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Project Narrative:

**O'Reilly Auto Parts
730 N. Ridge Rd
Castle Rock, CO #2 (CR2)**

The following project narrative outlines the proposal for an O'Reilly Auto Parts store on Lot 5 of Founders Marketplace Filing No.1. This narrative details the compliance and plans for the store's development, aimed at addressing the automotive requirements of the local community.

Construction of a new O'Reilly Auto Parts Store is being planned for 730 N. Ridge Rd. The property is currently vacant, zoned IB, Integrated Business Commercial District.

The project site is approximately 1.21 acres and will consist of a parking lot with 31 parking spaces (2 will be ADA accessible), a single story 6,766 sqft building, and site landscaping. O'Reilly Auto Parts is a retailer of automotive parts and accessories. Typical hours for these stores are Monday through Saturday, 7:30 AM to 9:00 PM and Sunday, 9:00 AM to 7:00 PM. O'Reilly Auto Parts will employ 10 - 12 people regularly, with 3 - 6 employees in the store at all times, and expects to host 1 to 15 customers at any given time.

The project is designed in compliance with the goals and objectives outlined in the 2030 Comprehensive Master Plan. The store will comply with both the current and future zoning for the area as well as the towns municipal code and follows established design guidelines and technical standards. This facility will provide a wide range of automotive parts, accessories, and related services to meet the needs of both individual consumers and local automotive repair businesses. It will have no foreseeable impacts to the surrounding properties, and has all necessary utility mains surrounding the site requiring no additional road or utility public improvements. There is also no proposed deviations or variances from town design manuals or municipal code on this site.