

Neighborhood Meeting Summary

Property Owner: Fourth Investments USA, LLC

Date/Time: Tuesday, May 27, 2025 @ 6 pm (Adjourned at 6:28 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South - Meeting #1

Applicant's Proposal

The applicant, Cardel Homes, is proposing development of the 9 acre site located at the northwest corner of Mikelson Blvd and N. Mitchell Street. The proposed Site Development Plan includes 95 single-family attached units with associated landscaping, internal roadways and infrastructure improvements. The building height will be 35 feet. Two hundred parking spaces will be provided in a combination of on-street and garage spaces.

The first neighborhood meeting was held on April 22, 2025, however technical issues prevented the public from accessing the meeting virtually. The applicant was required to schedule another meeting to meet the requirements of a first neighborhood meeting. That meeting was held on May 27, 2024. This summary includes content from both of the meetings.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Allison Stavish, Redland (virtual)
Izzi Wells, Redland, (virtual)
Mike Newman, Cardel Homes
Scott Kilgore, Fox Tuttle

Public Attendees:

In-person Attendees: 3 residents attended 4-22-25 meeting in-person
1 resident attended the 5-27-25 meeting in-person

Online Attendees: 0 residents attended the 4-22-25 meeting online
4 residents attended the 5-27-25 meeting online

Town Staff Attendees:

Sandy Vossler, Sr. Planner, Development Services, Town of Castle Rock

Presentation Description

Applicant's Presentation:

The applicant presented information about the current zoning applicable to the property that was approved in 2014, specifically

- Permitted uses: Single-family detached and attached, and multi-family
- Maximum dwelling units allowed: 196
- Maximum density: 20 dwelling units per acre (du/ac)
- Maximum height: 50 feet

The applicant described the site plan proposal as transitional development with a pedestrian focus given the proximity to the middle school and open space. The design of the site plan prioritizes privacy for the future residents, as well as surrounding residents. The proposal is for 95 townhomes and a density of 10.3 du/ac. The maximum building height will be 35 feet. Two hundred parking spaces will be provided.

Questions (Q) and Comments (C) Presented to Applicant

Q: Will each unit have a 2-car garage.?

A: Yes. Additionally, there will be surface parking for guests.

C: When we purchased our home, we were told that Richmond was going to build 1-story units. This plan is going to negatively affect our property values and impact our views.

A: The applicant acknowledged the comment and referred to the current zoning and development standards approved in 2014.

Q: Will this neighborhood be in an HOA?

A: No, this community will be part of the Bella Mesa Metropolitan District.

Q: If this community is included in the Bella Mesa Metropolitan District, will our mill levy be impacted?

A: No, the mill levy will not change with the inclusion of this community. The addition of new properties into the metropolitan district effectively increases the debt payment.

Q: What's going to happen to wildlife? Deer are regularly seen on the property

A: The Bella Mesa PD set aside 12.3 acres of public land adjacent to this multi-family development and abutting the existing 28 acre Mitchell Gulch open space corridor.

C: Middle School kids frequently visit the site and open space. The increased traffic will be dangerous for the students walking to school.

A: The comment was acknowledged.

Q: What is the development timeline

A: Staff outlined the site plan and construction document review timelines. The applicant indicated that the start of construction is expected in 2026.

C: A resident expressed concerns over the additional traffic, fire hazard, allowed density, impact on wildlife and the Town's standards for growth and development. These concerns have been expressed at previous meetings and she feels that the Town is not current on development and that the Town is not listening to taxpayers.

A: Staff explained the review criteria for a Site Development Plan, as opposed to a PD Plan and Zoning Regulations.

The meeting on April 22nd began at 6 pm and adjourned at approximately 7 pm.

The meeting on May 27th began at 6 pm and adjourned at approximately 6:28 pm.