving commercial uses, and hospitality amenities in a compact, pedestrian-oriented form. The corridor will serve as an attractive gateway into the County from the Manassas National Battlefield Park and the City of Manassas.
- **SUDLEY ROAD CORRIDOR MOBILITY POLICY**
SRMP POLICY 1: Improve pedestrian and bicycle connections along and across Sudley Road. Explore opportunities for new and/or enhanced east-west connections, including new and/or enhanced crossings on Sudley Road, and connections to surrounding neighborhoods and parks. Explore the potential for pedestrian refuge areas within the Sudley Road median.
- **ACTIVITY CENTERS AND REDEVELOPMENT CORRIDORS GENERAL POLICIES**
LAND USE POLICY 21: Redevelopment efforts will be encouraged in geographic areas consisting of older commercial corridors as shown on the Land Use Map and identified as a priority for planning and investment strategies that serve as a catalyst to promote and perpetuate economic viability.
- **LAND USE POLICY 22:** Promote a mix of complementary land uses within activity centers and redevelopment corridors which builds synergies between established development and future growth.
- **LAND USE POLICY 25:** Identify, protect, and preserve cultural, historic, and environmental resources within activity centers and redevelopment corridors.
- **LAND USE POLICY 28:** Encourage infill development efforts in appropriate areas in the County such as Small Area Plan area, Activity Centers, and Redevelopment Corridors, as shown on the Land Use Map.

The targeted mix of uses in MU-4, Community Mixed Use, for the project area, is as follows:

- Residential = 30 – 60%
- Nonresidential = 30 – 60%
- Civic = 10% +

The following table summarizes the land use patterns and densities intended within the MU-4 use designation, Environmental Resource Protection Overlay, and the Sudley Road Redevelopment Corridor special planning area.

Long-Range Land Use Map Designation	Intended Uses and Densities
MU-4, Community Mixed Use	<p>Mixed use live work centers include both residential and commercial uses arranged in a pedestrian-friendly form. This classification includes both residential and commercial uses arranged in a pedestrian-friendly form. This classification includes locations for residential, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods. Community Mixed Use recommends a range of 0.57 to 1.38 FAR in the Comprehensive Plan. Retail and retail service are among the intended primary uses.</p>
ERPO, Environmental Resource Protection Overlay	<p>Environmental Resources Protection Overlay (ERPO) includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency ("FEMA"), Flood Hazard Use Maps or natural 100- year floodplains as defined in the DCSM, and Resource Protection Areas ("RPAs") as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.</p>

<p>Sudley Road Redevelopment Corridor (special planning area)</p>	<p>Redevelopment Corridors are geographic areas consisting of older commercial neighborhoods which aren't experiencing their full economic potential and are identified as a priority for planning and investment strategies that serve as a catalyst to promote and perpetuate economic viability. The County has identified 2 redevelopment corridors which are shown on the map in Figure 10. The two redevelopment corridors are Route 1 and Sudley Road Corridor.</p>
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Proposal's Strengths

- Use & Zoning Compatibility: The subject site is zoned B-1, General Business, which is among the implementing zoning districts for the MU-4, Community Mixed Use, long-range land use designation. The new kiosk style building with drive-through component and associated signage modifications are permissible in the B-1 zoning district, and subject to conditions of an approved SUP. They will provide enhanced services and amenities to the surrounding commercial/retail areas and the community.
- Defined Use & Operational Parameters: As conditioned, the SUP has specific use and operational parameters and site layout for the freestanding kiosk building with drive-through and signage modifications. The uses permitted with the SUP shall not limit or restrict the by-right uses otherwise permitted on the Property.

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.

In coordination with staff, the latest SUP Plan includes upgraded landscaping along the Williamson Boulevard frontage, to include removal of invasive trees identified by Watershed Management staff. The proposed color scheme for the new kiosk building is typical of the modern and design for Dunkin'. The Sign and Elevation Concept Plan indicates the preferred building materials, with high quality alternatives. While some flexibility is incorporated as part of the final design review, the SUP conditions require substantial conformance to the building and signage elevations.

Sign Modification Request

Section 32-250.23.6. 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 SUP request. Pursuant to Section 32-250.23.6. of the Zoning Ordinance and in the context of this rezoning proposal, the following criteria must be considered to grant modifications for signage. A more detailed Signage Comparison Chart summary table and justification/explanation document has been provided by the Applicant.

The subject site is currently utilized for a by-right restaurant with a single tenant (Dunkin'/Baskin Robbins), which operates under same ownership and management as one restaurant with varied quick-service food offerings. The proposed drive-through kiosk building will act as an extension to this restaurant, by serving current and growing consumer demand for drive-through coffee/other beverages and associated food service. Once developed under the proposed SUP, the site will still constitute a single tenant, with two (2) buildings supporting a single-tenant use.

In accordance with Section 32-250.2(6) of the Zoning Ordinance, and as detailed in the Sign and Concept Plan, the Applicant is requesting the following sign modifications, as detailed below:

- Modification to allow setback encroachment of a freestanding sign from 10 feet setback (per the Zoning Ordinance) to 4.5 feet.
- Modification to allow one (1) additional façade sign.
- Modification to allow minor sign illumination.

A summarized response to each criteria and signage modification as requested by the Applicant and in the context of the Zoning Ordinance, is included below.

Section 32-250.23.6. of the Zoning Ordinance – Signage Modification Analysis Summary

a) Compatibility of the proposed sign(s)

The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, onsite amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.

- *Response: The proposed signage is compatible with the proposed building and overall design character of the use and will serve to promote visibility onsite and offsite. Restaurant uses with a drive-through facility are dependent upon visibility, particularly in a high-volume corridor such as Sudley Road, as well as Williamson Boulevard. The proposed sign modifications complement the design characteristics of the adjacent development, which is characterized exclusively by commercial uses. The additional façade sign will enable the Applicant to localize this kiosk with “Manassas Dunkin’” branding and ground its place within the community. The minor sign illumination will contribute to wayfinding for commuters and other drivers seeking quick drive-through service, as well as distinguish the drive-through kiosk from the existing Dunkin’ restaurant. The setback encroachment is necessitated by existing site conditions on this developed property, and further prevents any additional unnecessary site disturbance.*

b) Improve the Scenic Quality along Highways

The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County’s major gateways as identified in the Comprehensive Plan.

- *Response: This property is located in an area characterized exclusively by existing commercial uses and is located along a high-volume commercial corridor. The upgraded sign package proposed with this application, including the requested modifications, will both modernize the look of the existing building and its immediate surroundings, and contribute positively to the image and appearance of this commercial district.*

c) Consistency of Signage in a Mixed-Use Development

In the case where the proposed sign or signs would be included in a mixed-use development, the consistency of the design for the proposed sign(s) with a comprehensive sign program.

- *Response: The property is not located within a mixed-use development.*

d) Degree of Deviation

The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purposes and intent of County Code Section 32-250.21.

- *Response: The modification constitutes the minimum amount of deviation necessary to achieve the Applicant's desired identification for the proposed use. Moreover, the sign package represents the design and branding goals of the modern Dunkin' facility, which are replicated elsewhere in the County, and have been applied to numerous other similar drive-through restaurant facilities.*

e) Existence of Special Visual Obstruction

The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.

- *Response: There is no specific visual obstruction. The enhanced signage will aid in branding, community design, and wayfinding based on the overall site layout. It will also provide project character and identification from various vantage points. The additional façade sign will enable the Applicant to localize this kiosk with "Manassas Dunkin'" branding within the community. The minor sign illumination will also contribute to wayfinding for commuters and other drivers seeking quick drive-through service, as well as distinguish the drive-through kiosk from the existing Dunkin' restaurant.*

f) Highway Corridor Overlay District (HCOD)

Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD).

- *Response: The property is not included within a Highway Corridor Overlay District.*

Overall Staff Position on Signage: In summary, staff concurs with the justification/explanation provided by the Applicant and recommends approval of the requested signage modifications. The Applicant is proposing a cohesive design, landscape enhancements, and an overall design theme that is context sensitive. Effective signage is an important component of quality design.

Proposal's Strengths

- **Cohesive Building Design:** The Applicant has provided a conceptual site and building rendering. Building elevations are specifically conditioned with this SUP and are attached at the end of this report for reference and to indicate the potential intended design theme for the building. The design of the kiosk building shall be in substantial conformance with the architectural elevations detailed in the Concept Plan.
- **Building Design Theme & Materials:** As conditioned, the building shall be faced on all sides with durable, attractive, high-quality materials, comparable to brick, stone, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels, or metal panels of architectural grade and quality. Unless otherwise permitted within the Concept Plan, in no instance shall EIFS, corrugated or channeled metal, pre-engineered metal or exposed metal wall systems, unfinished/smooth face concrete block or simulated masonry be used as a primary exterior building material.
- **Freestanding Sign:** As conditioned with this SUP and detailed in the Sign Elevations, the freestanding sign shall not exceed eight (8) feet in height and shall include low-growth landscaping. Such low-growth landscaping shall, at the Applicant's discretion, incorporate a mixture of perennials, ornamental grasses, and/or ornamental flowering trees at the sign base area.
- **Site Maintenance:** As conditioned, the Applicant shall remove litter, trash, and debris from the Property on a daily basis, or as needed.
- **Dumpster Enclosure Design:** Any new refuse storage/dumpster enclosure area proposed for the drive-through building per this SUP shall utilize a compatible design theme and similar materials as the principal building, as shown in the elevations. Such dumpster area shall be completely screened with an opaque enclosure with a gate that prohibits viewing this area from the surrounding parking areas and public right-of-way and shall remain closed when not in use.

Proposal's Weaknesses

- None identified.

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.

A Cultural Resources Assessment and Record Check (CRARC) for the subject property indicated that no further cultural resource review is warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource review survey reports. The Historical Commission previously reviewed the SUP application at their January 14, 2020 meeting and recommended "No Further Work". This resolution is attached at the end of this report.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed the proposal and determined that no further work was needed. The County Archaeologist concurs.

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.

The site is predominantly developed with some proposed encroachment into the Resource Protection Area (RPA) associated with existing wet stormwater management facility on the eastern/southeastern side. The subject site is located within an Intensely Developed Area (as defined by the applicable provisions of the Chesapeake Bay Preservation Act) and a Water Quality Impact Assessment (WQIA) will need to be submitted at the time of site plan submission.

The subject site has a longer street frontage on Williamson Boulevard and a shorter frontage on Sudley Road. Existing landscaping does not meet current standards, but as conditioned, the Applicant has added enhanced landscaping to the Williamson Road frontage. With this proposal, additional encroachment into the RPA is proposed with this plan. To help remediate these encroachments, staff recommends the Applicant remove existing non-native invasive species and replant with native species to help restore the RPA in coordination with the County Arborist. The Applicant concurs, and staff has provided SUPs conditions to address these items, including onsite soil amendment and enhancement.

Water Quality

This SUP includes a condition to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre of the disturbed/SUP area (± 2.74 acres total) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval.

Proposal's Strengths

- **Enhanced Landscaping Along Williamson Boulevard:** As conditioned through this SUP, the Applicant shall provide new landscaping along the Williamson Boulevard frontage in substantial conformance with SUP Plan, at a minimum of 80 plant units per 100 linear feet of frontage. Landscape plantings shall consist of drought tolerant species appropriate for this climate and location and shall predominantly consist of indigenous, native species.
 - In addition, the Applicant shall remove the five (5) existing pear trees along Williamson Boulevard and, subject to the terms of any applicable easement, shall replace them with native trees.
- **Water Quality Impact Assessment (WQIA) & Invasive Plant Removal:** As conditioned, since the subject site is located within an Intensely Developed Area, a WQIA shall be submitted by the Applicant at the time of site plan submission. Before approval of the WQIA, the Applicant shall work with the County Arborist to include treatment and removal of non-native invasive species from the Resource Protection Area located south of the proposed building and replacement with native vegetation appropriate to the site. Such treatment, removal, and replacement shall be incorporated into the WQIA remediation plan.
 - The WQIA shall be incorporated into the site plan for this development and work provided for within the WQIA shall be bonded.
- **Commitment to Onsite Soil Amendment & Improvement:** As conditioned by this SUP, all landscape areas, parking lot islands and buffers, as shown on the SUP Plan, which have previously been subject to pavement and/or compaction shall have, prior to planting:
 - a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam.

Proposal's Weaknesses

- Encroachment into Resource Protection Area (RPA): As proposed, there is some additional encroachment into the RPA feature that is associated with existing wet stormwater management facility on the eastern/southeastern side.
 - However, it is important to note that the site is located within an Intensely Developed Area, as defined by the applicable provisions of the Chesapeake Bay Preservation Act. As such, a Water Quality Impact Assessment (WQIA) will be submitted at the time of site plan submission, and is conditioned.

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 first due Fire & Rescue Station is Station #11 (Stone House), which is located approximately 0.8 miles to the south/southeast. The property is located within both the required 4.0-minute travel time for fire and basic life support and the required 8.0-minute travel time area for advanced life support services. The most recent figures indicate that Station #11 responded to 4,815 incidents in FY2022, with a workload station capacity of 2,000 incidents per year. As such, this station is operating considerably over capacity.

In addition, all onsite circulation, drive aisle width, and turnaround areas must meet current standards and will be evaluated during site plan review.

Proposal's Strengths

- Inside of 4.0-Minute Travel Time: The site is located outside the required 4.0-minute travel time for basic life support and fire suppression.
- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.

- Level of Service Mitigation: As conditioned, the Applicant shall provide \$0.61 per square foot of new building structure area to mitigate impacts to fire and rescue services.

Proposal's Weaknesses

- Station Workload: The most recent figures (FY 2022) indicate that Fire/Rescue Station #11 is operating over double its workload capacity.

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.

