



REQUEST FOR ACTION

**Travel Demand Management No. CD2024-005CUP by
Chick-fil-A**

MEETING DATE:

December 11, 2024

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Jase Pater

Action Requested:

Approving Travel Demand Management No. CD2024-005CUP, by Chick-fil-A, increasing the maximum number of parking spaces up to 103 spaces.

Report Narrative:

The applicant, Chick-fil-A, is requesting, through the Travel Demand Management (TDM) Plan, an increase to the maximum number of parking spaces allowed for an approximately 5,500 square-foot Fast Food Restaurant with a Drive-In Facility from 55 parking spaces to 103 parking spaces based on the Unified Development Code (UDC) requirements. A Fast Food Restaurant use maximum parking standard in the UDC is 1 per 100 square feet.

As a requirement of the TDM Plan, the applicant must provide the Planning Commission with a need for additional parking spaces. The applicant did so by outlining in the site plan the various types of parking areas, which include Team Members Parking, Curbside/3rd Party/Mobile Pickup, Carryout, and Dining, and by providing trip projections from their Traffic Impact Study.

The applicant provided projections from their Traffic Impact Study and, based on a study of existing Chick-fil-As, the applicant is expecting a peak hour trip count of 202 cars. Chick-fil-A averages 60% drive-thru sales and 40% inside sales. Of the inside sales, 60% are for Dining and Carryout, thus needing 49 parking spaces to meet this need based on the 202 cars at peak hours. With this in mind, the applicant is requesting 48 parking spaces for Dining and Carryout, 30 parking spaces for Team Members, and 5 for Curbside/3rd Party/Mobile Pick-Up.

The need for the remaining 20 parking spaces that are being requested is for cross-site parking for the adjacent property, Olive Garden, which expressed a need for additional parking.

Additionally, the applicant has submitted a Site Development Plan (SDP) for this proposed development and the approval of the TDM Plan is required prior to approval of the SDP. During the review of the SDP, a Landscape Plan is reviewed, and, with the proposed additional parking spaces, the applicant is meeting the minimum landscape percentage requirements.

Community Development has determined that the proposed 103 parking spaces are needed to meet the demands outlined in the Travel Demand Management Plan for the proposed development.

The Development Review Team recommends approval as outlined in the CD Memo dated December 11, 2024.

Priorities & Foundational Principles:

Economic Vibrancy & Growth Management
Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

The proposed Travel Demand Management Plan and related Site Development Plan will permit the developers the opportunity to revitalize an underutilized property. This proposal will promote reinvestment in an area where infrastructure already exists and increase economic activity in the area to benefit existing businesses and residents.

Prior Legislative Actions & Community Engagement:

October 15, 2024: Neighborhood Informational Meeting - Site Development Plan

Fiscal & Resource Impact:

All development costs will be the responsibility of the developer.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Jase Pater

Attachments:

[CD Memo - CD2024-005CUP Chick-fil-A TDM Plan](#)

[Development Process Exhibit - CD2024-005CUP Chick-fil-A TDM Plan](#)

[Location Map Exhibit - CD2024-005CUP Chick-fil-A TDM Plan](#)

[Applicant Narrative and Parking Worksheet - CD2024-005CUP Chick-fil-A TDM Plan](#)

[Site Plan - CD2024-005CUP Chick-fil-A TDM Plan](#)

[Projected Trip Generation - CD2024-005CUP Chick-fil-A TDM Plan](#)

[Referral Comments - CD2024-005CUP Chick-fil-A TDM Plan](#)