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PLANNING DIVISION
COUNTY OF YORK

Yorktown Congregate Care Facility
Yorktown, Virginia
Special Use Permit Amendment Application

REQUEST

We respectfully request an amendment to UP-622-03 approved October 21, 2003, to allow for a driveway connection to the existing Route 17 driveway, currently serving the McDonald's property. Please refer to the submitted Site Plan dated 2/16/04 for additional details regarding the location.

JUSTIFICATION STATEMENT

The proposed driveway connection would provide traffic safety benefits by creating a more direct route for the Yorktown Congregate Care Facility traffic to reach Route 17 southbound and avoid the non-signaled median break on Fort Eustis Boulevard. This median break was cited as a potential traffic safety issue during consideration of the use permit. We feel connecting the driveway will reduce traffic through the median break and be beneficial to all existing and proposed developments.

It is projected that 30% of our traffic would use the proposed through driveway to access Route 17. This equates to approximately 36 vehicle trips which is insignificant when considering the much greater number of trips generated by the future commercial site and McDonald's. In addition, the proposed driveway would provide improved emergency access to our facility.

We have assumed the most intense use, a convenience store with six gas pumps, will be proposed on the remaining parcel. We anticipate approximately 20% of the traffic generated by this development would use the driveway to access Fort Eustis Boulevard. The proposed connection will not be an obvious exit point to patrons of the commercial development. The County will be able to conduct a specific Traffic Analysis of the future commercial site at the time of application.

The existing McDonald's restaurant has access to both Fort Eustis Boulevard and Route 17. It is estimated the traffic is split 50/50 to both access points.

We have prepared additional traffic information included with this application.

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TRAFFIC ANALYSIS

We are proposing to connect the existing Route 17 driveway currently serving the McDonald's property with our proposed Congregate Care Facility project. It is our belief that this proposal will be beneficial to all future and existing developments. The following information is a brief synopsis of the potential traffic generation the three developments could have on the intersection of Fort Eustis Boulevard and Route 17.

CONGREGATE CARE FACILITY

The proposed Congregate Care Facility would result in average 212 trips generated per day. These numbers are based upon the "Congregate Care Facility (252)" classification from the Institute of Transportation Engineers (ITE) "Trip Generation" report, which states a 2.15 average Trip Generation per suite, per day. The total number of Peak Hour trips (a.m. and p.m.) would be approximately 30.

FUTURE CONVENIENCE MARKET W/ GAS STATION

Based upon the "Gasoline/Service Station with Convenience Market (845)" classification from the ITE "Trip Generation" report, it can be concluded that a proposed 2,000 SF Convenience Market with 6 gas pumps would generate an average of 1630 trips per day. The total number of Peak Hour trips (a.m. and p.m.) would be approximately 233.

MCDONALD'S RESTAURANT

The ITE report indicates that this type of establishment "Fast-Food Restaurant with Drive-Through Window (834)" would generate an average of 1800 trips per day based upon the assumption the restaurant was approximately 3600 SF. The total number of Peak Hour trips would be approximately 300.

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