

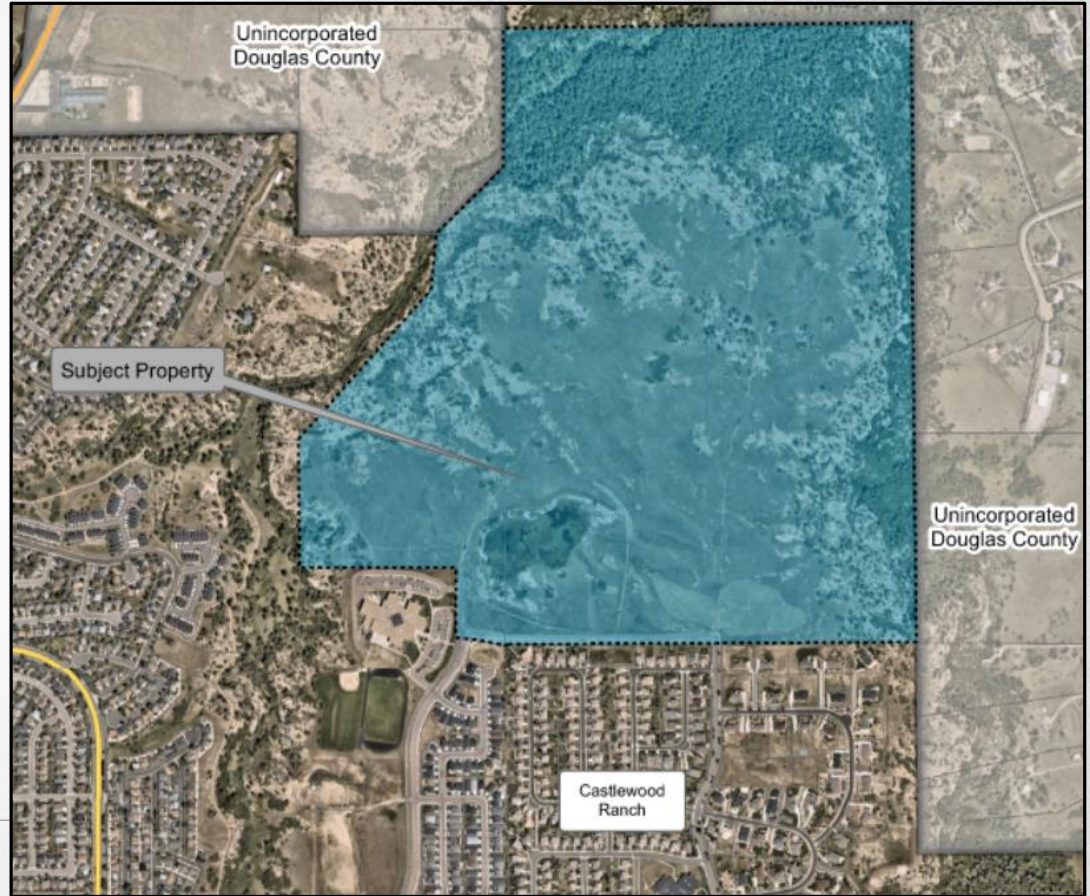
BELLA MESA NORTH SITE DEVELOPMENT PLAN

TOWN COUNCIL
OCTOBER 7, 2025



VICINITY MAP

- 293 acres
- North of Castlewood Ranch
- North and northeast of Mesa Middle School

