



# STAFF REPORT

<b>PC Meeting Date:</b>	January 13, 2021
<b>Agenda Title:</b>	Special Use Permit #SUP2021-00005, Bristow Center Restaurant (Formerly Bristow Center Coffee Shop with Drive-Through)
<b>District Impact:</b>	Brentsville Magisterial District
<b>Requested Action:</b>	Recommend Approval of Special Use Permit #SUP2021-00005, Bristow Center Restaurant, subject to the conditions dated November 19, 2020
<b>Department:</b>	Planning Office
<b>Case Planner:</b>	Curtis Rowlette

## EXECUTIVE SUMMARY

This is a request for a special use permit for a restaurant with drive-through facility and associated signage modifications. The site is located immediately northwest of the intersection of Route 28 and Fitzgerald Way and approximately ±400 ft. southwest of the Route 28 and Linton Hall Road intersection. The site is zoned B-1, General Business, with proffers, and is designated GC, General Commercial, in the Comprehensive Plan.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2021-00005, Bristow Center Restaurant, subject to the conditions dated November 19, 2020.

**BACKGROUND**

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- A. Request: To allow a restaurant with drive-through facility and associated signage modifications on a ±0.84-acre site.

Uses/Features	Existing	Proposed
<b>Use(s)</b>	Vacant area with parking and drive aisle	Drive-through restaurant
<b>Gross Floor Area (GFA)</b>	N/A	±2,500-4,500 sq. ft.
<b>Landscaping</b>	None existing (20-foot HCOD buffer required)	20-foot Highway Corridor Overlay District (HCOD) buffer along Nokesville Road
Uses/Features	Required	Proposed
<b>Drive Through Off-Street Stacking Spaces</b>	Minimum of 6 spaces for the first window or unit, 5 spaces for each additional window or unit	11 spaces for one window
<b>Signs</b>	<p>Minor Sign (1 per 50 linear feet; maximum area: 4 sq. feet; maximum sign height: 5 feet)</p> <p>Façade Signs (2, 3 for corner tenant space, 3 sq. feet per 1 foot of building sign, per sign, Maximum area of 400 sq. feet for all signs)</p> <p>3 Drive-Through Signs (allowed 3 per drive-through lane ordering location; Maximum area 40 sq. feet per sign; Total Maximum Sign Area: 72 sq. feet; Maximum Sign Height; 8 feet)</p>	<p>Minor Sign (number not determined; sign area: 2.71 sq. feet; sign height: 3.10 feet)</p> <p>Façade Signs (Pursuant to SUP2017-00023, Bristow Center Signage; 2 sq. feet per 1 foot of building width; Maximum area of 400 sq. feet for all signs)</p> <p>4 Drive-Through Signs (4 pre-menu board, menu board, digital order screen, clearance bar; Maximum area per sign: pre-menu board 6.72 sq. feet, menu board 20.14 sq. feet, digital order screen 43.70 sq. feet, clearance bar 2.29 sq. feet; total maximum area 72.85 sq. feet; Maximum height per sign: pre-menu board 5.5 feet, menu board 6.11 feet, digital order screen 9.9 feet, clearance bar 10.3 feet)</p>

- B. Site Location: The site is located immediately northwest of the intersection of Route 28 and Fitzgerald Way and approximately ±400 ft. southwest of the Route 28 and Linton Hall Road intersection. The subject site is identified on County maps as GPIN 7595-40-4899(pt.).
- C. Comprehensive Plan: The subject site is designated GC, General Commercial, in the Comprehensive Plan. It is also located in the Nokesville Road (Route 28) Highway Corridor Overlay District and the Airport Safety Overlay District.
- D. Zoning: The ±0.84-acre site is zoned B-1, General Business, with proffers per Rezoning #REZ1989-0024.
- E. Surrounding Land Uses: The site is located within the Bristow Center Shopping Center with retail uses immediately north and west of the subject site. Further northwest of the subject site is the Bristow Center Shopping Center and the Linton Hall Estates Subdivision with a Sheetz motor vehicle fuel station to the northeast. To the east of the subject site, across from Nokesville Road (Route 28), is the El Quetzalteco Grill Restaurant. To the south of the site is the intersection of Fitzgerald Way and Nokesville Road (Route 28) with vacant land and single-family residential properties further south.
- F. Background and Context: The subject property was part of Rezoning #REZ1989-0024. Rezoning #RE1989-0024, Bristow Limited Partnership, established a commercial shopping center, Bristow Shopping Center. Later, Special Use Permit #PLN2008-00532, Bristow Center Sign Package, allowed banner signage within the shopping center. Special Use Permit #SUP2017-00023, Bristow Center Signage, superseded SUP #PLN2008-00532, and allowed additional façade signage within tenant spaces.

The proposed use, restaurant with drive-through facility, is not expected to have impacts on any of the mentioned cases.

## **STAFF RECOMMENDATION**

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Staff recommends approval of Special Use Permit #SUP2021-00005, Bristow Center Restaurant, subject to the conditions dated November 19, 2020, for the following reasons:

- The scale, architecture, and building material selection within the proposed SUP application are consistent with Community Design Policy Four in the Comprehensive Plan, which aims to upgrade the visual quality of major travel corridors. Currently the site is undeveloped and infill development of the subject parcel would improve the aesthetics of the retail center and provide community design continuity throughout the site.
- The proposed use is consistent and complementary with the existing mixture of employment and commercial/retail-service-oriented uses along Nokesville Road.

- As conditioned, the anticipated impacts related to the development of the site have been adequately mitigated.

**Comprehensive Plan Consistency Analysis**

Long-Range Land Use:

This site is located within the Development Area, and is classified GC, General Commercial. Drive-in/drive-through uses are consistent with the commercial character of the area and are permitted within, the existing B-1, General Business, zoning classification with a special use permit, and as conditioned staff does not anticipate any adverse impacts with the proposed drive-through use.

