



Meeting Date: October 7, 2025

## **AGENDA MEMORANDUM**

**To:** Honorable Mayor and Members of Town Council

**Through:** David L. Corliss, Town Manager

**From:** Tara Vargish, PE, Director, Development Services  
BrieAnna Simon, Senior Planner, Development Services Department

**Title:** **Bella Mesa North Site Development Plan** [293.21 Acres, located northeast of the intersection of Mitchell Street and Mikelson Boulevard]

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### **Executive Summary**

Cardel Homes is seeking approval of a residential Site Development Plan (SDP) called Bella Mesa North (Attachment B). The development site is 293.21 acres. It is located northeast of the intersection of Mitchell Street and Mikelson Boulevard. (Figure 1 and Attachment A).

The SDP proposes 525 single-family detached residential units. A total of 174.18 acres of public and private open space is proposed. The site plan also includes a centrally located 3.99-acre park, along with trail improvements on the northern and eastern property line of a 96.16-acre open space parcel dedicated to the Town of Castle Rock.

The proposed SDP meets the applicable development standards of the Bella Mesa – Planned Development Plan and Zoning Regulations. No outstanding staff or external comments remain. Staff is recommending approval of the Site Development Plan, as proposed.

**The Planning Commission held a public hearing on August 25, 2025 and voted 5-2 to recommend to Town Council approval of the Bella Mesa North Site Development Plan.**

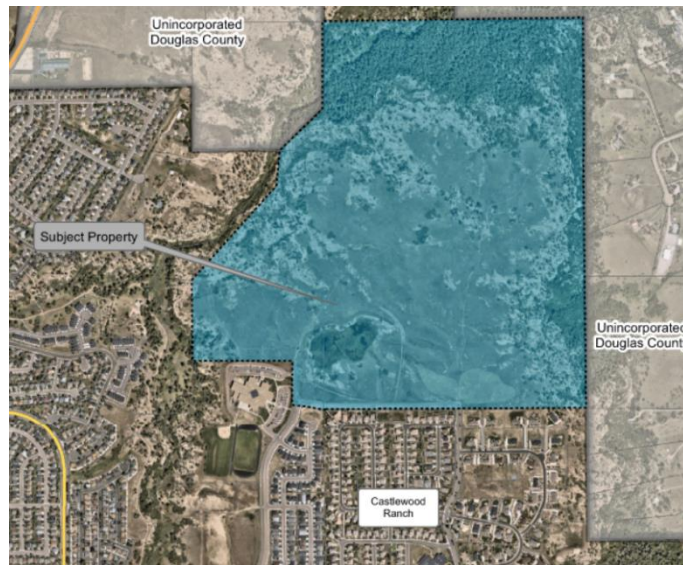


Figure 1: Vicinity Map

## **Background**

### **Surrounding Zoning and Uses**

The property is bordered by the Town on the south and west and bordered by unincorporated Douglas County to the north and bordered by both the Town and unincorporated Douglas County to the north, east and west. To the north, the property is bordered by Town owned open space for Gateway Mesa and properties in unincorporated Douglas County, which are zoned A1 – Agricultural One. To the west, the property is boarded by properties in unincorporated Douglas County, which are zoned A1 – Agricultural One. On the east, the property is bordered by the Castlewood North single-family residential subdivision in unincorporated Douglas County. To the west, the property is boarded by Town property known as Founders Village. The Founders Village PD allows for both single-family and multi-family development. To the south, the property is bordered by Town property known as Castlewood Ranch. Castlewood Ranch development to the south has been developed as single-family residential.

### **Existing Conditions**

A Land Suitability Analysis (LSAR) was provided as part of the application submission which assessed the site's existing topography, vegetation, geology, wildlife habitat, soils, and wildfire mitigation and rock outcroppings. The LSAR concluded that the site is suitable for development as proposed.

The property is undeveloped, with topography which may be described as rolling hills with some moderate slopes. The steeper slopes are found on the northern portion of the property near Mitchell gulch.

