

Neighborhood Meeting Summary

Application: Bella Mesa North Site Development Plan

Property Owner: Fourth Investment USA LLC

Meeting #: 3

Date/Time: Wednesday, Sept. 24, 2025, 6:00p.m. (Adjourned at 7:15p.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
Mike Pietschmann, Redland
Evan Rumney, Redland
Allison Stavish, Redland
Sara Dieringer, Cardel Homes
Bryan Conway, Cardel Homes
Mike Newman, Cardel Homes
Scott Kilgore, Fox Tuttle
Dan Conway, THK
John Hill, Fourth Investments

Public Attendees:

15 *In-person Attendee:*
6 *Online/Phone Attendees*

Town Staff Attendees:

BrieAnna Grandy, 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: What is the distance between the mesa edge and the proposed trail?

A: The applicant stated the distance between the mesa edge and the propose trail averages 100 feet. The applicant shared a section cut showing the sightlines of individuals on the trail verses the existing homes below the mesa edge.

Q: Properties within Castle Wood Ranch do not have existing fences along private property lines. The trail in these locations should be moved closer to new residents and further away from existing residents.

A: The applicant stated they have studied the proposed trail layout and have chosen locations that provide a balance between existing conditions, site disturbance, grading and accessibility. The site today has no designated trails or wayfinding. The applicant anticipates having both designated trails and wayfinding will help address neighbors' concerns.

Q: Will a fence be provided along the mesa edge and the back of lots?

A: The applicant stated fencing will be provided for the individual lots, however a perimeter fence along the mesa edge is not being proposed at this time.

Q: Is blasting proposed to be utilized during construction of this development.

A: The applicant stated it is anticipated blasting will be needed for this development.

Q: Has a Rock Fall Study been completed?

A: The applicant stated a Rock Fall Study has not been completed at this point in the process. The applicant will follow all requirement of the Town of Castle Rock as it relates to blasting. These requirements are part of the next part of the process at the Construction Document phase.

Q: Has the Douglas County Comprehensive Master Plan and setbacks been reviewed and followed for this project?

A: The applicant stated the plan has been reviewed and follows the Town of Castle Rock zoning and regulations.

Q: Has a Traffic Impact Analysis been completed? Has the school traffic been evaluated?

A: The applicant stated a Traffic Impact Analysis has been completed for this project, which has been reviewed by the Town of Castle Rock. This study takes into account traffic volumes during school hours.

Q: What is the average lot size?

A: The applicant stated lots are 50 feet or 60 feet wide and approximately 110 feet deep.

Q: What will the foundations of these homes be? Will these homes be single-family or paired homes? Will these homes be one or two stories?

A: The applicant stated the entire development will be single-family detached homes. The homes will be a mixture of one and two story homes throughout the development. The homes will also have foundations that are a mixture of slab on grade and basements throughout the development.

Q: How long is the proposed build out of the development anticipated to be? When will construction start?

A: The applicant stated construction is anticipated to start in 2027. It is anticipated full build out of the development will be between 5 to 7 years.

Q: Who completed the Wildlife Study? Did this study address rattlesnake movement during construction?

A: The applicant stated Brich Ecology completed the Wildlife Study. Wildlife Studies typically do an inventory of existing resources on site. The applicant stated they understand there will be

impacts on the ecology of the property but have worked hard to preserve the site and minimizes impacts.

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

- Residents are concerned with trespassing if no perimeter fencing is provided.
- Residents are concerned with rattle snakes migrating to neighboring lots once blasting starts on site.
- Castlewood Ranch residents were considered in this plan but Franktown residents not taken into consideration.
- Franktown residents want a full Rock Study to be completed at time of Site Development Plan.
- Residents are concerned with fire risk.
- Residents are concerned with fire evacuations with the new development.
- Residents are concerned with the added development impacting school capacity and school traffic.
- Residents are concerned with overall density.
- Residents are concerned with water demand for additional homes.