

August 18, 2022

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

RE: Project Narrative  
Andy's Frozen Custard – Lincoln Professional Park

## Proposal Summary and Proposed Use

Plaza Street Partners is proposing to develop and Andy's Frozen Custard drive through restaurant on the proposed Lot 3, Lincoln Professional Park, Filing No.1. Development of the 0.71-acre parcel will include an 2,092 square foot drive thru restaurant with outdoor ordering and customer activity space. No zoning amendment is being requested for the use presented by this project.

## Site Layout and Circulation

Plaza Street Partners is requesting no additional access to Lincoln Avenue or Dransfeldt Road over and above what is already being planned for the overall development titled Lincoln Professional Park. Access to the site will be taken from shared private drives abutting the southern and western boundaries of proposed lot 3. Internal circulation adjacent the facility will occur via asphalt paved drives of 25' minimum width. Lot 3 has no direct adjacency to the public roadway/R.O.W. Customers accessing the drive thru will order via face-to-face interaction with Andy's employees during busy times or via the drive thru window during slower times. The menu board in the drive thru lane only offers a preview menu. No microphone/speaker ordering at the drive thru menu board will occur.

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. All pedestrian circulation is oriented to bring customers to the under-canopy ordering area on the north side of the building.

It is important to note the relative size of the building is roughly only ~36' wide and ~72' long and that no indoor dining is available for customers.

## Architectural Compatibility

The proposed restaurant exterior architecture will be constructed primarily of brick, stucco and stone fascia materials to comply with the stated town codes and guidelines. Articulation in both the vertical and the horizontal planes occur in compliance with the Town's new commercial standards. The front of the restaurant presents a unique sloped canopy covering the exterior customer amenity and ordering area that includes significant window glazing for an open customer/employee experience.

## Construction Timing/Phasing

Plaza Street Partners 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 Andy's Frozen Custard facility. Plaza Street partners construction timelines can vary from 4-9 months.

