

April 6, 2020

Community Development Department  
Town of Parker  
20120 East Mainstreet  
Parker, CO 80138

RE: Project Narrative  
Murphy USA – Parker and Pine

## Proposal Summary and Proposed Use

Murphy USA is proposing to develop the Lot 2, Parker and Pine Minor Development, Filing No.1 (Parcel A in accompanying drawing documents). Development of the 1.09 acre parcel will include an eight dispenser fueling facility under canopy with an accompanying ~2,800 square foot convenience store. No zoning amendment is being requested for the use presented by this project.

## Site Layout and Circulation

Murphy is requesting no additional access to Parker Road, Pine Lane or South Twenty Mile Road over and above what is already being planned for the overall development. Access to the site will be taken from shared private drives abutting the southern and western boundaries of proposed lot 2. Internal circulation around the fueling canopy will occur via concrete paved drives of 25' minimum width.

Pedestrians to and from the convenience store will access sidewalks within the overall development via a 5' wide concrete sidewalk. The sidewalks within the overall development provide pedestrian access to the sidewalks along the public roadways surrounding the development.

## Architectural Compatibility

The proposed convenience store exterior architecture will be constructed primarily of brick and ACM materials to match the materials presented within design guidelines for the overall development. Articulation in both the vertical and the horizontal planes occur in compliance with the Town's new commercial standards. The columns that support the fueling canopy will be wrapped in brick veneer to match the brick on the convenience store building and will include a base element that incorporates the same brick veneer from the base element on the convenience store. The canopy over the fuel dispensers will be capped by a mansard roof to avoid a flat roof appearance.

## Construction Timing/Phasing

Murphy USA intends to construct in a single phase. Commencement of construction will be planned so that construction of the overall development's road and utility infrastructure would be complete in time to support the opening of the Murphy facility. Murphy's construction timelines can vary from 3-6 months.