At this time, the Police Department does not believe this proposal will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.
- Onsite Security: As conditioned with this SUP, the Applicant shall utilize a combination of onsite security practices, such as but not limited to, interior and/or exterior mounted surveillance cameras, an alarm system, onsite lighting, or other methods, as needed. Compliance shall be demonstrated on the final site plan and/or applicable building plans.
- Graffiti Removal: As conditioned for both SUP sites, graffiti on the Property shall be removed promptly by the Applicant and shall be reported to the County Police Department before removal.

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, and the use of private wells or public water.

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public water from the Service Authority to develop. Public water is available onsite from an existing 8-inch water main routed through the parking lot. The developer will be responsible to relocate all existing water main infrastructure that is in conflict with the proposed drive-up building. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- **Public Water Connection & Service**: As conditioned with this SUP, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by development of the Property.

Proposal's Weaknesses

- None identified.

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

Sanitary 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.

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public sewer from the Service Authority to develop. Public sewer is available onsite from an existing 8-inch gravity sewer main routed near the southern property boundary. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Public Sewer Connection & Service:** As conditioned with this SUP, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by development of the Property.

Proposal's Weaknesses

- None identified.

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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 "E" 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.

The site entrance along northbound Sudley Road is a right-in/right-out access. The access on Williamson Boulevard is a full-movement access, which is shared by the adjacent Comfort Suites hotel. With the proposed expansion, the development will continue to be served by the two existing entrances.

A Traffic Impact Study (TIS) was required and submitted by Gorove Slade to analyze the combined impacts of traffic impacts, access management, and improvement scenarios for the proposed new drive-through use. The existing development consists of a ±7,300-square foot (SF) building, which serves as a Dunkin’ Donuts restaurant store (±2,100 SF) and a separate catering business (±5,200 SF). The proposed expansion will provide the existing development with a drive-through service via a new freestanding ±876 SF kiosk building with two (2) drive-up service windows.

The proposed expansion of the development will generate 155 net new trips during the AM peak hour, 62 net new trips during the PM peak hour, 158 net new trips during the Saturday peak hour, 1,853 net new weekday daily trips, and approximately 1,563 net new Saturday daily trips. By comparing future conditions with development scenarios, it is not anticipated that the proposed expansion of the development would adversely impact traffic operations within the study area.

With the latest submission, the Applicant has provided a re-aligned drive-through facility that addresses the traffic flow and safety concerns from the previous layout. A drive-through lane from Williamson Boulevard has been eliminated. A pedestrian crossing is included at a logical crossing point where the two through lanes transition to one lane and a stop sign is added at the exit point of the drive-through. This latest alignment facilitates onsite circulation, and reduces pedestrian and automotive conflicts. As proposed, there are two (2) drive-through lines each with their own ordering menu board. Section 610.07.E of the DCSM only requires an unencumbered by-pass lane with more than one drive-through lane. However, since there are two (2) drive-through lanes with only two to three stacking spaces prior to each ordering board, a separate by-pass lane is not required.

The following summary table provides the 2021 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Traffic Count; Vehicles Per Day (VPD)	Travel Demand Model 2019 Daily LOS
Sudley Road (Route 234 Business)	6	42,000	C
Williamson Boulevard	4	11,000	D

Proposal's Strengths

- **Road Access Improvements:** At the time of site development, the Applicant will construct the proposed onsite road improvements along Sudley Road as shown on the SUP Plan, to include a 50-foot turn lane and 50-foot taper, as well as a sidewalk along the Sudley Road frontage. The Applicant will dedicate all right-of-way that is necessary for these improvements to Prince William County.
- **Delivery Parameters for Restaurant:** As conditioned, all deliveries are to be conducted during off-peak hours to minimize any potential onsite circulation conflicts.

Proposal's Weaknesses

- None identified.

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of this proposal relative to the Strategic Plan are as follows:

- **Resilient Economy (Objective RE-1):** Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development, and redevelopment that enhances or complements targeted industries.
- **Resilient Economy (Objective RE-2):** Continue efforts to preserve and expand the commercial tax revenue base.
- **Resilient Economy (Objective RE-3):** Create a positive brand/image of Prince William County that reflects the diversity of the community including its history, places, and people.

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.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below. There are associated signage modifications that have been incorporated into the SUP request. In accordance with Section 32-250.23(6) of the Zoning Ordinance, the Applicant requests the following signage modifications on the property:

- Modification of freestanding sign setback.
- Modification to allow an additional façade sign.
- Modification to allow minor sign illumination.

More details are included in the Community Design section of this report.

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 Planning Office:

- PWC Archaeologist
- PWC Building Official
- PWC Development Services – Land Development Case Manager
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

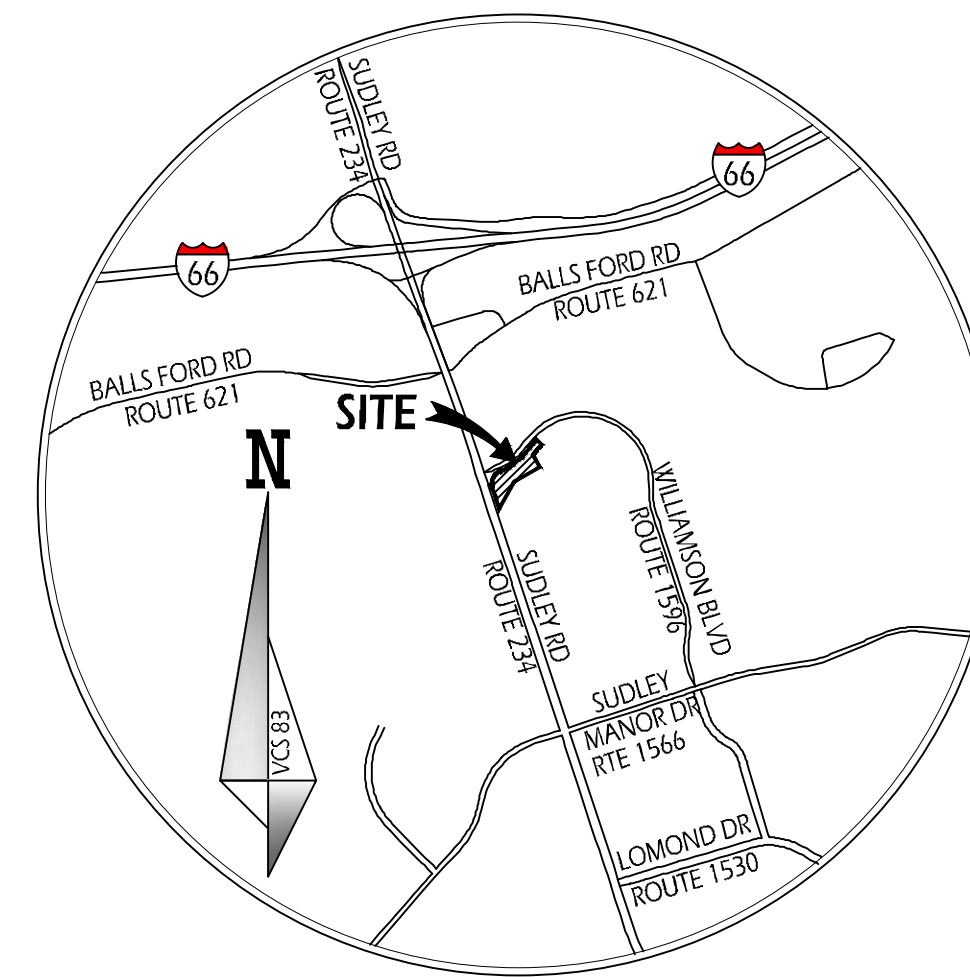
SPECIAL USE PERMIT PLAN FOR SUDLEY ROAD DUNKIN' DRIVE-THROUGH GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA SUP 2020-00017

Attachment C

SMITH ENGINEERING

GENERAL NOTES

1. THE PROPERTY WITH REGARDS TO THE SPECIAL USE PERMIT IS LOCATED AT 7421 SUDLEY ROAD, MANASSAS, VIRGINIA WITH TAX ID NUMBER 7697-34-4306 AND INSTRUMENT #201810220076620.
2. THE BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY BY TARGET SURVEYS, DATED DECEMBER 3, 2018. THE CONTOURS INTERVAL IS TWO (2) FEET.
3. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983 - NORTH. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 88).
4. PROPOSED USE: RESTAURANT WITH DRIVE-THRU.
5. THE PROPOSED DEVELOPMENT WILL BE SERVED VIA PUBLIC WATER AND PUBLIC SEWER.
6. THE BUILDINGS, LANDSCAPING, PROPOSED UTILITIES, PARKING, SIDEWALKS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
7. THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS UNLESS WAIVED OR MODIFIED.
8. THE RESOURCE PROTECTION AREA SHOWN HEREON IS FROM THE "ENVIRONMENTAL ASSESSMENT REPORT" PREPARED BY PASSAGE CREEK ENVIRONMENTAL, DATED FEB. 5, 2019.
9. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.



VICINITY MAP
SCALE: 1"=2,000'

OWNER/APPLICANT
VIGARIO LAND 7421, L.L.C.
9161 LIBERIA AVE
MANASSAS, VA 20110

LAND USE ATTORNEY
VENABLE, L.L.P.
NOAH KLEIN, ESQ
8010 TOWERS CRESCENT DR., SUITE 300
TYSONS, VA 22182
(703) 760-1611

CIVIL ENGINEER
SMITH ENGINEERING
14901 BOGLE DRIVE, SUITE 202
CHANTILLY, VIRGINIA 20151
(703) 956-6204

SITE TABULATIONS

SITE AREA:	± 2.74 AC (± 119,524 S.F.)
EXISTING ZONE:	GENERAL BUSINESS (B-1)
EXISTING USE:	RESTAURANT (± 2,800 GSF/2,100 NSF) CATERING SERVICE (± 6,954 GSF/5,216 NSF)
PROPOSED USE:	RESTAURANT W/ DRIVE-THRU (± 876 GSF/657 NSF)
OPEN SPACE REQUIRED:	15%
OPEN SPACE PROVIDED:	± 15%

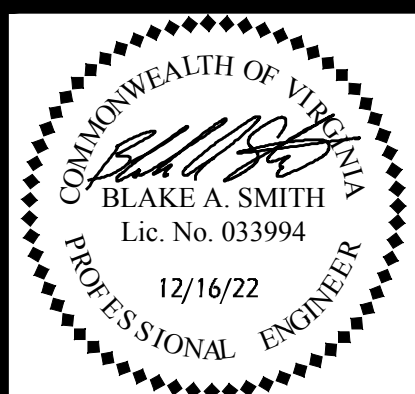
B-1 ZONING TABULATIONS

	REQUIRED	PROVIDED
(1) MAXIMUM LOT COVERAGE	0.85	± 0.60
(2) MAXIMUM BUILDING HEIGHT	45 FT.	45 FT.
(3) MINIMUM YARDS AND SETBACKS		
(A) FRONT	20 FT.	20 FT.
(B) ADJACENT PROPERTIES NON-RESIDENTIAL	0 FT.	0 FT.
(4) MAXIMUM FAR	0.40	± 0.10

PARKING TABULATIONS

REQUIRED PARKING:	RESTAURANT: 1 SPACE PER 150 NET SQ. FT. PLUS 4 (2,100 NSF / 150) + 4 = 18
	CATERING SERVICE: 1 SPACE PER 200 NET SQ. FT. (5,216 NSF / 200) = 26
	RESTAURANT W/ DRIVE-THRU 1 SPACE PER 75 NET SQ. FT. (5 MINIMUM) (657 NSF / 75) = 9
TOTAL REQUIRED SPACES:	53
PROVIDED PARKING:	SPACES PROVIDED = 78 HANDICAP SPACES = 5 LOADING SPACES = 2 SPACES

COVER SHEET
DUNKIN' - SUDLEY ROAD
SPECIAL USE PERMIT
PRINCE WILLIAM COUNTY, VIRGINIA
GAINESVILLE ELECTION DISTRICT
SUP # 2020-00017



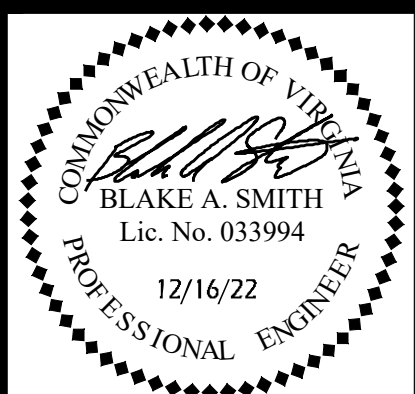
SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 240-01
PROJECT MANAGER:
BLAKE A. SMITH, P.E.
Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
07/02/19	ISSUED TO ATTORNEY
12/18/20	2nd SUB
08/11/21	ISSUED TO ATTORNEY
10/01/21	ISSUED TO ATTORNEY
12/23/21	ISSUED TO ATTORNEY
03/08/22	ISSUED TO ATTORNEY
11/15/22	ISSUED TO ATTORNEY
12/16/22	ISSUED TO ATTORNEY

OTHER PLAN DISTRIBUTIONS	

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	SPECIAL USE PERMIT PLAN
3	CIRCULATION PLAN

