

Neighborhood Meeting Summary

Property Owner: Fourth Investments USA, LLC

Date/Time: Tuesday, May 27, 2025 @ 6 pm (Adjourned at 6:28 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South - Meeting #1

Applicant's Proposal

The applicant, Cardel Homes, is proposing development of the 9 acre site located at the northwest corner of Mikelson Blvd and N. Mitchell Street. The proposed Site Development Plan includes 95 single-family attached units with associated landscaping, internal roadways and infrastructure improvements. The building height will be 35 feet. Two hundred parking spaces will be provided in a combination of on-street and garage spaces.

The first neighborhood meeting was held on April 22, 2025, however technical issues prevented the public from accessing the meeting virtually. The applicant was required to schedule another meeting to meet the requirements of a first neighborhood meeting. That meeting was held on May 27, 2024. This summary includes content from both of the meetings.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Allison Stavish, Redland (virtual)
Izzi Wells, Redland, (virtual)
Mike Newman, Cardel Homes
Scott Kilgore, Fox Tuttle

Public Attendees:

In-person Attendees: 3 residents attended 4-22-25 meeting in-person
1 resident attended the 5-27-25 meeting in-person

Online Attendees: 0 residents attended the 4-22-25 meeting online
4 residents attended the 5-27-25 meeting online

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented information about the current zoning applicable to the property that was approved in 2014, specifically

- Permitted uses: Single-family detached and attached, and multi-family
- Maximum dwelling units allowed: 196
- Maximum density: 20 dwelling units per acre (du/ac)
- Maximum height: 50 feet

The applicant described the site plan proposal as transitional development with a pedestrian focus given the proximity to the middle school and open space. The design of the site plan prioritizes privacy for the future residents, as well as surrounding residents. The proposal is for 95 townhomes and a density of 10.3 du/ac. The maximum building height will be 35 feet. Two hundred parking spaces will be provided.

Questions (Q) and Comments (C) Presented to Applicant

Q: Will each unit have a 2-car garage.?

A: Yes. Additionally, there will be surface parking for guests.

C: When we purchased our home, we were told that Richmond was going to build 1-story units. This plan is going to negatively affect our property values and impact our views.

A: The applicant acknowledged the comment and referred to the current zoning and development standards approved in 2014.

Q: Will this neighborhood be in an HOA?

A: No, this community will be part of the Bella Mesa Metropolitan District.

Q: If this community is included in the Bella Mesa Metropolitan District, will our mill levy be impacted?

A: No, the mill levy will not change with the inclusion of this community. The addition of new properties into the metropolitan district effectively increases the debt payment.

Q: What's going to happen to wildlife? Deer are regularly seen on the property

A: The Bella Mesa PD set aside 12.3 acres of public land adjacent to this multi-family development and abutting the existing 28 acre Mitchell Gulch open space corridor.

C: Middle School kids frequently visit the site and open space. The increased traffic will be dangerous for the students walking to school.

A: The comment was acknowledged.

Q: What is the development timeline

A: Staff outlined the site plan and construction document review timelines. The applicant indicated that the start of construction is expected in 2026.

C: A resident expressed concerns over the additional traffic, fire hazard, allowed density, impact on wildlife and the Town's standards for growth and development. These concerns have been expressed at previous meetings and she feels that the Town is not current on development and that the Town is not listening to taxpayers.

A: Staff explained the review criteria for a Site Development Plan, as opposed to a PD Plan and Zoning Regulations.

The meeting on April 22nd began at 6 pm and adjourned at approximately 7 pm.

The meeting on May 27th began at 6 pm and adjourned at approximately 6:28 pm.

Neighborhood Meeting Summary

Property Owner: Fourth Investments USA, LLC

Date/Time: Wednesday, August 27, 2025 @ 6 pm (Adjourned at 7 pm)

Meeting Location: Philip Miller Library

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South - Meeting #2

Applicant's Proposal

The applicant, Cardel Homes, is proposing development of the 9-acre site located at the northwest corner of Mikelson Blvd and N. Mitchell Street. The proposed Site Development Plan includes 93 single-family attached units with associated landscaping, internal roadways and infrastructure improvements. The maximum building height is 35 feet. Two parking spaces per unit will be provided in attached garages, and additional surface parking will be provided throughout the development.

The first neighborhood meeting was held on April 22, 2025, however technical issues prevented the public from accessing the meeting virtually, so the first meeting was repeated on May 27, 2024.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Allison Stavish, Redland
Izzi Wells, Redland,
Mike Newman, Cardel Homes

Public Attendees:

In-person Attendees: 3 residents

Online Attendees: 2 residents

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented information about site plan process, the builder's background and the perceived benefits of the development. Further, current zoning and development standards were discussed. A rendering of the site plan was presented and the orientation of the townhomes, the internal walkways, landscaping, surface parking and vehicle circulation was pointed out.

A rendering of the front elevations was shown and the building height was confirmed to be 35 feet. The applicant described the site plan proposal as transitional development with a pedestrian focus given the proximity to the middle school and open space. The design of the site plan prioritizes privacy for the future residents, as well as surrounding residents. Since the first neighborhood meeting the number of units has been reduced from 95 to 93. Two parking spaces per unit are required and will be provided in attached garages. Some units will have driveways that provide 2 additional spaces and surface spaces will be provided throughout the development.

