

# BELLA MESA POND RELOCATION SITE DEVELOPMENT PLAN

TOWN COUNCIL  
APRIL 19, 2022





Unincorporated  
Douglas County

86

Town Boundary

Subject Property

Unincorporated  
Douglas County

Mesa  
Middle  
School

Enderica Boulevard

Mikelson Boulevard



# POND RELOCATION



# 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

# 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

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

# 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

- Planning Commission voted 5 to 0 to recommend approval of the Bella Mesa Pond Relocation Site Development Plan to Town Council.

# PROPOSED MOTION

## Option 1: Approval

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

# ALTERNATIVE MOTIONS

## Option 2: Approval with Conditions

*“I move to approve the Resolution as introduced by Title, with the following conditions: \_\_\_\_\_”*

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

*“I move to continue this item to the meeting on \_\_\_\_\_, 2022.”*

# QUESTIONS

