

Castlewood Ranch Metro District Monument – proposed project narrative

In 2023, the Castlewood Ranch Metro District (CWRMD) worked with the Town of Castle Rock to dedicate portions of Metro District property (ROWs) to the Town for a roundabout at Mikelson and N. Mitchell. During the process CWRMD negotiated with Fourth Investment USA LLC (Fourth Investment), the owner of the property at the time, for a ~7000 sq ft easement on the Bella Mesa North site near E. Mitchell St. and the Mitchell Temporary Rd for a future monument. CWRMD has desired a north entrance monument to our community for quite some time and obtaining this agreement with Fourth Investment allows CWRMD to move forward to meet this desire.

In 2025, an SDP for Bella Mesa North was approved by the Castle Rock Town Council and Cardel Homes/Castle Rock North Homes, LLC has taken ownership of the property. On the approved SDP, page 7, you will find the location of and a notation for the Castlewood Ranch Monument sign.

This preapplication is being submitted to the Town to initiate the Special Permit process required for CWRMD to move forward with the monument.

In 2023, CWRMD engaged John Birkey with Norris Design to provide a preliminary scope/design for the Monument. At this time the location of E. Mitchell St. had not been determined. Now that Cardel Homes has an approved SDP and the road alignment has been determined modifications were made to the Planview and Elevation documents provided by Norris Design to meet the Town's requirements. Per Town sign code the proposed monument sign does not exceed 64 sq ft and is set back 25 feet from the road. In addition, Town sign code limits the location of neighborhood/village identification signs to be located within the boundaries of the neighborhood it is advertising. This is where CWRMD is asking for a Special Permit to allow for a monument advertising Castlewood Ranch to be located on Bella Mesa North property. Again, please see page 7 of the Bella Mesa North SDP which notes the monument's location. I have included a pdf of page 7 in the documents uploaded with this application. The updated Planview and Elevation documents have been uploaded.

The Castlewood Ranch Metro District looks forward to working with the Town of Castle Rock on this matter.