



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Monday – April 06

Sent Via: ☐ 1st Class ☐ FedEx ☐ Courier ☐ Hand Deliver
☐ Facsimile to: ☒ **EMAIL TO:** dpaulin@crgov.com

TOWN OF CASTLE ROCK

Community Development Department
Planning Division
100 N. Wilcox Street
Castle Rock, CO 80104

Attention : Pre-Application Coordinator

Re: **MCDONALD'S RESTAURANT AT DAWSON TRAILS -
PROJECT NARRATIVE**
Lot 5 Dawson Trails Fl. No. 2 Amendment 4
Castle Rock, CO
SLS JN: 24-0001-211

Dear Coordinator,

McDonald's plans to develop Lot 5 of Dawson Trails Filing No.2, Amendment No. 4 located south of Crystall Valley Parkway and west of Dawson Trails Blvd. As part of the proposed development McDonald's plans to build a new McDonald's restaurant including a 4,218 S.F. building with associated parking, landscaping, LED lighting, and utility connections.

McDonald's expects to employ approximately 60 people at this restaurant, with the largest shift having 13-employees working at one time. The proposed restaurant drive thru will be open 24 hours a day seven days a week. The dining room will be open from 5:00 am until 11:00 pm. McDonald's expects to serve approximately 1,790 customers a day, with approximately 153 customers during the peak hour.

The site is designed to afford efficient traffic circulation, reducing traffic to the site by eliminating the need to circle the building twice when using the drive thru. The layout is also designed to screen the drive thru menu boards and speakers from Dawson Trails Parky. by orientating the building so that the menu boards are behind the building and screened by landscaping. The building elevations are designed with high quality materials and a large amount of glazing. Furthermore, pedestrian access will be provided to Dawson Trails Blvd, and bicycle parking will be provided at the building.

The project is part of the Dawson Trails Planned Development, and the project is a use by right in the PD for the area.

No variances are being requested with this project.

If you have questions regarding what is proposed, please feel free to call me. Thank you!

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT. & SC)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Robert Yagusesky, McDonald's via: robert.yagusesky@us.mcd.com

2595 Ponderosa Rd – Franktown, CO 80116