



TOWN OF HAYMARKET TOWN COUNCIL

WORK SESSION ~ AGENDA ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, December 3, 2018

6:00 PM

Council Chambers

I. Call to Order

II. Agenda Items

1. Work Session Discussion
2. SUP#2018-009, McDonald's SUP
3. Bond Release - Haymarket Iceplex

III. Adjournment



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
TOWN PLANNER

MEMORANDUM

TO: Town Council
FROM: Emily K. Lockhart, Town Planner and Zoning Administrator
DATE: November 27, 2018
SUBJECT: Special Use Permit SUP#2018-009, McDonald's Drive-Thru Located at 6740 Leaberry Way

Summary: The McDonald's located at 6740 Leaberry Way has applied for a Special Use Permit to expand the existing drive-thru lane and add a second service lane. The applicant, McDonald's will remove existing landscaping and hardscapes to improve the flow of traffic in the drive-thru lane and add the additional lane. Please see the attached site plan document for the existing conditions and the proposed conditions.

The Zoning Ordinance requires the following standards are considered and met prior to approval.
(d) A special use shall be approved if its design, location, construction, method of operation, special characteristics and other aspects satisfy the following standards:

- (1) The proposed use at the stipulated location shall be in accordance with the official policies of an adopted comprehensive plan, and with any specific element of such plan.*
- (2) The proposed use shall be in accordance with the general purpose and intent of the applicable zoning district requirements.*
- (3) The proposed use shall not adversely affect the use or values of surrounding properties and structures.*
- (4) The proposed use shall not adversely affect the health, safety or general welfare of persons residing or working in the neighborhood.*
- (5) Pedestrian and vehicular traffic generated by the proposed use shall not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*
- (6) Utility, drainage, parking, loading and other necessary facilities provided to serve the proposed use shall be adequate.*

In addition, the drive-thru must meet the following Use and Design Standards;
Drive-thru facilities.

The following general standards shall apply to all drive-thru facilities:

- (1) All drive-thru entrances must be at least 50 feet from an intersection. The distance is measured along the property line from the junction of the two street lot lines to the nearest edge of the entrance.*

(2) Drive-thru facilities shall be located and designed so that vehicular circulation does not conflict with traffic movements in adjacent streets, service drives, and/or parking areas.

(3) Off-street stacking spaces shall be provided in accordance with the following requirements:

- a. Stacking spaces shall not interfere with travel way traffic or designated parking spaces.
- b. Stacking spaces shall be at a minimum of eighteen (18) feet in length.
- c. Stacking spaces shall be located to the side or rear of the principle structure and shall not be adjacent to any street right-of-way.
- d. Off-street stacking spaces shall be provided in accordance with the following table:

Stacking Space Requirements		
TYPE OF ACTIVITY	REQUIRED NUMBER OF STACKING SPACES	START POINT FOR STACKING SPACES
Financial Institutions - automated teller machine	3	Teller machine
Financial Institutions - bank teller lane	3	Teller window/tube
Professional Personal Service - dry-cleaning/laundry	3	Cleaner/laundry window
Retail Sales - pharmacy	3	Pharmacy window
Restaurant	6	Order box/speaker
	4*	Pick-up window
Other	To be determined by Town. Such determination shall consider any study prepared by an engineer or other qualified design professional.	
* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.		

Town Planner Analysis of Impacts:

- (1) McDonald’s is a preexisting drive-thru use located in the Industrial Zone of Town. The additional drive-thru lane proposed will work to alleviate the current traffic issues on the site by allowing additional vehicles to stack in the drive-thru lanes. The second drive-thru lane will specifically address the traffic back up that occurs on to Washington Street as well as Leaberry Way.
- (2) The proposed use is in general conformance with the Industrial Zoning District and the Comprehensive Plan. Specifically, the Comprehensive Plan addresses the Route 15/Route 55 Intersection and surrounding land parcels as a Planned Interchange Park, where development is highway oriented.
- (3) The proposed use is not expected to adversely affect the use or values of surrounding properties and structures, rather alleviate the traffic congestion and enhance in the aesthetics of the site.

