

PROJECT NARRATIVE

CHICK-FIL-A Remodel

1466 N Dysart Rd, Goodyear, AZ 85395

8/9/2019

Project Description: Chick-fil-A proposes a remodel of the existing restaurant on Dysart Rd. The proposed changes include an interior building remodel, building expansion, relocation of the trash enclosure, second drive through lane, and canopies over the order points and pick up window. To accommodate the second drive through lane, the 11 existing parking spaces adjacent to the existing drive through lane will be removed. The existing parcel is 1.34 acres, the current use for the site is to stay the same.

The stores operating hours are 6 am – 10 pm, Monday through Saturday and closed on Sundays. The parking for this site is achieved onsite until capacity is hit and customer's start parking in empty stalls within the shopping center. The original construction documents show a parking requirement of 84 spaces, with a total of 32 spaces being provided within the parking center to meet this requirement. The latest parking calculations show a requirement of 46 spaces, with a total of 36 spaces provided onsite. Therefore, only 10 of the original 32 offsite spaces are being utilized for the Chick-fil-A parking count, leaving an addition 22 spaces for the shopping center.