

**RESOLUTION NO. 2026-038**

**A RESOLUTION APPROVING A SITE DEVELOPMENT PLAN FOR  
RESIDENTIAL DEVELOPMENT WITHIN THE BELLA MESA  
PLANNED DEVELOPMENT  
(Bella Mesa South)**

**WHEREAS**, Fourth Investments USA, LLC, as the owner, and Cardel Homes, as the developer, have requested approval of a site development plan (the “Site Development Plan”) for 93 for-sale multifamily residential townhome units arranged in four- to six-unit buildings with attached two-car garages and 57 surface parking spaces, within the Bella Mesa Planned Development (the “Project”); and

**WHEREAS**, the Project is located on approximately 9.3 acres of property located northwest of the intersection of Mikelson Boulevard and Mitchell Street as shown on the Bella Mesa Planned Development Plan; and

**WHEREAS**, the uses associated with the Project are uses permitted by right pursuant to the Bella Mesa Zoning Regulations; 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 March 12, 2026, 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 of Castle Rock’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the Bella Mesa Planned Development Plan and the Bella Mesa Zoning Regulations;
- (iii) The site development plan review and approval criteria set forth in CRMC Section 17.38.040; and
- (iv) 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 24th day of March, 2026, by the Town Council of the Town of Castle Rock 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