



**Proposed Chick-fil-A Drive-Thru Restaurant
Development Incentive Permit Request**

6707 E. McKellips Road

August 22, 2017

Thank you for considering this proposal for a Development Incentive Permit (DIP) for the new Chick-fil-A restaurant at 6707 E. McKellips Road in the Town of Mesa, AZ.

This application is being submitted by Ryan J. Robinson of 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 1.9 acres of property located at 6707 E. McKellips Road (APN: 14165008X, 14165008V, 14165008W). The property is zoned LC-Limited Commercial.

The proposed Development Incentive Permit is to permit Chick-fil-A the opportunity to better utilize the large street frontages of the site along McKellips Rd and Power Rd by utilizing a portion of the landscape setback near the intersection for additional off-street parking. The 'wedge' shape of the site, along with the required landscape setbacks, force the customer parking away from the Chick-fil-A building and toward the residential district to the west. Chick-fil-A believes that a deviation in the setback requirement will better address customer access to the building without negatively impacting the public right of way.

Additionally, Chick-fil-A also requests a Development Incentive Permit (DIP) to provide for increased site circulation by permitting the removal of parking landscape island end caps on the small parking area in the middle of the site. The proposal is to provide these end caps as exposed aggregate concrete (an identical material to the ADA paths of travel) delineating the parking and drive-aisles but allowing for unimpeded truck circulation for both trash pickup and deliveries. Chick-fil-A believes this deviation from the development code will allow for better circulation on site and provides a greater ease of access for business operations.

Thank you for considering these requests.