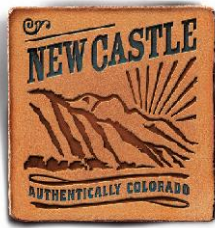


Posted: _____

Remove: _____



Town of New Castle

450 W. Main Street
PO Box 90
New Castle, CO 81647

Administration Department

Phone: (970) 984-2311

Fax: (970) 984-2716

www.newcastlecolorado.org

Agenda

New Castle Planning and Zoning Commission Regular Meeting

Wednesday, February 14, 2024, 7:00 PM

Full packets of P&Z meetings are available online by visiting

<https://www.newcastlecolorado.org/meetings>

or by scanning the **QR code** below.

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:

<https://us02web.zoom.us/j/7096588400>

Meeting ID: 709 658 8400

If you prefer to telephone in, please call: 1-346-248-7799

Be sure to set your phone to mute until called on.



Call to Order, Roll Call, Meeting Notice

Conflicts of Interest

Citizen Comments on Items NOT on Agenda

Items For Consideration

A. Castle Valley Ranch PA 12 Sketch Plan (Page 2)

Comments/Reports

- Items for Next Planning and Zoning Agenda
- Commission Comments/Reports
- Staff Reports

Review Minutes of Previous Meetings

B. Draft Minutes of January 24, 2024 (Page 59)

Adjournment



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Planning & Code Administration
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716

Staff Report

**Castle Valley Ranch PA 12
Sketch Plan
Planning Commission – February 14th, 2024**

Report Compiled: 2/8/2024

Project Information

Applicant: Maarjan Hashami

Applicant's Mailing Address: 17774 Preston Rd.
Dallas, TX 75254

Phone/Email: 469-531-4115/maarjan@tcfuels.com

Property Owner: TC Midwest LLC

Owner Mailing Address 17774 Preston Rd
Dallas, TX 75254

Proposed Use: 56–64k sf of Commercial Space:

- Fueling Station
- Bank
- Community Market
- Market
- Café
- Boutique Hotel
- Open Space & Plaza

Parcel Acreage: 10.77 acres

**Open Space/Floor Area
to Land Ratio :** ~ 2 acres/13-15.2

Proposed Zoning: M/U - 1

Surrounding Zoning: SF homes (N Wild Horse Dr., Redstone Dr, CVB);

Open Space (VIX Park)
Residential zoning (CVRI)
School (Kathryn Senor Elementary)

I Introduction

TC Midwest LLC approached the Town in early 2023 to discuss commercial development on Planning Area 12 (PA12) off the Castle Valley Blvd. (CVB) roundabout near Kathryn Senor Elementary (**Exhibit A, pg. 4**) and across from Pyramid Dr. In those early conversations, the Applicant noted how the prospects of PA12 dovetailed with their history of development in the Valley (**Exhibit A, pg. 1**). With one of the only remaining commercial parcels available, Staff agreed that a central multifunctional commercial property having amenities within walking distance to the surrounding community, could be a valuable addition to the neighborhood. After a number of congenial discussions and numerous plan edits, the Applicant officially submitted a sketch plan application on November 7th, 2023 to pursue this vision.

The proposal contemplates the 7 buildings in 4 phases (**Exhibit A, pg. 8**) all bracketed by a circuitous parking lot/driveway arrangement intersecting at the CVB roundabout to the west and N Wild Horse Dr to the east. Project phasing is summarized as follows:

- Phase 1 – Bank, Fueling Station, Community Market, Restaurant w/ outdoor seating and, a central park/plaza;
- Phase 2 – Flexible, market based development; Potential for Town partnership;
- Phase 3 – Boutique Hotel;
- Phase 4 – Park/Open Space;

The sketch plan is the first of three application steps required for new planned unit developments (“PUDs”) & subdivisions. The sketch plan review assesses initial compliance with town codes, provisions for utilities and infrastructure, substantial conformance to the comprehensive plan, and adverse impacts to the Town. The review provides the Applicant preliminary, nonbinding feedback from Staff, the Planning Commission, and Town Council before significant expenses are incurred. Though no approvals are made at this initial step, constructive feedback can be anticipated.

II Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria below as outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. An proposal should show general conformity to the following (MC 17.100.040(E)):

1. Consistency with the comprehensive plan;
2. Compatibility of proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions;
3. Availability of town services from public works, fire, and police;
4. Vehicle, bicycle, and pedestrian circulation; and
5. Preservation of the natural character of the land.

