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VIENNA
since 1890

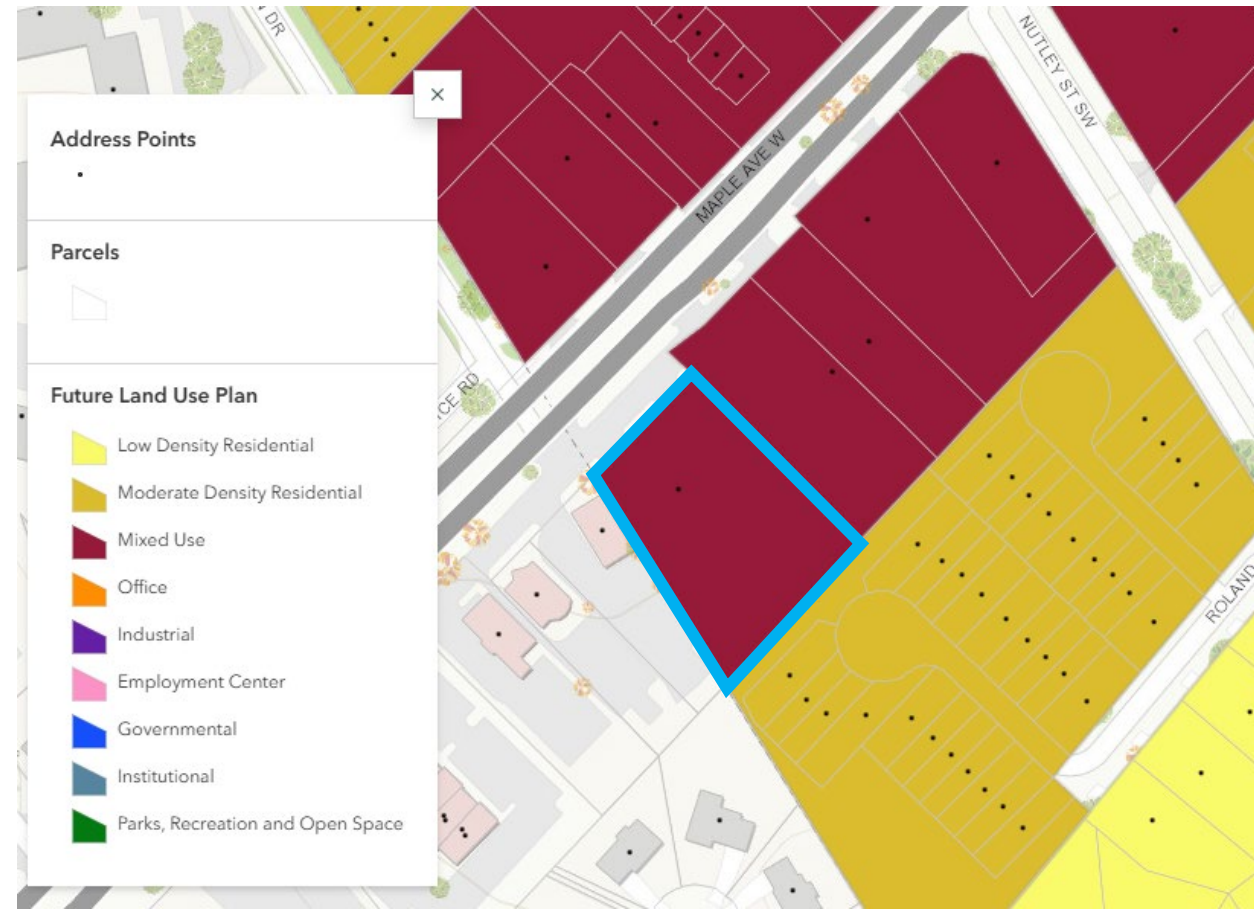