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

<b>Water Quality</b>	\$75 per acre	±0.84 acres	\$63.00
<b>Fire &amp; Rescue</b>	\$0.61 per SF of new building area	±2,500-4,500 square feet	Up to \$2,745.00
<b>TOTAL \$</b>			<b>\$2,808.50</b>

**Community Input**

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

**Other Jurisdiction Comments**

The subject site is located outside of the required notification area of any jurisdiction.

**Legal Issues**

If the application is approved, a drive-through restaurant will be permitted. Legal issues resulting from the Planning Commission’s action are appropriately addressed by the County Attorney’s office.

**Timing**

The Planning Commission has until April 13, 2021, which is 90 days from the first public hearing date, to take action on the Special Use Permit application. A recommendation to approve the Special Use Permit application would meet the 90-day requirement.

## **STAFF CONTACT INFORMATION**

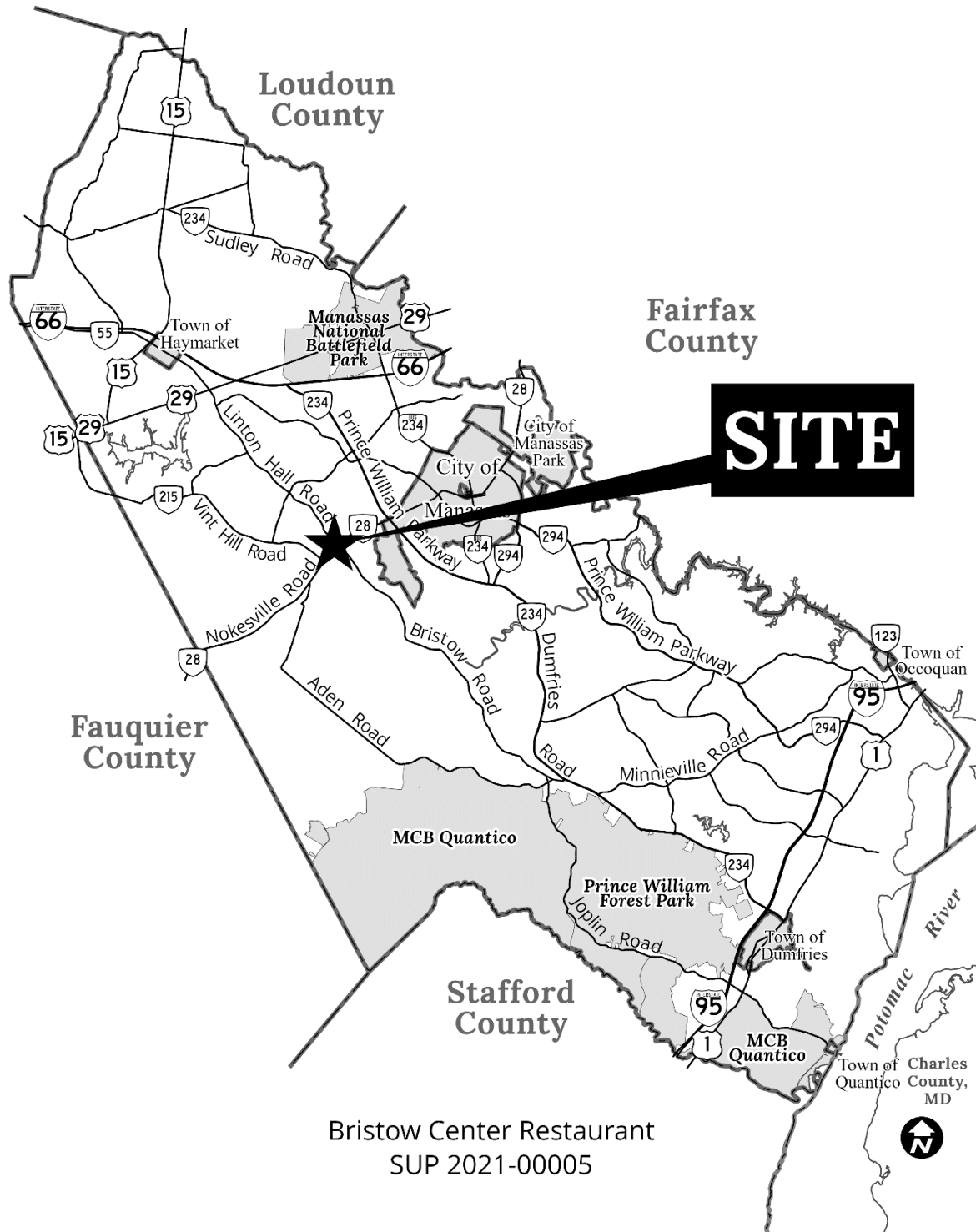
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crowlette@pwcgov.org