1) Is the proposal consistent with the comprehensive plan?

According to CVR PUD regulations (MC 17.104.010):

“The purpose and intent of the Castle Valley Ranch PUD zone district regulations are to:

- A. Encourage variety in the physical development pattern of Castle Valley Ranch;
- B. Provide a variety of housing densities greater than would be normally possible;
- C. Encourage the use of a more creative approach to the development of land;
- D. Encourage a more efficient, aesthetic and desirable use of open space;
- E. Encourage a more efficient use of energy through solar orientation, native vegetation, and water conservation;
- F. Provide a variety of dwelling and building designs;
- G. Provide high standards of development and provide amenities appropriate to the densities involved in the project;
- H. Provide an integrated open space system throughout areas as outlined on the Castle Valley Ranch PUD zoning plan as well as throughout individual districts;
- I. Provide for a variety of housing types in order to best meet the housing demands of all age groups;
- J. Maintain and preserve the general alignment of drainage ways for aesthetic, energy and functional purposes;
- K. Provide pedestrian networks throughout the open space districts as well as throughout individual districts thereby providing an integrated network throughout the entire development;
- L. Provide landscape areas and tree plantings throughout the entire development.”

The CVR planning concept is consistent with the major elements of the currently adopted Comprehensive Plan (“CP”). Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). Substantial conformance to the CP may include:

- ☐ Fostering distinctive, attractive communities with a strong sense of place and quality of life.
- ☐ Demonstrating a fully-balanced community and land use structure.
- ☐ Ensuring a mix of uses that complement existing land-use patterns.
- ☐ Creating walkable communities and encourage multi-modal transportation.
- ☐ Balancing housing types that support a range of affordability.
- ☐ Preserving open space, natural beauty, and critical wildlife habitat.
- ☐ Encouraging economic development.
- ☐ Providing efficient and cost-effective services.

Per the submittal narrative (**Exhibit A, page 1**), the development proposes relevant commercial amenities intending a socio-economic focal point in the core of Castle Valley Ranch (CVR). The centralized location is poised to enhance connectivity of services and amenities to the surrounding community reinforcing key values of the Comprehensive Plan such as “Smart Growth” (**Goal CG-5**) and Economic Development (**Goal E-1**). The heart of the proposal (**Exhibit A, page 4**) is the central event plaza meant for year-round community gatherings flanked by surrounding retail shops, restaurants, and services. The plaza will function as a place for picnics, music venue, food trucks, or even weddings. The commercial uses directly adjacent to Castle Valley Blvd. will support commuters, recreationists, and/or residents with various goods.

The projected phasing aligns with a number of New Castle goals and values favorable for Smart Growth and quality of life (**Goal CG-5**) including a focus on conservation of the natural environment (**Goals EN-1 thru EN-8**), sensitivity to architectural aesthetics, and promoting trails and open space (**Goal RT-1**). The Applicant aspires to create a space

commensurate with community, outdoor recreation, and sustainability. Generous open space, interconnected trail systems, and thoughtful use of resources contribute to these ends.

Economic Impact: Historically the Town has struggled with an imbalance between residential and commercial development. Like the valley-wide effort for affordable housing, New Castle has long encouraged development of commercial square footage to attract businesses and thereby expand the goods and services available to its residents. The current application is one step to neutralize this disparity. Retail and hotel establishments will also improve the tax revenues, with 3.5% and 5% rates respectively. Limited capital costs for utility infrastructure and subsequent maintenance should be incurred by the Town since few of these components will be conveyed to the Town. With added employees, the proposal should add vitality to this part of the community. To be sure, the Applicant is required to include a fiscal Impact study as part of the preliminary plan application.

Trails/Open Space/Recreation: The site plan establishes a baseline commitment to pedestrian friendly communities, trails, and active open space (**Exhibit A, pages 4**). The central plaza will be the focus for outdoor entertainment, dining, recreating, or just relaxing. Sidewalks and/or trails from the surrounding neighborhoods, trails, and schools are all anticipated to lead towards this central area.

Parking areas should provide hi-visibility crosswalks to prioritize pedestrian safety. Likewise, the Applicant should be strategic in traffic calming to deter speeding and short-cutting around the property.

