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March 4, 2026

The Town of Castle Rock
Planning Division
100 N. Wilcox Street
Castle Rock, CO 80104

RE: Walmart 984 OPD Expansion -Project Narrative

Dear Planning Division,

Walmart Supercenter #984, located at 133 Sam Walton Lane in Castle Rock, Colorado, is proposed to be improved with a 6,680 square foot building expansion to accommodate online pickup operations. The project includes associated site improvements such as parking modifications, circulation adjustments, and pedestrian access enhancements to support the expanded operations. The subject property consists of 21.697 acres, according to the Douglas County Tax Assessor, and is zoned Planned Development (PD).

The existing Walmart Supercenter currently contains 212,837 square feet of building area. The proposed 6,680 square foot expansion will support online order and pickup operations while allowing the store to continue its use as a retail supercenter offering grocery and general merchandise.

The site currently provides 847 parking spaces, including pickup stalls, with a parking ratio of approximately 4.1 spaces per 1,000 square feet of building area. With the proposed improvements, the site will provide 832 total parking spaces, resulting in a parking ratio of approximately 3.9 spaces per 1,000 square feet. Accessible parking spaces are located near the primary building entrance in compliance with ADA accessibility requirements.

Sincerely,

GALLOWAY

Anna Betkowski

Development Services Coordinator

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