



Chick-fil-A, Inc. | 5200 Buffington Road Atlanta, Georgia 30349-2998 | chick-fil-a.com | 404.765.8000

## **Project Narrative**

### Introduction & Existing Conditions

Chick-fil-A (CFA) is proposing to redevelop a portion of the 1.18-acre parcel located at 10706 Sunset Hills Plaza in the City of Sunset Hills. CFA is proposing to modify the existing site to construct a new dual drive-thru lane along the west and south sides of the building and construct a free-standing canopy over the meal delivery area for the CFA. The property is currently zoned PD-BC (Planned Development - Business Commercial District). Construction is anticipated to start in the Summer of 2026 and completed in the Fall of 2026.

The subject Chick-fil-A (CFA) lease parcel is Lot 2 of Resubdivision of Lot E of Sunset Hills Plaza 2 in the City of Sunset Hills. The site is currently developed with an existing Chick-fil-A restaurant (approximate 5,154 square feet) and associated parking lot. The adjacent roadways include Lindbergh Boulevard on the east side and Sunset Hills Plaza on the west side. The adjacent uses include multi-tenant commercial to the north and multi-tenant commercial to the south.

### Project Summary

Based on discussions with the City, a Planned Development application will be required for the proposed site improvements at the existing CFA site. The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive-thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Landscaping is proposed to complement the space and maintain the existing aesthetic.

The proposed addition of a second drive-thru lane will provide additional stacking spaces for vehicles which will help reduce the occurrence of backups onto adjacent access drives and roadways. The proposed CFA site improvements will not cause any excess noise, odors, dust, air pollution, waste, or any other nuisance characteristics that would adversely affect neighboring properties and the surrounding area.

### Lot Layout/Configuration

The existing CFA building is located in the center of the site, with the storefront facing the parking lot to the north. The existing drive thru is two lanes on the north side of the building then narrowing down to a single lane just past the order points. The proposed improvements will continue the dual lane drive thru configuration on the west and south sides of the building up to the meal delivery area.

In order to accommodate the dual drive-thru lanes, the landscaped area on the west side of the building will be reduced and the parking stalls south of the building will be relocated further south



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closer to the property line. Per the City Code, the “restaurant with drive through” use will require a minimum of 17 spaces. The total parking being provided is 47 spaces. The existing parking lot will remain as-is for the most part. Access to the parking lot will remain as-is from Sunset Hills Plaza drive on the west side.

A sufficiently long CFA partial dual-lane drive-thru is proposed to start on the east side of the building, curling around to the north side of building, and ending on the south side of the CFA building. CFA is proposing to install an order meal delivery canopy to be located on the south side of the CFA building, over the pick-up window.

CFA’s drive-thru operation consists of two lanes of customer ordering and two lanes of meal fulfillment. This dual flex lane concept allows the restaurant operator to use the outer lane as either a second meal fulfillment lane or as a bypass lane at their discretion to properly support the operational needs of his or her business. If/when the outer lane is not in use, a series of delineators will be used to merge cars back into one lane for meal fulfillment at the window. Providing the two full lanes gives the operator the most flexibility to service their guests effectively and efficiently. Additionally, Chick-fil-A has a philosophy of encouraging a team member forward drive-thru operation to provide a personal guest experience and increase overall efficiency. CFA has achieved this through incorporating the ability for team members to take meal orders & payment face-to-face prior to guests arriving at the meal fulfillment area and through team members executing outdoor meal delivery in the meal fulfillment area. Enhancements have also been made at the pick-up window through implementation of a drive-thru door, which was constructed as part of a previous project.

The Chick-fil-A site will be attractively landscaped to provide year-round interest and to meet the intent of the City Code.



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### Zoning Analysis

The subject property lies within an existing commercial Planned Development zoning district (PD-BC) which allows for greater flexibility in development; to encourage a more imaginative and innovative design of projects. The proposed dual drive thru lanes and free-standing canopy over the meal delivery area certainly fall under that description. Per the Comprehensive Plan, the property's future land use category is Commercial. Chick-fil-A believes that the proposed development is consistent with the spirit and intent of the Comprehensive Plan. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%. The existing site has an impervious area coverage of 77.6% and the proposed improvements will increase the impervious coverage to be approximately 80.5%. The reduction of the parking lot setback and the increase in impervious area are both necessary to widen the existing drive-thru to provide two full lanes along the west and south side of the building. The construction of the second drive-thru lane will increase the number of vehicle stacking spaces from approximately 24 which exist today to approximately 34 stacking spaces. Chick-fil-A believes that the proposed drive-thru improvements will help improve the efficiency of the drive-thru and help reduce the occurrence of backups onto the subdivision access road.