Currently two continuous trails will connect N Wild Horse Dr with CVB. Both paths will have connecting spurs (presently not drawn) to access the various commercial amenities by foot or bike.

Finally, a play area park on the north end of the property will balance with the Town's pump track and dog park. Whether this park is dedicated to the Town is yet to be decided.

Environmental Impact: New Castle is committed to stewardship of the natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify and protect critical environmental resources (**Goal EN-1**). Though CPW defers comment until the preliminary stage, the surrounding areas of the property have historically been recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.

New Castle also endorses sustainable building that minimizes the consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will be important for the Applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable options manifested in new developments throughout the Valley. No less should be expected of this proposal.

Raw water is being considered as the means to irrigate landscaping (**Exhibit A, pg. 10**). Raw water is non-potable water which bypasses the town's treatment facility thereby eliminating the processing step. The Applicant also receives a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately economic and sustainability win for all involved.

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions

Land Use: The Applicant has elected to develop under the CVR **MU-1** zoning criteria. According to MC 17.104.080, MU-1 is a “mixed use district providing a mix of residential and nonresidential land uses within close proximity to each other that are suitably located within the community core. The following land uses are permitted by right:

- SF and multifamily dwellings;
- Childcare facilities;
- Places of worship;
- Administrative and tech;
- Banks;
- Personal service shops;
- Restaurants and taverns;
- Gasoline service;
- Retail;
- Offices;
- Parking;
- Parks
- Recreational facilities;
- Trails and open space;

Warehousing, manufacturing, and industrial uses are not permitted in MU-1 zoning regulations.

The Master PUD allows for the following density standards:

- Maximum floor area/land ratio of 0.6:1;
- Maximum building height of 40’;
- Maximum accessory building height of 25’
- Minimum front yard setback 15’;
- Minimum side yard setback of 5’;
- Minimum rear yard setback of 10’
- Minimum distance between buildings of 10’;

Mixed-use districts in CVR emerged from early discussions about Smart Growth and its implementation in undeveloped areas of New Castle (**Goal CG-5**). A key thesis of Smart Growth is the blending of residential and commercial in order to reduce traffic and environmental impacts, increase pedestrian access, foster social connections, and overall improve the quality of life. Live-work structures – buildings with residential units above commercial establishments – are often co-extensive with the mixed-use concept. The current property could, in theory, be an ideal location for the live-work model. However, the Applicant’s restrictive covenants (viz. an obligation to develop commercial only) contractually prohibits residential on this parcel. Though independent of the vested rights with the Town, the restrictive covenants are no less binding on the Applicant. In light of this, the Planning Commission will still need to consider whether a commercial only development or a bona fide mixed-use venture is the better fit for CVR.

For Phase 1, the Applicant has elected strictly permitted uses per the vested rights, with structures complying with density, separation, and height constraints. Uses within Phases 2 & 3 are indefinite though multi-functional buildings are anticipated. The Phase 3 boutique hotel is neither permitted by right nor prohibited and therefore will require special attention if approval is considered. Occupancy of later phases will track market demand, but could be a central location for child-care services, small offices, or a Town partnership for a recreation center adjacent to VIX park.

Setbacks and building heights will be provided at the preliminary application. These provisions aside, the Planning Commission should prioritize ways of mitigating the potential visual impacts of building massing to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways visual impacts can be diminished. Some of these elements have been included in the renderings (**Exhibit A, pages 20, 22-23, 28-29**).

Staff also recognizes that Phases 2 & 3 are currently conceptual and will remain so for the foreseeable future. Future factors could impact anticipated uses and designs in ways both functionally and aesthetically detrimental to the Town without some form of accountability. Therefore, Staff recommends that all future phases, including site plan, building design, and engineering, be reviewed prior to building permit application.¹

Off-Street Parking: Parking specifications and the parking plan for Phase 1 are prepared in **Exhibit A, pg. 5**. As designed, off-street parking is underrepresented by 10 spaces. The bulk of this deficit will be found in the restaurant parking lot(s) with a 17 space shortage. Patrons will likely be compelled to use empty bank or fueling station spaces when the nearer lots are full. EV supply equipment (EVSE) will also be required at a rate of one per lot or three total for Phase 1. Fueling bays are counted towards the parking total, a reasonable request given the nature of fueling stations. Pursuant to Section 17.104.100 (M), P&Z may approve joint use parking arrangements to allow parking from one lot to overflow to another during off-business hours (e.g. restaurant parking overflow to the bank parking lot during the evening). Ultimately, the purpose of off-street parking in the PUD “is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets” (MC 17.104.100). P&Z will need to consider whether the available parking proposed is commensurate with the commercial square footage envisioned.