Vegetation on the property includes mostly grassland with a few small patches of shrub habitat. Ponderosa Pine can be found in the northern portion of the property and in the southeast area.

A variety of wildlife can be found on the property, most notably small to mid-sized mammals, song birds, and raptors. Big game species such as elk, deer, bear, and mountain line have also been present on the property.

### Zoning Regulations

The property was originally annexed into the Town in 1985 as part of the Founders Village Annexation – Weaver Annexation (Ordinance 1985-17) and subsequently zoned into the Villages at Castle Rock PD - Founders Village Portion. The property straddled two use areas; multi-family that allowed 12 dwelling units per acre and integrated business. Integrated business allowed uses such as, but not limited to, retail, restaurants, automotive service stations, warehouses, and light manufacturing.

A rezoning in 1986 separated the Founders Village Portion from the Villages at Castle Rock PD and created a standalone PD but did not change the uses of the property. In 1994, a major amendment of the Founders Village PD (Ordinance 1994-17) made significant changes to the overall Founders Village PD. The use area of the property became exclusively multi-family allowing 20 dwelling units per acre and was part of a larger 25.8-acre multi-family use area. Subsequent amendments to the Founders Village PD in 1998 and 2002 did not impact the property.

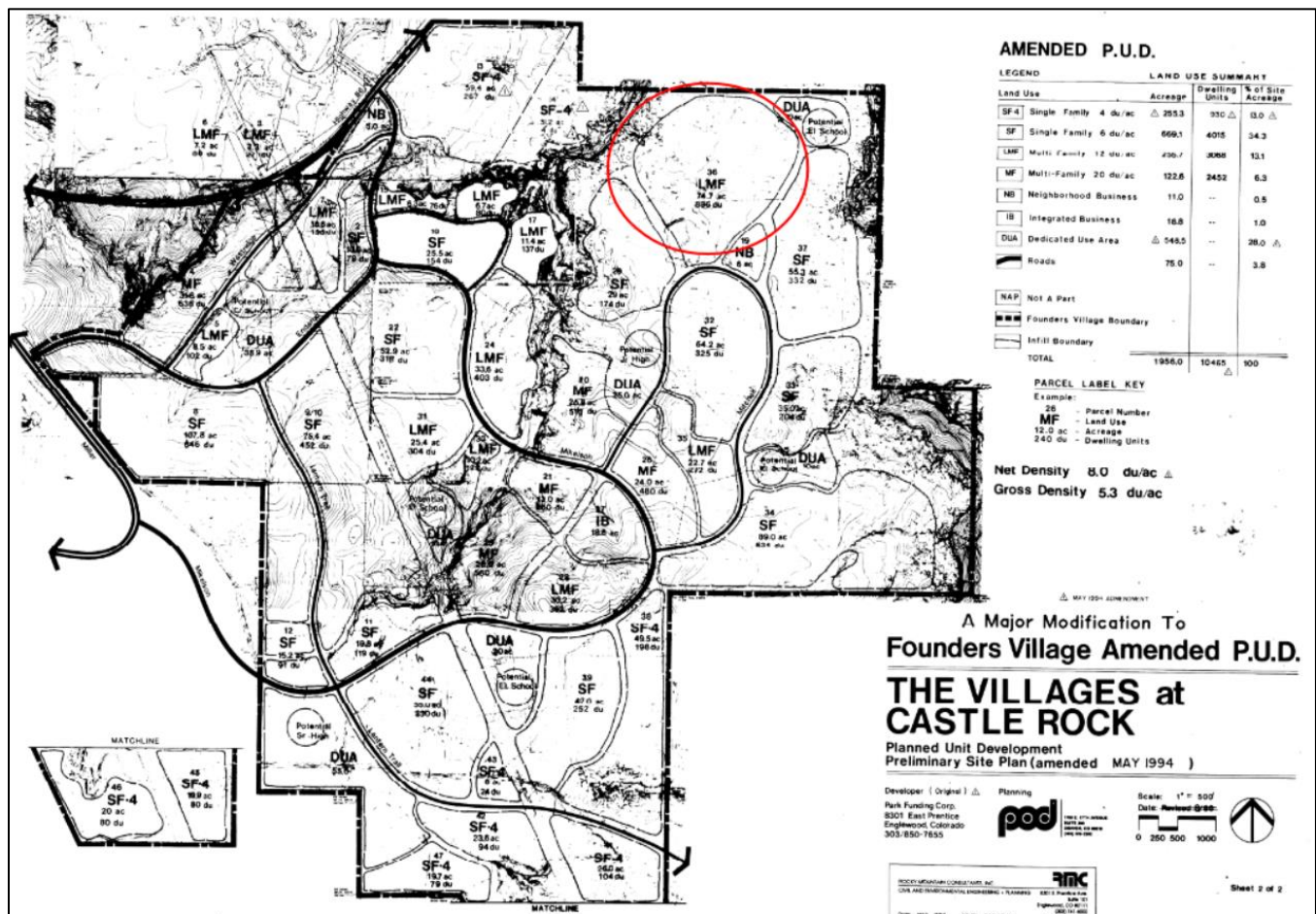


Figure 2: 1994 Founders Village PD

In 2015, the property was included in the approved Bella Mesa PD Major Amendment (Ordinance 2014-36). The Bella Mesa PD rezoned 212- acres of the Founders Village PD and annexed 81- acres. The Bella Mesa PD allows 525 single-family units and 186 multi-family units for a total of 711 dwelling units. This represented a reduction in dwelling units of approximately 900 units. The allowed uses for the property, now called Bella Mesa North, remained the same in allowing single-family with 525 maximum units. The overall single-family area increased in size and allow for a maximum of 1.8 dwelling units per acre. The allowed height is 35 feet, and the minimum setbacks are to be set at time of SDP.

The allowed uses for the property, now called Bella Mesa South, remained the same in allowing multi-family at a density of 20 du/acre. The overall multi-family use area was reduced to 9.3- acres of the subject property. The permitted uses with the Multifamily area include single-family (attached and detached) and multi-family units. The allowed height is 50 feet and the minimum setbacks are to be set at time of SDP.





## Discussion

### Site Design

The proposed Site Development Plan (SDP) includes a total of 525 single family residential. The plan also incorporates approximately 174.18-acres of combined public and private open space throughout the development.

Primary access to the site is provided via two connections from Mitchell Street, which will connect at a roundabout in the central portion of the development.

