October 19, 2026

PROJECT NARRATIVE
Proposed Chick-fil-A – NWC Quandary Peak Blvd & Dawson Trails Blvd
Town of Castle Rock, Colorado
Site Development Plan

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1. Project Overview
This 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.

Compliance: The proposed development supports the Town's vision for a quality-built environment and a thriving economy by introducing a recognizable, well-maintained commercial use designed to serve the community. Site planning and building design will be compatible with the surrounding area, with efficient use of land and infrastructure. The project will be designed in accordance with the applicable zoning designation, approved Planned Development Plan and zoning regulations, and relevant provisions of the Castle Rock Municipal Code. The site development plan will demonstrate consistency with the property's established land-use entitlements and applicable Town review criteria. Civil engineering and site improvements will be designed in accordance with the applicable town-adopted technical criteria and standards. Drive-through stacking length is designed to hold as many cars as possible while utilizing the site layout most effectively. Chick-fil-A's average drive-through service time is among the fastest in the QSR industry. Team members are deployed outside with handheld devices to take orders, expediting throughput and preventing spill-over. [On-site signage and trained staff direct any overflow into designated bypass or stacking lanes as applicable, ensuring drive aisles and public streets remain unobstructed. Additionally, emergency access, utility connections, stormwater management, erosion and sediment control, landscaping, and water conservation, will be addressed in accordance with town standards.

Impacts: Chick-fil-A locations generate meaningful local economic activity: they create over 100 full- and part-time jobs, generate sales tax revenue for the City, and drive sales for neighboring tenants through co-anchoring effects. The site is designated Planned Development, contemplating commercial development of this type. The project is consistent with General Plan policies promoting economic vitality, job creation, and walkable commercial nodes. CFA's unique franchise model also creates locally owned small businesses. Operators live within the community and frequently support local schools and organizations through active community involvement.

Infrastructure: 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 702 feet of total vehicle stacking (35 cars)
- 223 feet to the order point on the inner lane (11th vehicle)

Adequacy of water, wastewater, and storm water facilities are determined with review from Castle Rock Water and Castle Rock Stormwater. Peak Water Demand, a Drainage Conformance Letter, MS4 Application, and Water Quality Questionnaire are provided for review.

Variances: No variances are proposed to deviate from Town Design Manuals or Approved Zoning and Municipal Code.

2. Proposed Development

The proposal includes a 5,087 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
• 20 patio seats
• 77 total parking spaces, including 4 ADA-accessible stalls
• Defined pedestrian connections between parking, building entrances, and patio areas

3. 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.

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