Attachment: Report for the TC McDonald's SUP (3849 : SUP#2018-009, McDonald's SUP)

- (4) The proposed use is not expected to adversely affect the health, safety, or general welfare of person working in the building or surrounding areas.
- (5) Pedestrian and vehicular traffic generated by the proposed use is not expected to pose any hazardous conditions or conflict with existing and anticipated traffic on the site. Please review the narrative provided by the applicant.
- (6) The utilities and drainage on the site are adequate. The parking and loading on the site should be discussed, the Town Planner is concerned about the amount of parking that would be blocked by the drive-thru lane as well as significant stacking in the second lane. If the second lane is stacked with vehicles, the parked vehicles along the north property line may be blocked in. Town Planner recommends discussing the line striping, barriers, or other measures taken to eliminate over stacking the drive-thru lanes and blocking vehicles in.

Town Planner Recommendation:

I recommend the Town Council visit the site prior to the meeting to look at the following; traffic flow on the current site, traffic backing up onto Leaberry Way, parking, vehicles blocked in spaces, and the general site layout. The Planning Commission has discussed the above items and referred the application to the Town Council with a recommendation for approval.

Staff recommends the Town Council hear all the public's comments at the public hearing and discuss in detail the comments and concerns. Based on the findings and the Planning Commission's recommendation of approval, Staff supports approval of second drive-thru lane.

Draft Motions:

"I move the Town Council to approve the Special Use Permit for McDonald's to build a second drive-thru lane at the 6740 Leaberry Way location."

Or

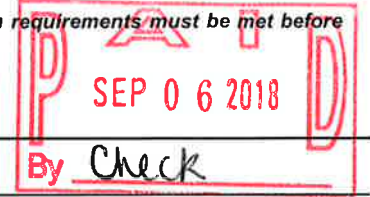
Alternate motion.

SUP# 2018-009



SPECIAL USE PERMIT APPLICATION

NOTE: This application must be filled out completely and all submission requirements must be met before the application can be accepted and scheduled for review/Public Hearing.



NAME OF BUSINESS/APPLICANT: McDonald's Corporation

SITE ADDRESS: 6740 Lea Berry Way, Haymarket, VA 20169

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 SITE PLAN PROPOSED: Yes No

PROPOSED USE(S): Fast Food Restaurant CODE SECTION(S) #: _____

BRIEF DESCRIPTION OF ACTIVITY: *In the space below or in an attached narrative, please describe in detail the proposed activity including size and type of proposed/existing structures, hours of operation, type of clientele, number of vehicles anticipated to visit the site during an average workday and any other changes that will affect the nature or appearance of the structure(s) or site.*
The proposed site is located at 6740 Lea Berry Way, Haymarket Virginia and is currently a fast food restaurant with drive thru and associated infrastructure. Proposed improvements on the site include upgrading to a dual side by side drive thru, interior dining room improvements, ADA upgrades, menu board replacement and parking lot seal coating and striping. No changes to the hours of operation, expected vehicular traffic or type of clientele are anticipated with the proposed improvements.

Supporting Documentation (attached): Narrative (addressing criteria of Section 58-9(d)) Plan/Plat

ADDITIONAL INFORMATION FOR HOME OCCUPATIONS (SUBJECT TO SECTION 58-16):

TYPE OF STRUCTURE: SFD TH TOTAL FLOOR AREA OF MAIN STRUCTURE: N/A (sq. ft.)

FLOOR AREA DEVOTED TO HOME OCCUPATION: N/A (sq. ft.)

NUMBER / TYPE OF VEHICLES: N/A

NUMBER / TYPE OF EQUIPMENT AND METHOD OF STORAGE (i.e. garage, accessory storage, etc.):
N/A

OFF-STREET PARKING SPACES PROVIDED: N/A NO. OF EMPLOYEES WORKING FROM SITE: N/A

FEE: \$500 Residential \$200 Residential In-Home Business
 \$350 Commercial (no land disturbance) \$1,500 Commercial (land disturbance)

APPLICANT/PERMIT HOLDER INFORMATION	PROPERTY OWNER INFORMATION
McDonald's Corporation	Archland Property LLC
Name	Name
6930 Rockledge Drive, Suite 1100	PO Box 182571
Address	Address
Bethesda, MD 20817	Columbus, OH 43218
City State Zip	City State Zip
(571) 882-4055	
Phone#(s)	Phone#(s)
nobert.akas@us.mcd.com	
Email Address	Email Address