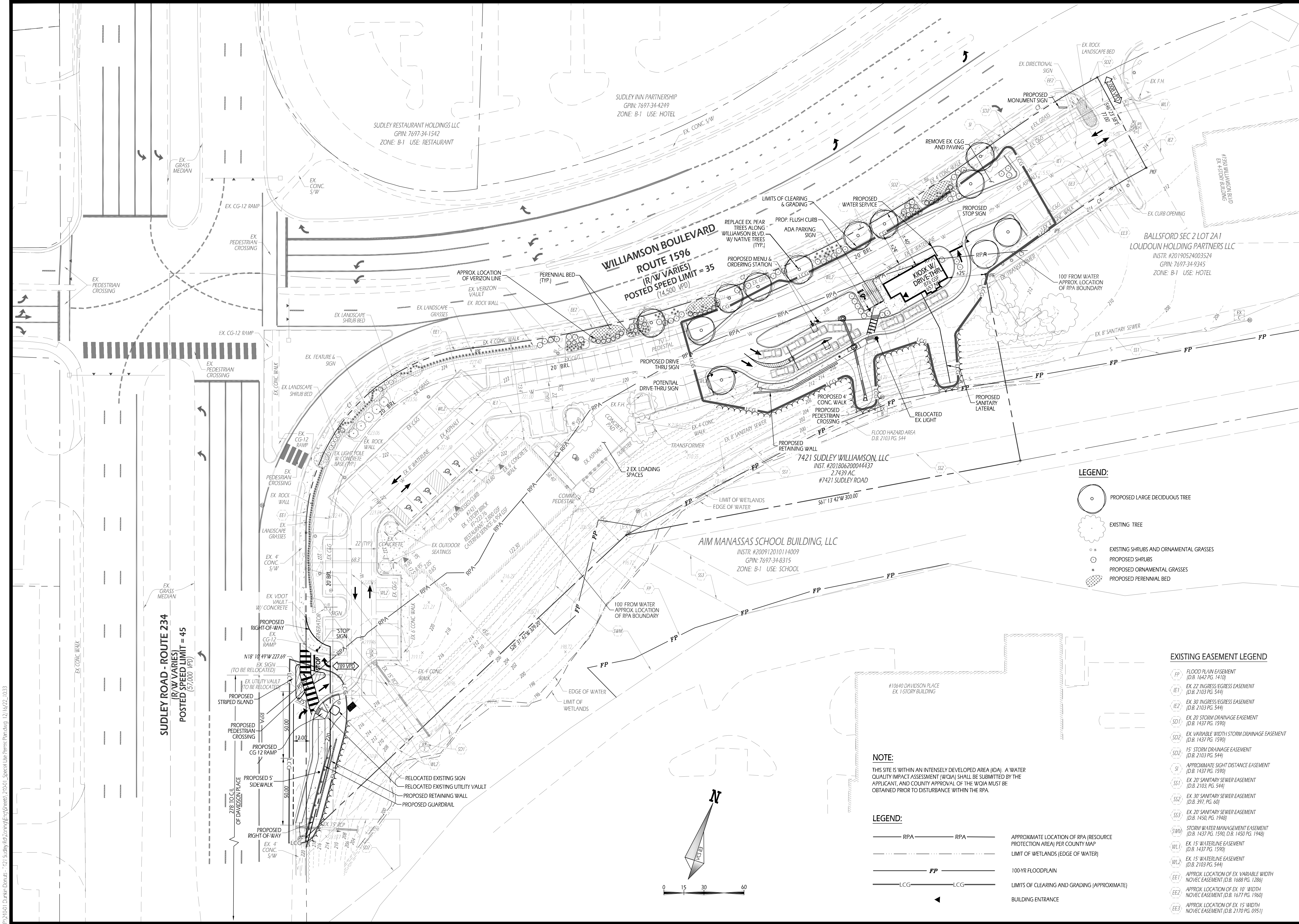
SCALE: AS SHOWN
DATE: APRIL, 2019
SHEET 1 OF 3



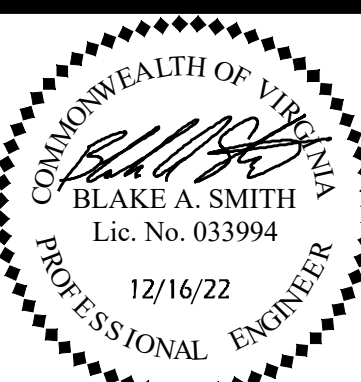
SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204
 PROJECT: 240-01
 PROJECT MANAGER:
 BLAKE A. SMITH, P.E.
 Blake@SMITHEngineeringVA.com

PLAN SUBMISSIONS	
07/02/19	ISSUED TO ATTORNEY
12/18/20	2nd SUB
08/11/21	ISSUED TO ATTORNEY
10/01/21	ISSUED TO ATTORNEY
12/23/21	ISSUED TO ATTORNEY
03/08/22	ISSUED TO ATTORNEY
11/15/22	ISSUED TO ATTORNEY
12/16/22	ISSUED TO ATTORNEY

OTHER PLAN DISTRIBUTIONS	



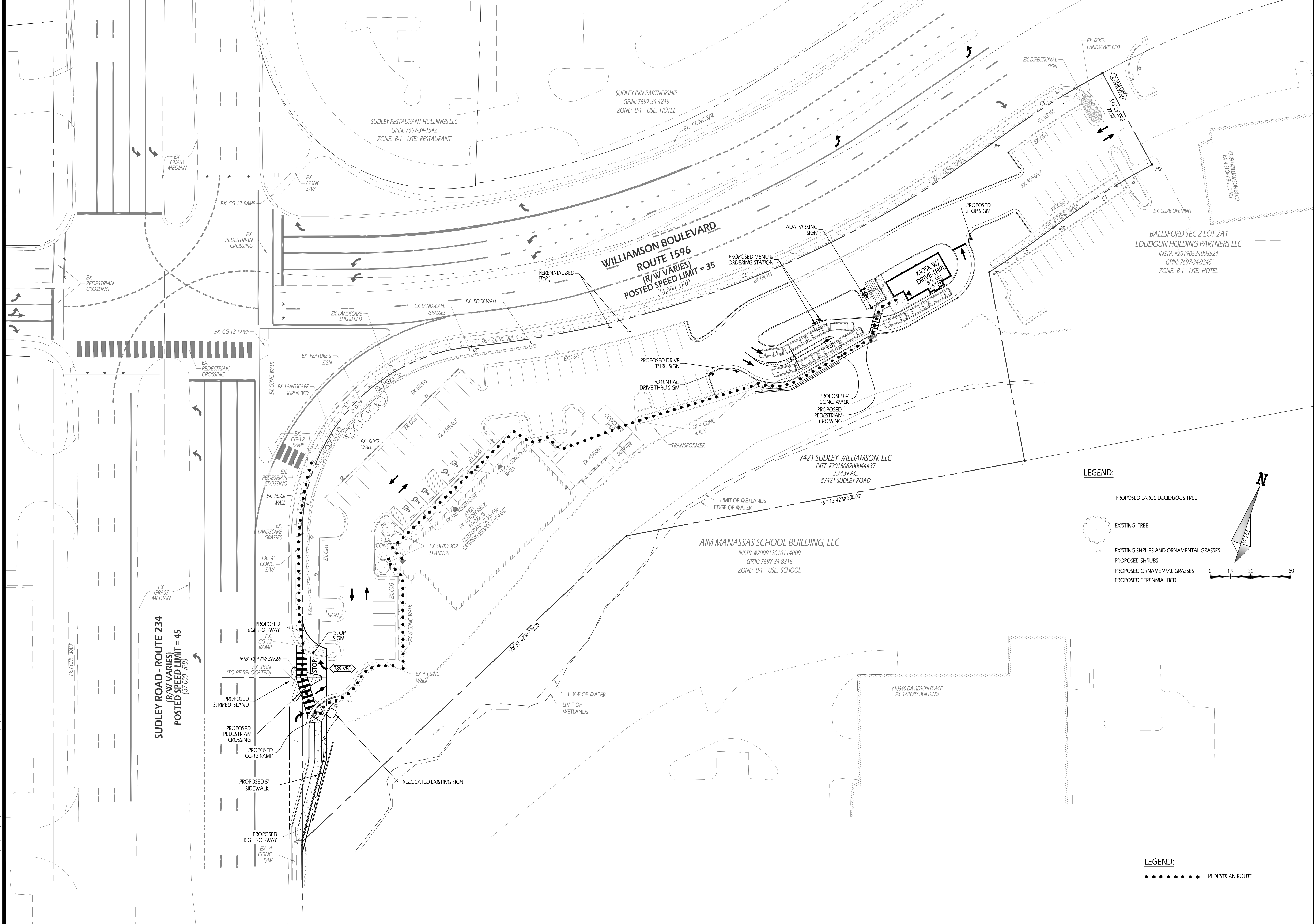
P:\24001 Dunkin' Donuts - 7421 Sudley Rd\Zoning\Energy\Sheet\240-01_Special Use Permit Plan.dwg 12/16/22 10:33



SMITH ENGINEERING
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151
PHONE: 703-956-6204
PROJECT: 240-01
PROJECT MANAGER:
BLAKE A. SMITH, P.E.
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PLAN SUBMISSIONS	
07/02/19	ISSUED TO ATTORNEY
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03/08/22	ISSUED TO ATTORNEY
11/15/22	ISSUED TO ATTORNEY
12/16/22	ISSUED TO ATTORNEY

OTHER PLAN DISTRIBUTIONS



LEGEND:

- PROPOSED LARGE DECIDUOUS TREE
- EXISTING TREE
- EXISTING SHRUBS AND ORNAMENTAL GRASSES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED PERENNIAL BED

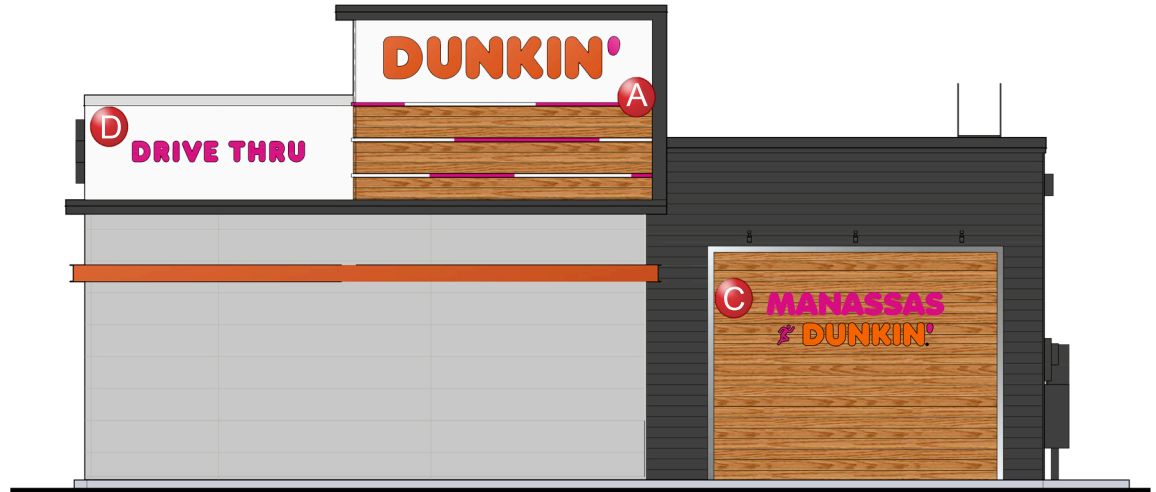
LEGEND:

- PEDESTRIAN ROUTE

P:\21001 Dunkin' Donuts - 7421 Sudley Rd\Zoning\Eng\Sheets\Circulation Plan_SUP.dwg 12/16/22, 10:33

DUNKIN'

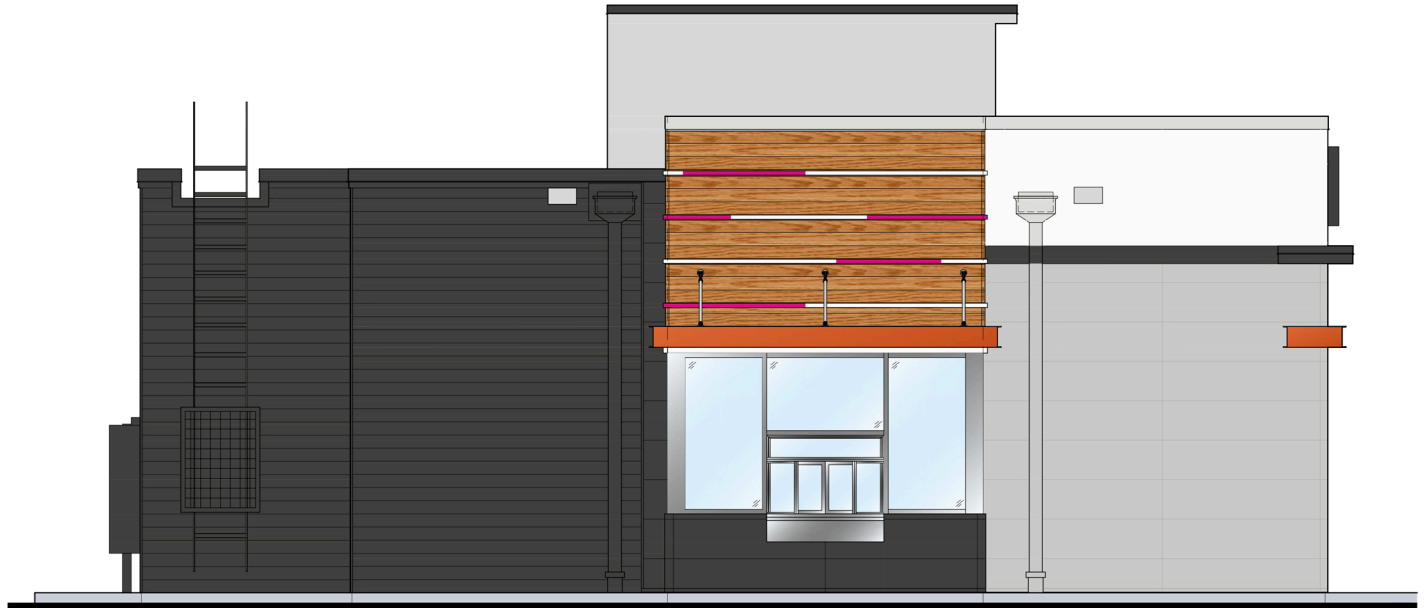
PC# 358989
7409 Sudley Rd
Manassas, VA 20109
November 9, 2022



FRONT ELEVATION (Williamson Blvd North-West)