## **ATTACHMENTS**

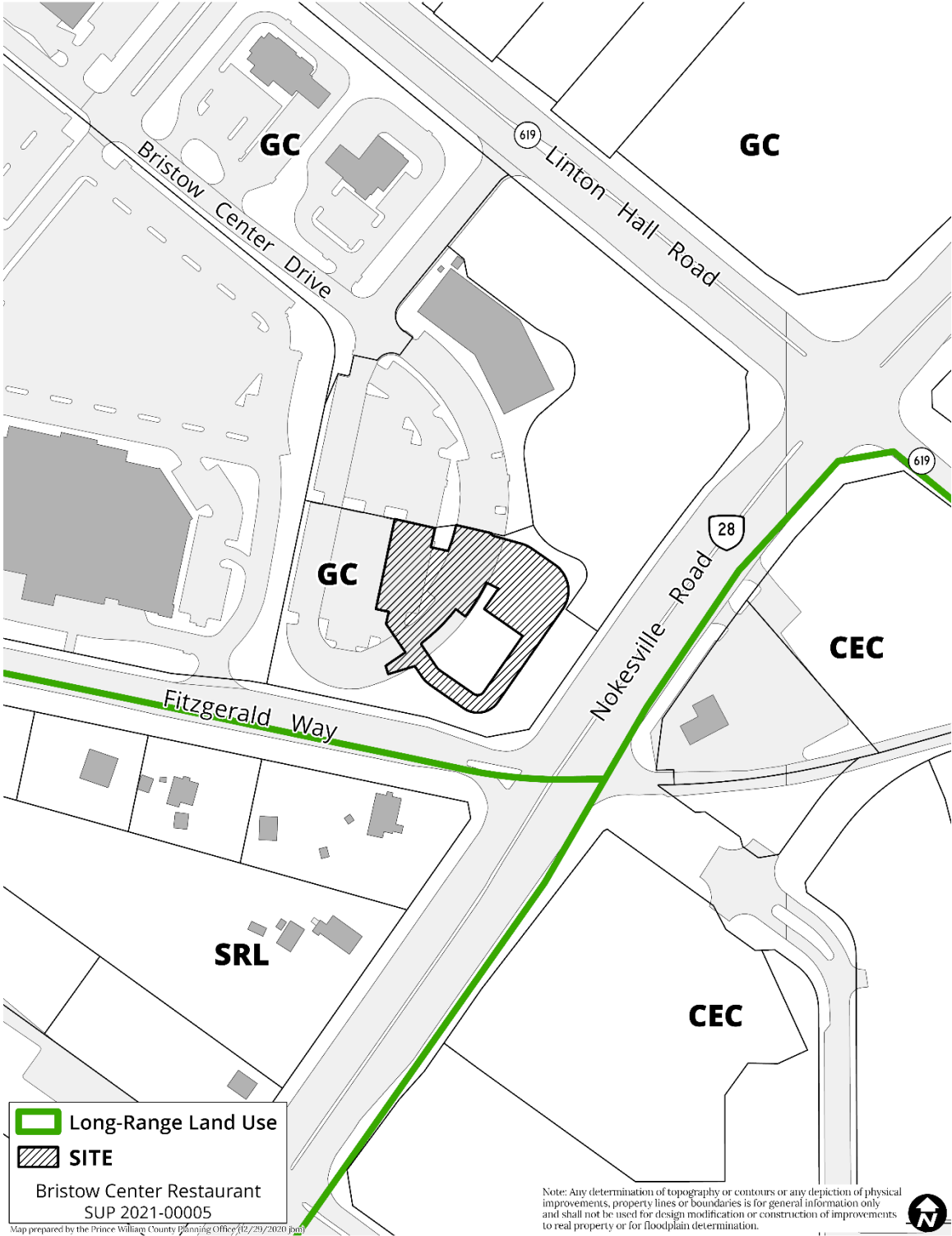
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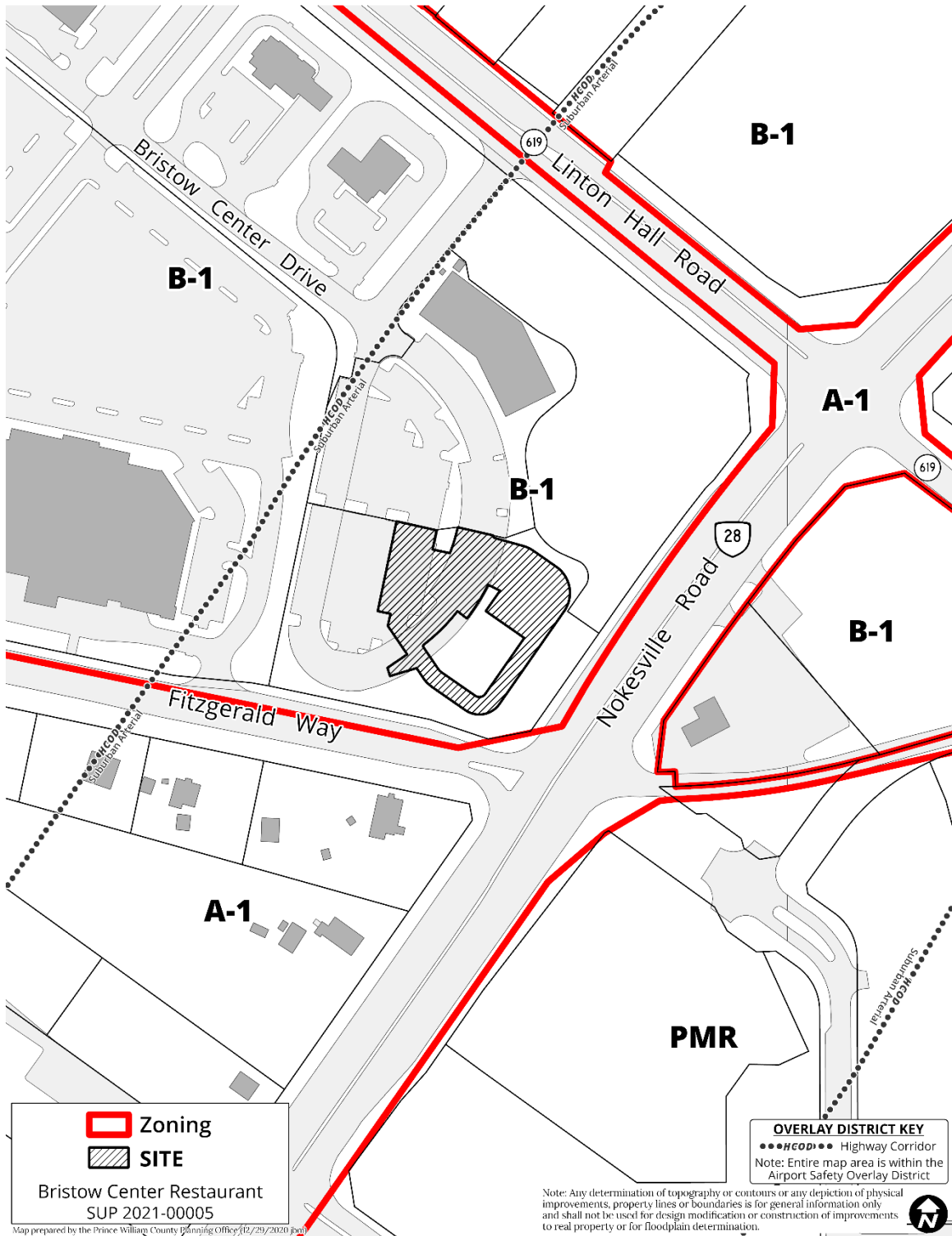
Area Maps  
Staff Analysis  
SUP Condition Statements  
Special Use Permit Plan  
Architectural Elevations  
Sign Elevations  
Sign Comparison Chart (From Applicant)  
Historical Commission Resolution



