



Planning Commission Meeting Minutes - Draft

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, October 9, 2025

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Staff in Attendance: John LaSala, Matt Hayes, Brad Boland, BrieAnna Grandy, Carissa Ahlstrom

Present 5 - Carlos Salinas, Tom Martinez, Chair Todd Warnke, Kari Olson Stanley, and Mitchell Sawin

Not Present 2 - Jeff Samuelson, and Vice-Chair Kevin McHugh

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

PC 2025-024

September 25, 2025 Planning Commission Meeting Minutes

Moved by Olson Stanley, seconded by Sawin, to Approve Planning Commission Topic PC 2025-024 as presented. The motion passed by a vote of:

Yes: 5 - Salinas, Martinez, Chair Warnke, Olson Stanley, and Sawin

PUBLIC HEARING ITEMS

PC 2025-025

Foundation Auto Dealership Site Development Plan - Lot 1 Foundation Automotive Filing No. 1 [6.43-acre site located at the corner of S Wilcox and Brookside Circle.]

BrieAnna Grandy presented the Site Development Plan for Foundation Automotive's proposed dealership on Lot 1 of Foundation Automotive Filing No. 1, located at the intersection of South Wilcox Street and Brookside Circle. The property is zoned as Planned Development under the Plum Creek West Planned Development, where automotive sales, repair, and service facilities are permitted as a Use by Special Review.

The proposal includes a 32,826-square-foot service center with a building height of approximately 30 feet and an onsite surface parking lot. Three neighborhood meetings were held, with one member of the public attending. Discussions focused on the location and timing of sewer and water connections. Additional review criteria were evaluated to ensure the proposed use would not negatively impact surrounding properties and that the design would be compatible with the area.

Town staff determined that the Site Development Plan meets the municipal code requirements for a Use by Special Review, aligns with the Town Vision and Comprehensive Master Plan, and complies with the Plum Creek West Planned Development Plan and zoning regulations and recommended approval.

Casey Ardonia of Ardonia Architecture and Development, the firm assisting Foundation Automotive, presented key aspects of the proposal for the 6.34-acre site. The facility will feature a front-facing showroom, a service drive on the north side, and auto-service bays in the rear. The plan includes approximately 385 parking spaces and anticipates employing around 50 people upon completion. Brookside Circle was vacated as part of the adjacent Chrysler Jeep dealership development to the north, which now includes a turnaround. The site will have one primary access point with full internal circulation and a secondary southern connection. Ideally, these access points would be spaced further apart.

The applicant noted that the most significant benefit would be the proposed lane modifications near the existing access point. Traffic improvements will include a left-turn lane to maintain traffic flow, a bike lane, and an acceleration lane heading south on Wilcox Street. The landscaping plan features a buffer between Wilcox and the dealership, with extended sidewalks and a tree line. Building elevations will adhere to Castle Rock's design standards. Although initial designs were modeled after a Hyundai dealership with taller elevations, the final elevations will be revised to use compatible materials.

No members of the public attended the meeting for public comment.

Commissioner Sawin inquired about potential gates or barriers at the new entrance. The applicant confirmed there are no plans for such features. Sawin also asked whether the turn and acceleration lanes would be included when the Crystal Valley Interchange opens. The applicant confirmed that the traffic study accounts for the interchange, which is expected to alleviate pressure on Wilcox Street and improve access to I-25.

Commissioner Salinas asked whether EV charging stations would be included. Mr. Boland explained that while the zoning code does not currently address EV chargers, applicable state statutes would be enforced during the building permit process. Any necessary revisions could be handled administratively. Mr. Ardonia added that EV charging stations would be installed over time based on demand. Salinas also asked about renewable energy options, such as solar panels, to mitigate heat island effects from automotive dealerships. The applicant responded that while solar installations are not currently planned, they will be considered as the project progresses.

Regarding fire truck access, Salinas noted the single-entry point. The applicant explained that while only one access point is permitted along Wilcox, the site has full internal circulation and a northern connection through adjacent dealerships, allowing for flexible emergency access. Mrs. Grandy confirmed that the dealerships are interconnected, enabling movement throughout the site. Salinas also asked about fire mitigation strategies for EV battery storage. The applicant stated that options may include temperature-controlled outdoor structures or a three-hour fire-rated assembly, though these features are not yet shown on the site plan. Mr. Boland emphasized that fire code compliance will be required and

will reflect updated standards for battery storage. To further address heat island concerns, Mr. Ardonia noted that canopy structures over parking areas could be considered in the future and landscaped islands are being considered to improve energy efficiency and reduce thermal impact.

Chair Warnke asked about the project timeline and whether the absence of a designated dealership would delay progress. The applicant confirmed that although a dealership has not yet been selected, the corporation is actively seeking a partner and intends to move forward quickly. This phase of development is expected to accelerate future construction.

Moved by Sawin, seconded by Olson Stanley, to Approve Recommendation to Town Council to approve Planning Commission Topic PC 2025-025 as presented. The motion passed by a vote of:

Yes: 5 - Salinas, Martinez, Chair Warnke, Olson Stanley, and Sawin

TOWN COUNCIL LIAISON UPDATE

DESIGN REVIEW BOARD UPDATE

Mr. Boland gave an update on Design Review Board's approval for site improvements to the Lutheran Eternal Rock Church, located near the Encore building, improving their parking lot and landscaping.

COMMISSION ITEMS

Check for quorum for upcoming meetings

October 23rd meeting will be canceled with one meeting in the 2nd week of November.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Boland gave an update on Town Council items that were approved. The Brickyard and Bella Mesa North were both approved with a vote of 7 to 0. Commissioners Salinas, Chair Warnke, and Sawin discussed the long-term impact of approving dealerships and parking lots on community quality of life, especially if sites become vacant. Salinas emphasized the need for improved architecture and planning standards, while Sawin commended Castle Rock's current efforts to preserve its visual appeal. Chair Warnke referred to the Planning Commission's criteria, and Mr. Boland added that although further study would require Town Council's direction, the newly approved comprehensive plan in next year's budget presents an ideal opportunity to incorporate forward-thinking strategies.

ADJOURN

Moved by Chair Warnke, seconded by Olson Stanley, to Adjourn as presented. The motion passed by a vote of:

Yes: 5 - Salinas, Martinez, Chair Warnke, Olson Stanley, and Sawin