3) Is there availability of town services from public works, fire, and police?

Police: There is little indication that police service would be compromised with the added commercial traffic. However, the Police Department currently consists of eight officers (plus one in training) with an ideal department size of 11 officers. Generally, additional officers are considered for every 1,000 resident increase.

Fire: In response to the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of structures and improving defensible space (**Goal EN-8**). Recently, such measures were codified with the adoption of the 2021 International Fire and Wildland-Urban Interface

¹ In Section 7D of the SIA for Ordinance 2002-19 (LCR Filing 1), P&Z and Council were given similar authority in the design of the Lakota Recreation Center.

Codes. Structures are required to use materials with higher ignition resistance than more conventional materials, particularly in buildings. Limiting the combustion properties of a structure reduces fuel loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire incident. Vegetation on lots of new structures will also be required to be thinned to provide separation from structures and other combustible materials.

Public Works: The CVR Master PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present, the PUD has no commercial space developed. The current sewer treatment plant is sufficiently sized to process the full build-out of both CVR and Lakota.

Raw Water: Raw water is available at the roundabout on CVB and is expected to irrigate all common areas within the new PUD. The raw water infrastructure will need to be extended and looped with the installation of the N Wild Horse road connection.

Streets/Snow Storage: The proposed design does not contemplate conveying public roads to the Town. The proposed looped driveway shows a standard 24' width with perpendicular parking on both sides. Snow storage is currently omitted at this point, but will be vital to plan early given the density of the development. Adequate snow storage is crucial for public safety, cost savings, and quality of life. Circulation around the later phases is only conceptual at this stage (**Exhibit A, pp. 8, 13**). However, parking and drive lanes do not seem to fit consistently on the current sketch. Staff recommends that the Applicant provide an improved driveway alignment consistent with the design of Phase 1 prior to the Council meeting. Finally, the intersection with N Wild Horse Dr. would typically align with future Silverado Tr. Since Silverado Tr. is yet to be built, the alignment of the west entry to the property should be considered a place holder until the location of the intersection is better formalized.

Open Space: The Applicant has made efforts to integrate active open space in two locations (**Exhibit A, page 4**). The Parklet to the north and the central Event Plaza will be available to all residents and will complement the proposed commercial uses.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Because of the high density and disrupted lines of sight it will be important for the interior driveway loop to provide high visibility pedestrian crosswalks, preferably with bump outs, placed in priority locations. This should ease the feeling of one having to forge a moat of parking in order reach the project's interior. Peripheral paths with connecting spurs will be designed to allow foot/bike access to all amenities. These paths will be modestly landscaped and dimly lit along their routes with a soft trail surface.

5) Is the natural character of the land preserved?

Topography: Grade (**Exhibit A, page 6**) slopes gradually downhill from east to west dropping 30-40' in 700ft (~4% slope). Such slopes are rarely problematic from a design standpoint and therefore structural steps or terracing of landscaping should be minimal, if necessary. Nevertheless, the Applicant should demonstrate material balance of expected cut-and-fill before construction commences. The structural designs appear to preserve and

match existing grade features and follow uniformly with the current slope.

To conserve water and limit landscape maintenance such as mowing, staff requests the applicant consider drought resistant vegetation and seeding of native grasses to restore disturbed areas to their original state. Sod with landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