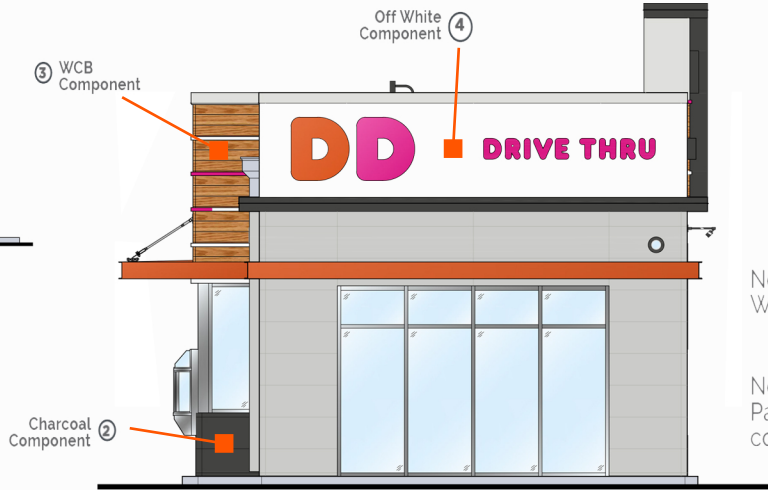
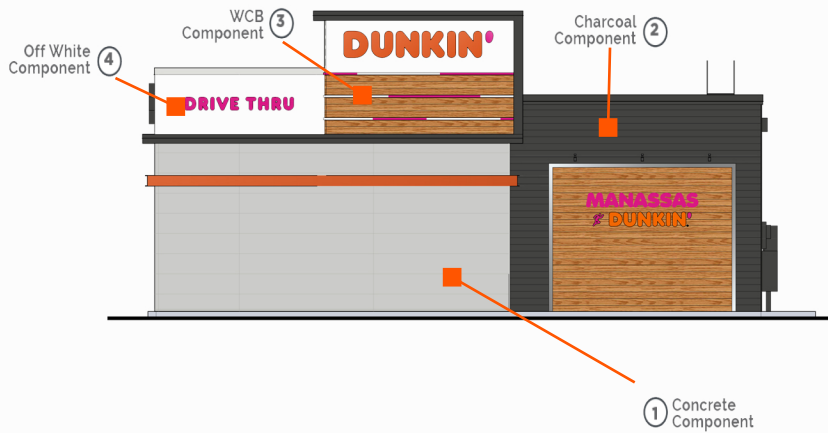
SIDE ELEVATION (North-East)



REAR ELEVATION (South-East)



SIDE ELEVATION (South-West)

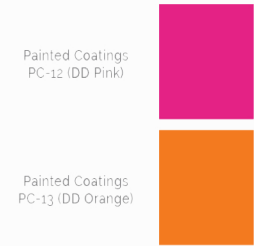


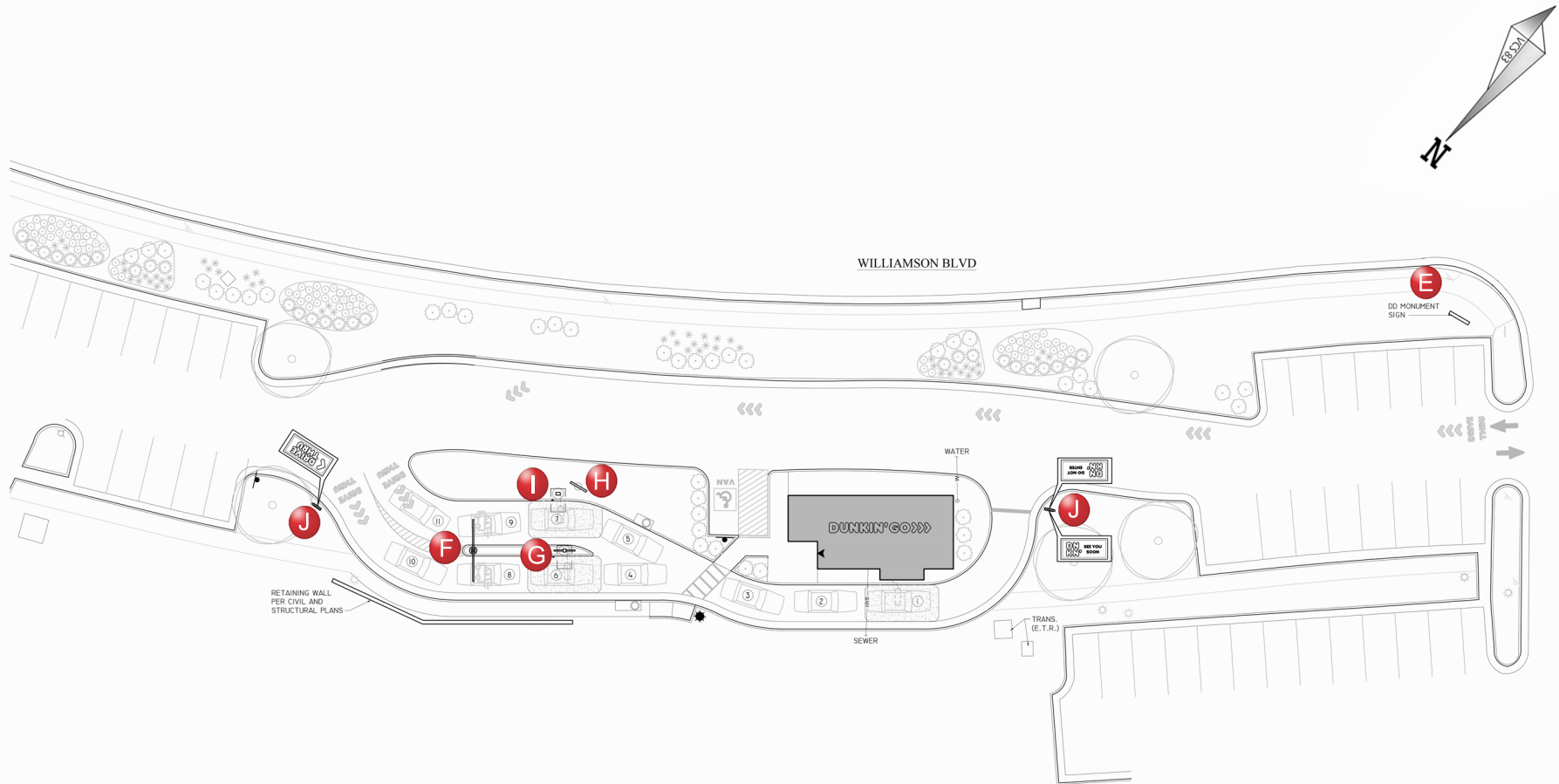
Note 1: Alternate "Wood" material: Nichiha Vintage Wood "Trunk Ash" EPS491F09.21.2018

Note 2: Siding alternate is James Hardie Reveal Panel System, with surround trim-anodized and countersunk fasteners-color match panel.

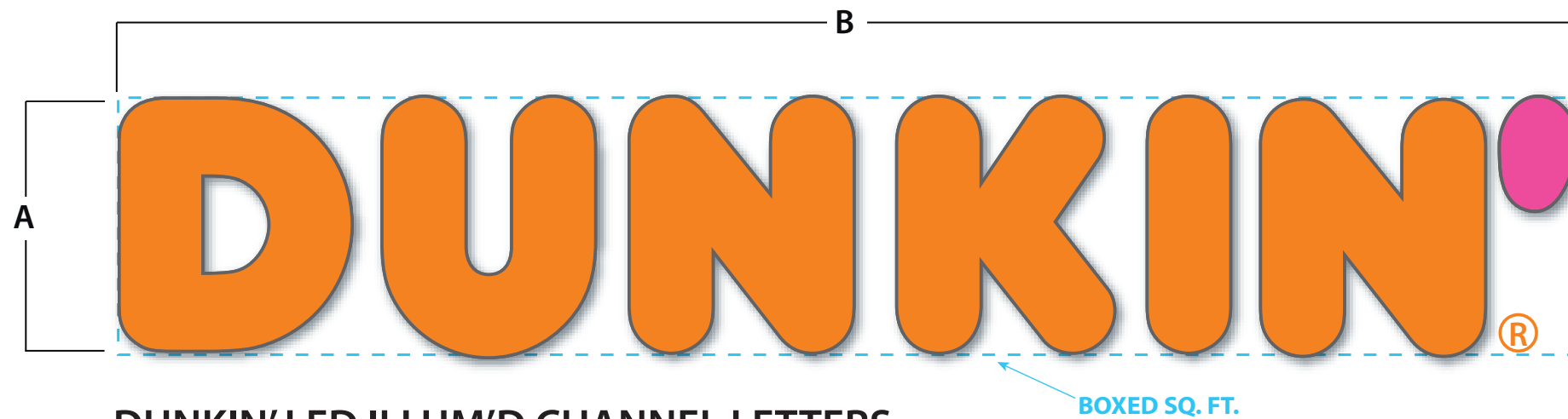
	Preferred Material Selection	Optional Material Selection			
1 Cement Component	Fiber Cement Panel PP-01	Fiber Cement Siding PS-01	EFIS EFIS-01	Painted Coatings PC-01	Limestone or Similar ST-01
2 Charcoal Component	Fiber Cement Panel PP-02	EFIS EFIS-02	Painted Coatings PC-02	Charcoal Brick BR-02	James Hardie Fiber Cement Panel Large Format PS-02
3 WCB Component	Fiber Cement Siding PS-03				
4 Off White Component	Fiber Cement Panel PP-04	EFIS EFIS-04	Painted Coatings PC-04	James Hardie Fiber Cement Siding PS-04	

Material Selection



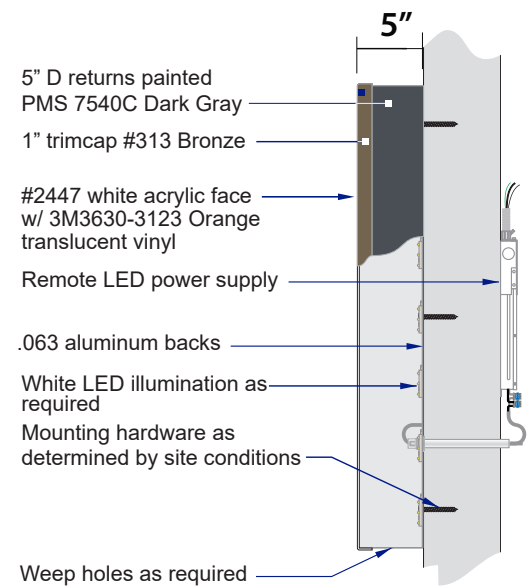


B1 ARCHITECTURAL SITE AMENITIES PLAN

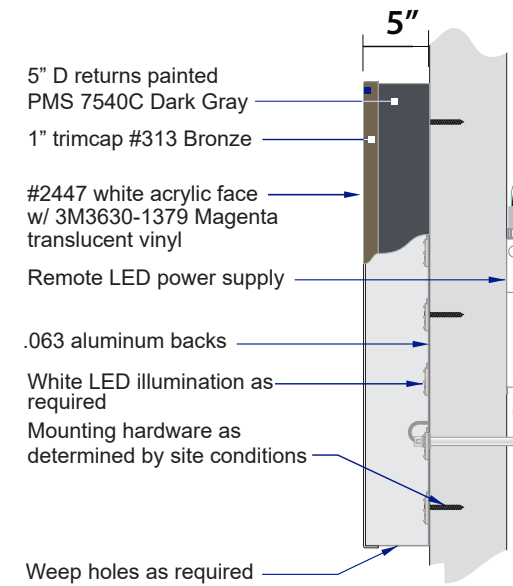


DUNKIN' LED ILLUM'D CHANNEL LETTERS

DUNKIN' CHANNEL LETTER STANDARD SIZES				
DISPLAY HEIGHT	DISPLAY LENGTH	ELECTRICAL	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B			
24"	136"	(1) 20 AMP/120 VOLT CIRCUIT	22.67	16.56



ORANGE DUNKIN' LETTERS SECTION VIEW



MAGENTA APOSTROPHE SECTION VIEW

GENERAL SPECIFICATIONS:

Materials:
 .050 x 5" D aluminum returns; .063 aluminum backs;
 Mounting hardware as determined by site conditions;
 Weep holes as required

Returns:
 5" D painted PMS 7540C Dark Gray

Letter Interiors:
 Painted reflective white

Trimcap:
 1" #313 Bronze

Faces:
 3/16" #2447 white acrylic faces w/ 1st surface decoration:
 -3M 3630-3123 Orange translucent vinyl
 -3M 3630-1379 Magenta translucent vinyl

Register Mark- @:
 .063 aluminum disk painted white w/ orange vinyl applied to face

Font:
 Dunkin Sans Display

Area Squared:
 See size chart for varying square footage

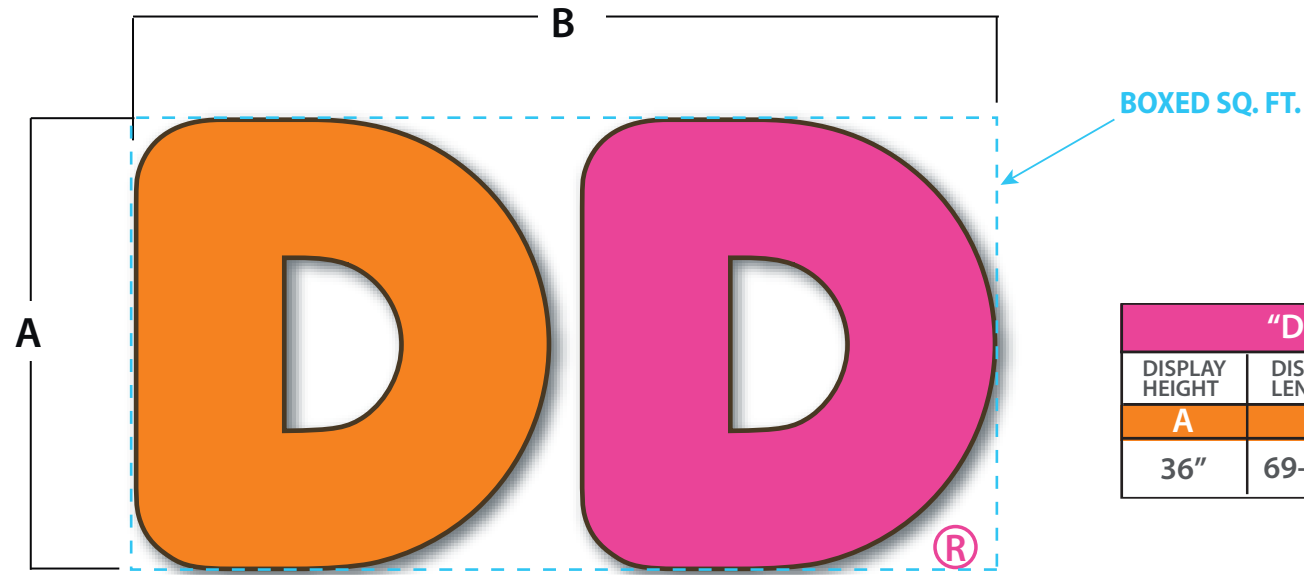
Wind Load:
 Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination to be white LEDs
 LED's to be populated for even and consistent lighting without hot spots or shadows