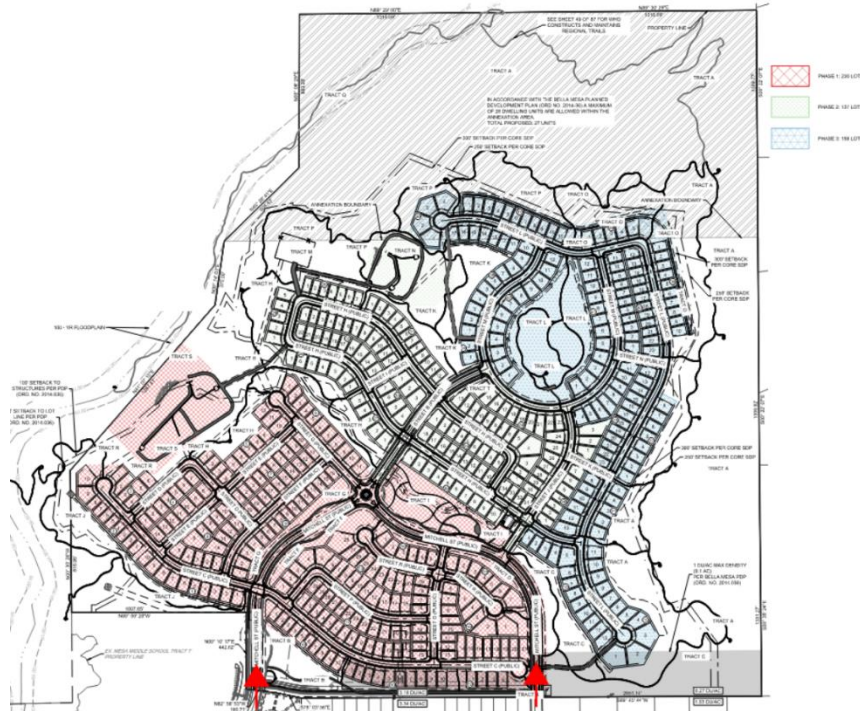


Figure 3: Site Plan

A significant portion of the proposed open space is located along the northern edge of the site, along the ridgeline area and Mitchell gulch 100-year floodplain. Additional open space tracts for landscaping and stormwater management are distributed throughout the development. A 3.99 acre park will be developed in the central portion of the development.

### Development Standards

The proposed Site Development Plan has been designed in accordance with the development standards outlined in the Bella Mesa – Planned Development Plan and applicable Zoning Regulations. The plan includes a total of 525 residential units, which meets the maximum number of units permitted under the PD. Additionally, the project proposes approximately 178.86 acres of open space and parks, exceeding the minimum requirement of 95.9- acres. All proposed setbacks and building heights are consistent with the standards established in the zoning and planned development framework.

The north and east property edges have a 300 foot setback from the edge of the mesa to all structures and a 75 foot setback to residential lot lines. All residential lots have been located fully outside of the 300 foot setback.

The proposed landscaping meets the requirements of the Town’s landscape and irrigation regulations. The front and back yard landscape and irrigation must be designed by the homebuilder as part of the construction process and must be installed by the builder. No irrigated turf is permitted in the front yards. The front yard landscape shall utilize a ColoradoScape design and must achieve a minimum of 75% plant coverage at maturity (3 years). Irrigated turf in the back yard is allowed to a maximum of 500 square feet, regardless of the lot size.

Skyline / Ridgeline Protections

The subject property is not subject to the Chapter 17.48 Skyline/Ridgeline Protection Regulations of the Castle Rock Municipal Code.

Interface Regulations

The subject project is not subject to the Dissimilar Residential Interface Regulations. The property is not subject to the Residential/Non-Residential Interface as the property is not adjacent to any commercially zoned properties.

The Bella Mesa - Planned Development Plan stipulates the maximum gross density for the first row of residential lots located along the southern edge of the R-SF area will be less than or equal to the density of the residential lots in Castlewood Ranch adjacent to the shared property line. The applicant is proposing 14 lots in this area with a matching density of 3.4 dwelling units per acre. Additionally, the gross maximum density shall be limited to 1.0 dwelling units per acres between the east property line and Mitchell Street along the southern boarder as shown on the Planned Development Plan map. The applicant is proposing a density of 0.27 dwelling units per acre in this identified area.

