



**WALSH COLUCCI
LUBELEY & WALSH PC**

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October 20, 2014

Via Hand Delivery

Daniel Galindo, Senior Planner
Town of Purcellville
221 S. Nursery Avenue
Purcellville, VA 20132

Re: SUP14-01 McDonald's Drive-Through &
SUP14-02 McDonald's Restaurant over 4,000 Square Feet

Dear Mr. Galindo:

This letter addresses and provides you with a written response to the referral agency comments in the above referenced application. For your convenience, each of the staff comments are stated below and the Applicant's responses follow in bold italics.

**TOWN OF PURCELLVILLE – COMMUNITY DEVELOPMENT (DANIEL GALINDO,
10/16/2014)**

Based on my review, I offer the following additional comments (in red) to my previous comments from September 9th. These should be addressed prior to the Planning Commission's public hearings on the SUPs:

Special Use Permit Concept Plan

3. Ensure that the description of the dumpster enclosure matches the design approved by the Board of Architectural Review (BAR).
 - a. 10/16 – The Response Letter notes that the dumpster enclosure description has been updated, but it no longer appears on the Concept Plan. Is this intentional? Ultimately, I don't believe that it is necessary for the description to be provided since it is present on the BAR's approved drawings.

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Applicant Response: A note has been added to the Concept Plan stating that the dumpster enclosure will match the BAR approval.

Statement of Justification & Written Statement

8. Page 1 – Modify the fifth bullet to state that the sidewalk will be constructed on the McDonald's property as it incorrectly states that it shall be built in the public right-of-way. Accordingly, a public pedestrian easement will need to be granted to the Town as noted by Public Works.
 - a. 10/16 – The Response Letter's statement that the applicant will grant a public access easement should be added as a note on the Concept Plan.

Applicant Response: The note has been added to the Concept Plan.

10. Page 4, #8 – Explain how the future widening of Maple Avenue has been accommodated.
 - a. 10/16 – Please add the explanation provided in the Response Letter to the Statement of Justification.

Applicant Response: The response has been added to the Statement of Justification under #8, Issues for Consideration.

13. Page 4, #11 – Provide information about the projected increase in revenue/meals tax and number of jobs to support those justifications.
 - a. 10/16 – The information provided in the combined Parking and Financial Analysis document should be added to the Statement of Justification where it will be found more easily.

Applicant Response: The Parking and Financial Analysis document is being included as an attachment to the Statement of Justification and is referenced in the Statement of Justification on page 1. Additionally, the information from the financial analysis was included in the Statement of Justification under #11, Issues for Consideration.

The applicant appreciates staff's timely response to the last submission of the application and scheduling the application for the November planning commission public hearing.

Sincerely,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Christine Gleckner, AICP
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cc: Gary Kilfeather, McDonald's USA
John Kauppila, KHA
Sean Millot, KHA
Randy Minchew, Walsh, Colucci