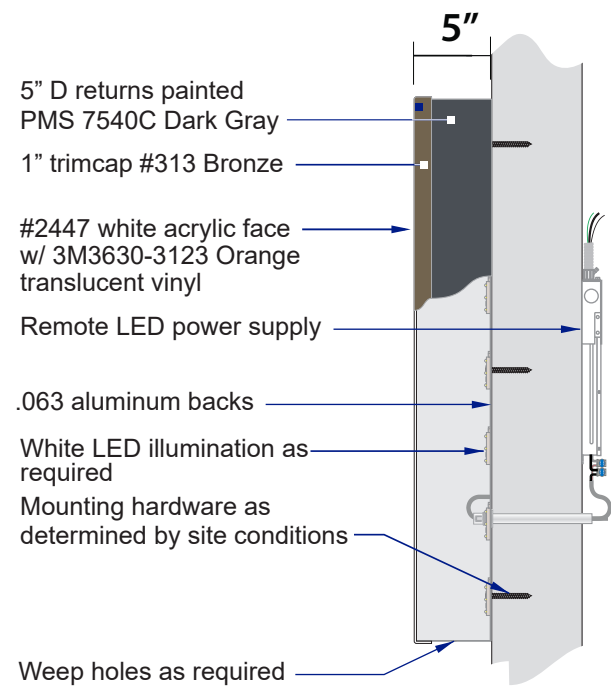
(1) 20A/120V circuit
 Remote power supply

UL Listed

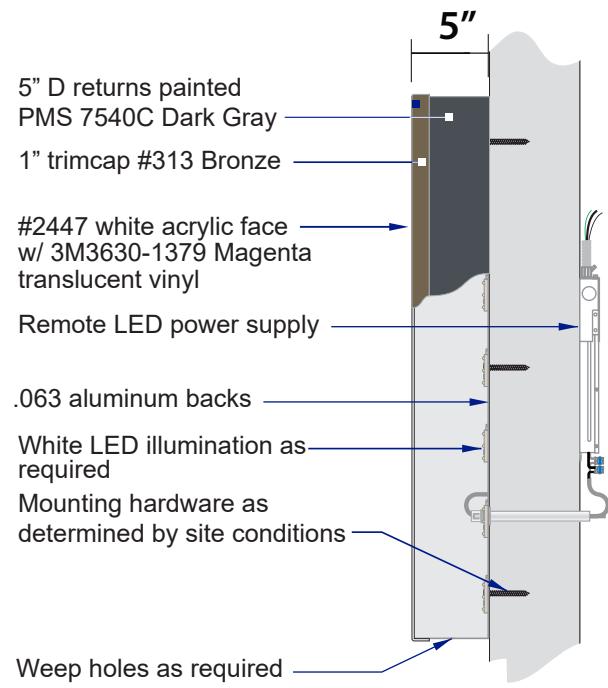


"DD" CHANNEL LETTER STANDARD SIZES				
DISPLAY HEIGHT	DISPLAY LENGTH	ELECTRICAL	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE
A	B			
36"	69-3/8"	(1) 20 AMP/120 VOLT CIRCUIT	17.35	13.70

"DD" LED ILLUM'D CHANNEL LETTERS



ORANGE 'D'
SECTION VIEW



MAGENTA 'D'
SECTION VIEW

GENERAL SPECIFICATIONS:

Materials:
.050 x 5" D aluminum returns; .063 aluminum backs;
Mounting hardware as determined by site conditions;
Weep holes as required

Returns:
5" D painted PMS 7540C Dark Gray

Letter Interiors:
Painted reflective white

Trimcap:
1" #313 Bronze

Faces:
3/16" #2447 white acrylic faces w/ 1st surface decoration:
-3M 3630-3123 Orange translucent vinyl
-3M 3630-1379 Magenta translucent vinyl

Register Mark- @:
.063 aluminum disk painted white w/ magenta vinyl
applied to face

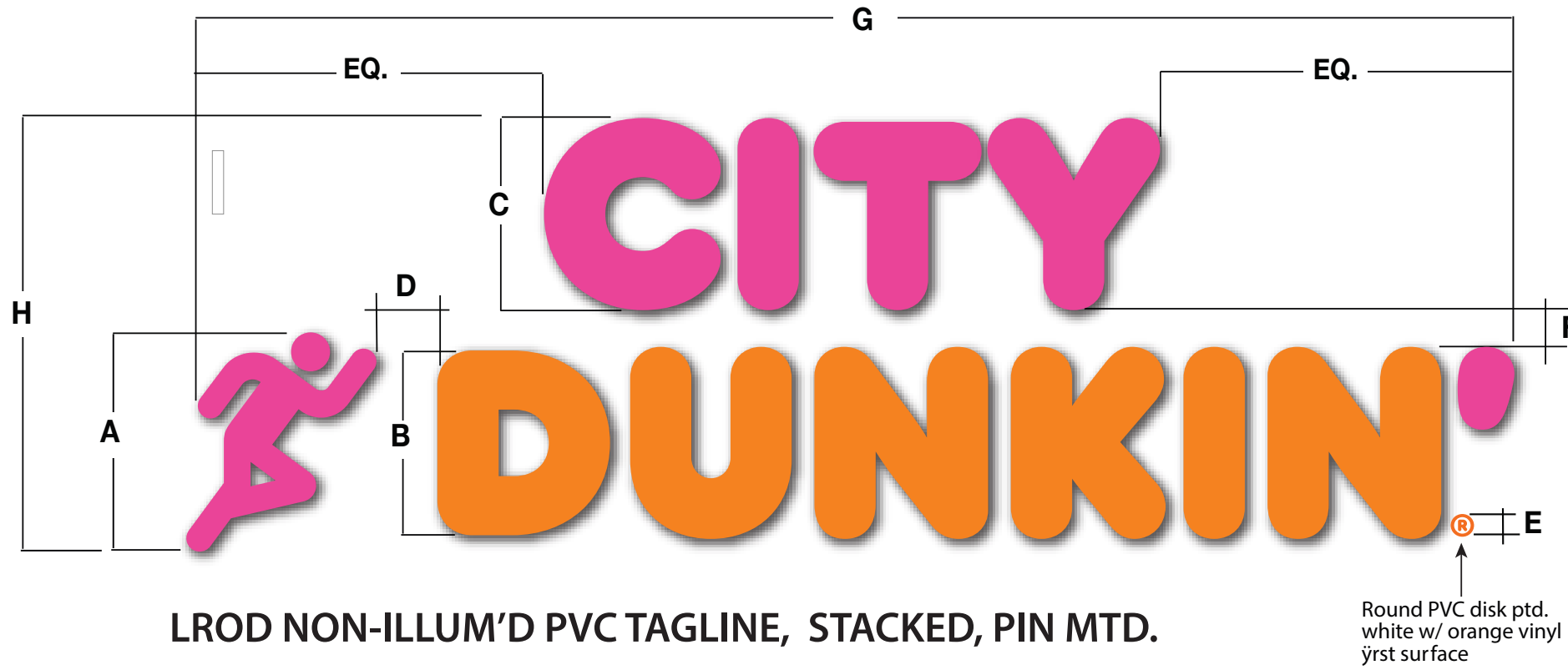
Font:
Dunkin Sans Display

Area Squared:
See size chart for varying square footage

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination to be white LEDs
LED's to be populated for even and consistent lighting
without hot spots or shadows
(1) 20A/120V circuit
Remote power supply
UL Listed



GENERAL SPECIFICATIONS:

Materials:
Routed PVC letters and icons to be 3/4" thick;
Pin-mtd. with 1/2" stand-off from wall surface;
Mounting studs as required per site conditions

Depth:
3/4"

Colors:
Faces and returns painted PMS 165C Orange and PMS 219C Magenta

Register R- ®:
PVC disk painted white with orange vinyl applied first surface

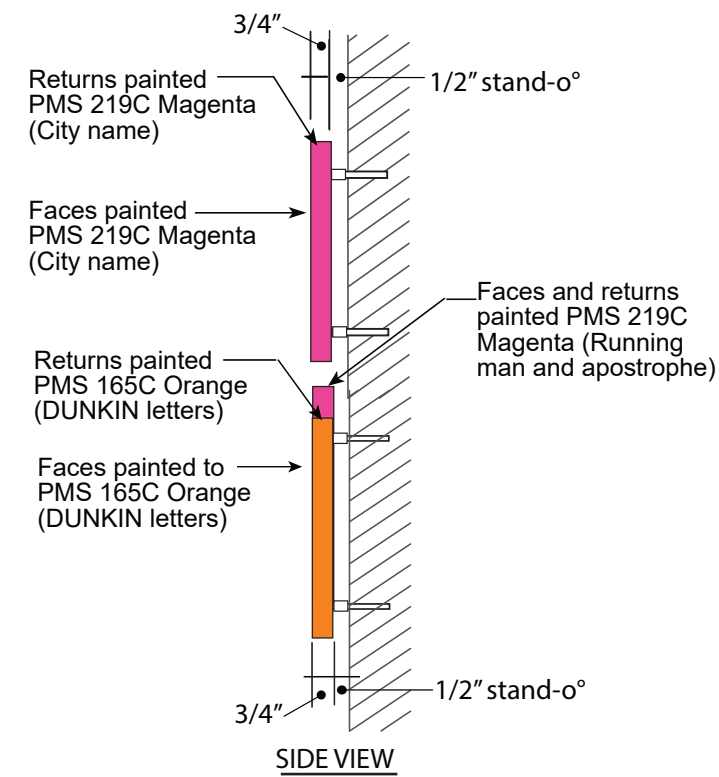
Font:
Dunkin' Sans Display

Area Squared:
See size chart for various sq. footage

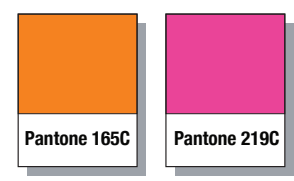
Wind Load:
Standard Wind load - Wind Speed / 35 PSF

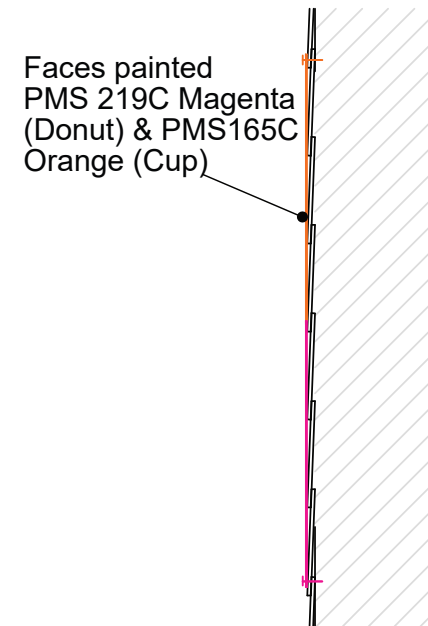
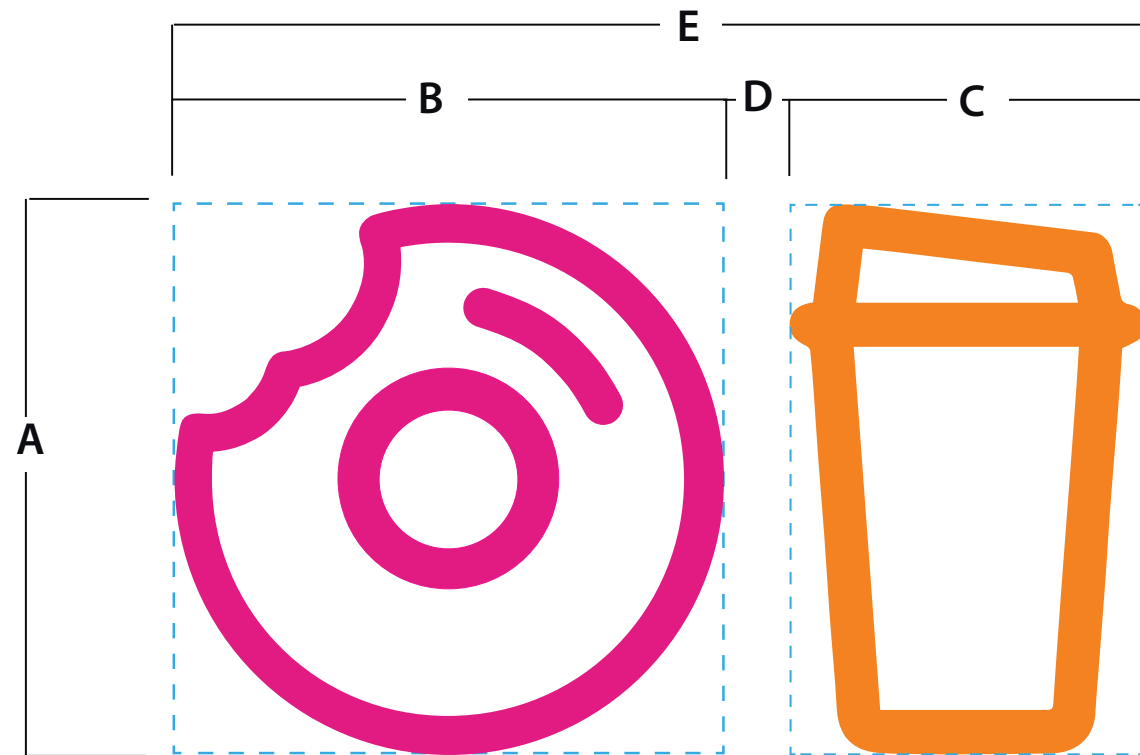
(CITY) RUNS ON DUNKIN' STD. SIZES, STACKED FORMAT								
RUNNING MAN HEIGHT	LETTER 'D' HEIGHT (Flat top/bottom letters)	ROUNDED LETTER HEIGHT (E, C, U, Y)	SPACE TO RIGHT OF RUNNING MAN	® DIA.	SPACE BETWEEN LINES OF COPY	OVERALL LENGTH	OVERALL HEIGHT	BOXED SQUARE FOOTAGE
A	B	C	D	E	F	G*	H	
15"	12-11/16"	13-7/32"	4-3/16"	1-9/16"	2-1/2"	90-7/8"	29-9/16"	18.65

