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February 20th, 2025

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

PROJECT NARRATIVE FOR PROPOSED CONSTRUCTION PROJECT LOCATED AT THE SOUTHEAST CORNER OF THE STROH ROAD AND DECLAN DRIVE INTERSECTION IN PARKER, COLORADO 80134.

Applicant: O'Reilly Auto Enterprises, LLC

Construction of a new O'Reilly Auto Parts Store is being planned to be located at the southeast corner of the Stroh Road and Declan Drive intersection (Parcel No. 234903104001) in Parker, CO. The proposed auto parts store is 8,000 S.F. and will be a Pre-Engineered Metal Building. The vacant property is zoned as Mixed-Use Community and is 0.999 acres. Site improvements will include 27 on-site parking spaces, landscaping, utilities, a trash enclosure, and stormwater improvements. The store will be owned by O'Reilly Auto Enterprises, LLC and is a business for the purpose of the retail sale of auto parts. Products stored in the building are automotive parts and related vehicle accessories.

A semi-truck will make deliveries overnight after business hours. The delivery door is located on the East side of the building and will be accessed from Reata Ridge Drive. Typical operating hours are Monday through Saturday 7:30 AM to 9:00 PM and Sunday 9:00 AM to 7:00 PM. O'Reilly Auto Parts stores typically employ approximately 15-20 people, regularly, with 6 to 8 employees in the store at all times and expect to host 1 to 15 customers at any given time.

The proposed store, parking, landscaping, utilities, trash enclosure, and storm improvements are planned to be constructed in a single phase of construction.