



South County Federation Resolution

June 11th, 2019

Panera Bread - PCA 1999-MV-025-06

Location: Corner of Lorton Road and Lorton Market Street

Whereas, Panera, LLC is the applicant and is seeking a Special Exception to establish a restaurant with a drive-through

Whereas, the lot size is 1.47 acres and existing zoning is C-6

Whereas, the applicant proposes to construct a 5,500 square foot building with Panera occupying 4,500 and 1,000 square feet dedicated to a by-right use

Whereas, ingress from Lorton Road will be limited to a right in only

Whereas, ingress from Lorton Market Street will be a right in and egress will be a right out onto Lorton Market Street

Whereas, the site has an existing easement with the carwash to allow egress on to Lorton Market Street northbound

Whereas, architectural design will be consistent with the Lorton Marketplace Shopping Center across the street

Whereas, Staff's Operational Analysis projects a total of 849 trips per day

Whereas, the applicant has incorporated a proffer to require a Proffered Condition Amendment for any future occupant if they do not meet the ITE(Institute of Transportation Engineers) Code 940 in the Trip Generation Manual. Code 940 is defined as a Bread/Donut/Bagel Shop with Drive-Through Window with a weekday total of 849.92 trips.

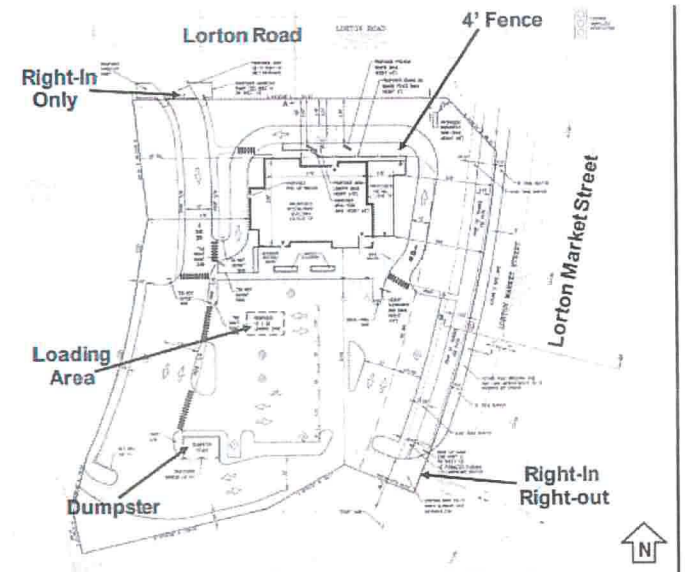
South County FEDERATION

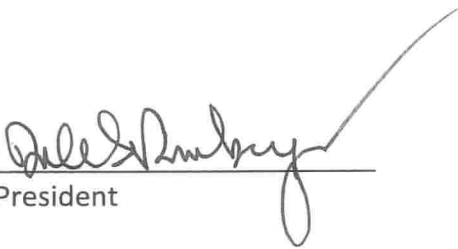
Whereas, similar uses with higher traffic volumes are as follows:

ITE Code 934 Fast-Food Restaurant with Drive-Through Window - 2119.28 weekday total trips
ITE Code 930 Fast Casual Restaurant – 1418.27 weekday total trips
ITE Code 937 Coffee/Donut Shop with Drive-Through Window - 3691.71 weekday total trips

Whereas, Hours of operation will be from 5:00 a.m. to 10:00 p.m., seven days a week

Therefore, be it resolved that the South County Federation supports this application to construct a Panera Bread with an adjoining by-right establishment





President



Date

P.O. Box 442 Lorton, VA 22199
www.SouthCountyFederation.com