

Staff Analysis

This analysis is based on the Comprehensive Plan, Zoning Ordinance, and review comments by Town Departments. The standards/analysis tables in the sections below contain the criteria for Planning Commission and Town Council consideration of Special Use Permits, per Article 11-3.1.3.

This request for a Special Use Permit for Chick Fil A to allow for a second drive-through lane and addition to the existing building approved with SUP 06-08, in accordance with Article 3-4.10 and Article 11-3.10 of the Town Zoning Ordinance.

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

Direction	Land Use	Future Land Use Map Designation	Zoning
North	Commercial/Retail	New Town Character District	Commercial
South	Child Care Center	Office	Commercial
East	Commercial/Retail	New Town Character District	Commercial
West	Commercial/Retail	New Town Character District	Commercial

The subject parcel is located in the Commercial (C) District of the Town of Warrenton Zoning Ordinance and the New Town Character District of the Future Land Use Map. The subject parcel (GPIN 6984-28-8927-000) is located at 256 W. Lee Highway on approximately 1.21 acres.

Comprehensive Plan Future Land Use Analysis

Plan Warrenton 2040 labels this parcel in the Future Land Use Map within the New Town Character District. The New Town designation notes the district *“will support the revitalization of the commercial shopping malls with a walkable development pattern that includes a mix of uses.”*

Plan Warrenton also includes the following applicable goals:

Transportation and Circulation Goals

T-1: Improve multi-modal capacity and safety that encourages trips by walking, bicycling, and transit.

T-3 Promote livability in the Town by creating great places for residents and visitors to feel welcome and safe.

Economic and Fiscal Goals

E-1 Grow a strong, diversified, and resilient economy that supports residents and businesses a like.

E-4 Support Character Districts as unique mixed-use neighborhood centers.

Standard	Analysis
<i>Whether the proposed Special Use Permit is consistent with the Comprehensive Plan.</i>	The proposed use falls within the future land use designation of New Town as listed in the Comprehensive Plan.
<i>The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.</i>	The proposed parcel is surrounded by existing commercial retail uses.

Staff Findings

The proposed use was approved in 2007 through a Special Use Permit 06-08 to allow for a restaurant and drive-through. The Condition of Approval and SUP Plan restricted the site to a single lane drive-through. The high demand of the use has resulted in vehicles stacking into the adjacent properties, across entrances, and into the public right-of-way. This results in pedestrians needing to navigate through the stacking if they are in parking lots and/or sidewalks. Therefore, staff agrees the requested second drive through lane will help relieve congestion and result in more walkability while supporting the local economy.

Zoning Analysis

The legislative intent of the Commercial District is to simultaneously encourage appropriate and timely land development while assuring suitable design by prohibiting uses that would create undue impacts on the surrounding residential areas.

Standard	Analysis
<i>The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.</i>	The proposed use is adjacent to existing commercial uses or commercial district. All non-residential uses must meet the noise standards under Article 9-14.2.
<i>The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.</i>	The photometric plan provided appears to meet Zoning Ordinance requirements; However, fixture details/cut-sheets will be required to be provided and reviewed as part of the Site Development Plan submission.

Standard	Analysis
<i>The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.</i>	<p>An SUP plan has been provided showing the location of the existing restaurant and proposed structures.</p> <p>The existing 19.7' tall restaurant is noted at approximately 4,754 sq. ft. with a 413.25 sq. ft. addition. The plan shows existing/proposed canopies over the drive-through area.</p>
<i>The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.</i>	Applicant acknowledges that landscaping must meet Zoning Ordinance requirements and will be reviewed as part of the Site Development Plan.
<i>The timing and phasing of the proposed development and the duration of the proposed use.</i>	There is no phasing proposed. Timing of construction will depend on receiving site plan approval. Construction will be 1-2 months.
<i>Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.</i>	<p>Chick-Fil-A tends to be a very busy drive-through and the added length to the lanes may contribute to convenience.</p> <p>The property meets minimum aisle widths, without any additional width as a buffer for larger vehicles.</p>
<i>Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of the Town of Warrenton.</i>	The existing restaurant is in conformance with current Zoning Ordinance requirements as well as previous SUP requirements for the drive-through.
<i>The location, character, and size of any outdoor storage.</i>	No outdoor storage is proposed.

