

Chick-fil-A Parking Study

Lee's Summit, MO

Prepared for
GBC Design

August 2023



INTRODUCTION

This study was undertaken to document the volume of vehicles parking in the Summit Fair Chick-fil-A, Lee's Summit, MO restaurant parking lot. Chick-fil-A has proposed alterations to the drive-thru that would impact the layout and number of parking spaces provided on site, eliminating 8 spaces in total. The data gathered was used to compare the existing parking lot configuration to the proposed configuration of the parking lot in order to verify that adequate parking will be provided after the reduction in overall spaces. The proposed configuration can be seen on the site map attached to the end of this report (Map 2). Based on site observations, the majority of traffic generated utilizes the drive-thru rather than dining inside the restaurant.

METHODOLOGY

The parking study involved collecting data on the usage of parking spaces during the lunch and dinner peak times for three weekdays and one weekend day. Data was collected on Wednesday, August 9th, 2023 through Saturday, August 12th, 2023 during the times of 11:00am to 2:30pm and 5:00pm to 8:00pm. The count times were determined by verifying the peak sales times with the on-site contact for Chick-fil-A and extending the count window to include thirty minutes on either end of the peak time. The parking volumes were counted and recorded every 10 minutes during the count times. A summary of the data is provided in Tables 1-4.

Lee's Summit, MO: Chick-fil-A Parking Study

TABLE 1						
Wednesday (8/9/2023): Parking Space Summary						
Lunch Peak				Dinner Peak		
	Occupied	Empty			Occupied	Empty
11:00 AM	6	61		5:00 PM	8	59
11:10 AM	5	62		5:10 PM	6	61
11:20 AM	6	61		5:20 PM	6	61
11:30 AM	9	58		5:30 PM	12	55
11:40 AM	12	55		5:40 PM	15	52
11:50 AM	12	55		5:50 PM	6	61
12:00 PM	16	51		6:00 PM	8	59
12:10 PM	17	50		6:10 PM	7	60
12:20 PM	20	47		6:20 PM	13	54
12:30 PM	25	42		6:30 PM	10	57
12:40 PM	17	50		6:40 PM	9	58
12:50 PM	18	49		6:50 PM	13	54
1:00 PM	15	52		7:00 PM	15	52
1:10 PM	12	55		7:10 PM	10	57
1:20 PM	10	57		7:20 PM	11	56
1:30 PM	12	55		7:30 PM	7	60
1:40 PM	11	56		7:40 PM	10	57
1:50 PM	14	53		7:50 PM	8	59
2:00 PM	18	49		8:00 PM	9	58
2:10 PM	14	53		Maximum	15	
2:20 PM	15	52				
2:30 PM	12	55				
Maximum	25					

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TABLE 2						
Thursday (8/10/2023): Parking Space Summary						
Lunch Peak				Dinner Peak		
	Occupied	Empty		Dinner	Occupied	Empty
11:00 AM	8	59		5:00 PM	8	59
11:10 AM	8	59		5:10 PM	5	62
11:20 AM	4	63		5:20 PM	5	62
11:30 AM	13	54		5:30 PM	7	60
11:40 AM	14	53		5:40 PM	8	59
11:50 AM	16	51		5:50 PM	8	59
12:00 PM	16	51		6:00 PM	5	62
12:10 PM	21	46		6:10 PM	2	65
12:20 PM	18	49		6:20 PM	6	61
12:30 PM	24	43		6:30 PM	6	61
12:40 PM	23	44		6:40 PM	12	55
12:50 PM	23	44		6:50 PM	9	58
1:00 PM	19	48		7:00 PM	10	57
1:10 PM	19	48		7:10 PM	7	60
1:20 PM	11	56		7:20 PM	8	59
1:30 PM	12	55		7:30 PM	8	59
1:40 PM	12	55		7:40 PM	10	57
1:50 PM	15	52		7:50 PM	9	58
2:00 PM	11	56		8:00 PM	7	60
2:10 PM	13	54		Maximum	12	
2:20 PM	6	61				
2:30 PM	5	62				
Maximum	24					

