



Chick-fil-A

6102 Cambridge Way Plainfield

(Former Bob Evans)

Narrative

September 2, 2025

- Petitioner / Engineer:** Leslie Accardo
PEA Group
1849 Pond Run
Auburn Hills, MI 48326
(248) 376-7920
- Property Owner:** Jordan Chapman
Plainfield Retail Management LLC
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025
(563) 593-1104
- Project Description:** Plainfield Retail Management is proposing lease property to Chick-fil-A for the construction of 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.
- Building Materials:** The building façade features a brick veneer with stone veneer accents including a covered Meal Order Delivery Canopy to enhance the storefront appearance along the frontage.
- Building Orientation:** Various building configurations and layouts have been tested for the development of the site. Due to the unusual shape and two frontages (State Road 267 and Cambridge Way), it has been more challenging to provide a design that flows well, focuses on customer safety and the guest experience. The proposed design meets these criteria.
- 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 drive-through is currently designed to hold approximately 46 cars. This is important to help contain traffic wholly within the site.
 - This location is proposing vehicular access from the northeast side of the property, via an existing public street, Cambridge Way. There are 2 existing curb cuts on the property from Cambridge Way, the southern

curb cut will be removed to produce better perimeter landscaping and traffic flow. Site circulation will be one-way within the site.

- Pedestrian safety access throughout the site is paramount to Chick-fil-A. We have designed a pedestrian crossing from the sidewalk along Cambridge way to the front entry.

Parking Requirement:

- There is a building footprint of 5,027 SF which equates to 19 required spaces. We are proposing 39 spaces onsite.
- Chick-fil-A has a parking agreement with the property owner of the Narita Japanese restaurant located 6108 Cambridge Way, Plainfield, IN 46168 to utilize 14 parking spaces along the property line between businesses. These parking spaces will be primarily utilized by employees.

Landscape and Irrigation:

- Landscaping plan and details have been provided.
- The irrigation plans will be provided with engineering plans.

Site Signage:

The signage package has been included in this submission and designed to meet the ordinance.

Site Utilities:

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

Drainage:

Preliminary stormwater management plan has been included in the submission.

Development Schedule:

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