

Chick-fil-A Project Description

5705 Lone Tree Way
Antioch, CA 94531
APN: 056-340-001
New Chick-fil-A Restaurant
6-13-22

Introduction:

Chick-fil-A is excited to bring their delicious food and great service to the Antioch, California community!

Chick-fil-A is a family-owned company with over 2,300 restaurants in 47 states. The first restaurant opened in 1946 in Hapeville, Georgia. Chick-fil-A is a quick service restaurant which prides itself on excellence in customer service, food quality, and community involvement by having a positive impact on all who come in contact with Chick-fil-A.

Chick-fil-A's unique franchise Operator model reflects the company's entrepreneurial spirit by creating small businesses which are operated locally by a single Franchisee. This allows the Operator to be actively involved in the communities in which they live and serve.

The restaurants are well-known for serving their local communities through volunteerism, food donations, fundraising and other partnerships with non-profit organizations and for its restaurant scholarship program, which has given more than \$45 million in college scholarships to team members.

Operating Characteristics:

Chick-fil-A hours of operations are typically 6am-11pm, Monday through Saturday, and *closed* on Sundays. Since 1946, as part of their company policy, Chick-fil-A restaurants have remained closed on Sundays, as their founder, Truett Cathy, wanted all employees to have an opportunity to rest and enjoy time with their families before beginning the week on Monday.

It is estimated that this location would generate 60-80 full & part-time jobs.

Development Proposal:

The proposed development is located at 5705 Lone Tree Way (APN 056-340-001). We propose to demolish the existing 7,500 SF restaurant building and construct a **new** 4,594 SF, approximately 22' tall, freestanding quick-service restaurant with drive-thru. This equates to 8% building coverage on the 58,188 SF (1.34 Ac) Lot. Parking will be provided for the restaurant and site plan includes 52 standard stalls and 2 ADA accessible stalls (10.88 stalls/1000 sf-building). In addition, the project enjoys cross-access and parking with the adjacent shopping center.

The site is currently zoned as commercial-retail (CR) which requires a site development review (SDR).

Chick-fil-A sets high standards for architectural quick-service restaurant design, and their proposal will meet or exceed the development requirements for parking, drive-thru stacking, landscape and building setbacks, and landscape coverage. If approved by the city, construction would take approximately six months.

We look forward to working with you on this project.