IV Staff Recommendations

- A. Include details for managing potential hazards related to the operation of a fuel station, including storage location, managing fuel spills, possible air pollutants, and including draft covenants which include best practices for daily upkeep and appearance of the fueling station and its immediate surroundings.
- B. Provide a lighting plan demonstrating that all parking lot and exterior building lighting will be dark-sky compliant per the Comprehensive Plan. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as necessary.
- C. Applicant shall demonstrate compliance to section 17.104.100(P) related to off-street parking specifications within the CVR PUD. Particularly, plans shall include:
 - Entry access divider at N Wild Horse Dr.
 - Screening of parking from adjacent residential zones;
 - At least 10% landscaping of parking lots;
 - Parking lot/driveway snow storage;
- D. Consider relocating all refuse containers (i.e. dumpsters) to the rear of buildings or out-of-sight of CVB.
- E. Provide temporary turnarounds for emergency personnel as recommended in the referral letter from CRFR.
- F. Minimize construction traffic along N Wild Horse Dr. with provisions for a temporary construction easement that includes an impervious road surface that accommodates construction vehicle circulation for the buildout of PA 8 & 9 (R2 Partners LLC) and PA 12 (TC Fuels Midwest LLC) until the completion of either PA 12 or PAs 8 & 9, whichever is first.
- G. Extend raw water infrastructure from existing stub-outs into the new development with an extension along N Wild Horse Dr.
- H. Specify on the plat open space maintained by the HOA and open space maintained by the Town, if applicable.
- I. Provide a water sampling station per the recommendations of the Town Engineer and Public Works Director.
- J. A preliminary and final PUD application shall be submitted to the Town in accordance with Sections 17.100.050 and 17.100.060 for future phases 2-4.

- K. Following final PUD approval, minor alterations to architectural plans, including changes to design features and exterior materials, and any other alteration addressed in Section 17.100.110 of the Code will be processed in accordance with said section.
- L. The development shall comply with all currently adopted building code and municipal code requirements, including all sign code regulations in effect at the time of building permit application, as well as all recommendations of the Town Engineer and Town Public Works Director provided in response to review of the Application. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.

V Next Steps

Comments and recommendations made by staff and the planning commission should inform future revisions made to the application prior to Council review.

After Council sketch review, but prior to the preliminary plan application, the applicant shall conduct a **community open house meeting** with the public. The Applicant shall notify the town of the date of the community open house and notice the community open house according to the Town's public hearing notice procedures set forth in Section 16.08.040, except that notice to mineral owners is not required.

The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date of Council's review. If the applicant does not submit a preliminary PUD plan application within said year, the applicant may be required to submit a new sketch plan application before filing a preliminary plan application. Similarly, if applicant's preliminary PUD plan application includes substantial and material (e.g., proposes new uses, higher density development, new or additional variances, etc.) changes from the original sketch plan, the Town Administrator may require the applicant to conduct a new sketch plan review.

VI Sketch Plan Exhibits:

- A. Applicant Sketch Plan Submittal – February 2, 2024
- B. Land Development Application – January 18, 2024
- C. Comments from Fire Marshal – February 5, 2024
- D. Comments from Public Works Director – February 6, 2024
- E. Comments from Town Engineer – February 7, 2024



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 7 day of November, 2023 .

Maarjan Hashmi
Applicant (Print Name)

(469) 531-4115

Telephone Number

maarjan@tcfuels.com

Email

TC Midwest LLC

Property Owner

Relationship of Owner to Applicant

[Signature]
Signature of Applicant

Mailing Address of Applicant

maarjan@tcfuels.com

Email Address of Applicant

[Signature]
Signature of Property Owner

17774 Preston Road Dallas Texas

Owner Mailing Address

Type of application: Sketch Plan

Property description: Section: 30 Township: 5 Range: 90 PARCEL EXEMPTION ALTA/ACSM LAND SURVEY PLAT

Planning Department
(970) 984-2311
Email:
psmith@newcastlecolorado.org



Town of New Castle
PO Box 90
450 W. Main Street
New Castle, CO 81647

LAND DEVELOPMENT APPLICATION

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Maarjan Hashmi	
Address: 17774 Preston Road, Dallas TX 75252	Phone: (469) 531-4115 E-mail: maarjan@tcfuels.com
Property Owner: Tc Midwest LLC	
Address: 17774 Preston Road Dallas Tx 75252	Phone: E-mail:
Contact Person: Maarjan Hashmi	
Address: 17774 Preston Road Dallas Tx 75252	Phone: (469) 531-4115 E-mail: maarjan@tcfuels.com
Property Location/Address: TBD N Wildhorse Drive, New Castle, CO 81647	
Legal Description: Parcel 212330400002 Section:30 Township:5 Range:90	Acres: 10.317
Existing Zone (e.g., Residential R-1, Commercial C-1): Commercial	Existing Land Use: Vacant

