

Neighborhood Meeting Summary

Property Owner: Fourth Investments USA, LLC

Date/Time: Wednesday, August 27, 2025 @ 6 pm (Adjourned at 7 pm)

Meeting Location: Philip Miller Library

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South - Meeting #2

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 93 single-family attached units with associated landscaping, internal roadways and infrastructure improvements. The maximum building height is 35 feet. Two parking spaces per unit will be provided in attached garages, and additional surface parking will be provided throughout the development.

The first neighborhood meeting was held on April 22, 2025, however technical issues prevented the public from accessing the meeting virtually, so the first meeting was repeated on May 27, 2024.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Allison Stavish, Redland
Izzi Wells, Redland,
Mike Newman, Cardel Homes

Public Attendees:

In-person Attendees: 3 residents

Online Attendees: 2 residents

Town Staff Attendees:

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

Presentation Description

Applicant's Presentation:

The applicant presented information about site plan process, the builder's background and the perceived benefits of the development. Further, current zoning and development standards were discussed. A rendering of the site plan was presented and the orientation of the townhomes, the internal walkways, landscaping, surface parking and vehicle circulation was pointed out.

A rendering of the front elevations was shown and the building height was confirmed to be 35 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. Since the first neighborhood meeting the number of units has been reduced from 95 to 93. Two parking spaces per unit are required and will be provided in attached garages. Some units will have driveways that provide 2 additional spaces and surface spaces will be provided throughout the development.

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

Q: What is the maximum building height allowed?

A: Fifty feet.

C: Previous site plans for the site incorporated berms to screen headlights from shining into the development west of the of the adjacent open space tract.

A: The applicant will take a closer look at impacts of headlights entering the complex and see if additional screening is warranted.

C: There isn't enough parking internal to the site and residents will be parking on Mitchell Street and Mikelson Boulevard.

A: The Municipal Code was recently amended to require 2 spaces per multi-family unit. The site plan is meeting the Code and providing spaces more than required.

Q: Is there space for snow storage:

A: Yes, there are areas for snow storage at the ends of the internal drives. Landscaping in those areas is being deliberately planned with plant types that will withstand the snow storage.

Q: Can a walkway connection to the Mikelson Boulevard sidewalk?

A: That direct connection will be looked at. It might require stairs, but it's an option that will be considered.

Q: What's the timeline for the start of construction?

A: Late 2026.

Q: Will blasting be required?

A: It's too early to tell at this point, but it's not expected. The units will not have basements.

Q: Will fill be necessary raising the base elevation of the site?

A: There will be some cut and fill to balance the site and meet the elevation of Mitchell Street and acceptable internal road slopes. Drainage patterns were discussed, as well as the storm sewer flows to the north.

The meeting adjourned at approximately 7 pm.