Bristow Center Restaurant  
SUP 2021-00005







**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 characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Bristow Center Shopping Center, Linton Hall Estates subdivision	GC, SRL	B-1, R-4
South	Fitzgerald Way and Nokesville Road (Route 28) intersection, vacant land, single family detached dwellings	GC, CEC, SRL	A-1, PMR
East	Nokesville Road (Route 28) with El Quetzalteco Grill restaurant beyond	GC, CEC	B-1, A-1
West	Bristow Center Shopping Center	GC, SRL	A-1, PMR

**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.

The site is designated GC, General Commercial. The following table summarizes the land use patterns/densities intended within the REC designation:

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

**Proposal’s Strengths**

- Zoning Compatibility: The ±0.84-acre site is zoned B-1, General Business. As stated in the Zoning Ordinance, the B-1, General Business District, is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. Drive-through

restaurant uses are generally considered community-scale and neighborhood serving. Staff anticipates the use can operate cohesively with the surrounding area, subject to the proposed conditions attached. The B-1 district also implements the GC, General Commercial land use designation.

- **Permitted Use:** The subject site is zoned B-1, General Business. Drive-through restaurant uses are permitted by Special Use Permit and are generally considered compatible uses if the resulting impacts are adequately mitigated. As conditioned, the Applicant shall adhere to the attached conditions which are provided to address the necessary impact mitigation. Furthermore, the Applicant has not requested any waivers or modifications of the DCSM, Design and Construction Standards Manual.

### **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.

### **Request for Signage Modification**

This SUP proposal also includes a request for the following:

- To allow four (4) drive-through lane signs, which deviate from the three (3) allowable drive-through lane signs, directional signage, and façade signage that is consistent with existing conditions (SUP2017-00023, Bristow Center Signage).

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 subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. The Applicant's summarized responses to each of the criteria are as follows:

a. Compatibility of the proposed sign(s)

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

This drive-through facility use is both a destination use and a use that relies on drive-by visibility. The proposed signage is intended to identify the user and enhance the overall visual quality and image of the SUP property. The Applicant is proposing a use that will continue to serve and support other existing uses in the area and within the Bristow Center Shopping Center. The final tenant of the proposed will relies heavily on accessibility and drive-by visibility. The signage must be accurate to allow the pedestrians and motorists to find and be properly directed into its drive-through facility and restaurant.

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.*

The proposed signage will be located within the existing shopping center and is not expected to be visible from the adjacent public road networks.

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.*

The proposed signage is coordinated with the architecture of the building, it will represent the final tenant's cooperate brand and identity and will provide the appropriate sign elements that serve customer circulation and orientation.

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.*

The Applicant requests a sign modification to the minor signs (directional signage) within the SUP area as well as an increase of the number of allowable drive-through signs permitted from three (3) to four (4) total drive through signs. The number of signs include the pre-menu board, the menu board, the digital order screen, and the clearance bar which includes a hanging height sign. The current site of this application currently has an existing special use permit for façade signage (SUP2017-00023, Bristow Center Signage) which applies to the maximum sign area for a multi-tenant building. The Applicant will be compliant with the both the number of total façade signs allowed and the maximum sign area of façade signage.

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.*

According to the Applicant, the proposed use will be located at an endcap of a new building within a shopping center. The proposed signage will help direct customers to and through the drive-through lane.

f. Highway Corridor Overlay District (HCOD)

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

The Property is located within the Nokesville Road (Route 28) Highway Corridor Overlay District. According to the Applicant, the signs subject to this special use permit request will be internal to the site.

Staff concurs with the provided justifications and supports the sign modifications proposed with the subject SUP.

### **Proposal's Strengths**

- Design and Building Materials: The Applicant has proposed to use a multitude of high-quality building materials and has provided enhanced architectural designs. As conditioned, the Applicant shall substantially conform to the attached elevations.
- Buffer: As conditioned, the Applicant is providing a 20-foot HCOD buffer. There is minimal existing vegetation on site, this will provide a visual improvement to the area.
- Signage Package: A comprehensive sign package, including façade, drive-through, preview, menu board, and directional signs, has been offered by the Applicant and has been conditioned with the SUP.
- Site Maintenance: The Applicant shall maintain the site and shall pick up trash, litter, and debris. The dumpster area is also to be completely enclosed and screened.

### **Proposal's Weaknesses**

- Access Road: The site features a pond access road within the proposed HCOD buffer. As conditioned, the Applicant shall be in substantial conformance to the special use permit landscape plan and has agreed to provide more evergreens and shrubbery to follow HCOD requirements.

**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.

The County Archeologist and Historical Commission have indicated that there are no archaeological and historic sites or graves recorded on the project area. The project area exhibits a low potential for finding cultural resources, and no further studies are recommended (see Attachments for the Historical Commission Resolution).

### **Proposal's Strengths**

- No Further Studies Required: The Historical Commission reviewed this proposal at its September 8th, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

### **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.

### **Proposal's Strengths**

- **No Environmental Features Present:** The site is already disturbed with existing development and contains no environmental features of concern.

### **Proposal's Weaknesses**

- None identified.

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

## **Fire and Rescue Plan Analysis**

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

The first due Fire & Rescue station is Station #25 (Braemar). The property is located within the 4.0-minute travel time radius for fire and basic life support, and within the 8.0-minute travel time radius for advanced life support services. The most recent figures indicate that Fire & Rescue Station #25 responded to 3,350 incidents. The maximum station workload for this facility type is 4,000 incidents; as such, it is currently operating at capacity.

