

RESOLUTION NO. 2025-140

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR A
COMMERCIAL DEVELOPMENT WITHIN THE PLUM CREEK WEST
PLANNED DEVELOPMENT
(Foundation Auto Dealership)**

WHEREAS, Adragna Architecture + Development, PLLC, has requested approval of a Site Development Plan for the Foundation Auto Dealership and Service Center (the “Site Development Plan”), which plan consists of automotive sales, repair, and service facilities approximately 32,826 square feet in size (collectively, the “Project”); and

WHEREAS, the Project is located within the Town of Castle Rock (the “Town”) on approximately 6.43 acres of property located at the southeast corner of South Wilcox Street and Brookside Circle; and

WHEREAS, the proposed Site Development Plan meets the applicable development standards of the Plum Creek West Planned Development Plan and Zoning Regulations, which regulations provide that automotive sales, repair, and service facilities are a use that is permitted by special review; and

WHEREAS, according to Section 17.38.030 of the Castle Rock Municipal Code (“CRMC”), the Town Council has the requisite authority to approve the Site Development Plan, following a review and recommendation by the Planning Commission; and

WHEREAS, on October 9, 2025, a public hearing was held before the Planning Commission, which voted to recommend approval of the Site Development Plan to the Town Council; and

WHEREAS, based upon the evidence presented at a public hearing held at tonight’s meeting, the Town Council finds that the Site Development Plan is in substantial compliance with:

- (i) The goals and objectives of the Town’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the Plum Creek West Planned Development Plan and Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040;
- (iv) The use by special review and approval criteria set forth in CRMC Section 17.39.010;
- (v) The residential/non-residential interface regulations set forth in CRMC Chapter 17.50; and

(vi) The Town of Castle Rock Technical Criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Approval. The Site Development Plan for the Project is hereby approved in the form presented at tonight's meeting.

PASSED, APPROVED AND ADOPTED on first and final reading this 4th day of November, 2025, by the Town Council of the Town of Castle Rock, Colorado, by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Tara Vargish, Director of Development Services