



MEMORANDUM

DATE: July 26, 2021
TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator
FROM: Jessica Jagoe, Senior Planner
SUBJECT: Planning Case #21-011 – Chick-fil-A Development Agreement

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Motions to approve, table, or deny the following:

- Development Agreement for Chick-fil-A based on the City Council approval of Planning Case 21-011 on May 24, 2021.

This items requires a simple majority.

Background

On May 24, 2021, the City Council approved a Conditional Use Permit and Planned Unit Development for Chick-fil-A at 3855 Lexington Avenue. The project was approved with 26 conditions. The Developer plans to demolish the existing building on this site and construct a 4,995 square foot fast food restaurant, with dual drive-through lanes. There are two canopies, totaling approximately 3,654 square feet covering the ordering and pick-up areas.

This project requires a Development Agreement between the City and the Developer before the development permits can be issued. The City Attorney has prepared the Agreement and the document has been reviewed and approved by the Applicant and staff (Attachment A).

Options and Motion Language

Staff has provided the following motion language for this case.

1. Approval: Motion to approve the Development Agreement for Chick-fil-A based on the City Council approval of Planning Case 21-011 on May 24, 2021.
2. Denial: Motion to deny the Development Agreement for Chick-fil-A based on the City Council approval of Planning Case 21-011 on May 24, 2021: *the City Council should identify findings to deny should specifically reference the reasons for denial and why those reasons cannot be mitigated.*
3. Table: Motion to table the Development Agreement for Chick-fil-A based on the City Council approval of Planning Case 21-011 on May 24, 2021.

Budget Impact

NA

Attachments

- A. Development Agreement