

# Stafford County Board of Supervisors

June 19, 2018

## Dunkin' Donuts Rt17 & Melchers Drive

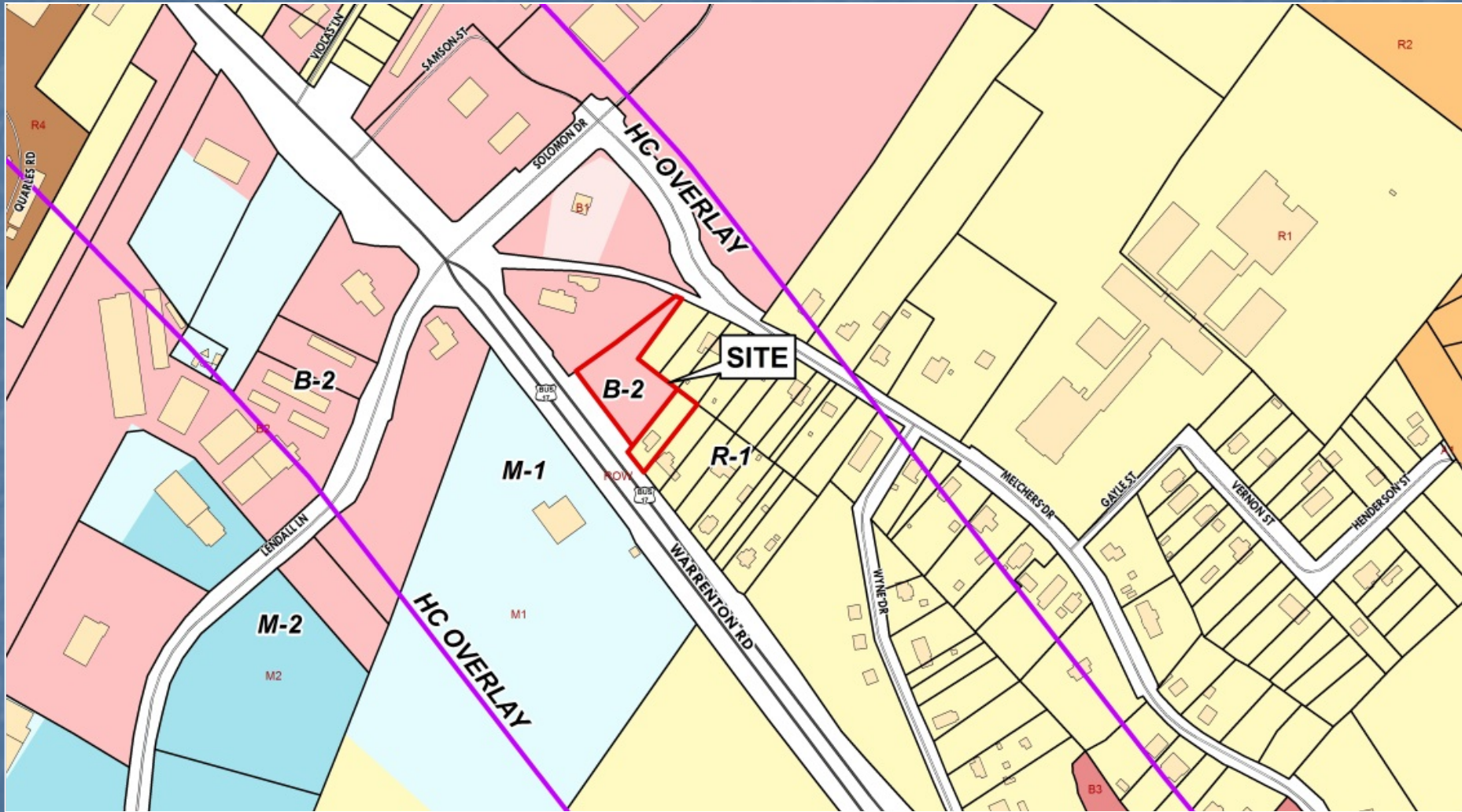
Rezoning & Conditional Use Permit  
RC17151868 & CUP17151869

# Background

- Request:
  - Rezoning of 0.2 acre to B-2 (parcel 53B-1-7)
  - Conditional Use Permit (CUP) on 0.83 acre for a drive-through facility (parcels 53B-1-7 & 11)
- Zoning District:
  - R-1, Suburban Residential
  - B-2, Urban Commercial
  - HC, Highway Corridor Overlay (HCOD)
- Applicant/Agent: Samer Shalaby, DCS
- District: George Washington