Standard	Analysis
<i>The location of any major floodplain and steep slopes.</i>	A small portion of paving is proposed within the Flood-Fringe District. In the Flood-Fringe District the development and/or use of land shall be permitted in accordance with the regulations of the underlying district provided that all such uses, activities, and/or development shall be undertaken in strict compliance with the flood-proofing and related provisions contained in the Virginia Uniform Statewide Building Code and all other applicable codes and ordinances. Staff recommends a Condition that the site development plan shall indicate no off-site floodplain impacts due to the improvement within the floodplain area. If the improvement impacts off-site parcels, and cannot be mitigated, the improvement must be removed.
<i>The location and use of any existing non-conforming uses and structures.</i>	The current structure conforms to all Zoning Ordinance requirements. No structures on site are non-conforming.
<i>The location and type of any fuel and fuel storage.</i>	No fuel storage areas are noted on site.
<i>The location and use of any anticipated accessory uses and structures.</i>	Two canopies are shown on the SUP, one existing and one proposed, to be utilized for cars within the drive through lanes.
<i>The area of each proposed use.</i>	The proposed area for the restaurant is 4,754 square feet.
<i>The location and screening of parking and loading spaces and/or areas.</i>	The site is currently in conformance with landscaping requirements. Any changes will need to remain in conformance with the Zoning Ordinance at time of site plan submission.
<i>The location and nature of any proposed security features and provisions.</i>	Not applicable.
<i>Any anticipated odors which may be generated by the uses on site.</i>	The site must remain in compliance with Article 9-14.5 regarding the control of odors.
<i>Refuse and service areas.</i>	The property will utilize existing screened refuse containers located at the southeastern corner of the site.
<i>Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, archaeological or historic feature.</i>	No significant or topographic areas are located on site.

Standard	Analysis
<i>The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. The location of any major floodplain and steep slopes.</i>	The property is already developed.
<i>The glare or light that may be generated by the proposed use in relation to uses in the immediate area.</i>	The photometric plan provided appears to meet Zoning Ordinance requirements; However, fixture details/cut-sheets will be required to be provided and reviewed as part of the Site Development Plan submission.

Staff Findings

Staff does not have any Zoning Ordinance concerns that cannot be addressed in the draft Conditions of Approval or at Site Plan.

Transportation and Circulation Analysis

The primary transportation and circulation goal for the Town of Warrenton is to “Promote livability in the Town by integrating multi-modal, interconnected transportation solutions with land use development in each mixed-use Character District and applying traffic calming techniques that foster and protect non-vehicular street activities in established residential neighborhoods.” The Transportation and Circulation section of the Comprehensive Plan sets out policies and objectives that work to further this goal. The section includes recommendations addressing improvements for pedestrian use, new street connections, parking and sidewalks, trails, cost sharing, traffic calming techniques, safety, and signage.

<u>Standard</u>	<u>Analysis</u>
<i>The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety, efficient traffic movement and access in case of fire or catastrophe.</i>	Existing entrances and direction of traffic flow through the Chick-fil-A site are maintained with proposed site improvements. The addition of the second drive through lane is proposed and anticipated to relieve congestion along the cross-access drive shared with the adjacent bank and pharmacy businesses. An additional eight stacking spaces are provided with the addition of a second order meal delivery lane to decrease time spent in drive-through lanes per vehicle. The project is not expected to generate an increase in traffic as the additional building square footage will be utilized for kitchen expansion and improvements to increase efficiency of meal delivery.
<i>Whether the proposed use will facilitate orderly and safe road development and transportation.</i>	

