Agenda Item: Administrative Amendment—Chick-fil-A rebuild (9905 Matthews Park Drive)

TO: Matthews Board of Commissioners
DATE: February 14, 2022
FROM: Nadine Bennett, Senior Planner

Request/Summary

The applicant is proposing a complete tear-down and re-build of the existing Chick-fil-A store.

Proposal/Solution

The existing store is 4,317 square feet with a single aisle for drive-through orders. The proposed store will be 4,989 square feet with two drive-through aisles. The re-build will eliminate the current outdoor dining area and playground but will retain a few outdoor dining tables. The changes are being made to accommodate both existing and future demand and to provide a better flow for cars in the drive-through aisles. An increased kitchen size should also help to speed people through the line.

Town Engineer Susan Habina Woolard has been working with the Chick-fil-A team on the specifics of the site plan. Her primary questions were related to stormwater (nothing additional required on this parcel), BUA (they are actually reducing the built-upon area slightly), and queueing of the vehicles. As noted in the attached letter, the existing drive-through lane can accommodate approximately 20 cars and reportedly has vehicles backing up to Independence Blvd. The proposed improvements increase the stacking queue to 37 vehicles and would accommodate 56 cars before any right-of-way areas would be impacted. (There may be additional minor details to be worked out, but these were the major outstanding items at the time of Planning Board review.)

While elevations were not reviewed as part of the original 1992 zoning, staff believes that it would be appropriate to consider architecture as part of this Administrative Amendment. The proposed elevations are included in the site plan package. On the following pages are examples of Chick-fil-As with elevated architecture.

Recommended Action:

Approve proposed site plan, with modifications to elevations if deemed appropriate.
Prosperity Church

Alpharetta, GA
DRAFT – FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Board of Commissioners Decision on Zoning-Related Issues

ZONING APPLICATION # ________
ZONING MOTION # __________________________________________
ADMINISTRATIVE AMENDMENT ______Chick-fil-A_________________________

Matthews Planning Board adopts the checked statement below:

A) _____ The requested zoning action, as most currently amended, is recommended for approval, and has been found to be CONSISTENT with the Matthews Land Use Plan (or other document(s)), as follows:

CONSISTENT: The changes are consistent with the Land Use Plan, as it promotes non-residential, destination-based land uses along US-74.

REASONABLE: These changes are reasonable. The proposed change does not significantly impact the intent of the original zoning.

OR

B) _____ The requested zoning action, as most currently amended, is not approved, and has been found to be INCONSISTENT with the Matthews Land Use Plan (or other document(s)), as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan in that this change differs significantly from the intent of the original zoning.

NOT REASONABLE: The Change is not reasonable as it does significantly alter the intent of the original zoning.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being “consistent” or “not consistent” are not subject to judicial review.)

Date: January 25, 2022
February 3, 2022

Town of Matthews  
Public Works Department  
1600 Tank Town Road  
Matthews, NC 28105  
704-708-1243  
shwoolard@matthewsnc.gov

Re: #836 Chick-fil-A scrape and rebuild – vehicular traffic impacts  
9905 Matthews Park Drive

To whom it may concern,

The proposed project includes redeveloping the existing Chick-fil-A restaurant (0836) located at 9905 Matthews Park Drive. The project includes demolishing the existing 4300 sf building and a single lane drive thru, which accommodates a 20 car stacking queue, and building a new restaurant building site includes a new 4989 sf building and reconfigured dual lane drive thru allowing for 37 cars to stack in the queue. The new drive thru configuration is expected to increase safety, vehicular stacking as well as facilitate better vehicle movements. We have included exhibits documenting the existing and proposed drive thru configurations.

The existing drive-thru lane has the ability for approximately 20 cars to stack in the queue, which is reported to have vehicles backing up onto Independence Boulevard. The existing peak hour for the subject site is 12 PM-1PM, and on March 20, 2020 there were a reported 198 cars were documented during the peak hour. The existing average daily vehicle count for 2019 was 1,098 vehicles, and for 2020 was 1,188 vehicles. The most vehicles reported in a single day was 1,380 on March 6, 2020. The vehicle trip data was obtained using a corporate software program, Tableau, which is utilized during the ordering process. The vehicle counts recorded were not site specific but were for a similar size Chick-fil-A location in North Carolina.

The proposed improvements will convert the existing single drive-thru into two lanes and increase the stacking queue to 37 cars vs. today’s 20 capacity. Furthermore, the existing conditions exhibit illustrates after 37 cars enter the drive-thru, traffic would be impacted within Independence Boulevard. In contrast the proposed condition would facilitate approximately 56 cars in the queue before right of way areas would be impacted. Additionally, during our coordination with NCDOT regarding the proposed Independence Road Project, the existing curb cuts into the commercial shopping center are to be removed, therefore alleviating any interference with the vehicular traffic along the Independence corridor.
It should also be noted that a critical component to the drive-thru efficiency is the kitchen size. The new facility would have a significantly larger area, more updated and efficient equipment along with a more efficient kitchen layout which all affects the drive-thru timing and vehicle queuing.

In conclusion, the proposed drive-thru improvements will almost double the existing traffic queue concerns in the drive thru and in our opinion will greatly improve vehicular movements and safety.

Sincerely,

Casey Durden, PE
Exisiting Car Stacking Plan

Project Name: CFA # 0836 MATTHEWS

Subject: STACKING PLANS

Date: 01/31/2022
Project Name: CFA # 0836 MATTHEWS

Subject: STACKING PLANS

FUTURE CAR STACKING PLAN

Date: 02.03.2022