There are no planned Fire and Rescue facilities in the surrounding area identified in the FY2021-FY2026 Capital Improvement Program.

### **Proposal's Strengths**

- **Travel Time Ranges:** The site is located inside the recommended 4.0-minute travel time for fire suppression and basic life support, and within the 8.0-minute travel time for advanced life support services.
- **Station Workload:** The most recent figures indicate that Fire & Rescue Station #25 is currently operating under capacity.

### **Proposal's Weaknesses**

- None Identified.

**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 application will create a 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) strategies during site development, which can be found at <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>.

### **Proposal's Strengths**

- **No Significant Impact**: The Police Department has reviewed the proposal and does not believe it will result in a significant impact on calls for Police service.

### **Proposal's Weaknesses**

- None identified.

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

### **Potable Water Plan Analysis**

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

The 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, County, and State requirements, standards, and regulations.

#### **Proposal's Strengths**

- Water Connection: As conditioned, the site shall be connected to public water with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the public water service to 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 in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

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

#### **Proposal's Strengths**

- Sewer Connection: As conditioned, the site shall be connected to public sewer with the Applicant bearing all costs and responsibilities for such connections including planning, designing, and constructing the sewer service to 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 “D” or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

**DAILY LEVEL OF SERVICE ANALYSIS**

The daily level of service represents the relationship of the daily volume on a roadway to the capacity of that roadway. It also relates to the actual flow (speed) of traffic versus the expected flow (speed) of traffic over the course of a normal weekday. The daily level of service provides a planning tool to understand the relationship of travel patterns for various segments of the County population and to help understand the impacts of large land use changes and large-scale roadway changes (eliminating roads, providing new roads, or widening large sections of roads) within the County. The daily LOS from the County model (as referenced in Strategy R1.1 and Appendix A of the Comprehensive Plan) is not to be confused with a peak hour LOS analysis – which is generally derived from traffic impact analyses and focuses on the impacts of traffic signal timings, intersection lane geometries, turning movements, and peak hour volumes.

Roadway Name	Number of Lanes	2019 VDOT Annual Daily Traffic	2015 Daily LOS
Nokesville Road (Route 28)	6	27,000 AADT	B
Fitzgerald Way	2	Not Available	Not Available

### **Proposal's Strengths**

- Level of Service: Staff does not anticipate adverse impacts to the existing levels of service.
- Vehicle Stacking: As depicted on the general development plan, the Applicant is providing the required amount of vehicle stacking into the drive-through facility. As conditioned, this will help mitigate vehicular queuing and alleviate any potential overflow into the retail center.

### **Proposal's Weaknesses**

- None identified.

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

### **Materially Relevant Issues**

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

- None identified.

### **Modifications / Waivers**

The following waivers and/or modifications to the requirements of the Zoning Ordinance and the DCSM have been identified below:

- None identified.

### **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 Planning Office: Case Planner, GIS, Archaeologist, Long Range Planning
- PWC Development Services: Building Official, Land Development Case Manager
- PWC Fire Marshal's Office
- PWC Historical Commission

## Staff Analysis

- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

# SUP Condition Statement

## Proposed Conditions

**Special Use Permit: #SUP2021-00005, Bristow Center Restaurant  
(Formerly Bristow Center Coffee Shop with Drive Through)**

**Prince William County GPIN: 7595-40-4899 (the "Property")**

**Owner/Applicant: Bristow Pads A-1C LLC**

**Special Use Permit Area: ±0.84 acres**

**Zoning: B-1, General Business**

**Magisterial District: Brentsville**

**Date: December 22, 2020**

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

The Applicant shall file a site plan within two (2) years of approval of this special use permit by the Board of County Supervisors and shall have up to four (4) years from the date of the final site plan or building plan approval to complete all conditioned requirements and site plan improvements.

1. Site Development: The Property shall be developed in substantial conformance with the plan entitled "Special Use Permit for Bristow Pads A-1C LLC," prepared by Bohler Engineering, dated July 22, 2020, last revised December 22, 2020, sheet 3 of 4 (hereinafter, the "SUP Plan"), subject to minor modifications associated with final engineering.
2. Use Parameters
  - a. Use Limitations: The use approved with this special use permit shall be limited to a restaurant, drive-through. The use approved with this special use permit does not limit or restrict the by-right uses otherwise allowed on the Property.
  - b. Hours of Operation: The hours of operation may be 24 hours a day, seven days per week.
  - c. Outdoor Speaker System: The system to be used for ordering shall not be audible outside of the limits of the SUP Plan.
3. Community Design
  - a. Architecture: The design of the building shall be in substantial conformance with the exhibit entitled "Bristow Center Restaurant Illustrative Architecture Exhibit," dated December 22, 2020, hereinafter, the ("Building Elevations"). The Building Elevations may be subject to minor modifications approved by the County in connection with site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a

## SUP Condition Statement

determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it may ensure compatibility of the building with the Building Elevations.

- b. Landscaping: All landscaping shall be provided in substantial conformance with the landscape plan entitled "Special Use Permit for Bristow Pads A-1C LLC," prepared by Bohler Engineering, dated July 22, 2020, last revised December 22, 2020, sheet C-4. All new plantings shall be drought-resistant and indigenous or other special approved with the final site plan.
    - i. At the time of final site plan review the plan shall be submitted to the County Arborist for review of landscaping.
  - c. Signage: In accordance with Section 32-250.23 of the Zoning Ordinance, all signage shall be in substantial conformance with the sign elevations entitled "Bristow Center Restaurant Illustrative Sign Elevations;" dated December 22, 2020, and SUP2017-00023, Bristow Center Signage, as may be amended. In addition, the following shall apply to signage and advertisement on site:
    - i. Minor Signage may be provided as needed.
    - ii. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color scaled renderings of all signage shall be submitted as part of the sign permit approval process.
    - iii. The Zoning Administrator or its designee may approve any change to the overall sign design including, illumination type and style provided that the total sign area and the number of signs does not exceed the conditions of this SUP.
  - d. Refuse Screening: Trash and recycling containers shall be fully screened from public view, except on designated trash pickup dates. Storage of all trash shall be limited to the area designated on the SUP Plan and shall be screened with similar materials and colors consistent with the primary building.
4. Environment
- a. Water Quality: The Applicant shall contribute \$75 per acre at the time of final site plan review for the County to conduct water quality monitoring, stream restoration and/or drainage improvements.
5. Fire and Rescue Monetary Contribution: The applicant shall make a \$0.61 per square foot of building area subject to this special use permit ( $\pm$  2,500-4,500 sq. ft.) monetary contribution for fire and rescue services to the Prince William County Board of County Supervisors prior to, and as a condition of issuance of the final site plan approval.

## SUP Condition Statement

6. Maintenance of Property
  - a. Site Maintenance: The Owner/Applicant shall maintain the site and shall pick up trash, litter, and debris daily or more frequently as needed.
  - b. Graffiti Removal: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32- 250.21 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. The applicant shall prevent scaling of walls by keeping dumpsters away from walls, and covering or enclosing drainpipes, amongst other measures.
7. Transportation: Access shall be provided by the existing access point to the Property.
8. Water & Sewer Connection: The Property shall be connected to public water and sewer with the Applicant bearing all costs associated with providing all on and off-site facilities improvements necessary to develop the Property.
9. Monetary Escalator: In the event the monetary contributions set forth in the development conditions are paid to the Prince William County Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

# SPECIAL USE PERMIT #SUP2021-00005 FOR BRISTOW PADS A-1C LLC

LOCATION OF SITE  
10501 BRISTOW CENTER DRIVE  
BRISTOW, VA  
BRENTSVILLE DISTRICT  
GPIN: 7595-40-4899 (PORTION)



OWNER/DRIVER OTHER  
BRISTOW PADS A-1C LLC  
10501 BRISTOW CENTER DRIVE  
BRENTSVILLE DISTRICT  
BRISTOW, VA 22132

PREPARED BY  
**BOHLER**  
CONTACT: NICHOLAS T. GEORGAS, P/LA

SHEET INDEX	
COVER SHEET	C-1
GENERAL CONDITIONS PLAN	C-2
PROPOSED PLAN	C-3
PROPOSED PAVEMENT	C-4

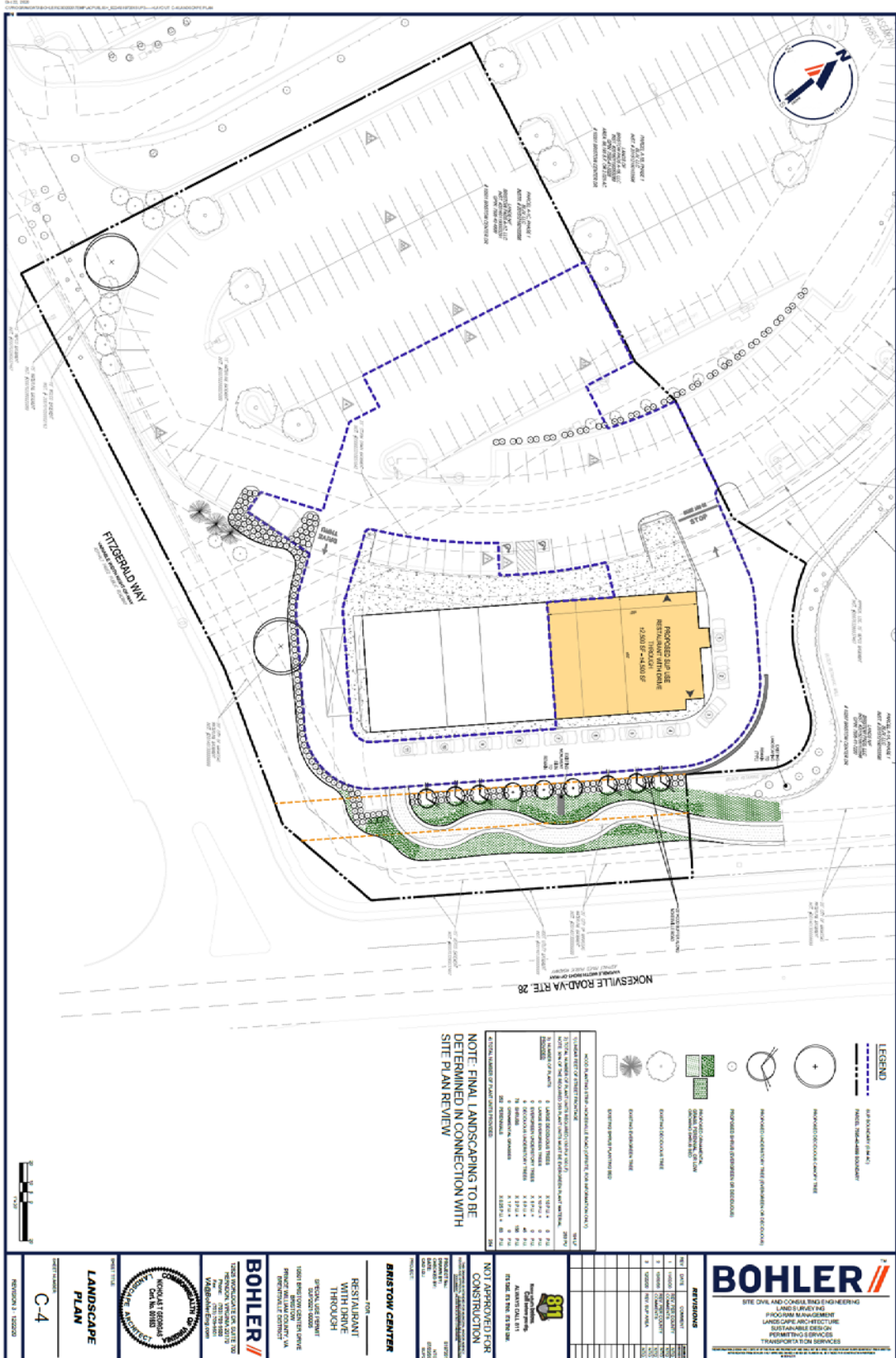
SUP CASE # SUP2021-00005

<p>SITE CIVIL/ME CONSULTING/ENGINEERING LAND SURVEYING PROCESSED MANURE LANDSCAPE ARCHITECTURE SITE FINISHES/CONSTRUCTION PERMITTING SERVICES TRANSPORTATION SERVICES</p>													