* NOTE: Overall length will vary if city name is longer than Running Man/DUNKIN'



COLORS:





SIDE VIEW- ALUM.
DONUT & CUP ICONS

GENERAL SPECIFICATIONS:

Materials:
Flat cut out 1/8" aluminum building icons; Welded studs on backs of letters for flush mounting to wall surface

Depth:
1/8"

Colors:
Painted PMS 165C Orange (Cup) and PMS 219C Magenta (Donut)

Area Squared:
See size chart for various sq. footage

Wind Load:
Standard Wind load - Wind Speed / 35 PSF

COLORS:

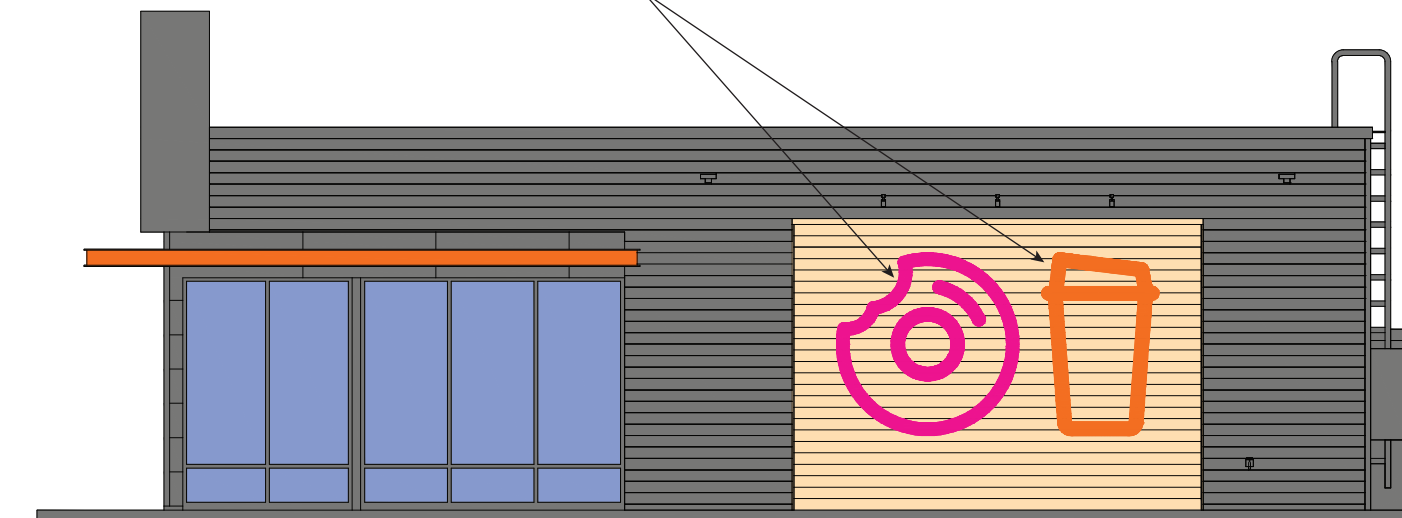


NON-ILLUM'D ALUMINUM BLDG. ICONS, PIN MTD.

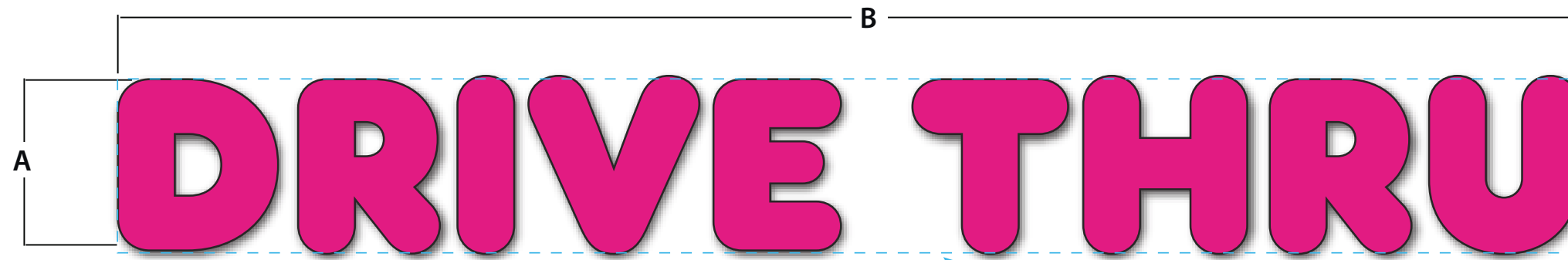
NOTE: Icons to be sold individually

ALUMINUM ICONS- STD. SIZES							
ICON HEIGHT	DONUT WIDTH	CUP WIDTH	SPACE BETWEEN ICONS	OVERALL LENGTH	SQ. FT. DONUT ONLY	SQ. FT. CUP ONLY	SQ. FT. BOTH ICONS
A	B	C	D	E			
48"	48"	30-3/4"	6"	84-3/4"	16.0	10.25	28.25
72"	72"	46-1/4"	9"	127-1/4"	36.0	23.12	63.62
96"	96"	61-1/2"	12"	169-1/2"	64.0	41.0	113.0

To be installed on exterior wood panel wall of building

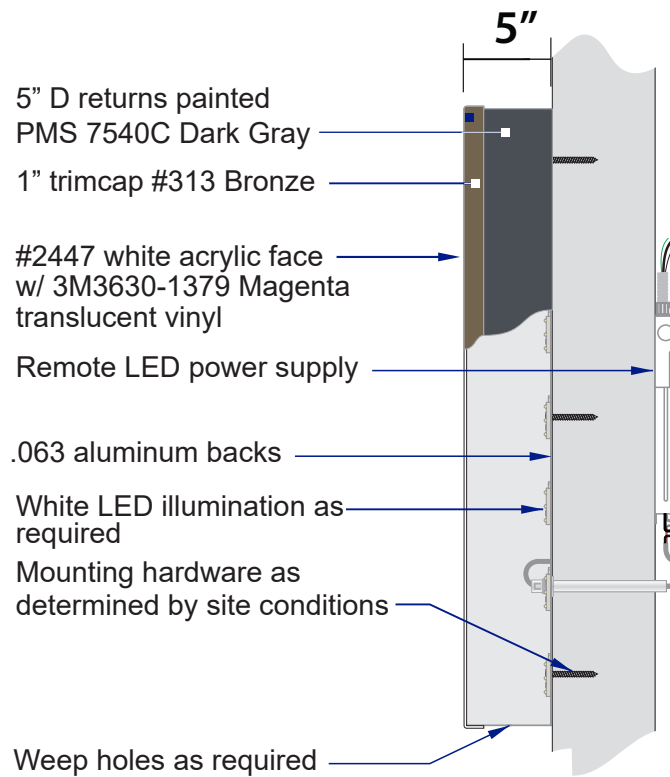


SHOWN ON TYPICAL BLDG. ELEVATION WHEN BOTH ICONS ARE PURCHASED



LED ILLUM'D DRIVE THRU CHANNEL LETTERS

DRIVE THRU LETTERS STD. SIZES			
DISPLAY HEIGHT	DISPLAY LENGTH	ACTUAL SQUARE FOOTAGE	BOXED SQUARE FOOTAGE
A	B		
18"	150"	12.99	18.75



**DRIVE THRU CHANNEL LETTERS
SECTION VIEW**

GENERAL SPECIFICATIONS:

Materials:
 .050 x 5" D aluminum returns; .063 aluminum backs;
 Mounting hardware as determined by site conditions;
 Weep holes as required

Returns:
 5" D painted PMS 7540C Dark Gray

Letter Interiors:
 Painted reflective white

Trimcap:
 1" #313 Bronze

Faces:
 3/16" #2447 white acrylic faces w/ 1st surface decoration:
 -3M 3630-1379 Magenta translucent vinyl

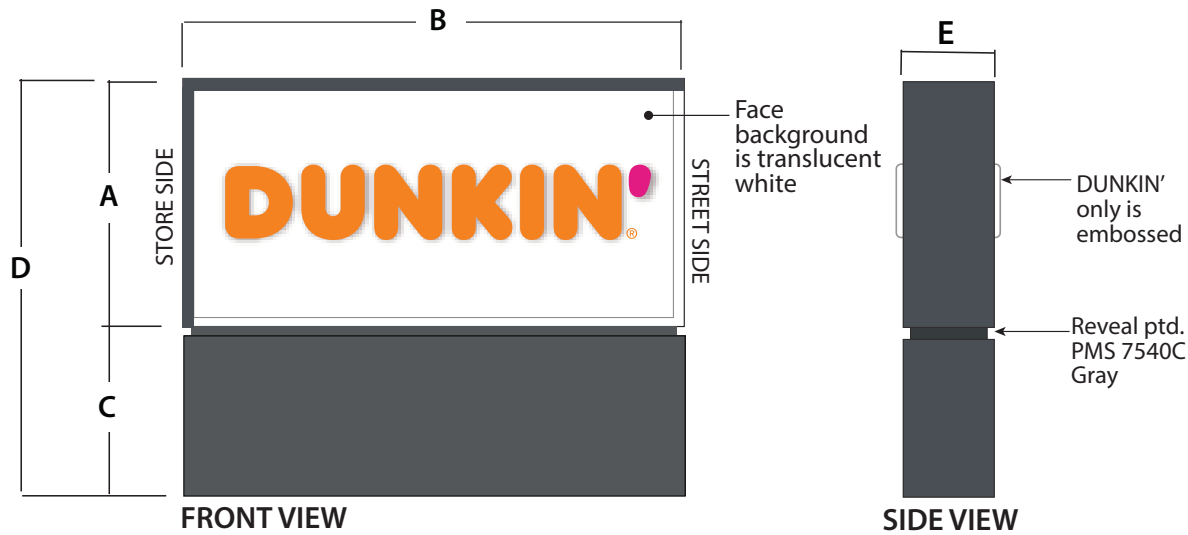
Font:
 Dunkin Sans Display

Area Squared:
 See size chart for varying square footage

Wind Load:
 Standard Wind load - Wind Speed / 35 PSF

ELECTRICAL:

Illumination to be white LEDs
 LED's to be populated for even and consistent lighting
 without hot spots or shadows
 (1) 20A/120V circuit
 Remote power supply
 UL Listed



FRONT VIEW

SIDE VIEW

DF LED ILLUM'D MONUMENT SIGN
DUNKIN' LOGO ONLY, FULLY TRANSLUCENT FACE

DF HORIZONTAL MONUMENT STANDARD SIZES									
DUNKIN'	DUNKIN' DRIVE THRU	DUNKIN' DRIVE THRU Open 24 Hours	DUNKIN' GO >>>	CABINET HEIGHT	CABINET WIDTH	BASE HEIGHT	OVERALL HEIGHT	CABINET DEPTH	BOXED SQUARE FOOTAGE
PART NO.	PART NO.	PART NO.	PART NO.	A	B	C	D	E	
E036443	E036137	E036444	E036445	53-7/16"	108"	36-9/16"	90"	12"	40.08

ALTERNATE FACE OPTIONS, FULLY TRANSLUCENT:



DUNKIN' DRIVE THRU LOGO



DUNKIN' DRIVE THRU 24 HOURS LOGO



DUNKIN' GO LOGO

NOTE: DUNKIN DRIVE THRU OPEN 24 HOURS and DUNKIN' GO will use same tooling for DUNKIN' embossment

GENERAL SPECIFICATIONS:

Materials:

Aluminum angle frame construction; .080 aluminum skin; Interior finish to be reflective white

Cabinet:

Exterior finish painted PMS 7540C Dark Gray (Cabinet, base cladding and reveal)
 1-1/2" face retainer ptd. white (street side and bottom) and ptd. PMS 7540C Gray (top and store side)

Faces:

Clear solar grade polycarbonate decorated 2nd surface; Faces are flat embossed with DUNKIN' only to be 1/2" embossed; All other face graphics and register mark are flat
 -3M 3630-3123 Orange translucent vinyl, 2nd surface
 -3M 3630-1379 Magenta translucent vinyl, 2nd surface
 -White background is translucent w/ 2nd surface 403 white back-spray
 Faces are removeable for service access

Font:

Dunkin Sans Display

Area Squared:

See size chart for varying square footage

Wind Load:

