



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Thursday – March 14, 2024

Sent Via: 1st Class FedEx Courier Hand Deliver
 Facsimile to: **UPLOAD ETRACKIT**

TOWN OF PARKER COLORADO

Planning
20120 E. Mainstreet
Parker, CO

Attention: Ms. Ashley Chasez

Re: **MCDONALD'S RESTAURANT NARRATIVE**
10950 S. Parker Road
Parker, CO
SLS JN: 20-0001-99

Dear Ms. Chasez:

McDonald's is planning a major renovation to their existing restaurant located at 10950 S. Parker Road. The planned renovation includes extensive exterior elevation changes, a complete dining room remodel, a new kitchen, and revisions to the existing drive thru. No changes to the site access are being proposed.

As part of the exterior renovation several walls will be reconstructed, and a new exterior finish will be applied. The exterior finishes include enhanced glazing, brick, tile, battens, stone, ALPOLIC metal panels, and an articulated parapet. All rooftop mechanical units will be screened from view.

The interior of the building will be completely removed, and a new modern dining room will be installed. A new efficient kitchen will also be installed, increasing capacity, while saving energy. Furthermore, the PlayPlace will be remodeled, and a new play area installed completing the interior renovation.

The proposed drive-thru will be in a similar location to the existing drive-thru, but it is designed to operate more efficiently reducing vehicle stacking at the drive-thru entrance. The drive thru will include digital menu boards, a bypass lane, proper turning radiuses, and the menu boards are place to operate efficiently with the upgraded kitchen. Additional landscape screening is proposed to better screen the drive-thru from S. Paker Road.

As described above, McDonald's Corporation is planning a major renovation to their existing restaurant. The remodeled restaurant will have a modern look that fits within the Town of Parker and the adjacent shopping center. The remodeled kitchen and drive-thru are designed to work efficiently together, which will reduce the staking at the restaurant. Additional landscaping will be provided to better screen the drive-thru from S. Parker Road. No changes to the lot access are being proposed, and the proposed improvements result in a minor decrease in impervious area. Therefore, this project will not negatively impact the existing infrastructure serving the site.

If you have questions regarding what is proposed, please feel free to call me. Thank you!

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Robert Yagusesky, McDonald's via: robert.yagusesky@us.mcd.com

2595 Ponderosa Rd – Franktown, CO 80116