Questions (Q) and Comments (C) Presented to Applicant

Q: What is the maximum building height allowed?

A: Fifty feet.

C: Previous site plans for the site incorporated berms to screen headlights from shining into the development west of the of the adjacent open space tract.

A: The applicant will take a closer look at impacts of headlights entering the complex and see if additional screening is warranted.

C: There isn't enough parking internal to the site and residents will be parking on Mitchell Street and Mikelson Boulevard.

A: The Municipal Code was recently amended to require 2 spaces per multi-family unit. The site plan is meeting the Code and providing spaces more than required.

Q: Is there space for snow storage:

A: Yes, there are areas for snow storage at the ends of the internal drives. Landscaping in those areas is being deliberately planned with plant types that will withstand the snow storage.

Q: Can a walkway connection to the Mikelson Boulevard sidewalk?

A: That direct connection will be looked at. It might require stairs, but it's an option that will be considered.

Q: What's the timeline for the start of construction?

A: Late 2026.

Q: Will blasting be required?

A: It's too early to tell at this point, but it's not expected. The units will not have basements.

Q: Will fill be necessary raising the base elevation of the site?

A: There will be some cut and fill to balance the site and meet the elevation of Mitchell Street and acceptable internal road slopes. Drainage patterns were discussed, as well as the storm sewer flows to the north.

The meeting adjourned at approximately 7 pm.

Neighborhood Meeting Summary #3

Property Owner: Fourth Investments USA, LLC

Date/Time: Thursday, March 5, 2026 @ 6 pm (Adjourned at 7 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South Site Development Plan

Applicant's Proposal

The applicant, Cardel Homes, is proposing development of the 9-acre site located at the northwest corner of Mikelson Blvd and N. Mitchell Street. The Site Development Plan proposes 93 townhome units with 2 car enclosed garages, with an additional 57 surface parking spaces throughout the site. The units are arranged in 4, 5 and 6 unit buildings. The maximum building height proposed is 45 feet.

Attendees

Applicant Representatives:

Josie O'Connor, Redland

Travis Frazier, Redland

Sara Kieringer, Cardel Homes

Mike Newman, Cardel Homes

Public Attendees: 4 residents

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant provided an update on the site plan submittal and public hearing dates. A colorized site plan illustrated the pedestrian connections through the development, the access drives, internal streets and a 1.7 acre common space with benches and picnic tables. The buildings have been oriented so that the front elevations face outward to Mitchell Street, Mikelson Boulevard and Mitchell Gulch. The rear elevations face the interior of the development with the garages accessed from internal street.

The proposed building height is 45 feet, a change from 35 feet previously represented. The maximum height allowed by the zoning is 50 feet. Renderings of the elevations were presented and the architectural features were pointed out. At the request of the Town, the developer will be installing a fence around the offsite detention pond to the north of the site. A maintenance access road to the pond will be provided as an extension off of the northern access drive. A retaining wall along the west property line is necessary to grade and balance the slopes on the site.

The applicant noted the changes made to the plan based on feedback and concerns received at previous neighborhood meetings.

- **Pedestrian Connections:** In addition to the pedestrian connections to Mitchell Street, two walkway connections have been added to the public sidewalk along Mikelson Boulevard.
- **Parking:** Fifty-seven surface parking spaces have been added to the site for residents and guests. The Municipal Code requires two spaces per unit; 243 spaces are provided.
- **Headlights:** The buildings and landscaping have been placed to limit the impacts of car headlights on the single-family neighborhood located west of Mitchell Gulch. Where trees are

not permitted due to utility easements, the Town has approved an administrative landscape variance to allow upright junipers to provide further screening.

Questions (Q) and Comments (C)

Q: How tall will the retaining wall be?

A: The maximum height of the retaining wall is 20 feet. The actual height will be determined with the engineered construction drawings (CDs).

Q: Why have you increased the height of the buildings?

A: The height of the buildings have not increased. The elevations as the same as previously presented. The correction to the height was made during the review process. The previous measurement was taken from the finished grade to the eaves of the roof. The Town requires the height to be measured from the finished grade to the highest point of the roofline.

Q: Will you have to import dirt and raise the current elevation of the site? Why can you keep the current elevations of the site.

A: It's anticipated that the site can be balanced without importing, however that will be determined with the CDs. The elevations on the site will change and the western portion of the site will need fill. The grades on the site must be balanced in order to meet the current grade of Mitchell Street, to create drainage flow to the north and meet ADA sidewalk requirements within the site.

C: Previous site plans for the site incorporated berms to screen headlights from shining into the development west of the of the adjacent open space tract.

A: Adding a berm at the location requested was assessed since the last neighborhood meeting. To achieve the desired screening, the berm would need to be constructed off of the site, on the Town property and would obstruct the maintenance road to the detention pond. A variance for upright junipers, rather that trees, was approved to provide as much screening as possible on the north side of the site.

C: There isn't enough parking internal to the site and residents will be parking on Mitchell Street and Mikelson Boulevard.

A: Fifty-seven surface spaces beyond what the Municipal Code requires have been added to the site. Parking is prohibited on Mitchell Street and Mikelson Boulevard.

Q: What's the timeline for the start of construction?

A: Construction drawings and building plans have to be submitted and approved, that's likely a 4 – 6 month process. Initial grading and infrastructure construction is anticipated to begin in late fall 2026.

The meeting adjourned at approximately 7 pm.