

REQUEST FOR CONSIDERATION OF PARKING IN FRONT YARD

Section 4.10 C. of the Plainfield Zoning Ordinance requires that Off-Street Parking Areas be located behind or to the side of buildings for all single use sites or Outlots in an Integrated Center, unless deemed impractical by the Plan Commission.

Applicant, Plainfield Retail Management, is seeking approval of a redevelopment of the former Bob Evans Restaurant at 6102 Cambridge Way with a proposed Chick-Fil-A restaurant featuring drive-through service. The proposed layout shows the parking field in the east (front) yard and submits this narrative in support of its assertion that providing parking behind or to the side of the building is not practical.

The subject property is a platted Lot in Cambridge Square West containing 1.31 acres, and is somewhat irregularly shaped with approximately 180 lineal feet protruding further to the south than the balance of the property line. The Plat features a 30-foot minimum front setback line, 20-foot minimum south setback line, a 20-foot rear (west) easement line and a 10-foot easement on the north property line and portion of the south property line. The Declaration of Covenants and Restrictions for Cambridge Square West further provides for 30-foot minimum building setbacks from street rights-of-way and 20-foot building setbacks from side and rear lot lines. Thus, the building footprint is largely dictated by these required setbacks. Given the geometry of the lot and minimum operational standards, the placement of the proposed building as proposed, with parking in front, is justified for the following reasons:

The drive-through volume and need to accommodate the appropriate number of stacking spaces for peak times requires the drive-through to be pushed towards the west side of the lot. The curb cuts on Cambridge Way are proposed as one way (in for north cut, out for south cut), which provides the framework needed for an efficient drive-through service.

With the drive-through framework being established with an east to west and back to east (counter clockwise) flow, the building also has to be oriented in a fashion to serve both drive-through and dine-in customers. Because drive-through is a “back of the house” function, the main customer entry points need to be located in an opposite position. In this case, the entrances to the restaurant are (and should be) positioned along the east façade.

As a matter of customer convenience and public safety, including compliance with the Americans with Disabilities Act, parking should be convenient and close to the entrances. Furthermore, given the geometry of the lot, there is no opportunity for parking to the sides of the building. Even if the building shifted to the east to allow parking to the “rear” of the building, it would still be located between the right-of-way of Quaker Boulevard and the building, something that the Zoning Ordinance is trying to avoid, but most importantly, there would be a direct conflict between parking traffic (whether for customers or employees) and drive-through traffic, which is not in the best interest of public safety, thus rendering the idea of parking to the rear in this instance impractical.