



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of January 20, 2024

**DATE:** January 16, 2024

**SUBJECT:** SPLA23-00048 SITE PLAN AMENDMENT (SP #149) for site modifications of a drive-through restaurant (McDonald's); located at 40 N. Glebe Road (RPC #20-034-001).

**Applicant:**

McDonald's USA LLC

**By:**

Zachary Williams

Venable LLP

600 Massachusetts Avenue NW

Washington, DC, 22201

**C.M. RECOMMENDATION:**

Adopt the attached ordinance to approve the site plan amendment (SPLA23-00048) for modifications of a drive-through restaurant (McDonald's) located at 40 N. Glebe Road, subject to all previously approved and amended conditions of the ordinance.

**ISSUES:** No issues have been identified as of the date of this report.

**SUMMARY:** This is a site plan amendment request by McDonald's USA LLC (the "applicant") to amend the subject site plan (SP #149), which exists as a drive-through restaurant at 40 N. Glebe Road, by adding a second vehicle queuing lane merging into the existing drive-through lane, along with removal of four parking spaces and the relocation of a trash dumpster that will be enclosed. As proposed, the addition of a second vehicle queuing lane will maximize use of the existing drive-through window and reduce impacts of vehicles queueing on site with back-ups onto North Glebe Road. Four (4) parking spaces will be removed and a trash dumpster will be relocated to accommodate these site modifications. No changes to the building are proposed, and these modifications solely introduce an additional lane and ordering infrastructure to maximize usage of the existing drive-through window to decrease impacts on the public right-of-way.

County Manager:

*MJS/SFW*

County Attorney:

*MNC*

*CR Sanders*

Staff: Pierre Jolicoeur, DCPHD, Planning Division  
Jane Kim, DES, Development Services Bureau

**BACKGROUND:** On August 18, 1979, the County Board approved a rezoning of the Property to the C-O-1.5 zoning district and approved a special exception site plan for the Property (Site Plan #149; copy attached), to allow a fast-food restaurant (Gino's) with a drive-through window. Roy Rogers acquired Gino's in the early 1980s and operated the drive-through restaurant in its approved site plan configuration. On May 22, 1997, the Zoning Administrator approved an administrative change application (copy attached) allowing the Roy Rogers building to be demolished and rebuilt as a new McDonald's restaurant building with a drive-through window. On June 12, 2007, the Zoning Administrator approved an administrative change application (copy attached) allowing the McDonald's restaurant building (with drive-through window) to be demolished and newly rebuilt again, with minor changes. In 2023, the applicant submitted an administrative change application proposing these site modifications proposed by this site plan amendment, which the Zoning Administrator denied because the additional drive-through lane was not a feature shown on the approved site plan. A Zoning Determination letter (copy attached), provided in response to a request by the applicant, concluded that the site improvements proposed could be accomplished via County Board approval of a site plan amendment.

Figure 1: Aerial of Subject Site



Source: Pictometry

Figure 2: Ground Level View of Existing Drive-through Window



Source: CPHD

Figure 3. Street view of McDonald's from North Glebe Rd.



Source: CPHD

**The following provides additional information about the site and location:**

Address / RPC: 40 N. Glebe Road (RPC #20-034-001)

Neighborhood: Buckingham Community Civic Association

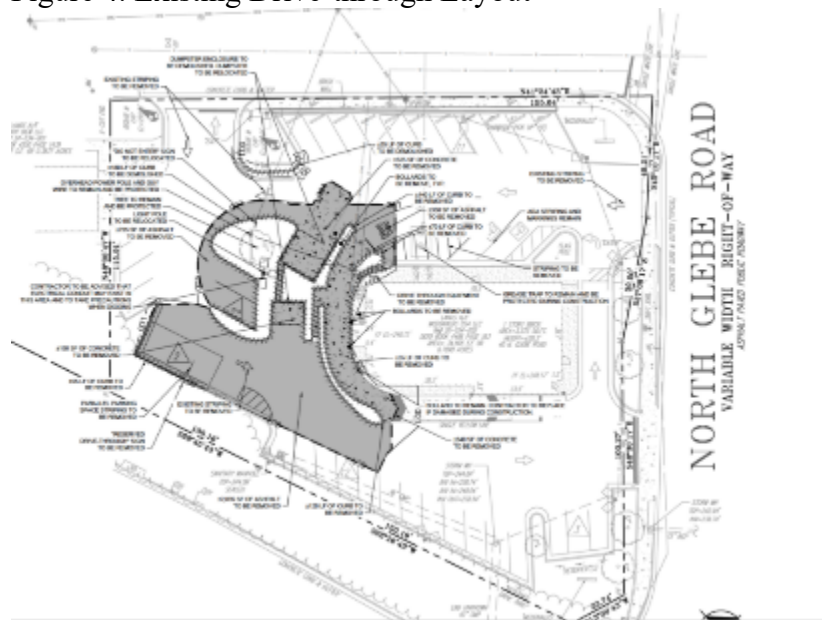
Zoning: C-O-1.5 Mixed Use District

GLUP: “Service” Commercial

Existing Land Use: The site is approximately 26,935 sf and is comprised of a 3,297 sf, one-story restaurant (McDonald’s) with a drive-through window and surface parking.

**DISCUSSION:** McDonald’s USA LLC (the “applicant”), requests to amend the subject site plan (SP #149) to add a second vehicle queuing lane merging into the existing drive-through lane. To accommodate this additional lane, four (4) parking spaces will be removed and the trash dumpster will be relocated. The purpose of the second vehicle queuing lane is to ensure that two vehicles can order simultaneously before merging into the existing single drive-through window lane that supports payment and food retrieval. Expanding the current lane to add an additional vehicle queuing lane will allow between 60 and 80 cars per hour to move through the drive-through, thus reducing vehicle back-ups onto North Glebe Road that may occur with the single drive-through lane. Four parking spaces will be removed and the trash receptacle will be relocated into a new enclosed structure to accommodate these site revisions. With the removal of four (4) parking spaces, the site will have 28 spaces which exceeds the nine (9) parking spaces required for the use. No changes to the building or drive-through window are proposed.