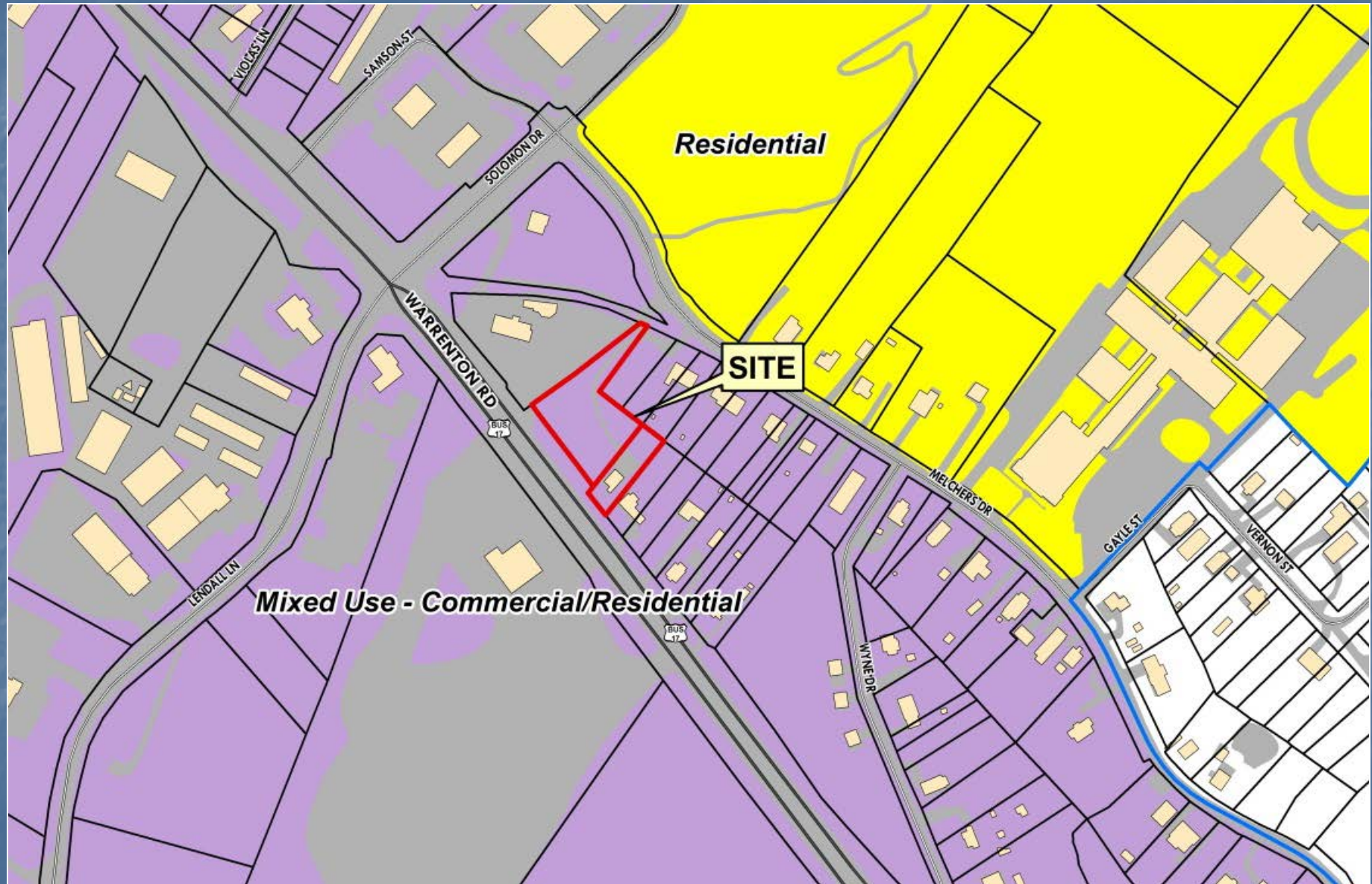


# Location & Zoning

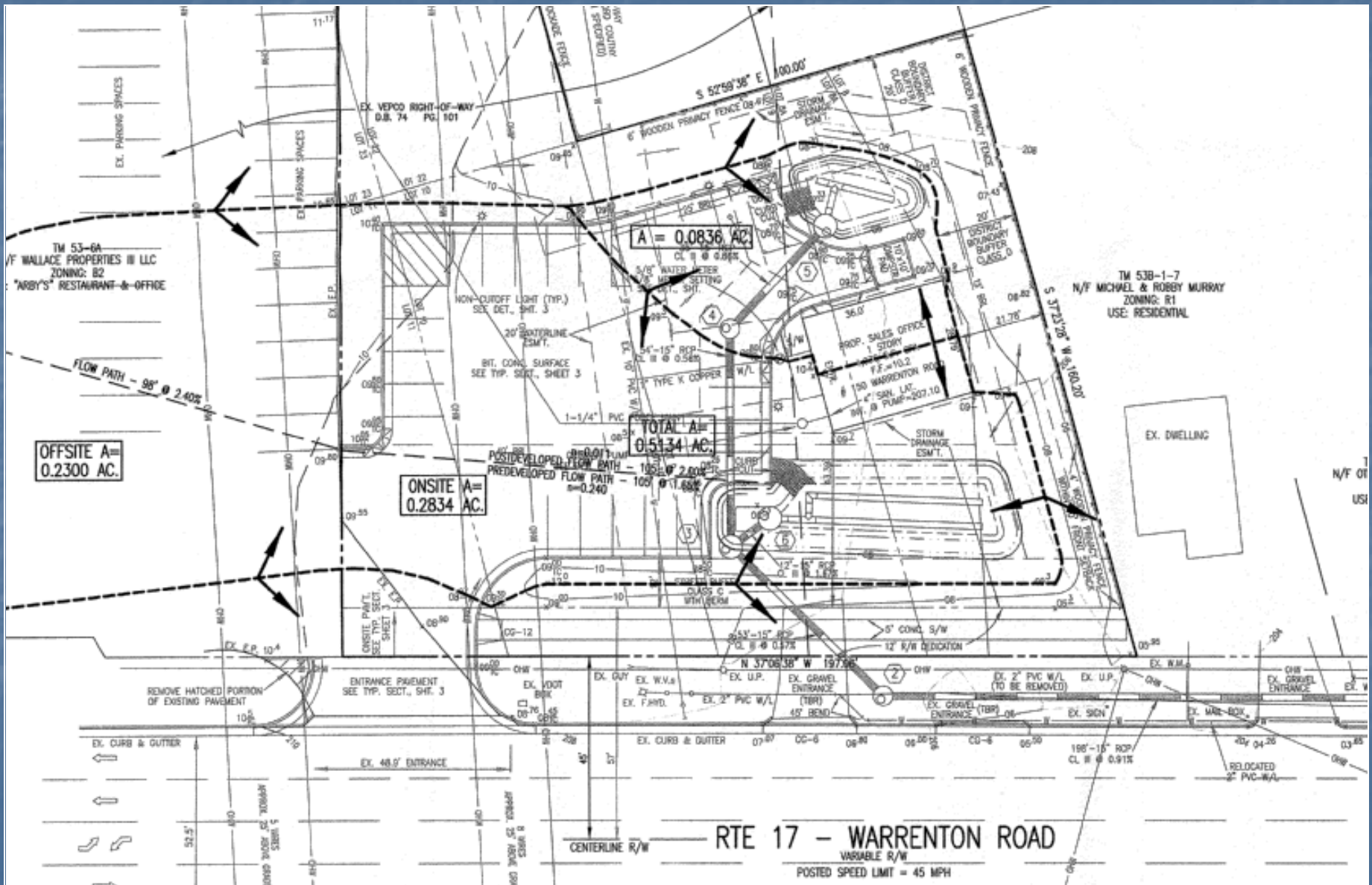




# Comprehensive Plan – Land Use



# Previous Plans





# Existing Conditions

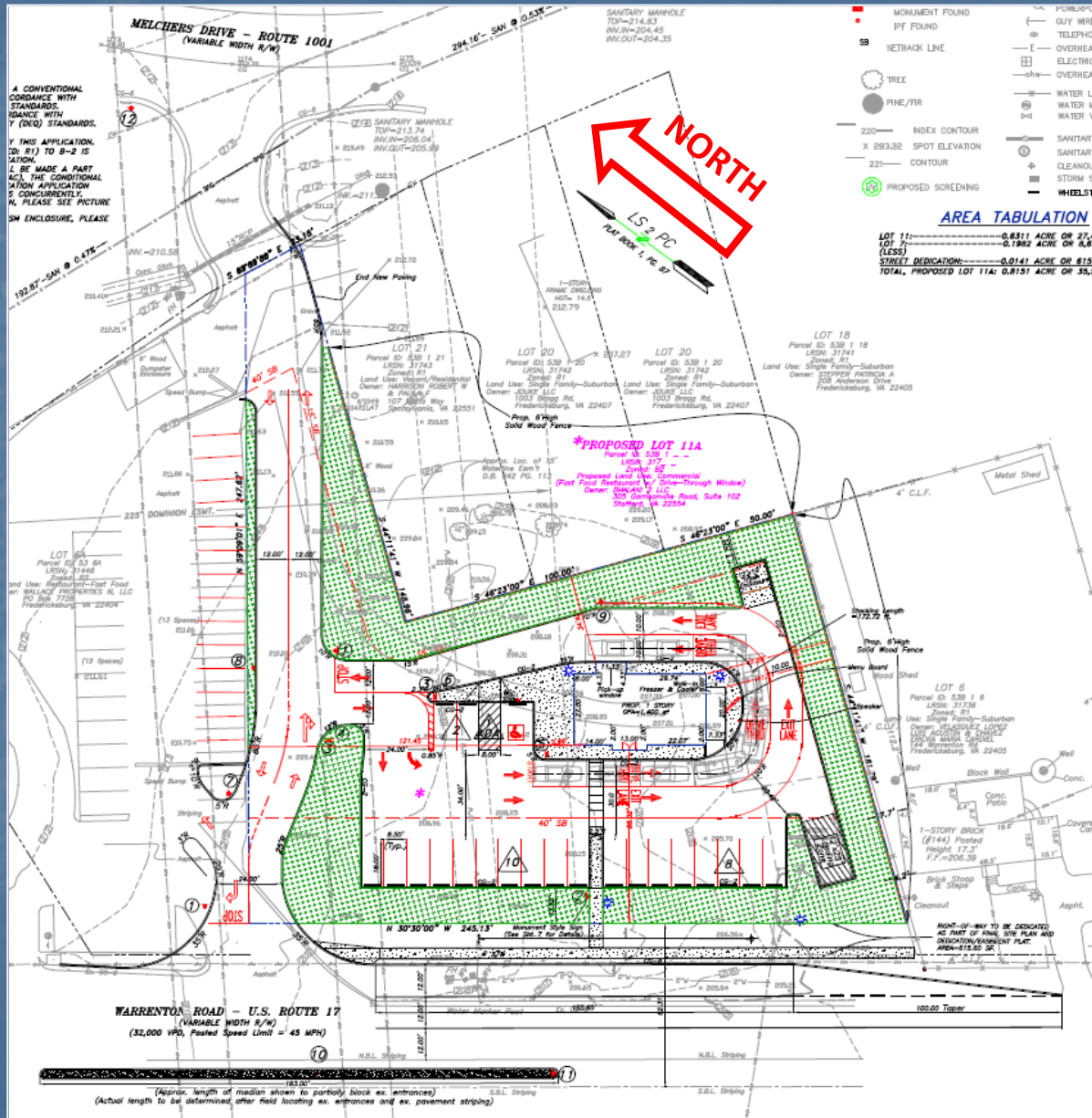




# Existing Conditions

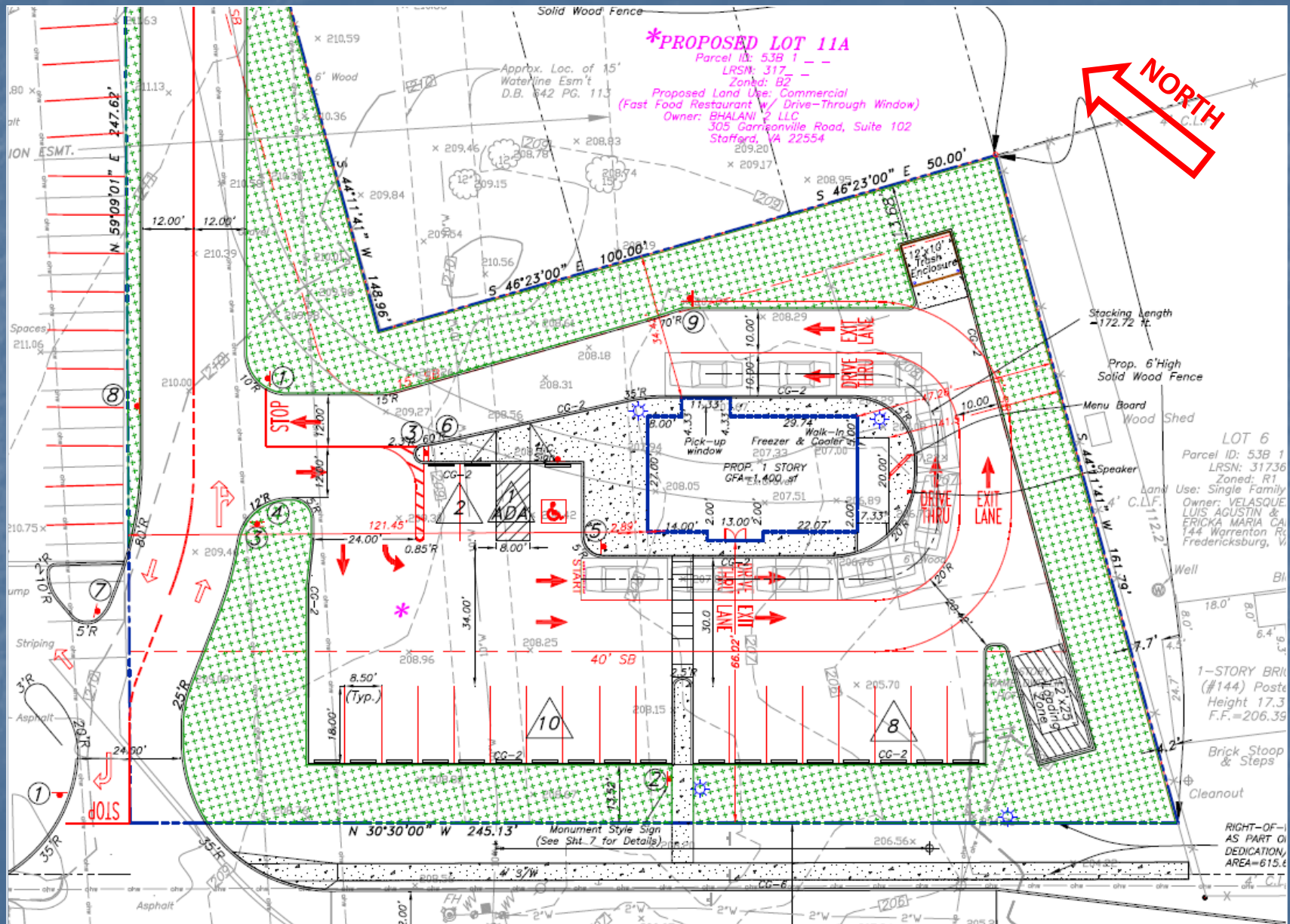


# Generalized Development Plan

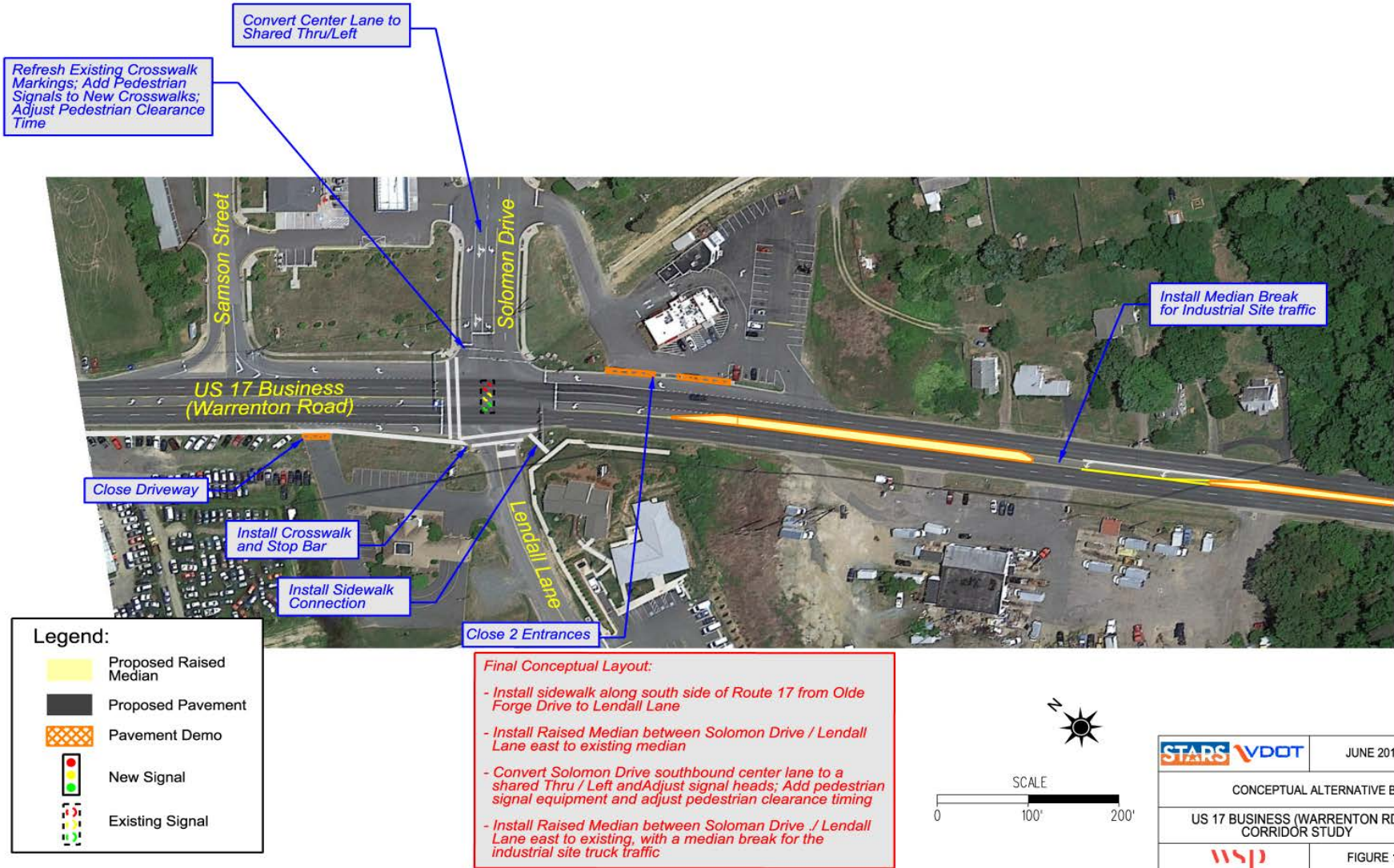




# Generalized Development Plan



# VDOT STARS Study





# Revised Architectural Rendering



A8 FRONT ELEVATION (WARRENTON ROAD)