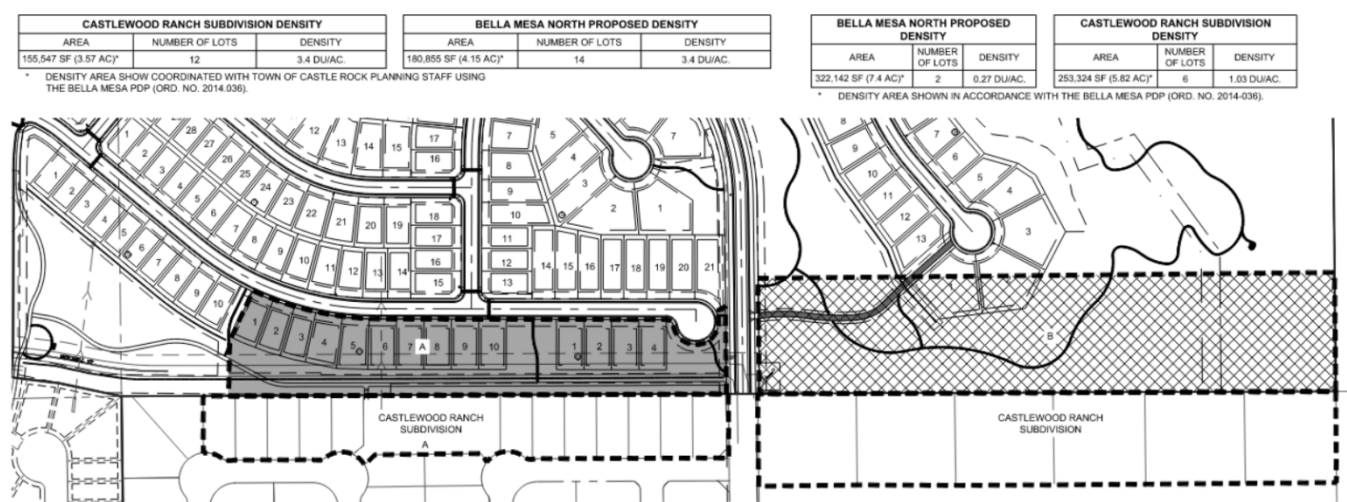


Figure 4: Bella Mesa – Planned Development Plan Density Comparison



### Open Space and Public Land Dedication

Parks staff has found this project to be in compliance with their required zoning and open space requirements. The development will have a mix of private and public open space. The 96.88-acres of public open space is generally located on the eastern and northern perimeter of the property. Across the development are a series of natural surface trails which will be built by the developer. Developer built trails on Town property will be maintained by the Metro-District or HOA which also includes the maintenance of trail amenities such as pet waste stations, waste receptacles, trail signage and benches. The development is also providing regional open space access with trail connections to the existing Mitchell Creek Canyon Trail system.



Figure 4: Proposed Open Space (Dark Green – Public/Private, Light Green – Central Park)

### Traffic Impact Analysis and Mitigation

The Fox Tuttle Transportation Group has prepared this traffic impact study for the development of the Bella Mesa North project. The project proposes to develop a vacant site with single-family homes within the Founders Village community located in Castle Rock, Colorado. The property is located on the north side of Mitchell Street, northeast of Mesa Middle School and north of the existing Castlewood Ranch neighborhood. The project includes the extension of North Mitchell Street and Mitchell Street into the site to provide mobility and circulation through the new neighborhood. Access to the residential neighborhood will be located on these extended new roadways. The property will be developed over time with the assumed completion within the next five (5) years.



The purpose of this study is to assist in identifying potential traffic impacts within the study area as a result of constructing Bella Mesa North. The traffic study addresses existing, short-term (Year 2030), and long-term (Year 2045) peak hour intersection conditions in the study area with and without the project-generated traffic. The information contained in this study is anticipated to be used by the Town of Castle Rock staff in identifying any intersection or roadway deficiencies and potential improvements for the build-out condition and long-term future scenarios. This study focused on the weekday AM and PM peak hours which represents the periods of highest trip generation for the proposed use and adjacent street traffic. The study is consistent with the requirements of the Town of Castle Rock's Transportation Design Criteria Manual (April 2023).

The following supporting documents were reviewed and incorporated into this analysis as appropriate:

- Town of Castle Rock Transportation Master Plan. Felsburg Holt & Ullevig. October 2017.
- Bella Mesa Transportation Impact Analysis. Aldridge Transportation Consultants, LLC. June 2014.
- Villages at Castle Rock Traffic Impact Analysis and Transportation Plan. Aldridge Transportation Consultants LLC. March 1998.

### Trip Generation

Land Use	Size	Unit	Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
ITE#210: Single-Family Detached Housing	525	Dwelling Units	1.00	9.43	4,951	2,476	2,475	0.70	368	96	272	0.94	494	311	183
<b>Total Trips</b>					<b>4,951</b>	<b>2,476</b>	<b>2,475</b>		<b>368</b>	<b>96</b>	<b>272</b>		<b>494</b>	<b>311</b>	<b>183</b>

Source : ITE Trip Generation 11th Edition, 2021.

