

May 29, 2024

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

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

Dear Ms. Vossler,

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

Site Location and Zoning:

The Bella Mesa South project encompasses approximately 8.94 acres and is located north of Mikelson Blvd., west of N. Mitchell Street, and south 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.

Project Description:

The purpose of this Site Development Plan is to create a residential community of 93 single-family attached lots, 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. Per the PDP, open space and Public Land Dedication has been provided separately and will not be required for this site.

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 a maximum of 196 units. Impact to adjacent/existing lots are minimized with this SDP through the separate dedication of 12.3 acres of Public Land Dedication to the north of the existing site and 14.2 acres of Private Open Space to the west. Garages, parking, and vehicular access has also been designed to live internal to the site, mitigating undesirable views through landscape applications and the orientation and placement of the architecture.

- *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. The plans and reports demonstrate adequacy of vehicular access, roadways, water, wastewater, and stormwater infrastructure.

- *Variances:*

A variance is being requested from the Town of Castle Rock Water System Design 2018 Criteria Manual for the following:

1. A variance from section 4.4.15.2 the Town of Castle Rock Water System Design 2018 Criteria Manual. #9 the service line shall be a minimum of five feet from the side property line....

A variance to reduce this dimension to 1' is requested. This variance is required to keep water services that serves units from the rear outside of the driveways and within the lot being served. A detail has been included in the SDP for this condition.

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 tfrazier@redland.com or 720-283-6783 ext. 126



Travis Frazier, P.E.
Associate Principal
Sr. Project Manager