Staff Findings

From the beginning of this proposal, staff raised concerns regarding the viability of the two drive-through lanes on a limited size site. Concerns about pedestrians, parked vehicles, emergency vehicles, and deliveries maneuvering the site in a safe fashion were studied extensively. First Bohler Engineering provided delivery and fire truck turn analysis. Then the Town's transportation consultant reviewed the site. And finally, Gorove Slade performed a Technical Memorandum. The Turn analyses concluded the site could accommodate the adjusted parking with the dual drive through and an access lane around the building. The maximum number of vehicles observed waiting in the turn off lane on Lee Highway was four. The intent of a second drive through lane would be to improve the efficiencies so that this stacking would not occur. The study also found the highest parking occupancy was 35 vehicles during a Saturday mid-day peak, while the lowest was 20 vehicles during AM weekday peak period. The SUP Plan provides for 31 parking spaces.

Community Facilities and Services Analysis

Public community facilities in the Town are provided by the Town, Fauquier County, and other public groups for the benefit of all residents. The availability and quality of these facilities, that include, schools, libraries, hospitals, parks, police and fire and rescue services, are evaluated when people are considering moving into the Town or nearby area. The provision of these facilities adds to the desirability of living in the Town. The Comprehensive Plan's primary community facilities and services goals for the Town of Warrenton are:

1. *Foster high-quality, equitable, and accessible community facilities that meet the Town's service requirements and support a high quality of life for the community.*
2. *Make responsible and strategic community facility investments that support the Town's vision for a live/work community, sustaining its fiscal well-being and economic resiliency.*
3. *Promote sustainability in all Town-owned facilities.*
4. *Reinforce the role of County community facilities into the Town fabric.*
5. *Promote livability through properly located Town services, schools, libraries, courts, and County administrative functions.*
6. *Support the connection of residential dwellings to public water and sewer.*
7. *Provide a high quality of life to capture economic benefits through diverse businesses, employers, and residences.*

Public services are essential to the community structure and quality of life, as well as to long-term economic vitality. They support existing and planned developments and contribute to the health, safety, education and general welfare of Warrenton residents.

<u>Standard</u>	<u>Analysis</u>
Whether the proposed Special Use Permit will be served adequately by essential public facilities, services and utilities.	There is an existing water and sewer system on the parcel.
The location of any existing and/or proposed adequate on and off-site infrastructure.	

Staff Findings

The site is developed and adjacent to other commercial retail uses. This is not a redevelopment proposal. As such, it will be using the existing water and sewer service.

Economic Resources Analysis

An economic goal of Plan Warrenton 2040 is to promote a diverse, equitable stable tax base while preserving the character of the community.

<u>Standard</u>	<u>Analysis</u>
<i>Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.</i>	The use falls under the Town's Meals Tax and contributes to the economic vitality of the Town.
<i>The number of employees.</i>	No changes anticipated by Applicant.
<i>The proposed days/hours of operation.</i>	Monday -Saturday 6 AM – 9PM; closed Sunday

Staff Findings

The proposal supports an existing business and contributor to the economic health of the Town.

Conditions of Approval

The previously adopted Conditions of Approval for SUP 06-08 included:

1. A Site Development Plan submission to the Town of Warrenton consistent with the March 29, 2007 Development Plan from Bohler Engineering, PC.
2. Ten (10), 10 foot x 20 foot drive-through stacking spaces will be provided on the site development plan; total storage length from the service window shall be 200 feet and avoid the blocking of any of the parking spaces on the site.
3. Revise the parking spaces on the north service drive to remove the spaces in front of the building and revise parking along the service road to six (6) parallel spaces for traffic safety.
4. Direct the drive-through traffic into the one-way travel stream of the parking lot at exit in order to extend the landscape island and screen the drive-through window/vehicles from the street.
5. Incorporate the revised building elevations to include the use of materials as specified in the façade drawings and the use of a standing seam roof as depicted (E+H Architects, 12/15/06).

Staff is proposing these conditions be updated to address the revised SUP Plan, transportation, elevations, lighting, stormwater, and refuse. These draft conditions may be attached.