### Transportation Improvements/Mitigation

The development's traffic is able to be incorporated into the existing street network. Additionally, the development has completed the following offsite improvements or contributed their pro-rata share of cost of future improvements:

- Bella Mesa paid the "pro rata" share for improvements at Hwy. 86 and Enderud which will be utilized by the Town when the intersection of Hwy 86 and Enderud Blvd. is constructed. Based on their traffic generation, this amounted to \$107,000.
- Bella Mesa constructed and paid 100% of the costs of the new roundabout at Mikelson and Mitchell St which was opened to the public in 2024. In consideration of their 100% participation in this improvement, no further offsite improvements were required.

In the long-term (Year 2045) modeling, there is one minor turning movement that is forecasted to be substandard. The is the left hand (south bound) turn from Mikelson onto Ridge Road in the PM peak hour. By the year 2045, it is forecasted that 10 vehicles will utilize this south bound left hand turn during the PM peak hour, and their time of delay will increase 23 seconds due to this project, resulting in a queuing length increase of 5 feet. This will be a future issue for the Town to consider, and was offset by the developers full participation in the roundabout construction at Mikelson and Michell St.

### Water Resources

The required water credits needed to meet the water demand for Bella Mesa North and South was estimated to be 613 single-family equivalents (SFE). However, the available water in the Bella Mesa water bank was 276.2 SFE. In order to secure water rights from the Town, Bella Mesa reached out to get a Water Purchase Agreement signed. Bella Mesa was sent an agreement to pre-purchase water credits via cash in lieu of water rights on January 6, 2025. This agreement has been signed by the appropriate parties within the Town of Castle Rock, but has not been signed and returned. Developer signing this water purchase agreement should be completed prior to approval of plans and payment will be required prior to approval of plats or permits.

### Drainage

The Town's applicable drainage requirements set forth in the Town of Castle Rock Stormwater Criteria Manual will apply to the Property. No further comments as it relates to drainage infrastructure at this time. Due to this site's proximity to Mesa Middle School, the developer will install fencing around the detention pond and safety grate at the end of the storm sewer near the school.

### Utilities

The Town's applicable water and sewer requirements set forth in the Town of Castle Rock Water Criteria Manual and Wastewater Criteria Manual will apply to the Property. Due to the geographic location of this development, the project has always been planned to be served with a sewer lift station. Castle Rock Water is exploring alternative options for sewer force mains in town and would include this property in those options as needed. Any future change for sewer service for this parcel would not materially impact the Site Development Plan.

### Fire

The Town's applicable fire requirements set forth in the Town of Castle Rock Municipal Code apply to the development of this neighborhood. Fire staff has reviewed and approved the Site Development Plan, satisfied with the accessibility to the streets and homes.

### Water Conservation and Landscaping

Staff has reviewed and approved the landscape plan detailed in the Site Development Plan. The implementation of ColoradoScape methods is required for Bella Mesa North. Specially, no irrigated turf is permitted in the front yards of single-family lots, and is limited to 500 square feet in the rear yards. Plant selection meets the Town Landscape regulations for low-water use species.

The applicant has requested a Technical Criteria Variance to seeking an increase in the maximum amount of turf grass allowed in the park at the center of the community, from Three Thousand (3,000) square feet currently allowed in the Town of Castle Rock Landscape and Irrigation Performance Criteria, to nine Thousand (9,000) square feet. The applicant is proposing to offset the additional square footage by using a turf that requires 1/3 of the amount of water

that is required by bluegrass. Staff has reviewed the request and supports the increase in turf grass area located in the communities central park.

