

Neighborhood Meeting Summary #3

Property Owner: Fourth Investments USA, LLC

Date/Time: Thursday, March 5, 2026 @ 6 pm (Adjourned at 7 pm)

Meeting Location: Cantril School

Councilmember District: Councilmember Brooks'

Application: Bella Mesa South Site Development Plan

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 Site Development Plan proposes 93 townhome units with 2 car enclosed garages, with an additional 57 surface parking spaces throughout the site. The units are arranged in 4, 5 and 6 unit buildings. The maximum building height proposed is 45 feet.

Attendees

Applicant Representatives:

Josie O'Connor, Redland
Travis Frazier, Redland
Sara Kieringer, Cardel Homes
Mike Newman, Cardel Homes

Public Attendees: 4 residents

Town Staff Attendees:

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

Presentation Description

Applicant's Presentation:

The applicant provided an update on the site plan submittal and public hearing dates. A colorized site plan illustrated the pedestrian connections through the development, the access drives, internal streets and a 1.7 acre common space with benches and picnic tables. The buildings have been oriented so that the front elevations face outward to Mitchell Street, Mikelson Boulevard and Mitchell Gulch. The rear elevations face the interior of the development with the garages accessed from internal street.

The proposed building height is 45 feet, a change from 35 feet previously represented. The maximum height allowed by the zoning is 50 feet. Renderings of the elevations were presented and the architectural features were pointed out. At the request of the Town, the developer will be installing a fence around the offsite detention pond to the north of the site. A maintenance access road to the pond will be provided as an extension off of the northern access drive. A retaining wall along the west property line is necessary to grade and balance the slopes on the site.

The applicant noted the changes made to the plan based on feedback and concerns received at previous neighborhood meetings.

- **Pedestrian Connections:** In addition to the pedestrian connections to Mitchell Street, two walkway connections have been added to the public sidewalk along Mikelson Boulevard.
- **Parking:** Fifty-seven surface parking spaces have been added to the site for residents and guests. The Municipal Code requires two spaces per unit; 243 spaces are provided.
- **Headlights:** The buildings and landscaping have been placed to limit the impacts of car headlights on the single-family neighborhood located west of Mitchell Gulch. Where trees are

not permitted due to utility easements, the Town has approved an administrative landscape variance to allow upright junipers to provide further screening.

Questions (Q) and Comments (C)

Q: How tall will the retaining wall be?

A: The maximum height of the retaining wall is 20 feet. The actual height will be determined with the engineered construction drawings (CDs).

Q: Why have you increased the height of the buildings?

A: The height of the buildings have not increased. The elevations are the same as previously presented. The correction to the height was made during the review process. The previous measurement was taken from the finished grade to the eaves of the roof. The Town requires the height to be measured from the finished grade to the highest point of the roofline.

Q: Will you have to import dirt and raise the current elevation of the site? Why can you keep the current elevations of the site.

A: It's anticipated that the site can be balanced without importing, however that will be determined with the CDs. The elevations on the site will change and the western portion of the site will need fill. The grades on the site must be balanced in order to meet the current grade of Mitchell Street, to create drainage flow to the north and meet ADA sidewalk requirements within the site.

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

A: Adding a berm at the location requested was assessed since the last neighborhood meeting. To achieve the desired screening, the berm would need to be constructed off of the site, on the Town property and would obstruct the maintenance road to the detention pond. A variance for upright junipers, rather than trees, was approved to provide as much screening as possible on the north side of the site.

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

A: Fifty-seven surface spaces beyond what the Municipal Code requires have been added to the site. Parking is prohibited on Mitchell Street and Mikelson Boulevard.

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

A: Construction drawings and building plans have to be submitted and approved, that's likely a 4 – 6 month process. Initial grading and infrastructure construction is anticipated to begin in late fall 2026.

The meeting adjourned at approximately 7 pm.