SCALE: 1/4" = 1'-0"



K8 SIDE ELEVATION

SCALE: 1/4" = 1'-0"

# Proposed Proffers (Reclassification)

- Dedication of ROW along Rt 17
- Construction of a right turn lane and raised median on Warrenton Road
- Require consolidation of parcels
- Require submission of a demolition plan for the existing home
- Rezoning parcel will not have direct access to Rt 17
- Conformance with the architectural rendering
- The restaurant may operate between 4am and 11pm, 7 days a week



# Proposed Conditions (CUP)

- General conformance with the GDP
- Deliveries via tractor trailer prohibited
- Access on Warrenton Rd limited to what is shown on GDP, but can be shifted to avoid reconfiguration of existing entrance if needed
- Inter-parcel access is required
- Drive-thru loud speaker will utilize automatic volume control
- No illuminated signage facing residential
- Masonry dumpster enclosure

# Evaluation – Staff Findings

## ■ Positives

- Consistent with Comprehensive Plan recommendations for commercial development along major roadways
- Consistent with established development patterns
- Development will incorporate some recommendations of the VDOT STARS Route 17 Business corridor study
- Proffers will help minimize impacts on the transportation network
- The proposed building incorporates many recommendations of the NDS plan

## ■ Negatives

- Low-lying vegetation within the power easement may result in greater visual/noise impacts in certain areas
- The proposed building design does not incorporate styles and materials of the Falmouth area



# Recommendation

- At its meeting on April 25, the Planning Commission voted 5-2 to recommend approval of the applications.
- Staff is generally supportive of the rezoning application pursuant to Ordinance O18-12 and the Conditional Use Permit application pursuant to Resolution R18-35.