

December 6, 2024

Ms. BrieAnna Simon
Senior Planner
Development Services Department
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104

**Re: Bella Mesa North
Site Development Plan and Plat**

Dear Ms. Simon,

On behalf of the applicant, Cardel Homes, we are pleased to submit this Project Narrative for the Bella Mesa North Site Development Plan in Castle Rock, Colorado.

Site Location and Zoning:

The Bella Mesa North project encompasses approximately 293.2 acres and is located north of N. Mitchell Street and Mitchell Street, and north of Mesa Middle School in the County of Douglas and the Town of Castle Rock, Colorado.

The site is currently zoned Planned Development under the Bella Mesa PDP Amendment dated August 26, 2014. No changes to the zoning are being proposed with this application. The current use for the property is vacant open space, and the future intended use is for residential, Public Land Dedication, and open space/detention.

Project Description:

The purpose of this Site Development Plan is to create a residential community of 525 single-family lots, parks, open space, landscaping and associated roadways and infrastructure improvements.

Approval Criteria:

This proposed SDP application is in compliance with the approved Bella Mesa PDP, Town of Castle Rock standards and planning documents, has minimal adverse environmental impacts, and has adequate infrastructure as detailed below.

- **Compliance:**
This Bella North SDP complies with all applicable standards and guidelines as required by the Town of Castle Rock. The approved Bella Mesa PDP and PD Zoning Regulations (adopted on 01/06/15) stipulates the open space, Public Land Dedication, and future residential locations and acreages.

This Site Development Plan application is being implemented under the development standards in the approved Bella Mesa PD Zoning Regulations document, and is in general compliance with the 2030 Vision and Comprehensive Master Plan, Douglas County/Castle Rock Land Use Intergovernmental Agreement, and zoning codes.

- *Impacts:*
As part of the Bella Mesa PD, this area was previously planned for 525 single-family units. Impact to adjacent/existing lots are minimized with this SDP by providing a Public Land Dedication tract north of the existing lots at the entrance to the new neighborhood and also by providing an approximately 50' wide buffer between the existing and proposed homes.
- *Infrastructure:*
Public and private infrastructure will conform to all applicable engineering specifications, technical manuals, and Public Works details in all areas including traffic and roadway improvements, utilities, landscaping and irrigation, and stormwater infrastructure. The SDP application includes all required infrastructure and engineering plans including a grading plan, utility plan, traffic impact analysis, phase II drainage report, and a preliminary utility report with preliminary lift station report. The plans and reports demonstrate adequacy of vehicular access, roadways, water, wastewater, and stormwater infrastructure.
- *Variances:*
No variances are being requested as part of this application.

On behalf of the Bella Mesa SDP team, we thank you for your time and consideration and look forward to our continued collaboration throughout the review and approval process of this project. Please do not to hesitate to contact us if you have any questions. I can be reached at erumney@redland.com or 720-283-6783 ext. 135.

Sincerely,



Evan Rumney, P.E.
Associate Principal
Project Manager