



185 South State Street, Suite 800
Salt Lake City, Utah 84111

October 26, 2021

Town of Parker
20120 E Mainstreet
Parker, CO 80138

RE: Site Plan Development Application

Maverik, Inc., enthusiastically submits this cover letter and application for a Preliminary Site Plan with the Town of Parker to discuss proposed development of a new 4,425 SF convenience store, BonFire™ fresh food, and fueling canopy with 6 multi-product dispensers within the Lincoln Professional Park.

Existing Conditions

This 1.36-acre parcel is Lot 1 of the proposed Lincoln Professional Park Plat, which is currently under review by the Town of Parker. This property was recently annexed into the city and zoned Commercial, which allows gas station and convenience stores as a permitted use. There are no existing buildings on our lot that need to be demolished. The property is flat and utilities are near the site and will be stubbed into the subdivision during development.

Project Description

The proposed building is approximately 4,425 square feet with six fueling dispensers under a canopy to the east of the building. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week. The proposed development will consume approximately 1.36 and contain 33 parking stalls, 2 of which are A.D.A. compliant. The fueling islands will be on concrete pads while the driving and parking surfaces not used for fueling will be asphalt.

Operations

Maverik, Inc. owns and operates over 350 stores in 12 states and plans to continue a favorable growth pattern in the future. Maverik employs over 6,500 people who are eligible for health benefits (Health, Dental and Vision), long and short-term disability, tuition reimbursement, 401(k) matching contribution opportunities, gym reimbursement, scholarships, paid time off and other benefits. This store will employ approximately 15 to 18 employees. Store employees receive training in over 40 different aspects of the job including safety, point of sale, service, identification for alcohol sales, management and customer service.



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Architecture & Interior

The store's interior is finished with wood tile floors and muraled walls that emphasize that Maverik is "Adventure's First Stop". This may include photographs of local scenery, parks, or mascots to fit the local character of each location. The store is designed to facilitate an on-site bakery as well as Build-To-Order sandwich bar, burritos, tacos, pizza and other fresh food offerings. Maverik prides itself on cleanliness and we strive to keep our stores safe, clean, and well kept.



The building elevations, building materials and floor plan depict the architectural style and themes of the Maverik brand. The exterior of the building will consist of metal roof elements, fiber cement, cultured stone, glass storefront, steel truss beams, etc. HVAC equipment will be situated on the store roof and screened from view by a parapet wall and is consistent with code requirements for screening roof mounted mechanical equipment and blending in with the surrounding community. The fuel canopy includes the same architectural elements and materials so that our design is consistent from the time you arrive to fill your tank and when you enter our store.



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Site Plan

The site proposes the following accesses:

- Shared full access off Dransfeldt Road
- Shared right in – right out on Lincoln Ave

Our building is situated in the northwest corner of the site, nearest to the public intersection. Outdoor seating is incorporated into the site design, surrounded by landscaping, and is adjacent to the store's northern entrance. This plaza area on the north end of the building provides a higher quality streetscape from Lincoln and Dransfeldt, that hides the fuel canopy behind the building and conforms to the Parker Development Code. The situation of the building near the street also makes our store easily accessible for pedestrians at the north entrance. We have also provided bike parking at the front of our store.

Landscaping will be provided along Dransfeldt and Lincoln Ave. A shared detention pond will be used for stormwater on the easter portion of the lot, adjacent to the proposed Maverik.

Maverik is excited to join Parker's community and we believe we meet the city's development code for this zone. We look forward to working with the city on our site plan application. Please contact me at (330) 554-0967 if you have any questions regarding this application.

Regards,
Maverik, Inc.

Cassie Younger
Planning Project Manager