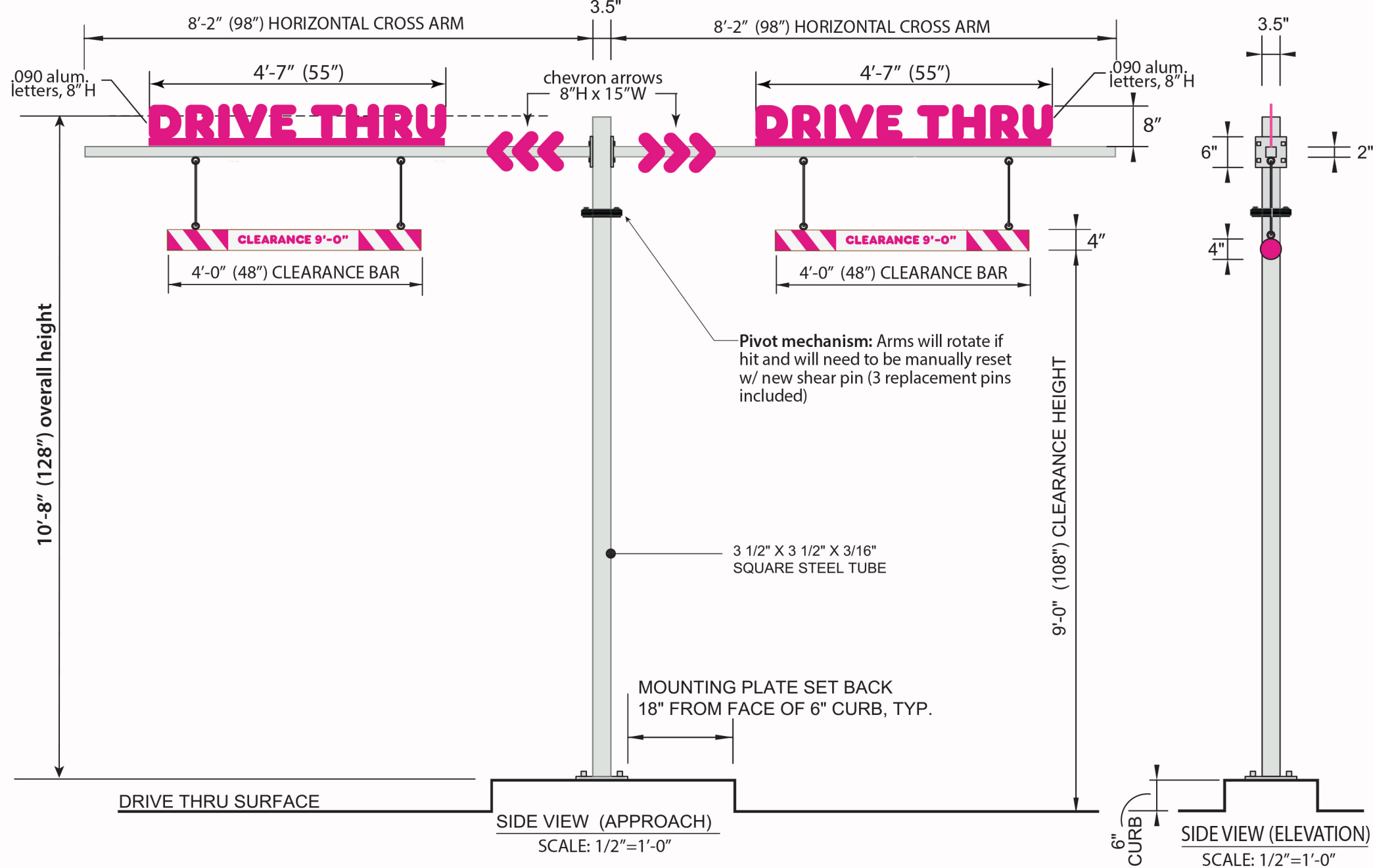
Standard Wind load - Wind Speed / 35 PSF

Installation:

Saddle mount installation; Pole is sold separately

ELECTRICAL:

Illumination to be white LEDs
 LED's to be populated for even and consistent lighting without hot spots or shadows
 (1) 20A/120V circuit
 UL Listed



**E036196
DUAL LANE VEHICLE HEIGHT DETECTOR
W/ PIVOT T-BAR**

GENERAL SPECIFICATIONS:

POLE & ARMS: Ptd. SW7063 Nebulous White
DRIVE THRU: .090 aluminum letters, 4"H ptd. to match PMS 219C Magenta

(2) CLEARANCE TUBES: Graphics to be 3M 3630-1379 Magenta vinyl and 3M #280-10 White Reflective vinyl

CHEVRON ARROWS: .090 alum. mounted to center pole and painted to match PMS 219C Magenta

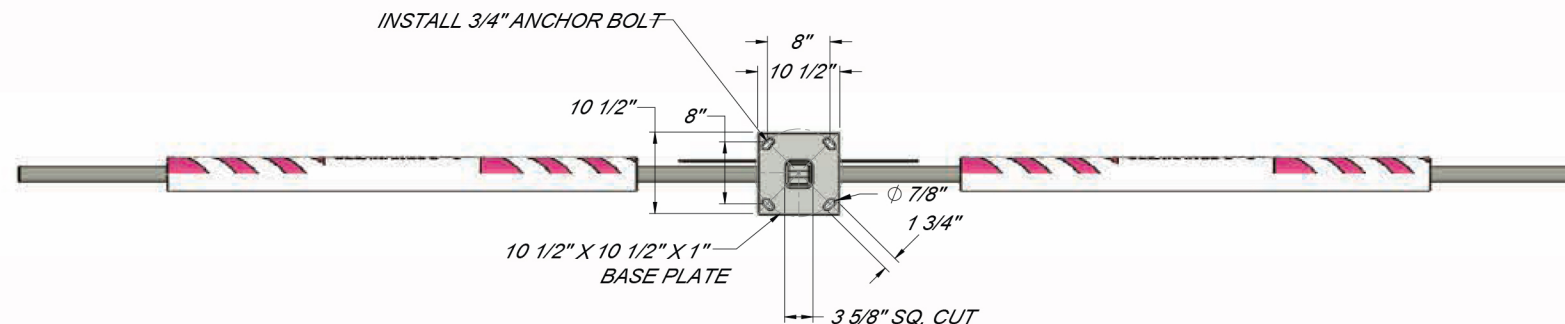
ADDITIONAL NOTES:

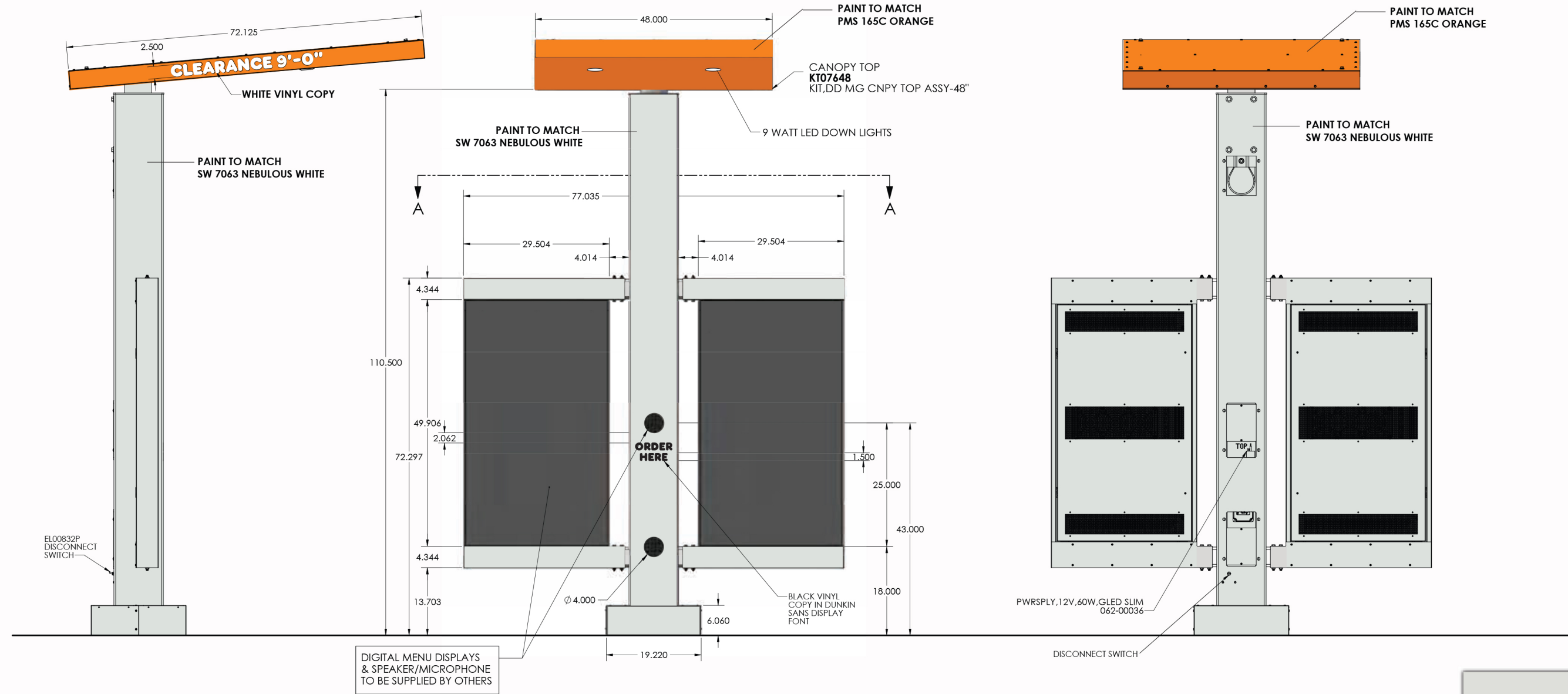
Font is Dunkin' Sans Display
 Clearance to be confirmed by site

PIVOT T-BAR: Arms will rotate if struck by vehicle and will need to be manually reset w/ new shear pin (3 replacement pins included)



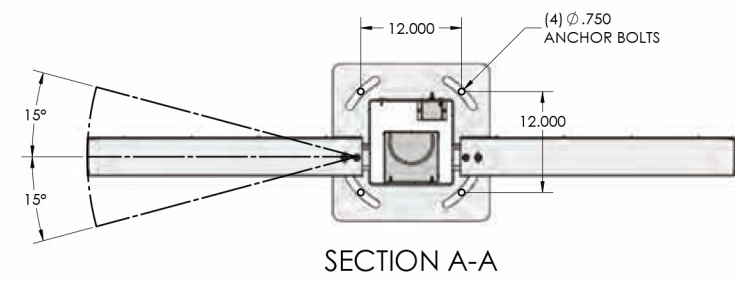
"DRIVE THRU"		
DISPLAY HEIGHT	DISPLAY LENGTH	BOXED SQUARE FOOTAGE
A 8"	B 55"	3.06





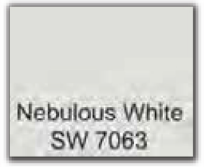
NOTES:

- Weight: 1080 lbs
- Windload: 115 MPH, Exposure Category C
- Snowload: 35 pounds per square foot
- IBC 2015
- ASCE 7-10
- Strongly recommend securing of permit before ordering canopy to confirm local codes are met.
- Some local ordinances may require signed & sealed engineering documentation to be provided

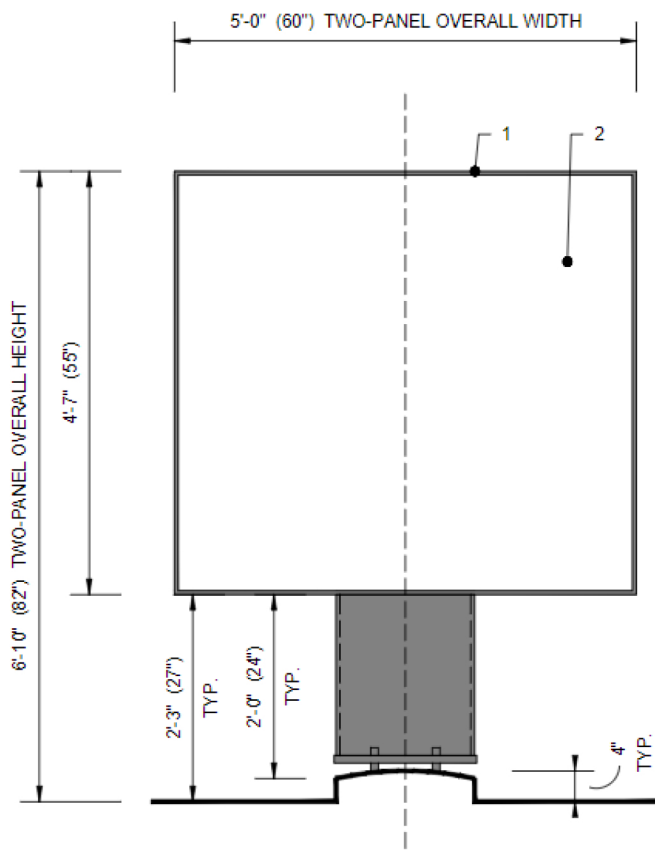


"ORDER HERE"		
DISPLAY HEIGHT	DISPLAY LENGTH	BOXED SQUARE FOOTAGE
A	B	
6.5"	10"	.45

Digital Menu Boards		
DISPLAY HEIGHT	DISPLAY LENGTH	BOXED SQUARE FOOTAGE
A	B	
55"	60"	22.92



DD NEXT GEN CANOPY W/ DIGITAL MENUBOARD, SPEAKER/MIC



FRONT VIEW (TWO & THREE PANEL)
SCALE : 3/4" = 1'-0"