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/20/2021</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>10/20/2021</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>10/20/2021</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	10/20/2021	ISSUED FOR PERMIT	2	10/20/2021	ISSUED FOR PERMIT	3	10/20/2021	ISSUED FOR PERMIT
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1	10/20/2021	ISSUED FOR PERMIT											
2	10/20/2021	ISSUED FOR PERMIT											
3	10/20/2021	ISSUED FOR PERMIT											
<p><b>NOT APPROVED FOR CONSTRUCTION</b></p> <p>APPROVED FOR CONSTRUCTION</p> <p>DATE: 03/14/2023 BY: [Signature]</p>													
<p><b>BRISTOW CENTER</b></p> <p>RESTAURANT THROUGH</p> <p>OFFICIAL USE THROUGH</p> <p>10501 BRISTOW CENTER DRIVE BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VA 22132</p>													
<p><b>BOHLER</b></p> <p>REGISTERED PROFESSIONAL ENGINEER STATE OF VIRGINIA No. 12137 Exp. 12/31/2023</p> <p>REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF VIRGINIA No. 12137 Exp. 12/31/2023</p>													
<p><b>COVER SHEET</b></p> <p>SHEET NUMBER: C-1</p> <p>REVISIONS: 1-12/2023</p>													





# Special Use Permit Plan





DECEMBER 22, 2020

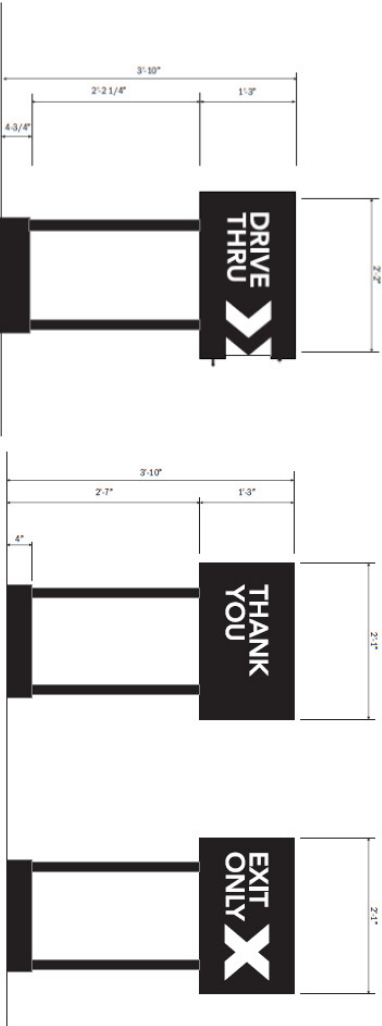
Bristow Center Restaurant with Drive-Through  
Illustrative Architecture Exhibit

Bristow Center Restaurant with  
Drive-Through  
Illustrative Sign Elevations

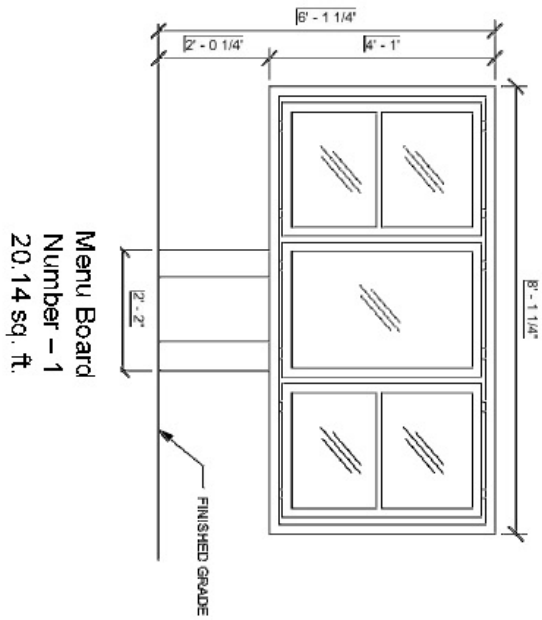
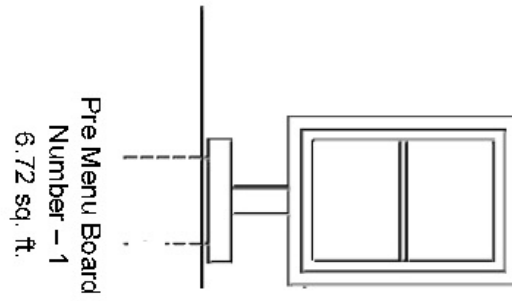
December 22, 2020

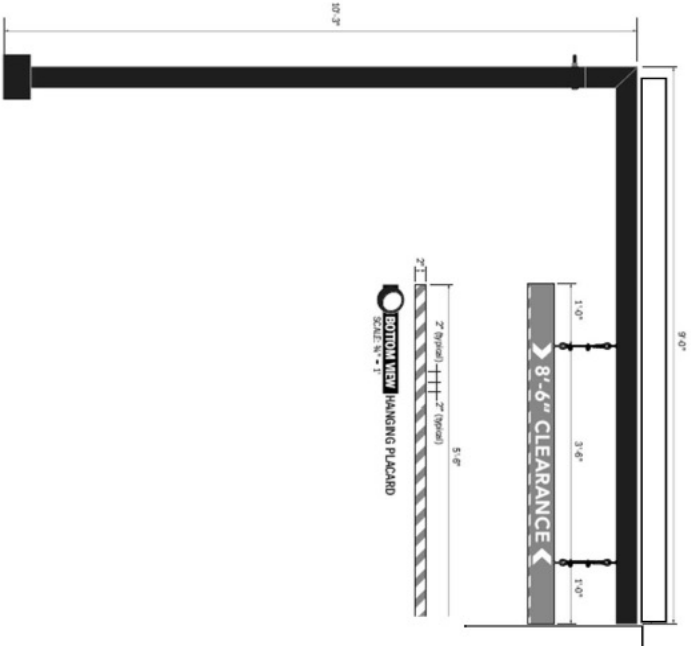


Directional Wall Signage Example  
Number - Any number necessary to direct traffic