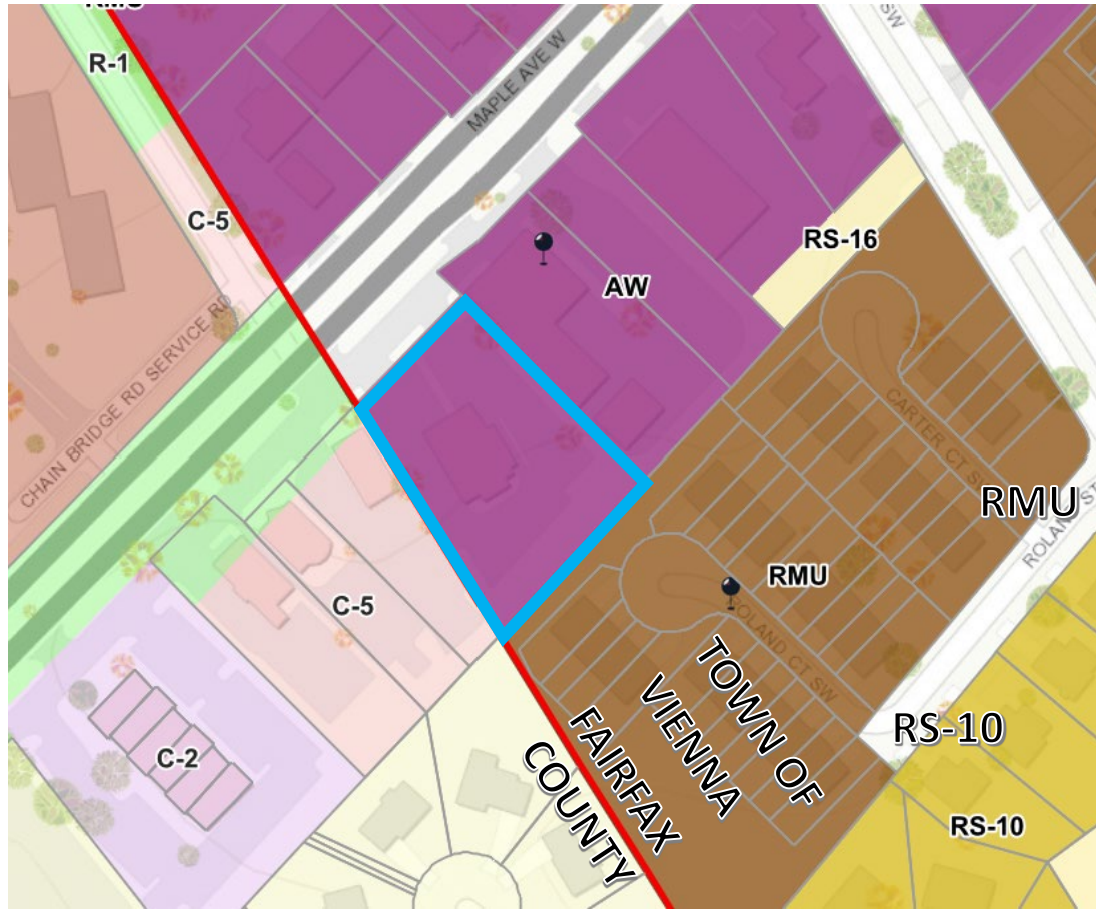
Conditional Use Permit for McDonalds Drive- Through Expansion at 544 Maple Ave W

