

## Petition 2021-232 by Chick-Fil-A, Inc

### To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood Center place type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Although the petition is inconsistent staff feels the request is reasonable based on it being an existing use. The site design is intended to improve functionality of the use and the pedestrian and access improvements could provide benefits to the transportation infrastructure in the immediate area.
- The proposal replaces the existing building with an EDEE with no indoor seating and with accessory drive through facilities with multiple lanes that wrap the building and separate the building from the street.
- The proposal improves pedestrian access to the site with clearly marked pedestrian walkways from the public sidewalk to the building and parking areas.
- Replaces the existing back of curb sidewalk with an 8 ft planting strip and 8 ft sidewalk improving pedestrian safety and experience along Randolph Road frontage.
- The proposed site design increases drive through capacity and functionality to improve issues with traffic blocking the sidewalk and backing up onto Randolph Road.
- The site is located in an area with other business uses including auto oriented uses with drive through service lanes.
- The site is currently developed with an EDEE with accessory drive through service lane.
- Although the plan proposes no indoor seating it provides a patio with outdoor seating.
- The petition could facilitate the following 2040 Comprehensive Plan goals:
  - 1: 10-Mintue Neighborhoods
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood Center Place Type to Commercial Place Type for the site.

### To Deny:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The map recommends Neighborhood Center place type.

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

### 2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: