



DEVELOPMENT

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## **SITE DEVELOPMENT PLAN FOR LOT 3A-1, BLOCK 4, PROMENADE AT CASTLE ROCK FILING NO.1 AMENDMENT NO. 27**

### **PROJECT NARRATIVE**

**NOVEMBER 11, 2025**

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#### **DEVELOPER:**

Burgerworks Colorado LLC  
Contact: William Tamminga  
908 North John Redditt Drive  
Lufkin, TX 75904  
wdt@burgerworks.net  
(713) 213-8998

#### **OWNER :**

Japanese Tree Lilac LLC  
4500 Cherry Creek Dr South Suite 550  
Glendale, CO 80246

#### **CONSULTANT:**

HR Green Development, LLC  
1975 Research Parkway, Suite 160  
Colorado Springs, CO 80920  
[Blaine.perkins@hrgreen.com](mailto:Blaine.perkins@hrgreen.com)

#### **SITE DETAILS**

- Parcel Number: 2351-271-10-002
- Account Number: R0626328
- Acreage: 1.53 Acres
- Zoning: PD Promenade at Castle Rock
- Current Use: Vacant

#### **REQUEST**

HR Green on behalf of Burgerworks Colorado, LLC requests approval of an administrative Site Development Plan for Lot 3A-1, Block 4, Promenade at Castle Rock Filing No. 1 Amendment No. 27. Burgerworks Colorado, LLC proposes to construct a 3,380 square foot Fast Food Restaurant. The proposed improvements will include a concrete parking lot, drive aisles, sidewalks, signage, trash enclosure and landscaping.

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**LOCATION**

The subject property is ± 1.53 acres and is located east of the Promenade Parkway and Alpine Vista Circle (Private) roundabout, within the municipal boundaries of Castle Rock. The site is currently a single platted parcel (Lot 3A-1, Block 4, Promenade at Castle Rock Filing No. 1 Amendment No. 27). There is an existing shared access with the adjacent Chipotle, curb and gutter and miscellaneous utilities.

**Figure 1: Aerial**





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### **COMPLIANCE**

The proposed Site Development Plan complies and supports the following goals and policies from the 2030 Comprehensive Master Plan:

#### Principle EC-1

Diversification of local economy through proactive business attraction and retention.

#### EC-1.3 Business Development

Support proactive efforts to attract and retain businesses and target industries that contribute to local economic base diversification, and promote the desired quality of life for Castle Rock residents.

*The proposed development will provide new services and enhanced quality of life convenience to the citizens of Castle Rock. As an infill site the proposed development creates opportunities for an enhanced experience to adjacent traffic and customers.*

The proposed Site Development Plan is in compliance with the Town of Castle Rock Zoning Code:

*The zoning of the property and surrounding parcels is Planned Development and governed by the Promenade at Castle Rock, which is the planning level document for allowed uses, setbacks, and architecture. It is located in an area of the P.D. Site Plan identified as Planning Area 4 Business Commercial which includes restaurant as a permitted use. The proposed development design is intended to be harmonious with the surrounding commercial uses in that similar land uses are allowed on adjacent properties under the same zoning of which would also be subject to the same development standards.*

### **IMPACTS**

The overall impacts of the proposed development are anticipated to be minimal on adjacent land. The property is part of the larger Promenade at Castle Rock development. The proposed building will provide a cohesive modern aesthetic on site, complementing the neighboring commercial architecture. The restaurant will operate 24 hours a day, 7 days a week. The site will be appropriately lit and meticulously maintained. The restaurant will be staffed by approximately 5 to 6 employees per shift over 3 shifts per day.

The proposed development is surrounded by existing and proposed commercial development and previously disturbed during overlot grading activities. As the site has been previously disturbed no existing natural features are present. Landscaping will be proposed to comply with Promenade at Castle Rock PD and Town code. Site lighting will be in conformance with Town codes and promote site security and safety during operations. Site drainage is discussed in the drainage report included with the submittal. Traffic is discussed in the Traffic Impact Analysis included with the submittal.



D E V E L O P M E N T

**INFRASTRUCTURE**

The impact on the existing Town infrastructure and public improvements, as they relate to the proposed project, should be considered expected load. Utility design will be completed per stated Town of Castle Rock guidelines and practices. Water, wastewater and stormwater facilities are adequate to support the proposed building and associated site improvements.

Construction of the restaurant will occur in a single phase and likely take approximately 3-4 months, with a typical progression of construction activities. These activities, some of which would run concurrently, include site preparation and limited grading, foundation, framing, paving, striping and landscaping.

**VARIANCES**

No variances or deviations are anticipated with the proposed development.

In conclusion, the proposed development will have little impact on adjacent land. The proposed improvements are consistent with the Town of Castle Rock master plans, codes and manuals.