Neighborhood Meeting Summary

Application: Bella Mesa North Site Development Plan
Property Owner: Fourth Investment USA LLC
Meeting #: 2
Date/Time: Monday, February 24, 2025 (Adjourned at 7:30p.m.)
Meeting Location: Cantril School
Councilmember District: Councilmember Brooks

Applicant's Proposal:

The applicant Cardel Homes, is proposing a residential neighborhood consisting of 525 single-family homes. The property is located northeast of the intersection of Mitchell Street and Mikelson Boulevard.

Attendees

Applicant Representatives:
Josie O'Connor, Redland
Evan Rumney, Redland
Allison Stavish, Redland
Sara Dieringer, Cardel Homes
Bryan Conway, Cardel Homes
Mike Newman, Cardel Homes
Scott Kilgore, Fox Tuttle

Public Attendees:
13 In-person Attendee:
15 Online/Phone Attendees

Town Staff Attendees:
BrieAnna Simon, Senior Planner, Town of Castle Rock

Presentation Description

Applicant's Presentation:
The applicant gave a summary of the proposed site development plan and review process. The applicant provided a presentation showing the proposed design of the site including proposed access connections, open space, and park locations. The applicant outlined changes that have been made to the plan since the first neighborhood meeting and why other changes could not be accommodated.

Questions Presented to Applicant:

Q: Current school traffic in this area is horrible and cause concern for safety. Was school traffic taken into consideration when the traffic counts were collected?

A: The applicant stated school was in session when traffic counts were collected for this project.

Q: Will there be any height restrictions for the homes along the eastern or southern boundary of this project?

A: The applicant stated there are no height restrictions in the Planned Development Plan for this property. A 250 foot buffer was required in the Planned Development Plan to accommodate a view corridor for the east side of the development. All lots within the proposed development will consist of 1 or 2 story homes.

Q: Will there be any light restrictions on the development?

A: The applicant stated lighting provided on site will be full-cut off fixtures to eliminate side glare. The exact lighting of the site will be determined at the next phase in the Construction Drawings.

Q: What Urban Wildfire Mitigation has occurred with this project?

A: The applicant stated they are currently working the Town of Castle Rock Fire Department to ensure all urban wildfire mitigation regulations and standards have been met. This project will not be scheduled for public hearing until Town of Castle Rock Fire Department has signed off on the plans.

Q: Will the proposed development have a separate HOA?

A: The applicant stated this development will have a separate HOA and be part of the Bella Mesa Metropolitan District.

Q: Has any consideration for 5-10 acre lots in this area been considered?

A: The applicant stated they have not considered larger lots with less homes. The expectation from the landowner, metropolitan district and developer is for the full 525 lots.

Q: This process is wrong. There needs to be more Town representatives at these meetings besides one planner.

A: Staff outlined the process for applicant run neighborhood meetings and upcoming public hearings.

Q: Will any fencing or signage be provided on the property to protect Franktown residents?

A: The applicant stated they will not be provided fencing along the eastern edge in order to avoid limiting wildlife movement throughout the site. The applicant stated they have moved the trail locations further into the site and way from the eastern boundary.

Q: Where will the trailhead parking be located on the site? Will there be signage to ensure the public parks at the trailhead and not within the adjacent developments?

A: The applicant stated there is parking at the central park in the development. They will also be adding a trailhead parking lot further within the development. The applicant stated they are coordinating this location with the Town.

Q: Why is all of the open space being included in the density calculation? This is a misrepresentation.

A: The applicant stated they will bring the net density excluding the open space calculation to the next neighborhood meeting.

Q: Will the new roadway be completed prior to removing the temporary Mitchell Street connection?

A: The applicant stated, yes the new connection will be completed prior to removing the temporary road.

Q: Will the new sidewalk connection where the existing temporary road connection is be complete prior to removing the existing sidewalk connection?

A: The applicant stated this phasing has not been determined at this time.

Q: Will trails be restricted to only hikers or mountain bikers?

A: The applicant stated the 3 foot dirt trails meet the Town's standards for trails. All trails will be coordinated with the Town.

Q: Who will maintain the landscaping and trails?

A: The applicant stated maintenance will be a metropolitan district or HOA obligation.

Q: What protection will existing residents to the south be given for no trespassing?

A: The applicant stated they will look into this.

Q: The homes on the southern boundary do not match the existing development to the south. Will the density be reduced in this area?

A: The applicant stated this area has been evaluated and they have removed two lots since the first neighborhood meeting.

Q: Where will the detention ponds on site be located? Will any run off be directed to the existing development to the south?

A: The applicant identified where each proposed detention pond on site will be located. The applicant also stated no run off will be directed south off-site.

Q: Will the homes in this development have basements?

A: The applicant stated some of the homes will have basement but they will be site specific based on soils.

Q: How will the developer mitigate blasting and shock waves, along with impact to adjacent developments?

A: The applicant stated they will follow the Town's blasting requirements, also surveys before and after will be taken to ensure no impact.

Q: Residents had the following comments pertaining to the project.

- Residents are concerned with the impact 500+ homes will have on the existing wildlife and food availability for wildlife.
- Residents would like the Mitchell Gulch corridor protected and homes moved further away to allow for wildlife movement.
- Residents would like the northern lots removed to allow for a larger buffer for the wildlife.
- Residents would like the outdoor classrooms removed or moved internal to the site in order to avoid natural areas becoming a playground.
- Residents would like to see the trail spur on the northern end of the property removed.
- Residents would like to see a secondary parallel soft surface trail adjacent to the paved trail on the southern boundary where the existing temporary road is located.
- Residents are concerned about fire mitigation. How the additional homes will limit existing residents' ability to evacuate. Along with a fire evacuation as it relates to the school and special events.
- Neighboring residents are concerned the new development will impede their view of the Milky Way due to additional light pollution.
- Residents would like to see an additional connection to this development, such as an access road to the west over Mitchell Creek.
- Residents are concerned with the additional traffic this development will cause on Mitchell
- Residents would like to see 13 homes removed from the southern boundary.
- Some residents do not feel that concerns from the first meeting have been incorporated into the proposed plan.
- Residents would like to see the applicant be good neighbors and prioritize existing residents.
- Residents are concerned the city is not prepared with wisdom to protect existing residents.
- Existing residents do not feel they have an advocate for them.