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### Economic Analysis

The existing Chick-fil-A restaurant has been successfully operating since 2013 in the City of Sunset Hills and continues to see steady sales at this restaurant. The proposed improvements are intended to support and enhance the continued operations of the drive-thru.



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### Environmental Impact

The subject site has been previously developed and there are no known environmental concerns for the parcel. An environmental impact study is not applicable for this proposed redevelopment. The proposed redevelopment will comply with any applicable MSD or regulatory requirements.



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## **Planned Development Standards for Review – City of Sunset Hills**

Statement of Compliance:

The proposed Chick-fil-A drive-thru lanes and canopy have been designed to comply with the general and specific performance standards, the City Ordinance, and relevant City plans including but not limited to the Comprehensive Plan and other relevant plans and planning policies of the City to the maximum extent practicable.

- **City Plans. The planned development shall conform with the general planning policies of the City's official plans, including, but not limited to, the Comprehensive Plan, Design Guidelines, and other relevant plans and planning policies of the City.**

Chick-fil-A believes that the proposed planned development is consistent with the spirit and intent of the Comprehensive Plan. The subject property lies within an existing commercial zoning district which allows restaurant uses with drive-thru. Per the Comprehensive plan, the property is planned to have a future commercial land use. Chick-fil-A is requesting for an allowance to reduce the parking lot set back along the southern property line to be 1.6 feet at the narrowest point. Chick-fil-A is also requesting to increase the impervious area by approximately 1,500 square feet and for the coverage to be greater than 75%.

- **Public Welfare. The planned development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.**

The proposed drive-thru lane will not endanger the public health, safety, morals, or comfort. The site will continue to operate in much of the same manner that it does in the existing condition, except it will have dual drive-thru lanes along the west and south side of the building.

- **Impact on Other Property. The planned development shall not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district, shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood and will be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan, and shall not adversely affect the character of or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity.**

Per the City Zoning Map, the subject property is currently zoned PD-BC Planned Development - Business Commercial District which allows for restaurant uses with drive thru. All properties that border the subject site have the same commercial zoning designation. It is Chick-fil-A's belief that the proposed drive-thru is compatible with the general land use of the neighboring properties and would not diminish or impair property values.



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- **Impact on Public Facilities and Resources. The planned development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.**

Chick-fil-A believes that the proposed drive-thru improvements should have no impact on public facilities and resources. Routine City services, such as police or public works, would continue to serve the existing business as they currently do.

- **Archaeological, Historical or Cultural Impact. The planned development shall adequately consider any substantially adverse impact of a known archaeological, historical, or cultural resource located on or off the parcel(s) proposed for development.**

The subject site has been previously developed and there are no known archaeological, historical, or cultural resources located on or off the parcel that will be impacted by the proposed redevelopment.

- **Parking and Traffic. The planned development shall have or make adequate provision to provide ingress and egress to the proposed use by motorized and nonmotorized modes of transportation in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.**

The proposed improvements will not change the ingress and egress for the existing use. The existing entrance and exit onto Sunset Hills Plaza drive on the west side of the property will remain as-is. The Chick-fil-A dual drive-thru lanes will ensure that traffic maintains a counterclockwise flow throughout the site to minimize traffic congestion onto public streets.

- **Adequate Buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.**

The proposed improvements include appropriate landscaping to complement the space and maintain the existing aesthetic already established on site. There are no adjacent residential uses so there are no buffering requirements. All properties that border the subject site have the same commercial zoning designation

- **Performance. The applicant shall demonstrate to the City reasonable assurance that, if authorized, the planned development can be completed according to schedule as designed.**

Chick-fil-A has conducted a comprehensive review of the project scope, schedule, and resource requirements to ensure timely completion as designed.



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- **Appearance. The design of all buildings, structures, and facilities on the site of the planned development shall meet the design related recommendations of the relevant City plans, including, but not limited to, the Comprehensive Plan and other relevant plans and planning policies of the City.**

The proposed Chick-fil-A dual drive-thru lane and free-standing canopy over the meal delivery area have been designed to comply with the general and specific performance standards and the Zoning Ordinance to the maximum extent practicable.

- **Signs. Any sign on the site of the planned development shall be in conformity with or shall satisfy the standards of review for variations as detailed in Section 10.3 of this Title.**

Modifications to the main building signage and monument sign are not proposed as part of this planned development submittal. There will be modifications and additions to the existing traffic signs which Chick-fil-A believes is in conformance with the City Codes.