

BELLA MESA POND RELOCATION SITE DEVELOPMENT PLAN

PLANNING COMMISSION
APRIL 14, 2022





Unincorporated
Douglas County

86

Town Boundary

Subject Property

Unincorporated
Douglas County

Mesa
Middle
School

Enderal Boulevard

Mikelson Boulevard



CONSIDERATION OF APPROVAL SITE DEVELOPMENT PLAN

- Compliance with Zoning Requirements
- Site Layout
- Circulation and Connectivity
- Utility Compliance and Off-site Impacts
- Open Space, Public Lands and Recreation Amenities

Does not allow adding uses not already authorized by the underlying zoning.

HISTORY OF APPROVALS

- Originally annexed and zoned in August of 1981 as the Villages at Castle Rock Planned Unit Development (PUD).
- Rezoned in Aug. 1986 to Founders Village Amended PUD
- Rezoned again in Jan. 2015 to its current zoning, Bella Mesa Planned Development

POND RELOCATION



SDP REVIEW AND APPROVAL CRITERIA

- 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

ANALYSIS AND FINDINGS

- Meets the objectives of the Town's Vision and Comprehensive Master Plan; and
- Meets the zoning requirements of the Bella Mesa Planned Development; and
- Complies with the CRMC 17.38 Site Development Plan criteria

RECOMMENDATION

- Staff recommends approval of the Bella Mesa Pond Relocation Site Development Plan.

PROPOSED MOTIONS

Option 1: Approval

“I move to recommend approval of the Site Development Plan to Town Council.”

Option 2: Approval with Conditions

“I move to recommend approval of the Site Development Plan to Town Council, with the following conditions:” (list conditions)

Option 3: Continue item to next hearing (need more information to make decision)

“I move to continue this item to the meeting on xxxxx, 2022.”