

**Project Narrative  
For  
SLIM CHICKENS  
LOT 3 OF PARKER AND PINE FILING NO. 1  
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, COLORADO**

**06/15/2020**

**Prepared For Developer:**

**Trail Star Development, LLC, A  
Colorado Liability Company**

413 Wilcox Street, Suite 200

Castle Rock, CO, 80104

Contact: Rick Stucy

rick@trailstardev.com

303-378-1592

**Prepared By:**



**EES**

**Entitlement and Engineering  
Solutions, Inc.**

501 S. Cherry Street, Suite 300

Glendale, CO 80246

Contact: Chris Mueller PE NCEES

chris.mueller@ees.us.com

314-737-2758

### **Proposal Summary and Proposed Use**

Trail Star Development is proposing to develop Lot 3 of Parker and Pine Filing No. 1. Development of the 0.87 acre lot will include a +/- 3,481 Slim Chickens restaurant, covered outdoor seating area, drive thru lane, and parking. No zoning amendment is being requested for the use presented by this project.

### **Site Layout and Circulation**

The Slim Chickens site is not requiring additional access to Parker Road, Pine Lane, or South Twenty Mile Road. Access will be via 2 curb cuts located at the west edge of the site, to an internal street. An middle emergency access via mountable curbs will be located between these 2 curb cuts. Internal circulation around the parking lot will be via 25' wide drive lanes. A 12' wide drive-thru lane, queing more than 6 vehicles, is proposed on the east side of the site.

Pedestrians to and from the restaurant will access the north offsite sidewalk via a proposed ADA path, which crosses the exist lane of the drive thru.

### **Zoning and Architectural Compatibility**

Current and proposed zoning is PD – Commercial.

Building design is based from 360 degree architecture. Staggered parapets, sloped roofs, and awnings provide pedestrian scale to the project. The stepped building planes provide visible shadow lines and depth around all 4 sides of the building. Material composition utilizes natural looking but durable materials. Cement board siding and brick make up the major components of the facility. The 3-season patio element adds a metal component with storefront and steel rail system under a standing seam gable roof. Material separation set with building plane allows the building to be broken down horizontally and vertically creating depth and scale. Gable and sloped roofs at the ends of the building provide emphasize in building design getting away from a standard rectangular restaurant building set only with parapets. A prominent entry with raised parapet, brick façade, and awning articulates pedestrian access into the facility.

### **Construction Timing/Phasing**

This lot development will be constructed in a single phase, in conjunction with the construction of the infrastructure and drives of the Parker and Pine Filing No. 1. The Lot and restaurant construction timeline is proposed to be less than a year from time of permit issuance.