

RESOLUTION NO. 2025-__

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

WHEREAS, Cardel Denver Homes, LLC, has requested approval of the Bella Mesa North Site Development Plan (the “Site Development Plan”), which plan consists of 525 single-family detached dwelling units and 174.18 acres of public and private open space within the Bella Mesa Planned Development, including a 96.16-acre open space parcel dedicated to the Town of Castle Rock (the “Town”) (collectively, the “Project”); and

WHEREAS, the Project is located on approximately 293.21 acres of property located northeast of the intersection of Mitchell Street and Mikelson Boulevard; and

WHEREAS, the proposed Site Development Plan meets the applicable development standards of the Bella Mesa Planned Development Plan and 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 September 25, 2025, 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’s Vision 2030 and the 2030 Comprehensive Master Plan;
- (ii) The development standards set forth in the Bella Mesa Planned Development Plan and 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 ____ day of _____, 2025, by the Town Council of the Town of Castle Rock, Colorado, 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