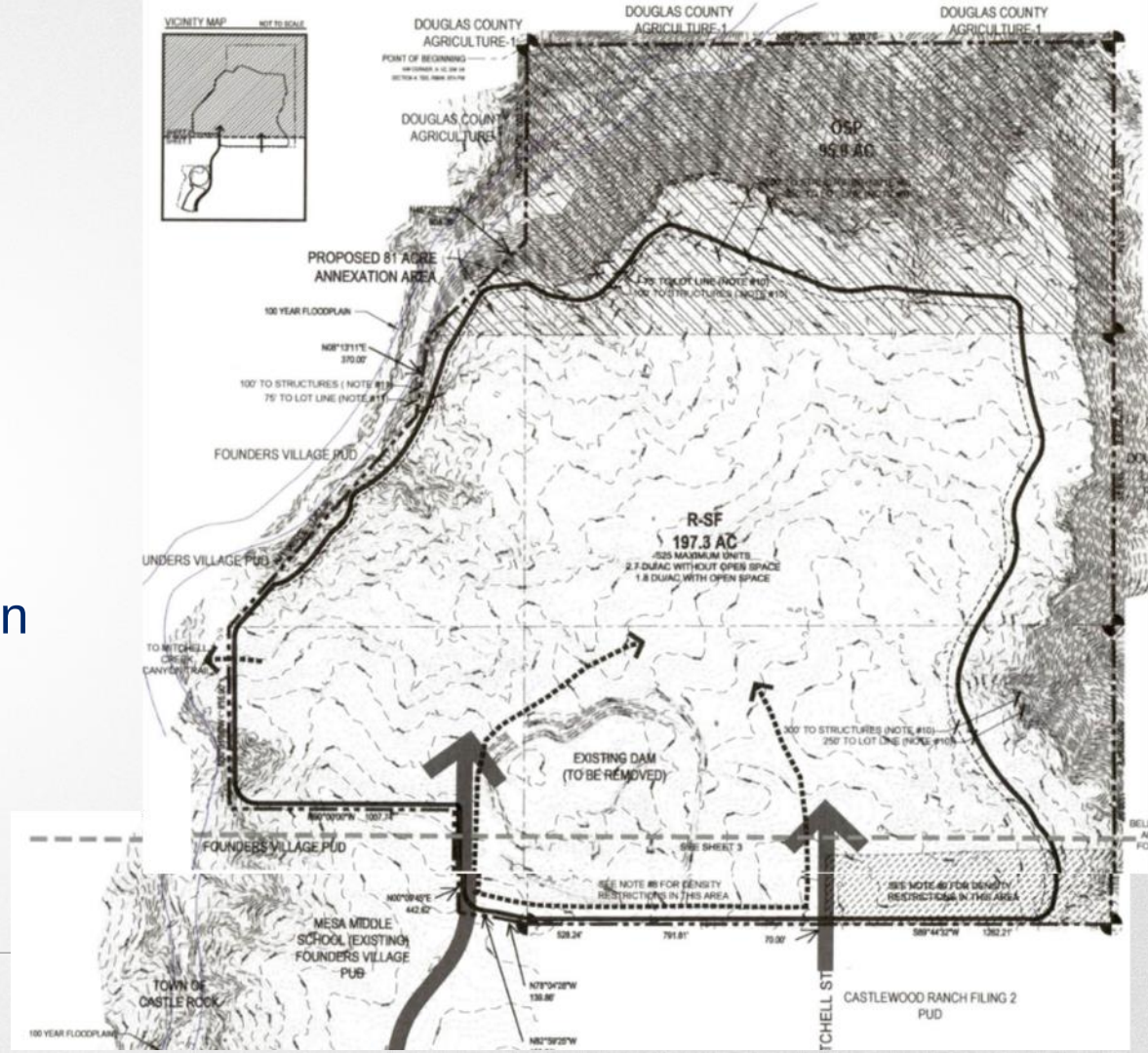


For this area:

1994: Founders Village rezoning – MF (SF)

2015: Bella Mesa annexation and rezoning, Bella Mesa north rezoned to 525 SF homes, Bella Mesa south to 186 MF

