

Chick Fil A – 6102 Cambridge Way Plainfield

(Former Bob Evans)

Site Plan Narrative

March 21, 2023

Petitioner: Plainfield Retail Management LLC
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025
Telephone: (563) 593-1104

Represented by: Joseph D. Calderon
Barnes & Thornburg LLP
11 South Meridian Street
Indianapolis, IN 46204
Telephone: (317) 231-7787

Current Property Owner: Plainfield Retail Management LLC
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025

Project Description: Plainfield Retail Management is proposing to construct a Restaurant with a Drive-through at 6102 Cambridge Way, which is currently the former Bob Evans Restaurant. The land is zoned General Commercial.

Proposed Use: The proposed building will be a Chick-fil-A Restaurant with a Drive-through.

Proposed Building: The building is Brick Veneer and Manufactured Stone. The building will meet ordinance material requirements.

Building Orientation: Various building configurations and layouts have been tested for the development of the site. Due to the unusual shape of the site and two frontages, it has been more challenging to provide a design that flows well, focuses on customer safety and the guest experience. This “compliant plan” orientation allows for only 21 car stacking within the drive through and only 23 parking spaces.

The proposed design allows for stacking of approximately 40 cars and 48 parking spaces. Chick-fil-A typically requires approximately 35 car stacking in the drive-through at peak times.

Site Access and Circulation

- The drive-through is one of the most important features of the Chick-fil-A Restaurant. Approximately 60% of all orders are via the drive-through. Extensive research has been done to ensure the drive-through operates efficiently. Stacking distances between cars from the menu board to the pickup window are critical to the flow of the system. This restaurant will utilize

drive-through flex lanes to allow the operator to route cars either fully in two lanes, a single lane, or a combination of both.

- The Chick-fil-A on Main Street in Plainfield is an example of an older system that has been modified to meet the demand of customers.
- The drive-through is currently designed to hold approximately 42 cars. This is important to help contain traffic wholly within the site.
- This location is proposing vehicular access from the [eastern] side of the property, via an existing public street, Cambridge Way. There are 2 existing curb cuts on the property from Cambridge Way, which will be modified to produce better perimeter landscaping and traffic flow. The northern curb cut along Cambridge Way will be for vehicular ingress into the site and the southern curb cut will allow for vehicular egress as per existing conditions. The drive aisle will function as one way movement at the ingress and egress points along with the drive aisle closest to the building. The drive aisle parallel to Cambridge Way will have dual movements.
- Pedestrian safety access throughout the site is paramount to Chick-fil-A. We have designed a pedestrian crossing which is out of the direct path of travel either in or out of the drive-through lane. An alternative design was proposed that would put pedestrians in a direct path of travel for cars utilizing the drive-through.

Parking Requirement: There is a building footprint of 5,028 SF which equates to 20 required spaces. There are 48 on-site spaces provided.

Landscape and Irrigation: Landscaping plan and details have been provided. The irrigation plan has not yet been produced while we are still in the conceptual phase but plan to meet ordinance in both categories.

Site Signage: Signage package has been attached. Two (2) proposed 6' monument signs are being proposed to meet ordinance.

Site Utilities: Preliminary utility plan is attached. All utilities are currently available onsite.

Drainage: Preliminary stormwater management plan attached.

Neighborhood Meeting: To date this has not yet been required or requested.

Project Compliance:

- A. We are requesting a Depth of Yard Development incentive relating to the setbacks / drives. We have completed two plans for the subject site. One that complies with all the ordinance requirements and one that is ideal for operations of a Chick-fil-A restaurant. While we can meet many of the ordinance requirements, we are unable to accommodate all setbacks while maintaining the appropriate parking, drive-through stacking, and site circulation that is required to efficiently operate a Chick-fil-A restaurant.
- B. We are also requesting Plan Commission approval of the proposed parking lot location, which is located in "front" or to the east of the proposed restaurant building. Please see the attached parking narrative.

Development Schedule: This project is proposed to be built in a single phase, and starting as soon as we have all permits and approvals.

25705659.2