## **Notification and Outreach**

### **Public Notice**

Public hearing notice signs were posted on both entrances of Mitchell Street entering into this development on the southern property line. Additionally, written notices were sent to property owners within 1,500 feet, and Homeowner Associations (HOA) within ½ mile of the property, at least 15 days prior to the public hearings. Town staff published notice of the Planning Commission and Town Council public hearings on the Town's website and provided information about the proposal on the Town's *Development Activity* interactive map.

The first two neighborhood meetings were noticed at 500 feet per the Town's noticing requirements at that time. The third meeting was held after the Town changed noticing distance requirements, therefore based on the size of this project it was required to notice at 1,500 feet.

### **Neighborhood Meetings**

The applicant has conducted a total of three neighborhood meetings for the Site Development Plan.

The first neighborhood meeting was held on December 4, 2024 in a hybrid format with the in-person portion held at the Cantril School. Approximately 25 people attended the meeting. Concerns and questions that were raised by attendees included information on wildlife mitigation, trails and development along edge of ridgeline, traffic, access points, and buffers.

The second neighborhood meeting was held on February 24, 2025 in a hybrid format with the in-person portion held at the Cantril School. Approximately 28 people attended the meeting. Concerns and questions that were raised by attendees included information on wildfire mitigation, wildlife mitigation, trail usage, detention pond locations, and the reduction in the number of homes.

The third neighborhood meeting is scheduled for September 24, 2025 in a hybrid format at the Cantril School. Approximately 23 people attended the meeting. Concerns and questions that were raised by attendees included information on wildfire mitigation, wildlife mitigation, rock fall study, blasting, trail usage, and fencing.

### **External Referrals**

External referrals were sent to local service providers, Douglas County agencies, and jurisdictional partners, such as the Colorado Geological Survey. There are no outstanding external referral comments.

## **Analysis**

This staff analysis takes into account the representations made in the Site Development Plan land use application, technical reports and attachments submitted to date.

*SDP Review and Approval Criteria and Analysis 17.38.040*

**A. Community Vision/Land Use Entitlements.**

1. Generally, conforms to the Town's guiding documents that include, but are not limited to, Town Vision, Comprehensive Master Plans, Sub Area Plans, Design Guidelines, Corridor Plans and any other guiding document so long as the application of such document does not restrict the project's entitle use(s) and density.
2. Complies with existing Intergovernmental Agreements applicable to the development proposed.
3. Complies with any applicable Zoning Overlay Regulations and, if applicable, Skyline/Ridgeline Regulations.
4. Complies with the approved Planned Development Plan and Zoning Regulations.
5. Conforms to the Town's architectural goals by proposing architectural details that incorporate the use of high quality materials in a unique and varied design, while eliminating monolithic expanses of walls and rooflines through the use of varying planes and architectural projections to ensure a complete 360-degree architectural design.
6. Complies with all other relevant requirements of the Castle Rock Municipal Code (CRMC).

*Analysis: The proposed SDP meets this criterion. It conforms to the Town's Vision and Comprehensive Master Plan in terms of developing housing stock, preserving open space and conserving natural resources. The SDP also complies with Bella Mesa – Planned Development Plan and Zoning Regulations, as detailed in the body of this report. Lastly, through the review of the proposal, staff has confirmed that the SDP meets the standards of the Town's Municipal Code and related technical criterial for development. No intergovernmental agreements or zoning overlays apply to this development.*

**B. Site Layout.**

1. Conforms to Chapter 17.50 Residential/Non-Residential Interface of the CRMC.
2. Site design shall be designed to maintain pedestrian and vehicle safety, provide for adequate fire safety, and mitigate impacts upon adjacent properties by ensuring all vehicular, fire and mitigation regulations contained within the CRMC, including technical criteria, have been met.
3. Provides adequate parking, on-site circulation and loading in accordance with Town regulations.
4. Provides appropriate screening and/or enclosure of outdoor storage of merchandise/materials, loading areas, trash receptacles, mechanical units, site utility equipment and building mounted utility hardware.
5. Provides adequate site design to protect major environmental characteristics that would include unique topographic features and significant vegetation where possible.

