

### **Chick-fil-A – 198 E. McMillan Street**

#### **Proposed PD District Program Statement (3-18-2025)**

Union Taft LLC is the owner of approximately 5.5 acres at the northwest corner of E. McMillan Street and Highland Avenue, at 198 E McMillan Street. The property currently contains a parking lot on approximately 1.47 acres and a four story multifamily apartment building managed by Uptown Rental Properties on approximately 4 acres. The property is currently zoned OG-T Office General Transportation Corridor District. An application is being submitted to request approval of a zone change to PD Planned Development District to allow the development of a Chick-fil-A restaurant with drive through service on the existing 1.47 acre parking lot. The multifamily apartment building – The Union on Taft Apartments – will remain and will be part of the proposed PD District. Concurrent Concept Development Plan and Final Development Plan approval are requested.

The proposed Chick-fil-A restaurant will be located on approximately 1.47 acres at the intersection of E. McMillan Street and Highland Avenue replacing excess existing parking spaces. Union Taft LLC plans to create 2 lots from the existing 5.5 acre parcel, and will lease the 1.47 acre future lot to Chick-fil-A. The existing Union on Taft Apartments will be on a 4.0 acre parcel and will be owned by Union Taft LLC and will continue to be managed by Uptown Rental Properties. The restaurant will be 5,020 square feet and will have 76 off-street parking spaces for employees and customers. The restaurant will have a drive through service window with two lane customer circulation on the south, east and north side of the restaurant. The site will provide vehicular stacking spaces for the drive through exceeding the zoning requirements. One driveway for Chick-fil-A will be located on E. McMillan Street near the western property line, and one driveway will be on Highland Avenue replacing the existing driveway that serves the property. The project will allow northbound left turns on Highland Avenue at the proposed driveway within the existing right of way, complying with the findings of the traffic study by Chick-fil-A approved by DOTE.

The Chick-fil-A will be one story and 20 feet 10 inches tall. The restaurant will be a combination of dark brown and light brown brick veneer, with bronze prefinished metal coping, storefront and painted accents. Chick-fil-A wall signs are proposed on the west, south and east building elevations, and a Chick-fil-A logo sign is proposed on the north elevation. A ground sign with a brick base is proposed at both the intersections of E. McMillan Street and Highland Avenue and Highland Avenue and William H Taft. The drive through pickup window will be on the north side of the building and will be covered by a bronze metal canopy approximately 31 feet by 50 feet. A special design is proposed for the drive through order point on the south to provide building street presence along E. McMillan Street. A canopy structure with privacy screening is proposed along approximately 60 feet on E. McMillan Street. The canopy will have brick base walls and columns, and a bronze metal canopy roof to match the building. Aluminum storefront infill panels will replicate the storefront design of the restaurant. A decorative metal fence is proposed along the street east of the canopy structure, and at the corner of the property. A masonry retaining wall with a 3.5 foot tall decorative metal fence on top is proposed along the Highland Avenue frontage. We believe that the proposed order canopy structure, decorative fence, and retaining wall with fence along the street frontages provide a strong street presence for this development. There will be a 5 foot wide tree lawn, 5 foot wide sidewalk, and a 6 foot

wide landscape area along E. McMillan Street. There will be a 7 foot sidewalk and a 5 foot landscape area along Highland Avenue, enhancing the proposed canopy, fence and wall design. Approximately 16.4% of the Chick-fil-A site will be grass and landscape open space areas.

The Union on Taft Apartments (at 237 William Howard Taft Road) are part of the proposed PD District. The Union on Taft is a four story, 103 dwelling unit apartment building with 180 parking spaces that has a combination of apartment types ranging from studios to five bedroom units. The existing apartment driveway entrances on William Howard Taft Road and E. McMillan will remain. An access easement will be provided along the northern portion of the Chick-fil-A site to maintain vehicular access to the loading dock and trash compactor areas for the Union on Taft Apartments. The apartments are currently managed by Uptown Rental Properties and will continue under this management.

We believe the proposed PD District and Development Plans are appropriate for this site. To the east of the subject property across Highland Avenue is an existing Taco Bell restaurant with drive through service in the CC-P-T District. To the south of the site across E. McMillan Street is a multi-story multifamily apartment building zoned PD District. West of the subject site is an existing parking lot zoned OG-T District. North of the site across William Howard Taft Road is a combination of residential, institutional and office uses zoned OG-T District. We believe the proposed Development Plan and PD District are consistent with the current development pattern in the area and will be compatible with the mixed-use nature of the neighborhood. We believe that extra care has been provided to the site and building design for the Chick-fil-A to ensure compatibility of this project with the neighborhood.

The development team has presented the project to many neighborhood stakeholders, including the Mt Auburn Community Council on two occasions (and will do so again in February), the Mt Auburn CDC, the Corryville CDC and representatives from the University of Cincinnati.

A review of Plan Cincinnati makes few references to the Mt Auburn neighborhood relative to Neighborhood Centers and community development. It does reference Mt Auburn as having one of the highest percentages of housing units without vehicles which one could correlate to needing more services that are walkable within the neighborhood. The plan also points out under Geographic Principles that a portion of Mt Auburn is underserved by a center of activity as it does not have its own neighborhood center. The plan goes on to state Mt Auburn does have access to other neighborhood centers. There currently are no neighborhood or community plans for Mt Auburn available on the City Planning website, either completed or under preparation, for consideration.

The property owners and surrounding stakeholders are excited about the job creation and activation of a surface parking lot that the proposed project will provide. We believe the development will add needed food choices to the neighborhood. This development will provide job opportunities for the residents in the surrounding areas and represents a significant investment in an underdeveloped area on a site that has been a surface parking lot since the 1960s. We respectfully request approval of the zone change to PD District and combined Concept and Final Development Plan approval.