

31 MAY 2023

Town of Parker
Planning Department
20120 E Main St.
Parker, CO 80138

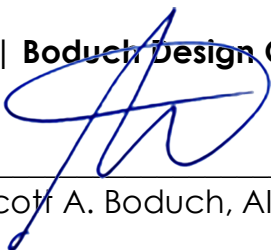
RE: **Narrative for SDP Amendment – Hess & Pardee Retail – 12225 Pardee Street, Parker CO**

Please see the summary below identifying the updates that are being proposed as part of this SDP Amendment.

- This project has since changed ownership and based to the new Owner's requests, adjustments to the building and site are being requested based on potential tenants that are being discussed for this site. These updates impacted the proposed site improvements per the following:
 - Though the one-way drive around the south and east sides of the building shall remain for a loop around the site, the drive-thru lane element will be eliminated. This includes removal of the drive-thru window / storefront on the east end of the building and removal of the screen-wall which was required for the drive-thru lane use. The Owner understands that at such time if a drive thru tenant is considered in the future, this use would require a SDP Amendment review to re-incorporate the screen-wall and drive thru window modification.
 - Adjusted the site plan and landscape plans to incorporate removal of the screen-walls and update the monument sign design / location / configuration.
 - Provided a designated area on the west side of the site for a pet relief area, for a future veterinary clinic tenant use.
- Revised the building elevations to include modifications to the storefront windows, including the removal of the drive-thru window on the east end, removal / relocation of some exterior doors, and adjustment to some frosted glass locations.

Please contact me if you have any further questions or need additional information. Phone: 303.901.0720 or email: sboduch@bdgarch.com.

BDG | Boduch Design Group, Inc.



Mr. Scott A. Boduch, AIA - President