



July 19, 2022

Town of Parker  
Land Development

Re: ***McDonald's Stroh Site Plan Letter of Intent  
Near SEC of South Parker Road and Stroh Road, Parker, Colorado***

To Whom It May Concern,  
Kimley-Horn and Associates, Inc. is pleased to submit the Site Plan Package for the above-referenced project on behalf of McDonald's USA, LLC (the "Site Developer").

The following documents have been provided for your review, distribution, and comment:

- Site Plan Application
- Exhibit A – Project Legal Description
- Exhibit B – Title Commitment
- Exhibit C – Charge Back Agreement
- Exhibit D – Geotechnical Report
- Exhibit D – Phase I ESA
- Exhibit E – Vicinity Map
- Site Plan Set
- Construction Documents
- PWSD Construction Documents

A traffic compliance letter providing drive-thru stacking and traffic counts for the existing McDonald's at Parker Road and Main Street at peak times will be provided with the second submittal. This traffic compliance letter will show that the proposed drive-thru layout is adequate for the stacking produced at the existing McDonald's in the Town of Parker.

General project information and anticipated scope of work related to the site improvements is further summarized below.

## **GENERAL PROJECT INFORMATION**

The project is located near the northeast corner of South Parker Road and Stroh Road located in the Town of Parker, Colorado. More specifically, the project is located on Lot 7 of the Parker Pointe Subdivision Filing No. 1 (the "Site"). The Site is bounded by Lot 8 of Parker Pointe Subdivision Filing No. 1 to the north, future Napa Avenue to the south, South Parker Road to the west and future Declan Drive to the east. The Site totals approximately 1.48 acres.

The Site is zoned as Planned Development based on the latest published Zoning Map for the City. Fast food restaurants with drive-thru are an allowed use within this zoning district. No rezoning is anticipated.

**SITE IMPROVEMENTS**

The Project is anticipated to consist of a new single-story McDonald's fast-food restaurant with dual drive-thru and associated one-way drive aisles looping the building, parking on the east, west, and south side of the Site, landscaping, and associated utility improvements. Roadway infrastructure proposed within the overall development adjacent to the Project will provide access from the Project to adjacent right-of-way and access roadways. Project access will be obtained from the proposed access points on future Declan Drive and Napa Avenue. The proposed building will be oriented from north to south with a main entrance facing future Napa Avenue and Declan Drive. Drive aisles are proposed to loop around the building to provide internal traffic circulation as well as emergency access throughout the Project.

Landscaping and irrigation will be proposed along the property boundary and throughout the Project meeting the Town of Parker minimum requirements.

Signage for the Project will be provided per the Town of Parker Code. Allowable signage for the Site will be coordinated with the Town.

**PROJECT PROCESSES**

The Project will be processed through the Town of Parker and Parker Water & Sanitation District for entitlement, construction documents, and building permit reviews. We understand that this Project will undergo a Full Site Plan process through the Town of Parker in addition to the Civil Construction Documents and Building Permit drawings that will be submitted and processed in support of the Project.

If you have any questions or comments during your review, please do not hesitate to contact me at 719-284-7275.

Sincerely,  
KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, PE