Reduction of aprx. 900 units



SITE

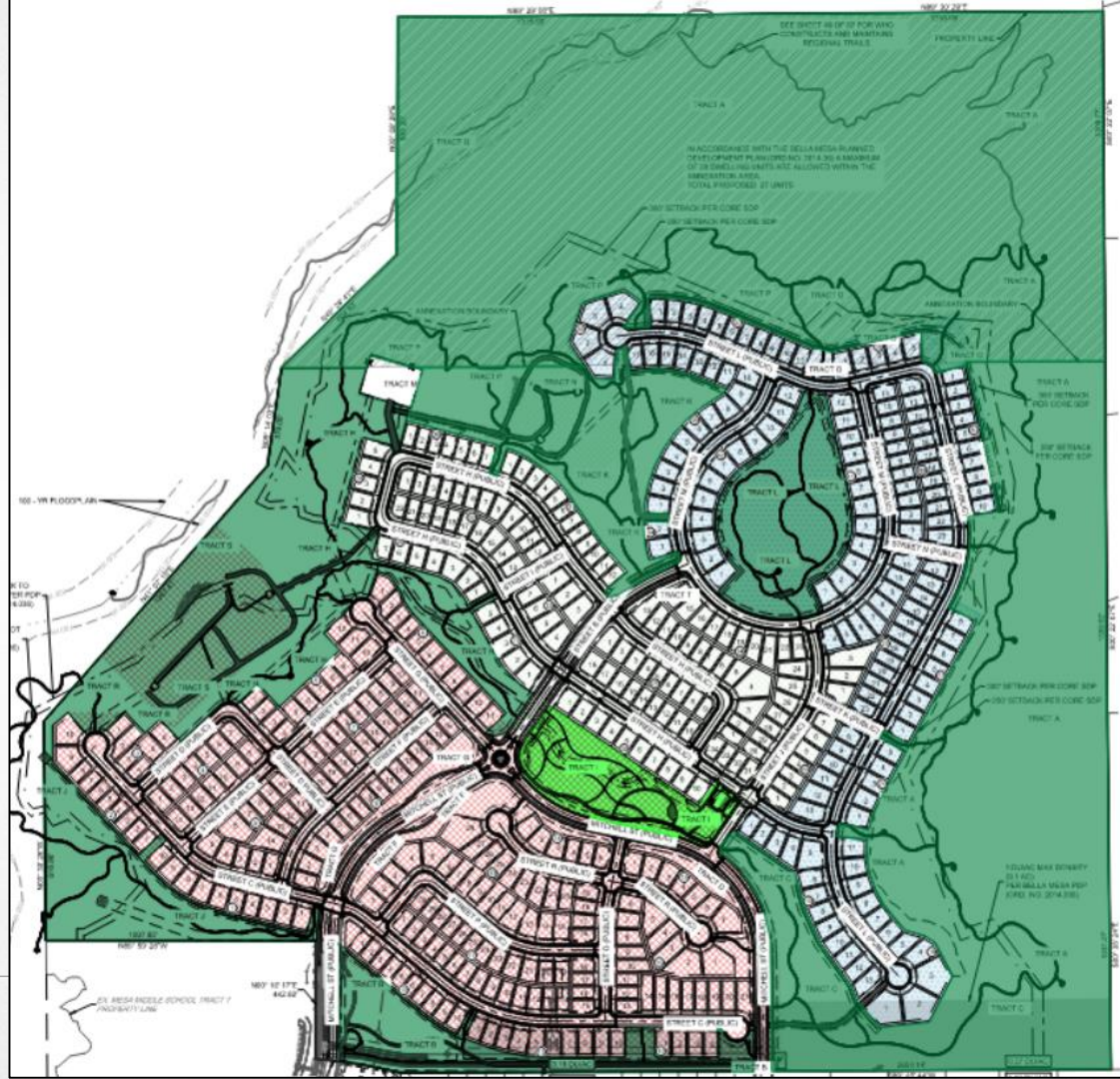
- 293.21 acres
- 525 single-family homes
- Two access connections
- Homes setbacks from mesa edge
- Sanitary service with sewer lift station