Attachment: SUP#2018-009, McDonald's SUP (3849 : SUP#2018-009, McDonald's SUP)



TOWN OF HAYMARKET
SPECIAL USE PERMIT APPLICATION

SUP# _____

APPLICANT / PROPERTY OWNER CONSENT

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein or attached hereto is correct and a true representation of the activity and method of operation described. Construction of any improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket, any additional restrictions and/or conditions prescribed by the Planning Commission or the Town Council, and all other applicable laws.

[Signature]
Applicant Signature

[Signature] SENIOR COUNSEL
Property Owner Signature McDonald's Corp.

8/22/18
Date

8/22/18
Date

OFFICE USE ONLY

DATE FILED: _____ FEE AMOUNT: \$1,500 DATE PAID: 9/06/2018

DATE TO ZONING ADMINISTRATOR: 9/10/2018 STAFF REVIEW COMPLETE: _____

APPLICABLE ZONING ORDINANCE SECTION(S) / RECOMMENDED CONDITIONS:

ZONING ADMINISTRATOR DATE

DATE TO PLANNING COMMISSION: _____ PUBLIC HEARING DATE: _____

- RECOMMEND APPROVAL RECOMMEND DENIAL NO RECOMMENDATION

RECOMMENDED CONDITIONS:

CHAIRMAN DATE

DATE TO TOWN COUNCIL: _____ PUBLIC HEARING DATE: _____

- APPROVED DENIED

CONDITIONS:

Attachment: SUP#2018-009, McDonald's SUP (3849 : SUP#2018-009, McDonald's SUP)

Archland Property I, LLC

VIA OVERNIGHT DELIVERY

March 2, 2018

McDonalds Corporation
2915 Jorie Boulevard
Oak Brook, Illinois 60523

Re: Authorization to Execute Certain Documents

Ladies and Gentlemen:

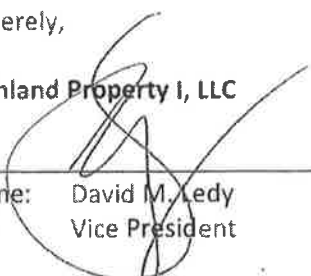
I, David M. Ledy, as Vice President of Archland Property I, LLC, the landlord (the "Landlord") of the properties set forth on Exhibit A (the "Properties") in my true and lawful capacity as the authorized representative of the Landlord hereby authorize any authorized signatory of McDonald's Corporation set forth on Exhibit B ("Authorized Agents") hereto to prepare, execute, file and apply for and with any relevant governmental authority or other person any and all types of applications, licenses, permits, variances and any other land use matters necessary for the construction, remodeling, improvement, and development of the McDonald's restaurants located at the addresses set forth on Exhibit A and to appear in any public or private hearings and proceedings with any competent governmental authority related thereto. In furtherance of the preceding authorization, Landlord appoints each Authorized Agent as its true and lawful attorney in fact to perform the terms set forth herein.

The name and specimen signature of the Authorized Agent(s) appearing on Exhibit B may be amended or supplemented from time to time.

We authorize McDonalds Corporation to share this instrument with relevant public authorities as evidence of the foregoing authority.

Sincerely,

Archland Property I, LLC

By: 
Name: David M. Ledy
Its: Vice President

Attachment: SUP#2018-009, McDonald's SUP (3849 : SUP#2018-009, McDonald's SUP)