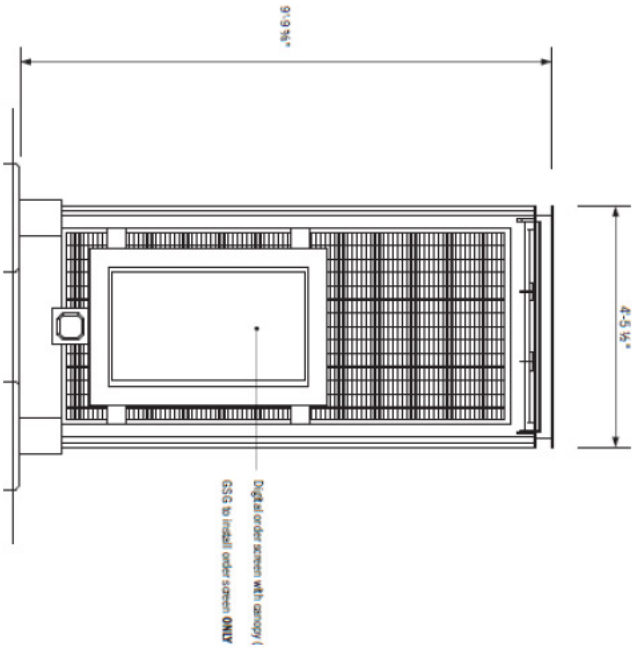


Directional Signage Examples  
Number - Any number necessary to direct traffic





Clearance Bar  
Number - 1  
2.29 sq. ft.



Digital Order Screen  
Number - 1  
43.70 sq. ft.

## Sign Comparison Chart (From Applicant)

### BRISTOW CENTER COFFEE SHOP WITH DRIVE-THROUGH

July 22, 2020

SIGN COMPARISON CHART		
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
<b>Façade Signs</b>		
Number Permitted per Lot	2	Pursuant to SUP2017-00023, Bristow Center Signage
Maximum Sign Area	3 square feet per 1 foot of building sign, per sign Max. 400 square feet for all signs	Pursuant to SUP2017-00023, Bristow Center Signage
SIGN TYPE	PERMITTED/ALLOWED	PROVIDED/PROPOSED
<b>Minor Sign</b>		
Number Permitted per Lot	1 per 50 feet of linear street frontage	<ul style="list-style-type: none"> <li>• Directional Signage: any number to direct traffic on-site</li> </ul>
Maximum Sign Area	4 square feet each	<ul style="list-style-type: none"> <li>• Directional Signage: 2.71 sq. ft.</li> </ul>
Maximum Height	5 feet	<ul style="list-style-type: none"> <li>• Directional Signage: 3 ft. 10 in.</li> </ul>
Minimum Setback	3 ft.	None
<b>Drive-In</b>		
Number Permitted per Lot	3 per drive-through lane ordering location	4 <ul style="list-style-type: none"> <li>• Pre-Menu Board</li> <li>• Menu Board</li> <li>• Digital Order Screen</li> <li>• Clearance Bar</li> </ul>
Maximum Sign Area	Individual sign maximum: 40 sq. ft. Cumulative maximum: 72 sq. ft.	<ul style="list-style-type: none"> <li>• Pre-Menu Board: 6.72 sq. ft.</li> <li>• Menu Board: 20.14 sq. ft.</li> <li>• Digital Order Screen: 43.70 sq. ft.</li> <li>• Clearance Bar: 2.29 sq. ft.</li> </ul> Total: 72.85 sq. ft.
Maximum Sign Height	8 feet (n/a for Clearance Bar)	<ul style="list-style-type: none"> <li>• Pre-Menu Board: 5 ft. 5 ¼ in.</li> <li>• Menu Board: 6 ft. 1 ¼ in.</li> <li>• Digital Order Screen: 9 ft. 9 ⅝ in.</li> <li>• Clearance Bar: 10 ft. 3 in.</li> </ul>

P1013119.DOCX

# Historical Commission Resolution

## HISTORICAL COMMISSION RESOLUTION

**MOTION:** DULEY **September 8, 2020**  
**SECOND:** SARGO **Regular Meeting**  
**RE:** LAND DEVELOPMENT RECOMMENDATIONS **Res. No. 20-032**  
**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>
REZ2020-00023	Primeland Proffer Amendment	No Further Work
REZ2021-00001	Gaines Technology Park Proffer Amendment	No Further Work
SUP2021-00002	Gaines Technology Park	No Further Work
REZ2021-00002	Virginia Oaks Proffer Amendment	No Further Work
SUP2021-00003	Ronk Gunsmithing Rural Home Business	No Further Work
SUP2021-00005	Bristow Center Coffee Shop with Drive-Through	No Further Work

# Historical Commission Resolution

September 8, 2020  
Regular Meeting  
Res. No. 20-032  
Page 2

<b>Case Number</b>	<b>Name</b>	<b>Recommendation</b>
REZ2021-00003	John Marshall Commons Tech Park	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2021-00004	John Marshall Commons Tech Park	No Further Work

**Votes:**

**Ayes:** by acclamation

**Nays:** None

**Absent from Vote:** None

**Absent from Meeting:** Carter, Davis, Shockley, Spinks

**MOTION CARRIED**

ATTEST: \_\_\_\_\_



Secretary to the Commission