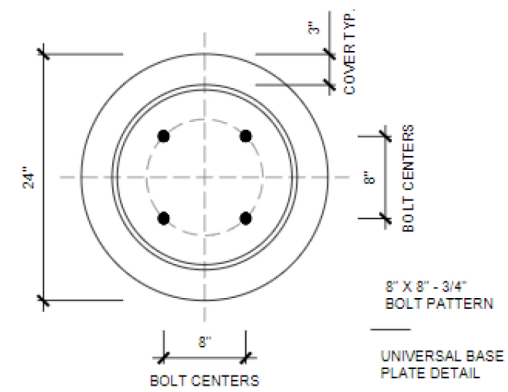
Digital Menu Boards		
DISPLAY HEIGHT	DISPLAY LENGTH	BOXED SQUARE FOOTAGE
A	B	
55"	60"	22.92

NOTES

1. MENUBOARD IS POWDER COATED TO MATCH PMS 7540C (CABINET, BASE CLADDING, DOOR FRAMES & EXTENDER FRAMES)
2. SAMSUNG OHF SERIES DISPLAY MENUBOARDS, OH55F - 55"

ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY



PMS	VINYL / PAINT
PMS 165 - DUNKIN' ORANGE	3M #3830-3123
PMS 219 - DUNKIN' PINK	3M #3830-1379
PMS 7540C - DUNKIN' GRAY	3M #7725-41
PMS COOL GRAY 1C	3M #7725-11

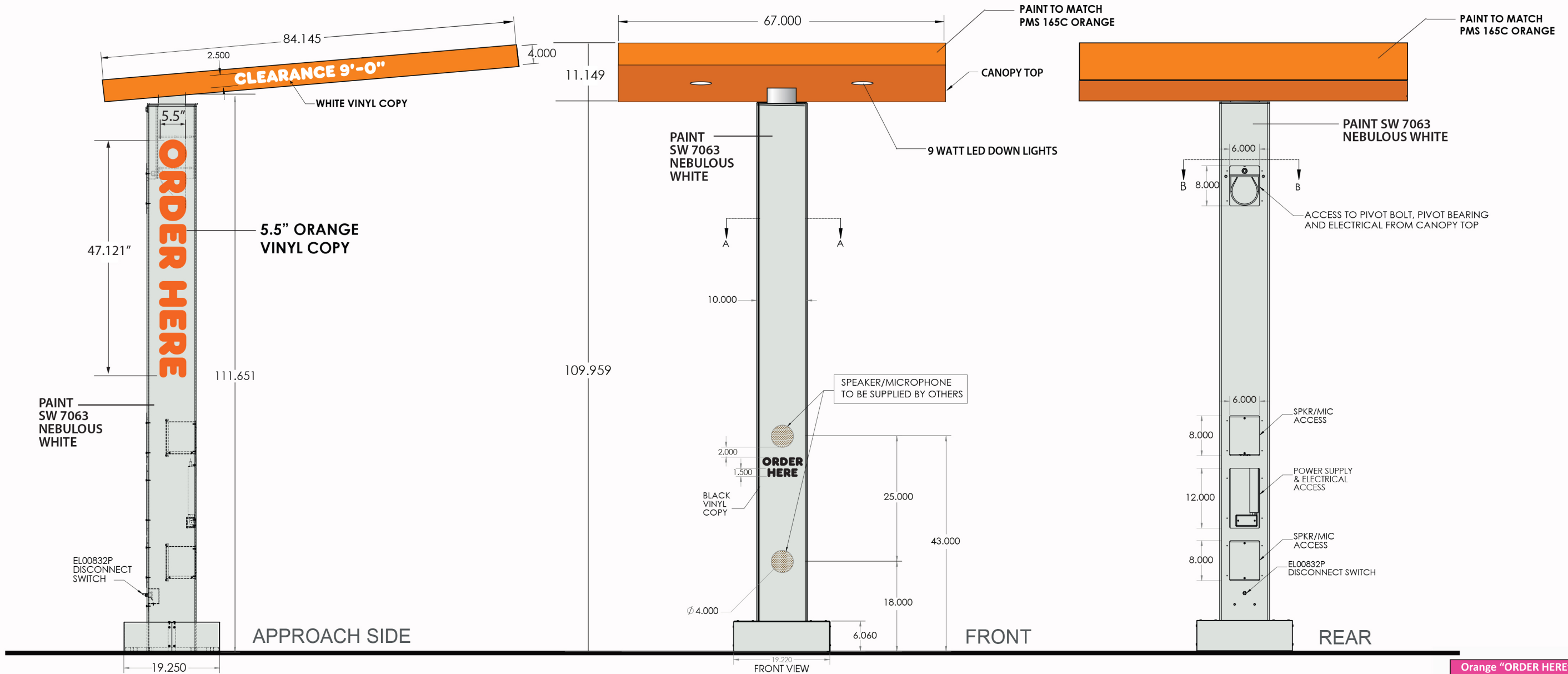


THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.

DD BUILDING & SITE SIGNAGE
MULTIPLE PANEL DIGITAL MENU BOARDS

DATE: 03.20.2020 REV.#04
DUNKIN' BRANDS INC.
CONSTRUCTION SERVICES

DD-SS-DT-07



GENERAL NOTES:

APPROX. WEIGHT: 715 LBS.

ELECTRICAL SPECS:

- QTY. (1) 12 VDC 60 WATT POWER SUPPLY
- TOTAL CONNECTED LOAD: 0.9 AMPS @ 120VAC 50/60HZ

LIGHTING:

- QTY. (2) 12VDC 9W DOWNLIGHTS (3000K WARM WHITE)

MATERIALS:

- 3003-H14 ALUMINUM SHEET
- ASATM A36 STEEL SHAPES

FINISH:

- EXPOSED SURFACES OF CANOPY TOP POWDER COATED TO MATCH PMS165C
- EXPOSED SURFACES OF COLUMN POWDER COATED 303-00293 PWDRCT,NEB WHITE AAMA 2604
- APPROVED LOGOS AND COLORS

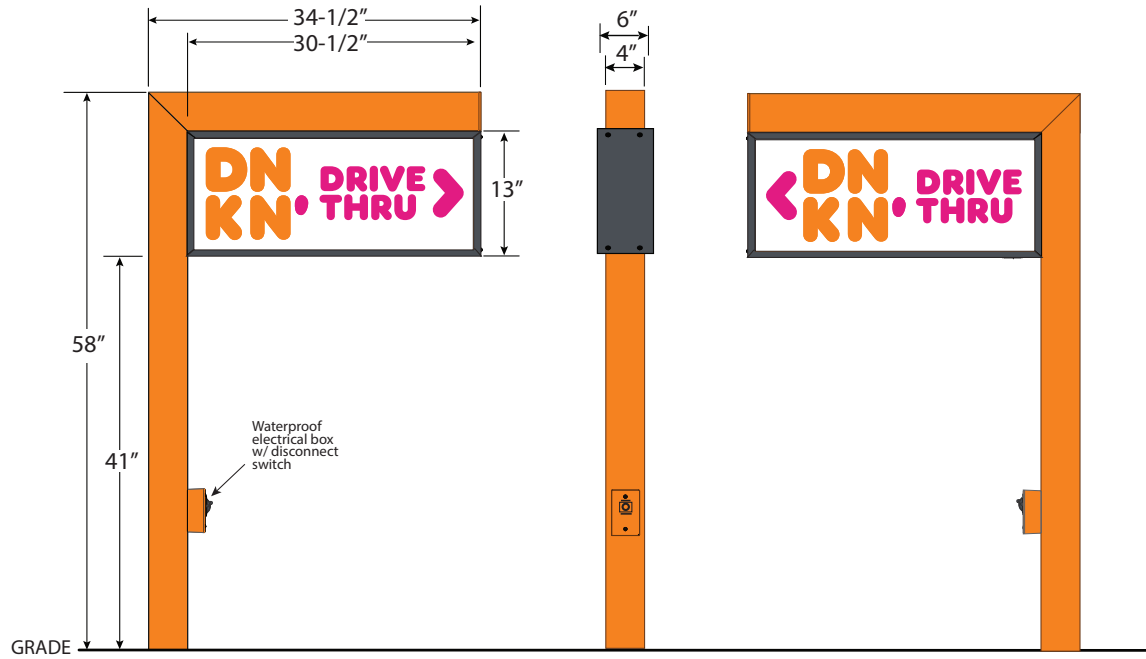
SERVICE:

- REMOVE ACCESS COVERS ON BACK OF UNIT

Orange "ORDER HERE"		
DISPLAY HEIGHT	DISPLAY LENGTH	BOXED SQUARE FOOTAGE
A	B	
5.5"	47.121"	1.80

"ORDER HERE"		
DISPLAY HEIGHT	DISPLAY LENGTH	BOXED SQUARE FOOTAGE
A	B	
6.5"	10"	.45

E036858- DD NEXT GEN SPEAKER/MIC W/ CANOPY



GENERAL SPECIFICATIONS:

Materials:
 6" x 1" x .063" aluminum extrusion frame; 1" aluminum face retainer; 4" x 4" x .075" sq. tube support; Flat polycarbonate faces

Cabinet Depth:
 6"

Faces:
 .118" t clear solar grade polycarbonate w/ 2nd surface decoration:
 -3M 3630-3123 Orange translucent vinyl
 -3M 3630-1379 Magenta translucent vinyl
 -3M 220-41 Gray (Face Option P only)
 -Background is 403 translucent white back-spray

Cabinet Color:
 Painted PMS 7540C Gray; Interior finish to be reflective white

Pole and Top Trim:
 Painted PMS 165C Orange

Font:
 Font used on faces is Dunkin Sans Display

Area Squared:
 2.75 SQ. FT.

Wind Load:
 Standard Wind load - Wind Speed / 35 PSF

Installation:
 Direct bury

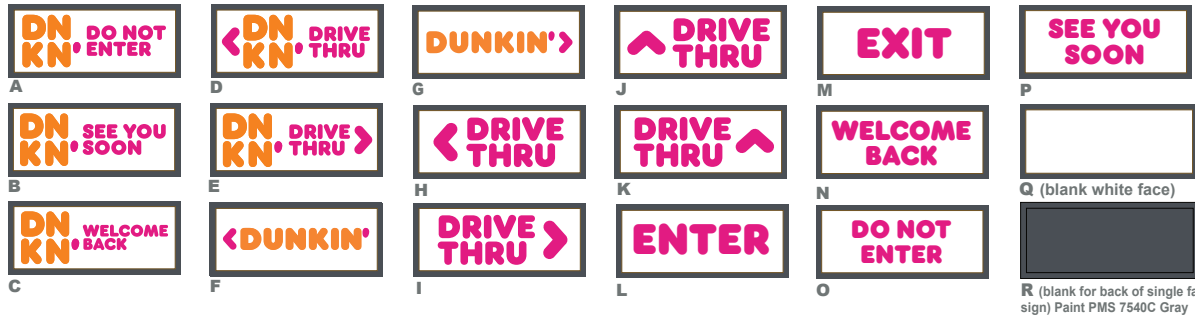
ELECTRICAL:

Illumination to be white LEDs
 (1) 20A/120V circuit
 Disconnect switch located on pole at electrical box
 UL Listed

CABINET/POLE COLORS:



FACE OPTIONS



R (blank for back of single face sign) Paint PMS 7540C Gray



SUP2020-00017

Sign Comparison Chart				
Sign Type	Permitted	Proposed*	Difference	Modify?
Freestanding Sign (Single-tenant)				
Number of Signs	1 per street Frontage	1 existing, 1 new	1	
Maximum Sign Area (Sqft)	½ square feet (sf) per 1 ft of street frontage Max 80 sf	80 existing, 40.08 new	40.08	
Maximum Height	20 ft	20 ft existing, 90" new		
Minimum Setback	10 ft or 1 ft for each foot in sign height whichever is greater	2 ft		<input checked="" type="checkbox"/>
Facade Signs (multi-tenant)				
Number of Signs	2 per tenant 3 per tenant with end unit (1 per unit width)	7	+4	<input checked="" type="checkbox"/>
Maximum Sign Area	3 sf per 1 ft of unit width per sign Max 400 square feet for all signs (assessed per tenant)	121.72		
Minor (directional)				
Number of Signs	1 per 50 ft of linear street frontage	3 existing, 2 new		
Maximum Sign Area per Face	4	2.75 sf		
Maximum Height	5	4.83 ft		
Illumination	Not Permitted	Internally-lit LEDs		<input checked="" type="checkbox"/>
Drive-In				

Number of Signs	3 per drive-through lane with ordering location	4		
Maximum Sign Area	Individual sign maximum—40 sf Cumulative maximum—72 sf	<u>Clearance Bar “Drive Thru” 6.12 sf</u> <u>Digital Menu Board 22.92 sf</u> <u>Order Canopy “Order Here” 2.25 sf</u> <u>Combo Menu Board/Order Canopy 23.37</u> <u>Cumulative 54.66 sf</u>		
Maximum Height (Ft/In)	8 ft (N/A for clearance bar)	<u>Clearance Bar “Drive Thru” 11.7 ft</u>		

*The Figures shown in the column must be read together with the Sign and Elevation Concept Plan, dated November 9, 2022.

HISTORICAL COMMISSION RESOLUTION**MOTION: BURGESS****January 14, 2020****Regular Meeting****SECOND: ERHART****Res. No. 20-003****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>
SUP2020-00015	Kelly's Ridge Car Wash	No Further Work
CPA2018-00009	Rural Area Preservation Study Implementation	Table
SUP2020-00016	Costco Manassas Building Expansion	No Further Work
SUP2020-00017	Sudley Road Dunkin' Drive-Through	No Further Work
REZ2020-00010	11951 Sudley Manor Drive	Prior to land disturbance, Phase II evaluation on archaeology site 44PW2049 and, if warranted, a Phase III study. Artifacts to be donated to and curated with the County. Public interpretation of archaeology site 44PW2049

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		based on Phase II and or Phase III findings.
SUP2020-00018	Industry Court Motor Vehicle Storage	No Further Work
SUP2020-00007	Millennium Landscaping	Table
REZ2020-00011	Gainesville Tech Park	Table

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Absent from Meeting: Cunard, Johns, Pearsall

MOTION CARRIED

ATTEST:



Secretary to the Commission