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TABLE 3						
Friday (8/11/2023): Parking Space Summary						
Lunch Peak			Dinner Peak			
	Occupied	Empty		Dinner	Occupied	Empty
11:00 AM	12	55		5:00 PM	7	60
11:10 AM	13	54		5:10 PM	6	61
11:20 AM	16	51		5:20 PM	7	60
11:30 AM	16	51		5:30 PM	8	59
11:40 AM	22	45		5:40 PM	6	61
11:50 AM	22	45		5:50 PM	7	60
12:00 PM	18	49		6:00 PM	9	58
12:10 PM	21	46		6:10 PM	10	57
12:20 PM	27	40		6:20 PM	11	56
12:30 PM	26	41		6:30 PM	16	51
12:40 PM	21	46		6:40 PM	10	57
12:50 PM	22	45		6:50 PM	9	58
1:00 PM	22	45		7:00 PM	10	57
1:10 PM	22	45		7:10 PM	7	60
1:20 PM	20	47		7:20 PM	9	58
1:30 PM	15	52		7:30 PM	9	58
1:40 PM	14	53		7:40 PM	9	58
1:50 PM	16	51		7:50 PM	7	60
2:00 PM	18	49		8:00 PM	9	58
2:10 PM	15	52		Maximum	16	
2:20 PM	18	49				
2:30 PM	15	52				
Maximum	27					