Planning Commission Meeting
May 13, 2026

544 Maple Ave W – McDonalds



Zoning and the Comprehensive Plan



Existing Conditions



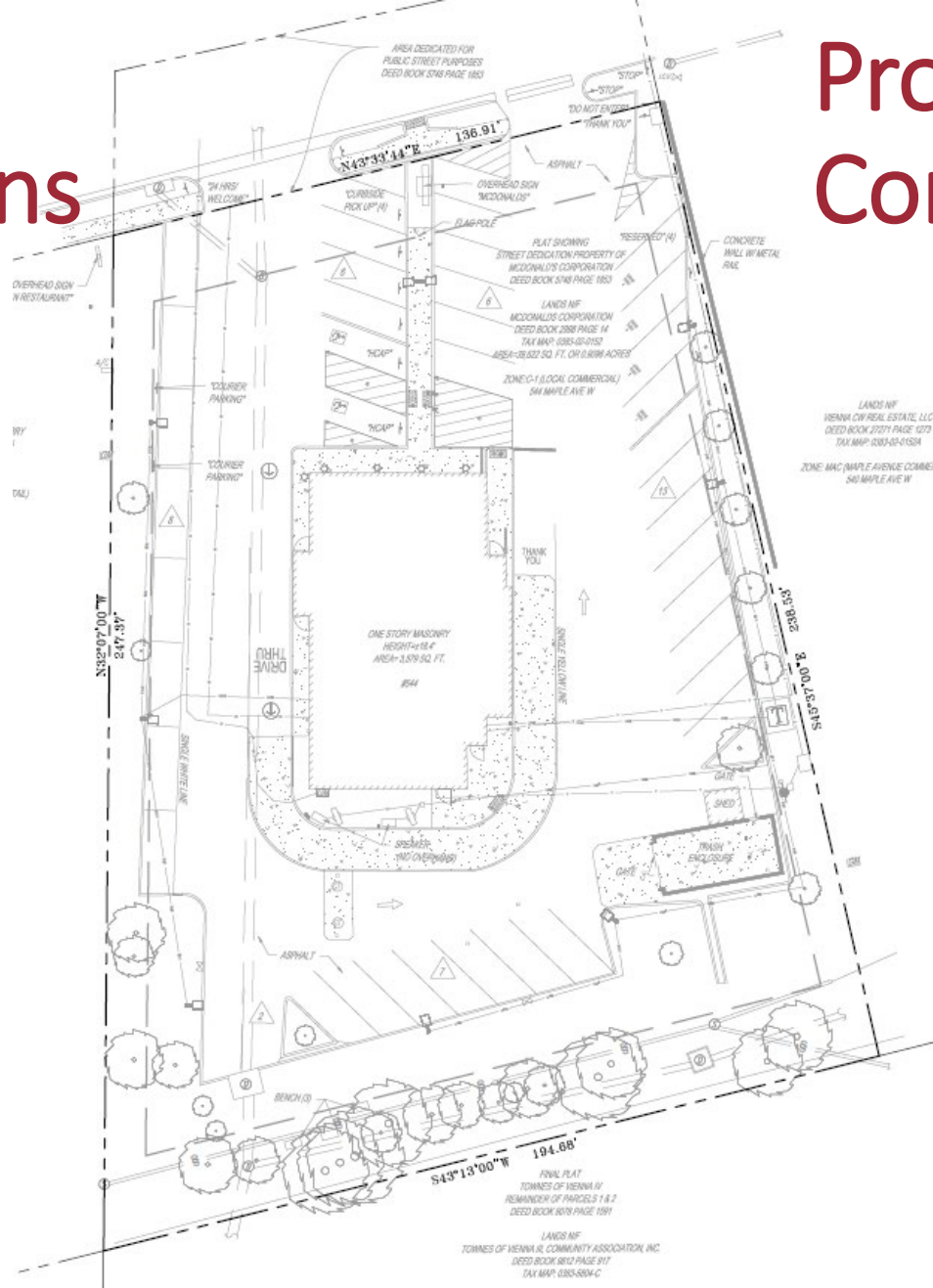
Existing Conditions



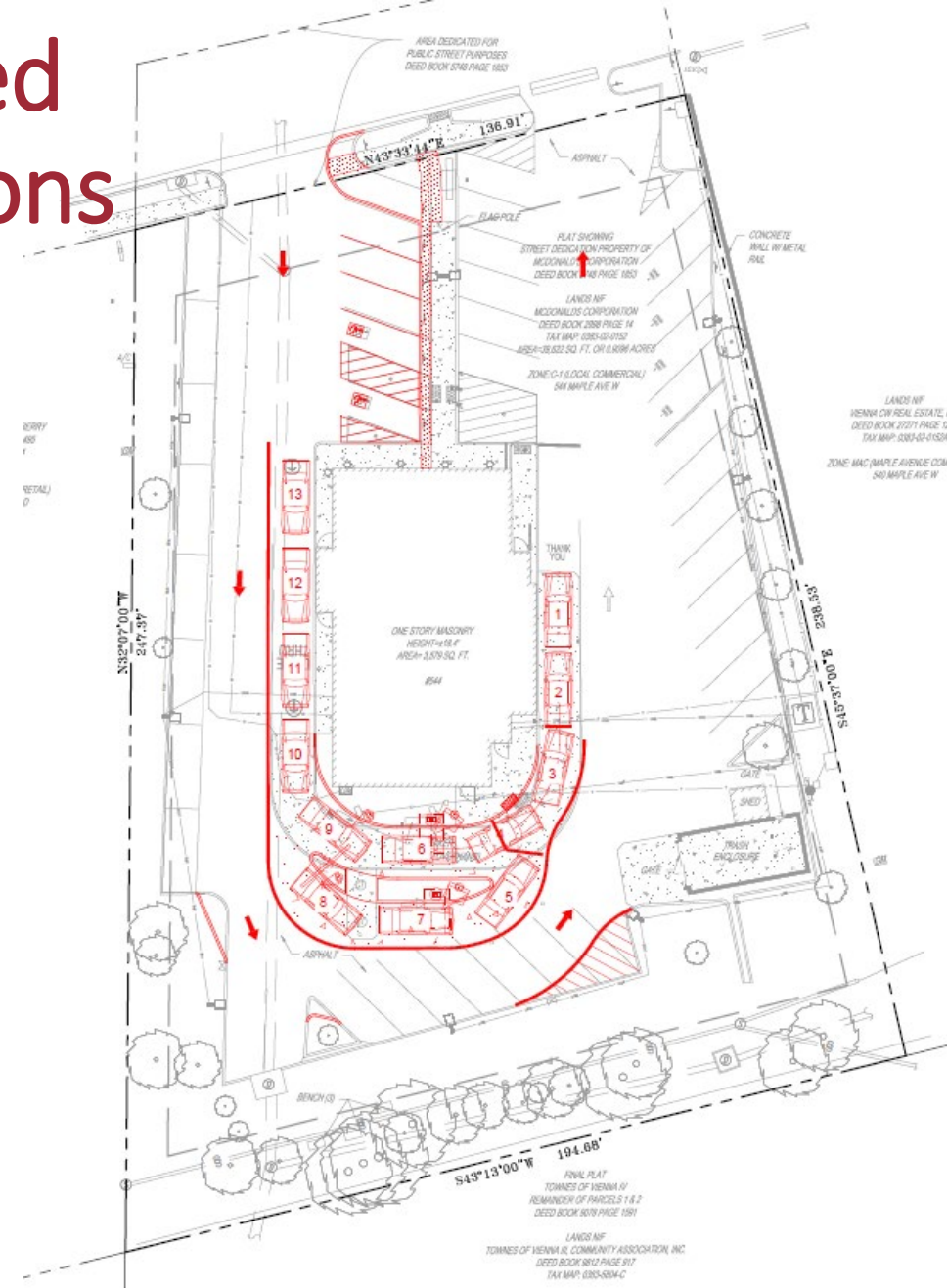
Existing Conditions



Existing Conditions



Proposed Conditions



CUP Conditions for Approval – Town Code

Conditions for Approval:

- A. Will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use;
- B. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood;
- C. Will be in accordance with the purposes of the Town’s comprehensive plan; and
- D. Meets use-specific standards outlined in Article 3 of this chapter.

Plans to control any potential impacts of the proposed use on the nearby community, including:

- **Noise.**
- **Odors.**
- **Trash and litter.**
- **Loading/unloading.**
- **Parking and Stacking.**
- **Use capacity.**
- **Hours.**



Drive Through Facilities Use Standards

Site Design & Layout

- Must be complementary to the principal building
- Cannot be located between building and street
- Minimum lane width: 11 feet
- Only one drive-through lane permitted (dual-lane ordering requires review)

Traffic & Circulation

- No queuing in public right-of-way
- Must meet on-site stacking requirements
- Safe ingress/egress and internal circulation required

Residential Compatibility

- After 10:00 p.m.: operations must be ≥ 75 ft from residential zones
- Speaker systems must be ≥ 35 ft from residential zones
- Emphasis on noise and activity mitigation

Operations & Signage

- Menu board signage limited to 24 sq. ft.
- Audio limited to order speaker only
- All advertising must be on the order board



Suggested Motions

"I move to recommend approval to the Board of Zoning Appeals for a conditional use permit for a drive-through facility as an accessory use at 544 Maple Ave W, in the AW Avenue West zoning district, described as tax map parcel 0383 02 0152."

OR

"I move to recommend approval to the Board of Zoning Appeals for a conditional use permit for a drive-through facility as an accessory use at 544 Maple Ave W, in the AW Avenue West zoning district, described as tax map parcel 0383 02 0152, with the following conditions:"

(Planning Commissioners state conditions of approval individually).

OR

"I move to recommend denial to the Board of Zoning Appeals for a conditional use permit for a drive-through facility as an accessory use at 544 Maple Ave W, in the AW Avenue West zoning district, described as tax map parcel 0383 02 0152."

OR

Other action deemed necessary by the Planning Commission.

