



January 21, 2026

PROJECT NARRATIVE

**Proposed Chick-fil-A – NWC Quandary Peak Blvd & Dawson Trails Blvd
Town of Castle Rock, Colorado
Preapplication Meeting – Staff Review**

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1. Project Overview

This preapplication submittal proposes a new Chick-fil-A restaurant located at the northwest corner of Quandary Peak Boulevard and Dawson Trails Boulevard in Castle Rock, Colorado. The application is submitted by 4G Development & Consulting, Inc. on behalf of Chick-fil-A, Inc.

The subject property is approximately 2.07 acres (90,213 square feet) and is identified as Parcel No. 2505-272-00-001. The site is zoned Planned Development (PD) and lies within the E2 Planning Area. The applicant seeks early staff feedback on zoning compliance, site design, circulation, infrastructure, and required submittals prior to formal application.

2. Proposed Development

The proposal includes a 4,847 square-foot, single-story Chick-fil-A restaurant with a dual-lane drive-thru, associated drive-thru canopies, and a screened trash enclosure. The building design is based on Chick-fil-A's current prototype and utilizes stucco finishes consistent with nearby commercial development.

Site features include:

- 90 indoor seats
- 24 patio seats
- 100 total parking spaces, including 4 ADA-accessible stalls
- Defined pedestrian connections between parking, building entrances, and patio areas

3. Site Circulation & Drive-Thru Operations

Primary site access is provided from Dawson Trails Boulevard. Internal circulation is designed to limit conflicts between customer parking, drive-thru traffic, and service movements.

The drive-thru system includes:

- Dual-lane configuration

- Approximately 987 feet of total vehicle stacking
- 223 feet to the order point on the inner lane (11th vehicle)

4. Operations

Proposed hours of operation:

Monday–Saturday: 5:30 AM – 11:00 PM

Closed Sundays

Employment is anticipated to range from 80 to 120 employees.

Staff Preapplication Discussion Items & Questions

Zoning & Entitlements

- Confirmation of PD compliance and allowed use
- Determination of required entitlement pathway

Site Design & Layout

- Feedback on building placement and circulation
- Emergency and pedestrian access considerations

Drive-Thru & Traffic

- Acceptance of stacking and configuration
- Traffic or queuing study requirements

Parking

- Confirmation of parking calculations
- Reduction or shared parking considerations

Engineering, Utilities & Drainage

- Utility capacity or upgrades
- Drainage concept acceptance
- Off-site improvement expectations

Landscape & Streetscape

- Streetscape standards
- Screening and buffering expectations

Submittal Process

- Required studies and documents
- Review timeline and sequencing
- Building permit requirements (Building, TE, Canopies)
- Fire permit requirements (CO2, UGFL, Fire Systems – Deferred Submittals)
- Addressing

We appreciate your time and consideration. Please let us know if you have any questions or need additional information to complete your review.