

PARKING VARIANCE REQUEST

Chick-fil-A, Store #03988

Marysville, Washington 98270

APN 3005210020770

March 24, 2023

PARKING REDUCTION ANALYSIS MEMO:

This parking analysis has been prepared to meet the submittal requirements of the city of Marysville Land Use Application. This analysis was prepared based on City Code (MMC 22C.130.030), and with the information outlined below, the project has demonstrated code compliance with the proposed improvements.

The proposed site improvements include a redesign and extension of the existing drive-thru pick-up and stacking lanes, which Chick-fil-A anticipates will increase capacity for vehicles via a dual-lane configuration. The current proposal will see a reduction in on-site parking.

The existing and proposed parking numbers are outlined in the table below:

	Existing On-Site Parking Count	Proposed On-Site Parking Count	Existing Shopping Center Parking Count	Proposed Shopping Center Parking Count
Chick-fil-A site	56	41	127	112

Based on the square footage of the Chick-fil-A building (4,357 square feet) and “Drive-in restaurant” use per MMC 22C.130.030, 58 parking stalls are required. Under MMC 22C.130.060, for every 5 non-required bike stalls, one vehicle parking stall can be eliminated from the requirement. Our project proposes 24 parking stalls and is required to have 3. Therefore, 21 bicycle stalls are non-required, and 4 stalls can be reduced from the parking stall requirement. This leaves us with a total of 54 required vehicle parking stalls.

This project proposal will fall short on the code required parking by 13 stalls, so we are requesting an Off-Street Parking Variance per MMC 22C.130.090.

In accordance with City of Marysville Code Section 22C.130.080, *In considering a request for a modification of parking requirements, the hearing examiner shall consider the following factors:*

- a. *Type of use of proposed and traffic generation, including hours of operation, frequency of employee and customer trips, and other specific factors relating to the proposed use; and*

Response: Based on recorded store data, the year-to-date transaction count at noon (highest hour of the day) is 180 overall with 115 in the drive-thru, 30 dine in, 15 curbside and 15 carryout and 5 third party delivery. With the additional drive-thru lane and site reconfiguration, we’d expect up to a 10% lift in the peak hour in the drive-thru (i.e 10 additional cars) as speed of service increases. We expect to see a correlated 10% drop in dine-in, curbside, and carryout orders as a result. In our opinion, this justifies the requested reduction in the number of required parking stalls for the site.

- b. *Location of the subject property, proximity to and availability of public transportation facilities, likelihood of customers or employees to use public transportation;*

Response: The site is in very close proximity to a bus stop with route 222 servicing a wide area from the Tulalip Indian Reservation, through neighborhoods reaching Gretchell Hill and then to State Avenue with several commercial and multi-use developments. We can expect reduced

vehicle traffic for dine-in guests as they can utilize public transportation that is readily available and conveniently located.

- c. *Other information which is relevant and necessary to make a determination as to the validity of the request for modification. Such additional information may include parking studies and traffic surveys for the proposed project vicinity and data concerning the actual parking demand of other similar uses.*

Response: The site also has a shared parking agreement in place, allowing Chick-fil-A team members and customers to utilize parking stalls within the Shopping Center. This brings our proposed total parking stall count to 112 available parking stalls.

The expected increase in Drive-Thru transactions, proximity to widely accessible public transportation and the Shared Parking Agreement ensure adequate parking for the Chick-fil-A restaurant and all proposed improvements. On behalf of Chick-fil-A, Inc., Barghausen Consulting Engineers, Inc. respectfully requests that the City of Marysville Development Department initiate review and approve the parking count variance request.