

CONDITIONAL USE PERMIT NARRATIVE

According to Fairfax County records, the McDonald's restaurant located at 544 Maple Avenue West was constructed in 1967. The building is one story and has a gross floor area of approximately 3,579 square feet.

To improve operational efficiency and better serve our customers, McDonald's proposes to create a dual-lane ordering system. Customers would order at either of the two menu boards then merge back into one lane to pay and pick up their order. This configuration has substantially reduced wait times and stacking at locations where it's been implemented. The proposed improvements are intended to enhance internal circulation and reduce vehicle queuing onto adjacent public streets, thereby improving overall traffic operations in the vicinity.

The second proposed drive-through lane will be approximately sixty-five (65) feet from the neighboring residentially zoned property. However, that drive-through lane will be closed after 10 p.m. in compliance with Section 18-323(9)(A) of the Vienna Zoning Ordinance. The menu boards will also be turned off at that time. These operational limitations are intended to minimize potential impacts on nearby residential properties.

The proposed Conditional Use Permit satisfies the applicable criteria of Town Code Section 18-323.10.B, as described below.

Additional information regarding the application is set forth below:

- i. Type of product/service: fast food restaurant.
- ii. Proposed hours and staffing: 24 hours, 7 days per week; approximately 12 employees per shift.
- iii. Plans for control of litter and the disposal and recycling of waste material: as is currently done, employees will ensure that trash cans are regularly emptied and that the site is maintained free of litter; trash will be placed in an on-site, screened dumpster and regularly emptied, along with recyclable materials.
- iv. Effects on air quality at the site and in adjacent areas: no negative impacts on air quality have historically been produced on-site or are anticipated to occur in the future.
- v. Estimates of sound levels: no increase in sound levels is anticipated; new speaker equipment is designed to limit impacts on neighboring properties; as mentioned above, the newly proposed drive-through lane and associated speaker will not be utilized after 10 p.m.
- vi. Traffic analysis: This narrative is provided in response to Town Code §18-323.10.B.i, iii, and v and addresses anticipated traffic impacts, internal and

external circulation, and existing roadway capacity. The proposed site improvements are not expected to generate a notable volume of additional trips to the property; rather, the proposed dual-lane ordering configuration is intended to improve on-site circulation and reduce vehicular stacking associated with the existing drive-through operation. The improvements are expected to reduce queue lengths and wait times by allowing customers to order from either of two menu boards before merging into a single lane for payment and pick-up. As a result, the proposal is expected to improve the site's ability to accommodate daily traffic demand, including traffic during a.m. and p.m. peak periods, and to reduce the potential for vehicles to stack toward adjacent public streets.

Estimated internal and external traffic flows: Vehicles will continue to enter and exit the site through the existing access points, and no changes to external site access are proposed. Traffic will continue to circulate internally through the existing drive-through and parking lot system, with the modified ordering area improving internal vehicle processing and reducing on-site congestion. Because the proposal does not expand the building, increase seating, or introduce a new use, no substantial change in external traffic patterns is anticipated. Rather, the proposal is expected to improve the efficiency of traffic flow already associated with the existing restaurant use.

Existing traffic conditions and roadway capacity: The property fronts on Maple Avenue West, an established commercial corridor designed to accommodate existing commercial traffic volumes. The proposed improvements are intended to better manage traffic already generated by the site by reducing internal queuing and improving drive-through operations. No adverse impacts to the traffic-handling capacity of adjacent roadways are anticipated, and the proposed changes should lessen the likelihood of vehicle stacking affecting traffic operations on surrounding public streets.

Accordingly, the proposed improvements satisfy the applicable criteria of Town Code §18-323.10.B.i, iii, and v by maintaining safe and efficient traffic operations, preserving adequate circulation and access, and avoiding adverse impacts on adjacent roadways.

- vii. Compatibility with surrounding uses: The property is located within a commercial corridor along Maple Avenue and is surrounded by a mix of commercial and residential uses. The proposed improvements do not expand

the building footprint or introduce a new use, but rather improve the efficiency of an existing, long-established restaurant use. Operational restrictions, including the closure of the second drive-through lane after 10 p.m., ensure compatibility with nearby residential properties.

- viii. Public health, safety, and welfare: The proposed improvements will enhance site safety by improving traffic flow and reducing vehicle conflicts within the site. No adverse impacts to public health, safety, or welfare are anticipated.