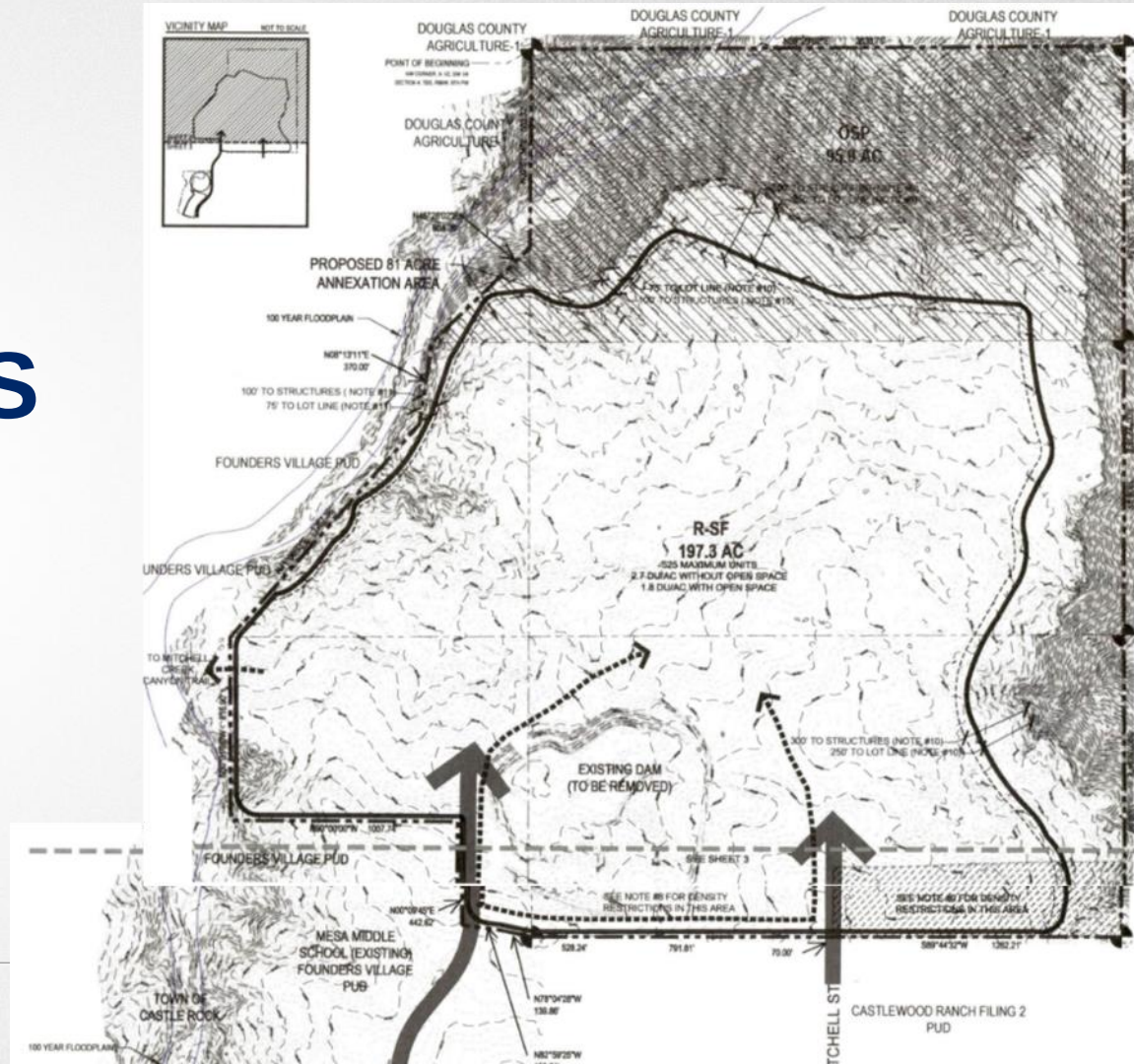
SITE DEVELOPMENT PLAN

SDP Proposal:

- 174.18 acres of open space (59.4%)
- 3.99 acre central park



- East and north mesa edges require homes to be setback, minimum of 300 feet in most areas



BELLA MESA ZONING REQUIREMENTS

- Southern boundary requires equal or lesser density in two areas:

CASTLEWOOD RANCH SUBDIVISION DENSITY		
AREA	NUMBER OF LOTS	DENSITY
155,547 SF (3.57 AC)*	12	3.4 DU/AC.

