

LANDSCAPE BUFFER VARIANCE REQUEST

**Chick-fil-A, Store #03988
Marysville, Washington 98270
APN 3005210020770**

March 24, 2023

PURPOSE OF REQUEST

The project proposes to widen the existing drive-thru to accommodate a second lane. Along with the addition of a second lane, there is also team member striping proposed to ensure team members' safety as they walk through the two lanes to provide service. The additional area of drive-thru for safety striping, a second lane and a longer queue requires the drive-thru to encroach within the required setbacks.

Requesting Variances for the following requirements:

15' between drive-thru and 88th street (MMC 22C.120.120)

15' between drive-thru and I-5 (MMC 22C.120.120)

In accordance with City of Marysville Code Section 22G.010.420, *A variance shall be granted by the city only if the applicant demonstrates all of the following:*

- a. *The strict enforcement of the provisions of this title creates an unnecessary hardship to the property owner; and*

Response: The 15' landscape buffers between the drive-thru and 88th and the drive-thru and I-5 will not allow the width necessary on-site to provide adequate safety for team member walkways and a dual-lane drive-thru to increase on-site flow through the site and order efficiency.

- b. *The variance is necessary because of the unique size, shape, topography, or location of the subject property; and*

Response: The property is located on the intersection corner of 88th Street NE and the I-5 on-ramp. Due to the proximity to the I-5 on-ramp, heavy traffic volumes are observed along 88th Street NE. The modifications to the site will reduce traffic volume by increasing on-site queuing.

- c. *The subject property is deprived, by provisions of this title, of rights and privileges enjoyed by other properties in the vicinity and under an identical zone; and*

Response: The upcoming WSDOT improvement project is expected to cause the site to violate setback requirements, and it is likely that other neighboring sites will also be affected by the preliminary design work done seen through coordination with WSDOT. The condition at Chick-fil-A will not be the only property facing this issue.

- d. *The need for a variance is not the result of deliberate actions of the applicant or property owner; and*

Response: Chick-fil-A has observed high customer traffic volumes for this store and is taking the appropriate actions to increase flow to and from the site to limit potential impacts to 88th Street NE. The 15' Landscape buffer variance is necessary to accommodate the additional drive-thru lane and will allow for more cars to get through the drive-thru service line of Chick-fil-A more efficiently, reducing impacts to the surrounding neighborhoods.

- e. *The variance does not create health and safety hazards; and*

Response: The requested variance does not create health and safety hazards. The variance will allow for safety striping on-site for workers to safely walk between lanes and service multiple cars as necessary to maintain faster service times. By accommodating more cars in the drive-thru, we are reducing any potential queuing issues that would block pedestrian paths and driveway access.

- f. *The variance does not allow establishment of a use that is not otherwise permitted in the zone in which the proposal is located; and*

Response: The variance does not change the use or intent of the project that has been permitted within this zone. The site is and will remain a Chick-fil-A quick serve restaurant.

- g. *The variance does not allow the creation of lots or densities that exceed the base residential density for the zone; and*

Response: Additional lots are not proposed, nor is this a residential site. The variance does not allow the creation of lots or densities to exceed the base residential density for the zone.

- h. *The variance is the minimum necessary to grant relief to the applicant; and*

Response: The requested variance is to grant the site an additional 7.5-9.5 feet to meet the minimum width necessary to safely incorporate a second drive-thru lane. Without the approved variance, the project cannot implement a second drive-thru lane to accommodate additional queueing.

- i. *The variance from setback or height requirements does not infringe upon or interfere with easements.*

Response: The variance does not infringe upon or interfere with any easements. The project team has closely reviewed the ALTA survey dated December 23, 2022 and confirmed that no on-site easements will be impacted by the variance request and proposed additional drive-thru lane.

Given the above information, Chick-fil-A, Inc. respectfully requests that the City of Marysville Development Department initiate review and approve the 15' Landscape Buffer variance requests.