

FOUNDATION AUTO DEALERSHIP SITE DEVELOPMENT PLAN

TOWN COUNCIL
NOVEMBER 4, 2025



VICINITY MAP

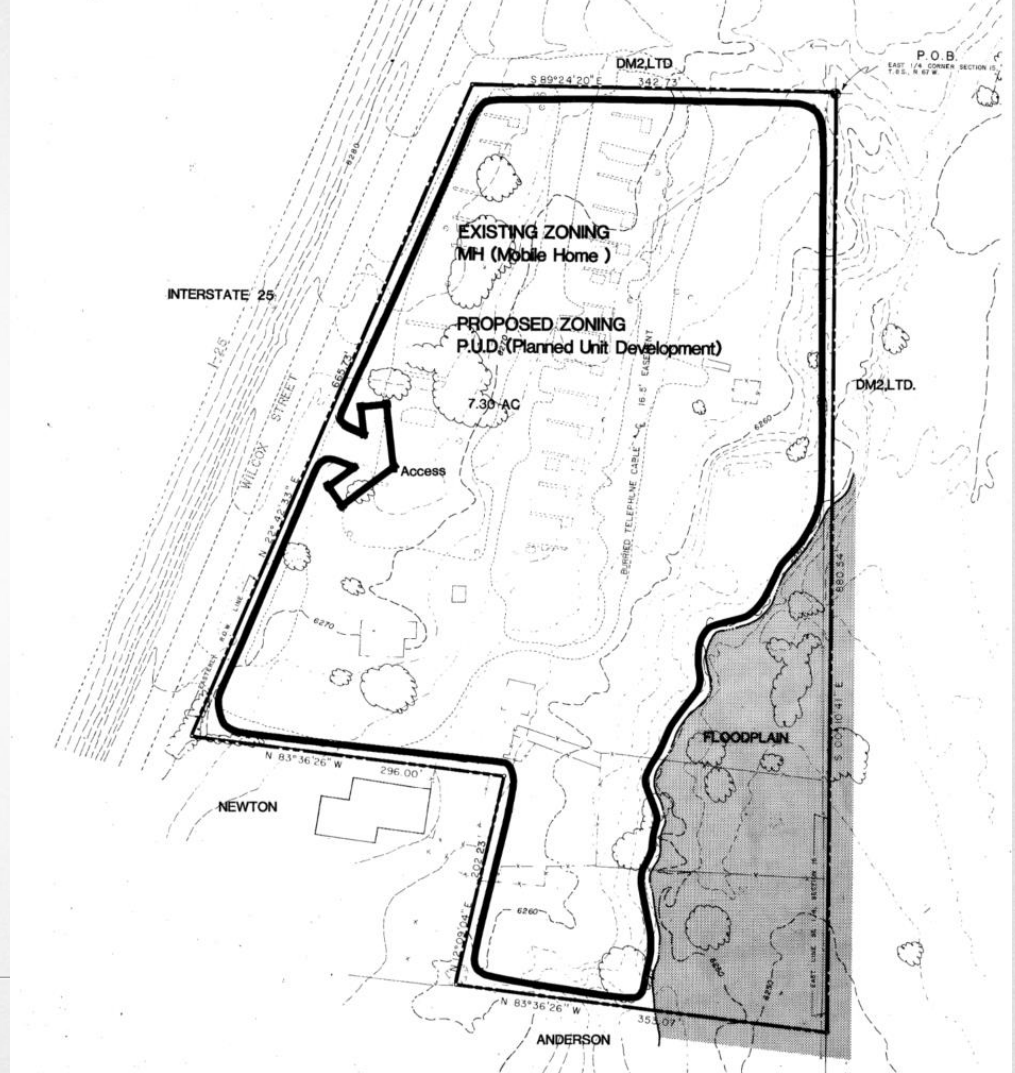
- 6.43 acres
- Located on S. Wilcox St, east of I-25
- South of Castle Rock Autoplex (Chevy and Ford dealerships)
- North of Castle Rock Auto Storage