041-0719	504 Asheville Hwy	Greeneville	TN	Raleigh
041-0720	3805 Hacks Crossing Rd	Memphis	TN	Great Southern
041-0726	3371 Memorial Blvd	Murfreesboro	TN	Indianapolis
041-0729	Hwys 100 & 48	Centerville	TN	Indianapolis
041-0731	3685 Pulaski Hwy	Comersville	TN	Indianapolis
041-0734	Hwy. 79 & The Trace Road	Dover	TN	Great Southern
041-0741	300 Bigmac Dr	Algood	TN	Indianapolis
041-0742	7200 Hwy 64	Oakland	TN	Great Southern
041-0744	201 Silver Lake Rd	Church Hill	TN	Raleigh
041-0745	4908 Columbia Hwy	Spring Hill	TN	Indianapolis
041-0746	2001 Hwy 47 N	White Bluff	TN	Indianapolis
041-0755	506 Boones Creek Rd	Jonesborough	TN	Raleigh
041-0763	5147 Murfreesboro Rd	LaVergne	TN	Indianapolis
041-0764	1716 S Rutherford Blvd	Murfreesboro	TN	Indianapolis
043-0157	312 E State St	Pleasant Grove	UT	Rocky Mtn
043-0179	2085 S 1100 W	West Haven	UT	Rocky Mtn
043-0181	2002 W 12600 S	Riverton	UT	Rocky Mtn
043-0208	3540 S 8400 W	Magna	UT	Rocky Mtn
043-0221	970 N Main	Tooele	UT	Rocky Mtn
044-0021	195 Woodstock Ave	Rutland	VT	Boston
044-0069	112 Northside Dr	Bennington	VT	Boston
045-0171	801 London Blvd	Portsmouth	VA	BWR
045-0335	8210 Brook Rd	Bennington	VA	BWR
045-0450	9846 Winche Ster Road	Front Royal	VA	BWR
045-0519	9398 Richmond Hwy	Lorton	VA	BWR
045-0706	1105 Old Berry Dr	Abingdon	VA	Raleigh
045-0784	10000 Brook Rd	Glen Allen	VA	BWR
045-0790	2700 W Broad St	Richmond	VA	BWR
045-1085	2139 S. Crater Road	Petersburg	VA	BWR
045-1094	2306 And 2310 Mechanicsvil Tpke	Richmond	VA	BWR
045-1156	6201 College Dr	Suffolk	VA	BWR
045-1157	11311 Nuckols Rd	Glen Allen	VA	BWR
045-1159	6740 Leaberry Way	Haymarket	VA	BWR
045-1163	Ballou Park	Danville	VA	Raleigh
045-1177	4030 Wards Rd	Lynchburg	VA	Raleigh
045-1178	22492 Lankford Hwy	Cape Charles	VA	BWR
045-2014	43250 Defender Dr	South Riding	VA	BWR
046-0084	10124 Edmonds Way	Edmonds	WA	Pacific NW
046-0134	20533 Viking Ave NW	Poulsbo	WA	Pacific NW
046-0288	Barton Street @ 25th Avenue	Seattle	WA	Pacific NW
046-0403	4647 S Regal St	Spokane	WA	Pacific NW
046-0439	710 NE 98th Cir	Vancouver	WA	Pacific NW
046-0460	1601 Pacific Ave	Woodland	WA	Pacific NW
046-0559	10516 E Sprague	Spokane	WA	Pacific NW
046-0560	2608 196th St SW	Lynnwood	WA	Pacific NW
046-0561	620 Meridian E	Milton	WA	Pacific NW
046-0562	3530 N Sullivan Rd	Spokane	WA	Pacific NW
046-0570	17301 Meridian E	Puyallup	WA	Pacific NW



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily K. Lockhart
Town Planner and Zoning Administrator

MEMORANDUM

TO: Honorable Mayor and Town Council
FROM: Emily Lockhart, Town Planner and Zoning Administrator
DATE: December 3, 2018
SUBJECT: Haymarket Iceplex Bond Release Letter

Background:

The Haymarket Iceplex plan and as-builts, prepared by Christopher Consultants, have been approved. The plan proposed an addition to the existing Haymarket Iceplex Skating Facility.

Purpose:

The applicant has completed construction and development for the project and wishes to release the Performance Bond. Based on inspections, the development activities appear to be in general conformance with the approved plan, and the Town has received documentation of all final building inspection reports.

Budgetary Impact:

Not Applicable

Staff Recommendation:

I have no objections to releasing the Performance Bond for this project. I recommend that the Performance Bond be released.

Draft Motion:

1. *I move the Town Council release the Performance Bond for Haymarket Iceplex.*

Or,

2. Alternate Motion

Attachment: Bond Release Memo for Haymarket Iceplex (3830 : Bond Release - Haymarket Iceplex)