*Analysis: The proposed SDP generally meets this criterion. As discussed earlier, the Interface Regulations do not apply to this SDP. Internal streets are designed to provide safe and efficient pedestrian and vehicle circulation, and emergency vehicle access. The required two spaces per*



*dwelling unit is accounted for. Evergreen and deciduous tree planting throughout the development will line sidewalks and provide additional natural screening. Irrigated turf on residential lots is restricted in compliance with the Town's Landscape and Irrigation requirements.*

**C. Circulation and Connectivity.**

1. Complies with all CRMC and technical criteria associated with circulation and connectivity.
2. Complies with all Fire regulations associated with land development.
3. Provides for pedestrian and bicycle traffic in a safe and convenient manner.
4. Provides for a high level of pedestrian connectivity between neighborhoods, schools, trails/open space and commercial areas.

*Analysis: The proposed SDP meets this criterion. Public Works and Fire staff have reviewed and approved the SDP and supporting documents for compliance with technical criteria and Fire regulations. Roadways, public sidewalks and internal concrete trails will provide for safe and convenient connectivity within and outside of the neighborhood.*

**D. Services Phasing and Off-site Impact.**

1. Complies with any phasing requirements associated with the approved zoning for the property. Provides phased improvements in a logical and efficient manner.
2. Adequate water resources have been conveyed or purchased. Existing or proposed water and wastewater systems can support the proposed development pattern, uses and density.
3. Existing or proposed stormwater systems can support the development and comply with applicable regulations.
4. Provides adequate consideration for the future extension of streets and utilities to adjacent properties.
5. Identifies and appropriately provides on-site and off-site public improvements to mitigate traffic impacts as required by the CRMC and technical criteria.

*Analysis: The proposed SDP meets this criterion. The SDP provides adequate and efficient utility plans for water, stormwater and wastewater and drainage facilities to serve the development. Sufficient water resources to serve this level of development will be dedicated prior to the approval and recording of the plat associated with this site plan. Trail systems and connection with future development surrounding Bella Mesa North is included in the SDP.*

**E. Open Space, Public Lands and Recreation Amenities.**

1. Provides adequate trail systems in terms of internal circulation and appropriate external connections deemed necessary by the Town to achieve connectivity goals.
2. Ensures functional and accessible open space, consistent with the overall open space plan for development and preserves significant natural features.
3. Ensures appropriate buffering, utilizing open space and/or setbacks to lessen any
4. Identified negative impacts.

*Analysis: The proposed SDP meets this criterion. The proposed trails system, open space acreage, and preservation of significant natural features, specifically the prominent ridgeline on the north and eastern portion of the property.*

**Budget Impact**

Development of the property will generate review, development impact and use tax fees typical for a residential development.

### **Findings**

All staff review comments and external referral comments have been addressed. Town staff find that the proposed Site Development Plan for Bella Mesa North:

- Conforms to, and advances the objectives of the Town Vision and the Comprehensive Master Plan,
- Meets the requirement of the Castle Rock Municipal Code, Chapter 17.38 – Site Development Plan, and
- Meets the requirements of the Bella Mesa – Planned Development Plan and Zoning Regulations.

### **Recommendation**

The Planning Commission voted 5-2 to recommend to Town Council approval of the Bella Mesa North Site Development Plan, as proposed. The opposed votes expressed concern for traffic in the area, specifically at school pick up time, and an interest to see less density.

### **Proposed Motion**

#### **Option 1: Approval**

*“I move to approve the Resolution, as introduced by title.”*

#### **Option 2: Approval with Conditions**

*“I move to approve the Resolution, 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 Town Council meeting on [date], at [time].”*

### **Attachments**

Attachment A: Vicinity Map  
Attachment B: Site Development Plan  
Attachment C: Neighborhood Meeting Summaries  
Attachment D: Public Comment  
Attachment E: Traffic Impact Study  
Attachment F: Resolution