ZONING MAP

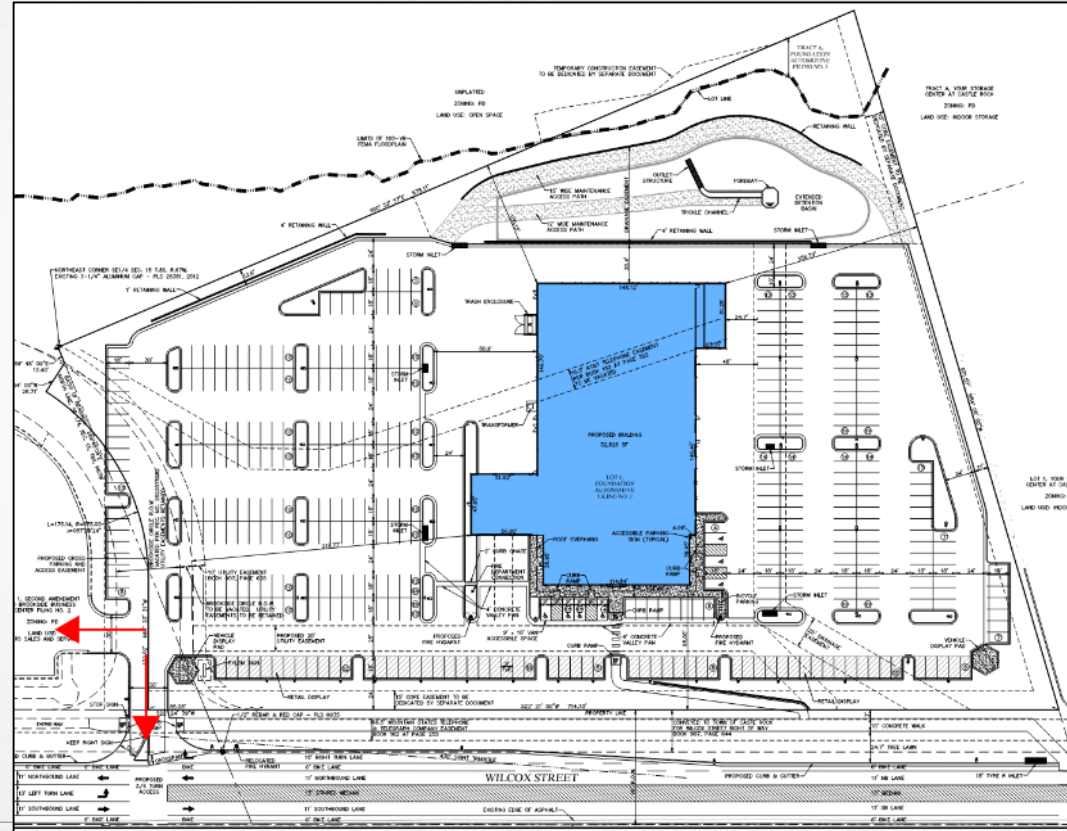
1985 – Rezoned to Plum Creek
West PD

- Office/Retail uses allowed
- Automotive sales, repair,
and service facilities are a
Use by Special Review



SITE DEVELOPMENT PLAN

- 32,826 sqft dealership and service center building
- 385 parking spaces on-site
- Maximum building height 30'
- Access on S. Wilcox with new turn lanes
- Connection to Chevy and Ford dealerships to the north



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 neighborhood meetings were held
- Properties within 500 feet are mailed notices, public hearing signs are posted, meeting notices on Town webpage

Neighborhood Meetings		
Date	Format	Attendance
May 6 2025	Virtual	1
November 18, 2025	Virtual	0
October 6, 2025	In-Person	0

Highlights of Feedback/Questions

- Water and sewer connection
- Construction timing

SITE DEVELOPMENT PLAN

Municipal Code Title 17.38.040

- A. Community Vision / Land Use Entitlements
- B. Site Layout
- C. Circulation and Connectivity
- D. Service, Phasing and Off-Site Impacts
- E. Open Space, Public Lands and Recreation Amenities

USE BY SPECIAL REVIEW

Municipal Code Title 17.39

- A. Demonstrates design compatibility with the surrounding neighborhood.
- B. Demonstrates compatibility with existing and planned uses on adjacent properties.
- C. Mitigates adverse impacts or nuisance effects
- D. Will not result in undue traffic congestion or traffic hazards. Adequate off-street parking and pedestrian access must be provided.
- E. Provides adequate landscaping, buffering and screening from adjacent uses.

STAFF ANALYSIS

Staff finds that the proposed Site Development Plan complies with:

- Town of Castle Rock Vision and Comprehensive Master Plan
- Plum Creek West PDP and Zoning Regulations
- Town of Castle Rock Municipal Code, Title 17.38: Site Development Plan and Title 17.39: Use by Special Review

RECOMMENDATION

Planning Commission voted 5-0 to recommend approval of the Foundation Auto Dealership and service center to Town Council.

PROPOSED MOTION

Approval:

“I move to approve the Resolution, as introduced by title.”

ALTERNATIVE MOTIONS

Approval with Conditions

“I move to approve the Resolution, with the following conditions:” (list conditions)

Continue item to next hearing (need more information to make decision)

“I move to continue this item to the Town Council meeting on [date], at [time].”



QUESTIONS