Figure 4. Existing Drive-through Layout



Source: Applicant

[illegible]

Source: Applicant

**PUBLIC ENGAGEMENT:**

*Level of Engagement:* **Communicate**

This level of engagement is appropriate because the site modifications proposed are minor and generally in keeping with the original approval of the site plan, and are not anticipated to adversely impact the neighborhood.

*Outreach Methods:*

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the site plan were placed in the January 8, 2024, and January 15, 2024, issues of the Washington Times for the January 20, 2024, County Board Meeting.
- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.

In addition to the above legal requirements:

- Civic associations were informed of the application via email communication. The subject property is located within the Buckingham Community Civic Association and is adjacent to the Alcova Heights Citizens Association, Ashton Heights Civic Association, and Arlington Heights Civic Association.

*Community Feedback:*

Buckingham Community Civic Association: Staff contacted the Buckingham Community Civic Association for comment and they expressed their support for the site plan amendment.

Alcova Heights Citizens Association: Alcova Heights Citizens Association has not responded to staff outreach as of the date of this report.

Ashton Heights Civic Association: Ashton Heights Civic Association has not responded to staff outreach as of the date of this report.

Arlington Heights Civic Association: Staff contacted the Arlington Heights Civic Association for comment on the subject site plan amendment and they expressed their support for the site plan amendment.

**CONCLUSION:** This site plan amendment requests approval to modify the site of the McDonald's drive-through restaurant located at 40 N. Glebe Road. Specifically, the applicant requests to remove four (4) parking spaces and relocate a trash dumpster to accommodate the introduction of a second drive-through lane to maximize use of the existing single drive-through window. These modifications will alleviate a common occurrence of vehicles queueing in the single drive-through lane and backing up onto North Glebe Road. The applicant does not propose any changes to the building or drive-through window, which the County Board previously approved by special exception site plan in 1979. Subsequently, the Zoning Administrator has twice approved administrative change applications to reconstruct the building and drive-through window as initially approved. Staff believes that the proposed site revisions are generally in keeping with the original approval of the site plan and provide an appreciable improvement to the site by increasing ordering and vehicle queueing capacity on-site, limiting the potential for queued vehicles to back-up onto North Glebe Road. Therefore, staff recommends the County Board adopt the attached ordinance approving the proposed site plan amendment (SPLA23-00048), subject to all previously approved conditions and new conditions as proposed.

## SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment (SPLA23-00048) dated October 11, 2023, for Site Plan #149, was filed with the Office of the Zoning Administrator; and

WHEREAS, as indicated in Staff Report[s] prepared for the January 20, 2024, County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment (SPLA23-00048) with new Conditions #6, #7, #8, as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment (SPLA23-00048) on January 20, 2024, and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan:

- Substantially complies with the character of the master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance; and
  - **Other modifications necessary to implement the site plan as originally approved and amended herein;**
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety, and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application (SPLA23-00048) dated October 11, 2023 for an amendment to Site Plan #149, and as such application has been modified, revised, or amended to include the drawings, documents, conditions, and other elements designated in the conditions below (which drawings, etc... are hereafter collectively referred to as “Revised Site Plan Application”), for a Site Plan Amendment (SPLA23-00048) including new Conditions #6, #7, #8, related to McDonald’s USA LLC project, for the parcels of real property known as RPCs # 20-034-001, approval is granted and the parcel so described shall be used according to the Site Plan Amendment Application, subject to the previously approved and new conditions as follows:

6. The Developer agrees to comply with all applicable requirements set forth in all applicable ordinances, codes, and regulations, including but not limited to the currently adopted editions of the Virginia Uniform Statewide Building Code, Parts I, II, and III, and its related regulations; the Virginia Fire Prevention Code; and the Arlington County Zoning Ordinance. Furthermore, the Developer agrees to actively and promptly obtain all required associated building and operational permits and occupancy certificates from the various administrative and regulating agencies necessary to implement the site improvements permitted by this site plan amendment (SPLA23-00048) approved by the County Board on January 20, 2024.

7. The Developer agrees to construct the site improvements to the McDonald's restaurant located at 40 N. Glebe Road according to all applicable Arlington County codes and ordinances and consistent with the plans prepared by Kimley-Horn and dated September 8, 2022, and approved by the County Board on January 20, 2024 (the "Plans").

8. The Developer agrees that the trash corral walls shall comply with the height restrictions provided in Section 3.2.6.A.3 a and e of the Arlington County Zoning Ordinance, if necessary.



## **PREVIOUS COUNTY BOARD ACTIONS:**

January 24, 1953	Deferred use permit request (U-1076-53-1) to operate a parking area as a transitional use.
February 7, 1953	Deferred use permit request (U-1076-53-1) to operate a parking area as a transitional use.
March 7, 1953	Approved use permit request (U-1076-53-1) to operate a parking area as a transitional use.
August 18, 1979	Approved a rezoning (Z-2159-79-4) from “R-6, “RA8-18”, and “C-2” to “C-0-1.5” site plan for a Gino’s fast food restaurant with addition of drive through window.
January 17, 1998	Approved a site plan amendment for a comprehensive sign plan. Subject to the conditions of the staff report.
April 6, 2007	Deferred consideration of a site plan amendment for a comprehensive sign plan to the June 9, 2007 County Board meeting.
June 9, 2007	Deferred consideration a site plan amendment for a comprehensive sign plan to the July 7, 2007, County Board meeting.