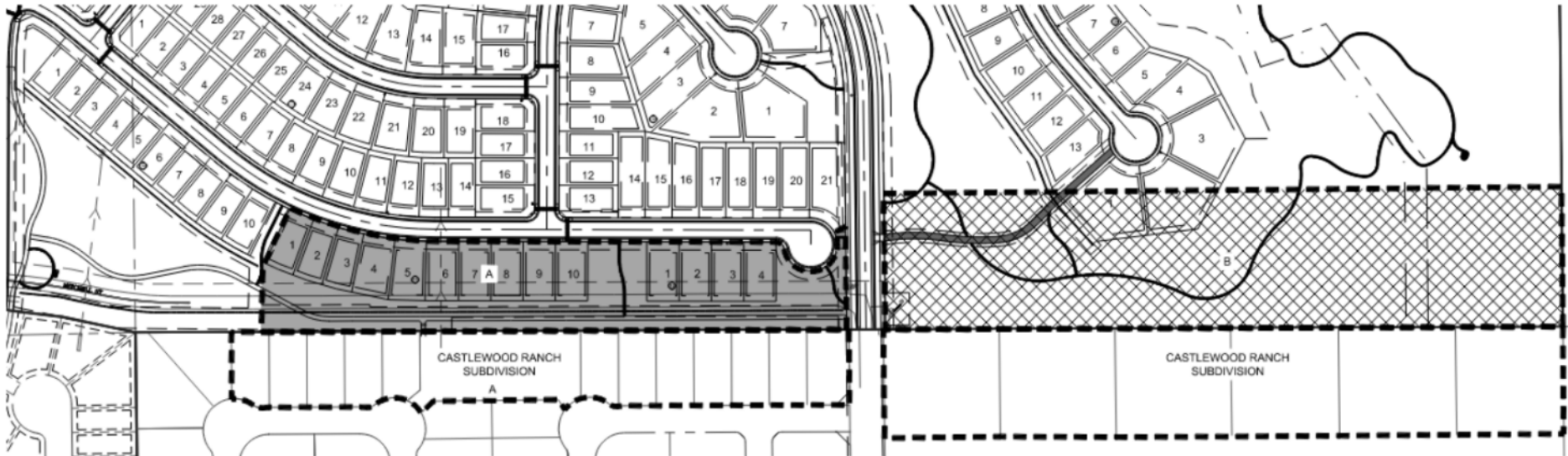
* DENSITY AREA SHOW COORDINATED WITH TOWN OF CASTLE ROCK PLANNING STAFF USING THE BELLA MESA PDP (ORD. NO. 2014-036).

BELLA MESA NORTH PROPOSED DENSITY		
AREA	NUMBER OF LOTS	DENSITY
180,855 SF (4.15 AC)*	14	3.4 DU/AC.

BELLA MESA NORTH PROPOSED DENSITY		
AREA	NUMBER OF LOTS	DENSITY
322,142 SF (7.4 AC)*	2	0.27 DU/AC.

* DENSITY AREA SHOWN IN ACCORDANCE WITH THE BELLA MESA PDP (ORD. NO. 2014-036).

CASTLEWOOD RANCH SUBDIVISION DENSITY		
AREA	NUMBER OF LOTS	DENSITY
253,324 SF (5.82 AC)*	6	1.03 DU/AC.



COMMUNITY OUTREACH AND FEEDBACK

Outreach Efforts

- 3 hybrid neighborhood meetings were held
- Properties within 500 feet are mailed notices for the first two meetings, properties within 1500 feet were mailed notices for third meeting, public hearing signs are posted, meeting notices on Town webpage

Neighborhood Meetings		
Date	Format	Attendance
December 4, 2024	Hybrid	25
February 24, 2025	Hybrid	28
September 24, 2025	Hybrid	23

Highlights of Feedback/Questions

- Wildlife Mitigation
- Trails/Development Along Ridge Edge
- Traffic
- Access Points
- Wildfire and Blasting concerns
- Reduction in Number of Homes >

STAFF ANALYSIS

Staff finds that the proposed Site Development Plan complies with:

- Town of Castle Rock Vision and Comprehensive Master Plan
- The Bella Mesa PDP and Zoning Regulations
- Town of Castle Rock Municipal Code, Title 17.38

RECOMMENDATION

Planning Commission recommend approval with a vote of 5-2 of the Bella Mesa North Site Development Plan 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?

