

SITE DEVELOPMENT PLAN

CHICK-FIL-A #4027 PROMENADE AT CASTLE ROCK

PROJECT NARRATIVE

The Project is located at Lot 1A-6A, Block 2, Promenade at Castle Rock Filing No. 1, Amendment No. 13, as recorded December 27, 2017 at Reception No. 2017086766, in the Town of Castle Rock, State of Colorado. This project proposes the introduction of a bypass lane at the pickup window of the existing drive-thru by making minor modifications to the layout. In addition, the site will be adjusted to accommodate the changes, including updates to landscaping, grading (to ensure code-compliant drainage and positive flow away from structures), drainage (including minor inlet and surface drainage adjustments), and photometric plans (to maintain adequate lighting coverage and minimize off-site impacts) to ensure compliance with local regulations and improve functionality. ADA-accessible routes will be maintained and adjusted as needed to remain compliant with current standards. These updates are intended to maintain site access, aesthetic consistency, and operational efficiency for all users.

The existing conditions consist of a fast-food restaurant with a single-lane pickup window drive-thru, routed along the back of the building associated drive aisles, parking, landscaping, and other site improvements. The proposed modifications involve the addition of a bypass lane for increased drive-thru efficiency. With the addition of a Tormax door, improved pedestrian access, and enhanced landscaping, the proposed modifications will further elevate the site's functionality. No modifications to the existing drainage patterns or private storm infrastructure are proposed, and the existing utility infrastructure will remain unchanged. These improvements will have no effect on surrounding properties, as the project scope is designed to maintain current drainage patterns, utility infrastructure, and overall site impact without substantial changes to neighboring areas.

The project aligns with the Town of Castle Rock's Vision 2030 and 2030 Comprehensive Master Plan by creating safe, accessible, and sustainable improvements that increase operational efficiency and enhance the user experience. The bypass lane, upgraded pedestrian access, and landscaping improvements support community values of mobility, aesthetics, and sustainability while preserving functionality and safety. Access, roadways, water, wastewater, and stormwater facilities are adequate for the proposed modifications, with drainage adjustments meeting code requirements and maintaining positive outflow away from structures.

The project complies with all applicable zoning codes, design principles, and technical manuals as established by the Town of Castle Rock. No deviations from Town criteria are proposed, and all landscaping, grading, drainage, and photometric elements conform to regulations to uphold safety and functionality. Impacts on surrounding properties are mitigated through thoughtful design, including landscaping enhancements, containment of off-site lighting, and maintenance of existing utility infrastructure and drainage patterns. Operational improvements, aesthetic upgrades, and accessibility adjustments further enhance the site while sustaining compliance with Town standards and the future vision for development in Castle Rock.