Lee's Summit, MO: Chick-fil-A Parking Study

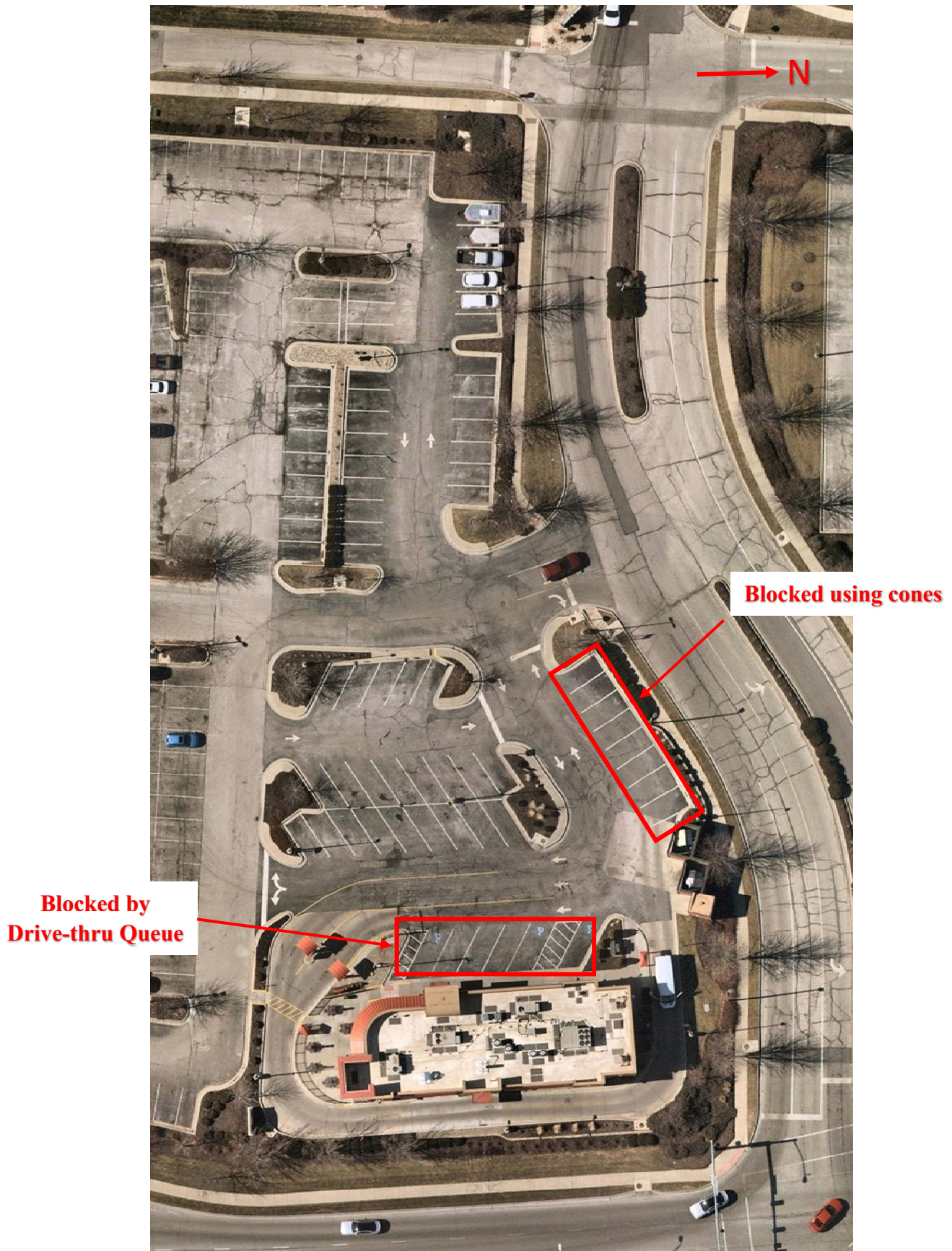
TABLE 4						
Saturday (8/12/2023): Parking Space Summary						
Lunch Peak			Dinner Peak			
	Occupied	Empty		Dinner	Occupied	Empty
11:00 AM	5	62		5:00 PM	14	53
11:10 AM	6	61		5:10 PM	15	52
11:20 AM	10	57		5:20 PM	12	55
11:30 AM	11	56		5:30 PM	13	54
11:40 AM	9	58		5:40 PM	16	51
11:50 AM	15	52		5:50 PM	14	53
12:00 PM	13	54		6:00 PM	13	54
12:10 PM	16	51		6:10 PM	10	57
12:20 PM	18	49		6:20 PM	10	57
12:30 PM	19	48		6:30 PM	10	57
12:40 PM	18	49		6:40 PM	13	54
12:50 PM	18	49		6:50 PM	10	57
1:00 PM	21	46		7:00 PM	7	60
1:10 PM	20	47		7:10 PM	11	56
1:20 PM	16	51		7:20 PM	11	56
1:30 PM	11	56		7:30 PM	6	61
1:40 PM	13	54		7:40 PM	6	61
1:50 PM	9	58		7:50 PM	11	56
2:00 PM	7	60		8:00 PM	8	59
2:10 PM	12	55		Maximum	16	
2:20 PM	8	59				
2:30 PM	7	60				
Maximum	21					

