NEAR
DESIGN & PLANNING INC.

2-21-24

Town of Castle Rock
Department of Community Development
100 N. Wilcox St.
Castle Rock CO 80104

Re: Application Narrative, Sonic – 210 Founders Parkway

We are assisting our client, Rubyhill Denver LLC, (Sonic operator) to facilitate the changes that were made to the building and landscaping to obtain the appropriate town approvals.

This location is an existing operating Sonic fast food restaurant. The existing zoning is PD. The building is 1,485 sf located on a 1.26-acre lot. There are 28 existing parking spaces that will remain. The existing landscape coverage is 17,504 sf = 31.08%.

Proposed changes will bring the existing building into compliance with development codes. There will be no impacts on surrounding properties. All existing infrastructure is existing to remain. Existing roadways and utilities are sufficient to support the existing use of a fast food restaurant.

Our client has made some changes to the exterior of the building including paint colors, adding some vertical battens on the sides of the building, provided a light bar to the drive thru side of the building and an accent light on the end of the canopy. The existing light fixture specifications are unknown. We have provided an illumination plan with estimated light levels based on similar light fixtures from other Sonic properties.

A portion of the landscape was redone due to the grease interceptor being replaced in the spring of 2023. We are currently representing existing landscaping that is on the site.

There were no changes made to the parking lot, curbing, striping, or canopies. The signs were replaced under a separate permit and details have been included. The modifications to the building and landscape were made without completing a site plan amendment process for the changes made.

Sincerely,

Steve Brown
Near Design & Planning, Inc.