



September 5, 2025

Ms. Sandy Vossler
Town of Castle Rock
Development Services
200 S. Wilcox Street
Castle Rock, CO 80104

Re: Dawson Trails – Costco Site Development Plan Amendment 01 | SDP23-0020

Ms. Vossler,

We are requesting an administrative review to amend the Costco Site Development Plan (SDP23-0020), as approved on November 19, 2024, and recorded on August 12, 2025 (Rec. 2025037759). The proposed amendment addresses minor changes in the building footprint necessary to support the Sushi Prep station and equipment room to align with the current Costco warehouse prototype.

The previously approved warehouse building footprint was 159,295 sq. ft; the revised plans reflect a minor increase in the overall size of the building footprint, totaling 161,562 sq. ft. The building has a wider footprint to accommodate an exterior mechanical room and fire department room, and a revised enclosed entry canopy. Slight adjustments were made to the layout of the fueling station. The fueling canopy has increased from 11,655 square feet to 12,411 square feet.

These modifications have a minimal impact on the overall exterior site design, limited to minor adjustments to the perimeter of the building, associated landscape beds and adjacent hardscape. The overall parking totals remain the same with minor reallocation of standard stall sizes versus 18x20' stalls. Two additional bicycle parking spaces have been added. This SDP amendment reflects the latest approved Filing 1 Plat (PL23-0005) as recorded on July 30, 2025 (Rec. 2025035148). Tract labels and easements vary from the approved SDP to match the recorded filing 1 plat.

This SDP Amendment meets the requirements of the Dawson Trails Planned Development Zoning Regulations as well as other applicable Town Codes. The Amendment is in compliance with the originally approved Traffic, Drainage and Utility Letters. We look forward to working closely with the Town during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,
Norris Design

Stacey Weaks
Principal