PARKING ANALYSIS

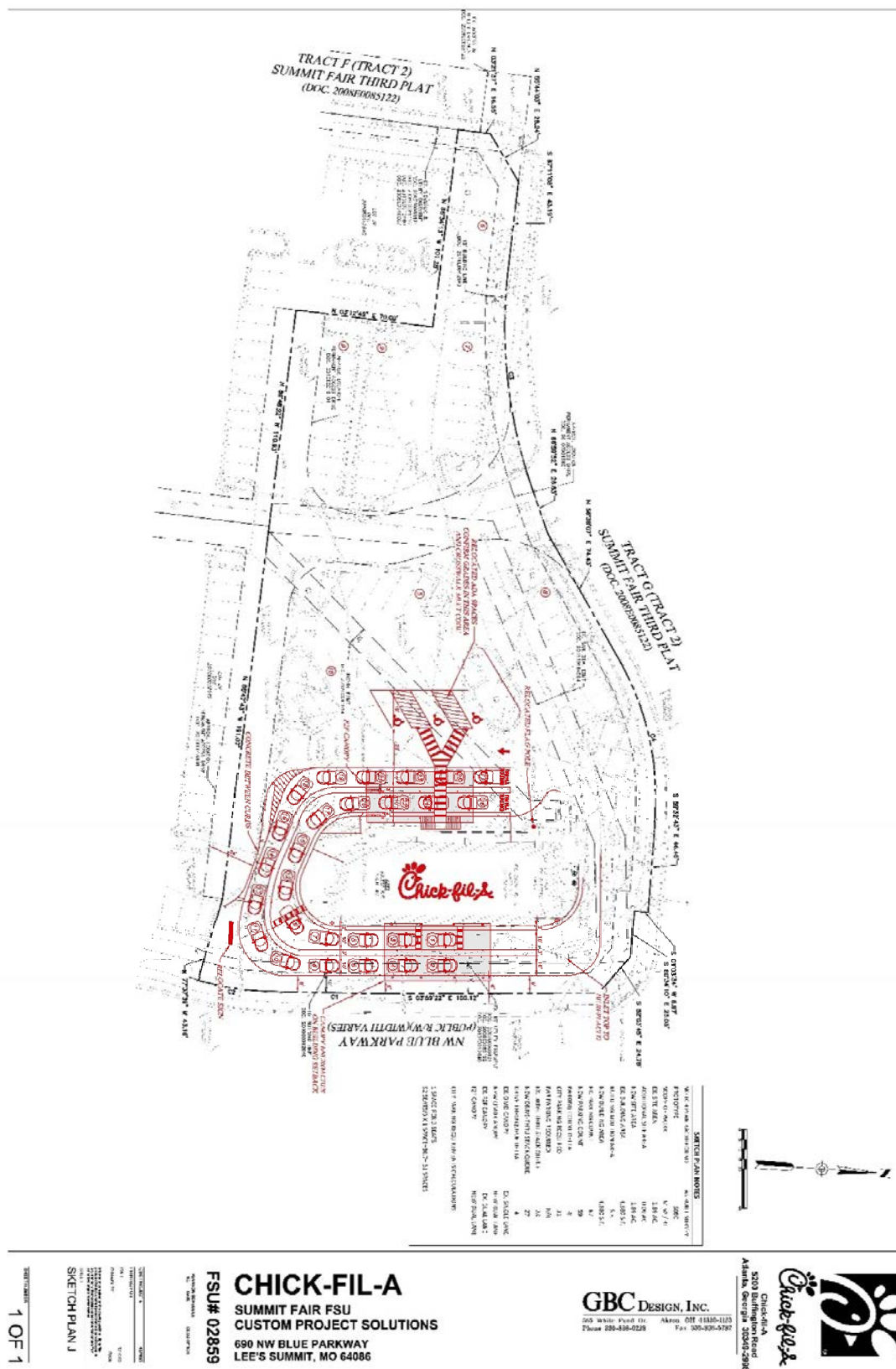
Based on the current restaurant layout the site currently provides 67 parking spaces; of the 67 parking spaces 8 were blocked off during peak hours to allow traffic to exit the drive thru unhindered by vehicles entering and exiting the parking spaces. Similarly the 6 spaces closest to the restaurant, 3 of which are handicap spaces, are blocked by vehicles in the drive-thru during peak hours as the drive-thru queue extends in front of these spaces.

The proposed parking layout will accommodate 59 parking spaces, the 3 handicap spaces will be relocated across the drive aisle and provided a lane for traffic to flow without conflicting with the drive-thru. A crosswalk provides a designated area for customers to cross the drive aisle and drive-thru queue space. The proposed layout will provide adequate storage for 27 vehicles within the drive-thru without impacting any parking spaces, similar to the existing layout.

The data from this study determined that the maximum number of parking spots occupied concurrently during the four days was twenty-seven during the lunch peak on Friday, August 11th. Forty parking spaces remained available, eight of which were coned off by Chick-fil-A and another six were blocked by the drive-thru queue, leaving twenty-six spaces customers could access. Based on the data collected, the proposed layout with fifty-eight parking spaces will continue to provide sufficient parking for Chick-fil-A.



Map 1: Existing Site Layout



Map 2: Proposed Parking Layout



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