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|--|
| ☐ Pre-Annexation Agreement | ☐ Conditional Use Permit or Special Review Use Permit |
| ☐ Annexation | ☐ Lot Line Adjustment or Dissolution |
| ☐ Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | ☐ Site Specific Development Plan/Vested Rights |
| ☐ Amended Plat | ☐ Variance |
| ☐ Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | ☐ Zoning |
| ☐ Master Plan Amendment | ☐ Zoning Amendment |
| | ☐ Re-zoning |
| | ☐ Watershed Permit |

 Applicant Signature	Date 1/18/24
--	--------------

From: [Orrin Moon](#)
To: [Paul Smith](#)
Cc: [Lauren Prentice](#)
Subject: RE: New Castle Presentation
Date: Monday, February 5, 2024 8:40:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Paul,

I have looked through the updated TC Midwest proposed mix-use development sketch plan and I have the following comments:

1. Lot 1 and lot 2 at the end of the Phase 1 roadway shall have a fire apparatus turnaround installed until Phase 2 is built. All apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and surface shall be approved all weather driving surface.
2. New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Any new road names shall be approved by Colorado River Fire Rescue and Garfield County Communications Authority.
3. If any of the buildings are going to be required to have a fire sprinkler system installed, then communication required for each building will be Century Link POTs (copper) lines only. Lines shall be installed for each building.
4. Fire Hydrants will be required to be installed in specific locations as per the fire code.
5. Fire Department Knox Box's may be required to be installed on certain buildings where emergency access is required.

This review may be subject to change when building plans are submitted.
Please don't hesitate to contact me with any questions or concerns.

Thank You,

Orrin D. Moon
Prevention Division Chief/Fire Marshal

Public Works Department
(970) 984-0669 ex200
jwenzel@newcastlecolorado.org



Town of New Castle
801 W Main Street
New Castle, CO 81647

February 6, 2024

Paul,

The Public Works Department has had the opportunity to review the TC Midwest Sketch Plan and has the following comments:

Streets:

The first phase of this project should provide vehicle connectivity from N. Wild Horse Dr. to Castle Valley Boulevard, including the entrance adjacent to the future Silverado Trail Rd and the travel lanes depicted in phase three.

Sidewalk and Trails:

The entire length of the solid surface trail connecting Castle Valley Boulevard to VIX park should be constructed in phase I.

Raw Water:

Outdoor landscaping should be irrigated with raw water. This will require an extension of the existing raw water system onto the property.

Thank you.

John Wenzel

From: [Jeff Simonson](#)
To: [Paul Smith](#); [John Wenzel](#); [Orrin.Moon@Crfr.us](#)
Cc: [Haley Carmer \(hcarmer@garfieldhecht.com\)](#); [Lauren Prentice](#); [Dave Reynolds](#)
Subject: RE: New Castle Presentation
Date: Wednesday, February 7, 2024 3:40:35 PM
Attachments: [image006.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Following up with some sketch plan comments from our review, the main areas of concern for this project will be centered around providing adequate drainage particularly in light of offsite drainage that does traverse the site and utilizes the box culvert at the Castle Valley Boulevard. The 100-year event will be critical to be evaluated at the tributary basin area is significant for this property (hence, the size of the box culvert). Provisions will need to be made to assure the Town has the ability to provide adequate maintenance, if necessary.

For onsite drainage, provisions should be made to assure water quality can be provided with the appurtenant detention requirements to limit flows to historic rates. In this context, snow storage should be a consideration at 15% of the plowed area and subsequent areas of detention should also be made available.

Coordinate access to make sure that emergency services can be adequately accommodated in light of the proposed 4 phases of development. Phased improvements need to be clear to assure that each phase, when constructed can exist in perpetuity without reliance on a subsequent phase.

Subsequent design will need to consider the outside irrigation should be from the Town's raw water irrigation system.

Thanks!

Jefferey S. Simonson, PE, CFM
Principal



118 W Sixth St, Suite 200
Glenwood Springs, CO 81601
970.384.9005 / 970.379.4691 cell
www.sgm-inc.com





New Castle Valley Mixed-Use Development

November 2023 | Sketch Plan Submittal



SUBMITTAL INDEX

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About us

T.C. Midwest along with its partner companies, including Crowngate, own and operate several Colorado Projects, including Jucy Lucy restaurant, Thunder River Market gas station, Rhino Liquors, and Rainbow Express.

Now, Crowngate is developing a community hub to create a welcoming space for residents to gather, relax, and strengthen community ties.



RHINO LIQUORS



Our upcoming projects include residential homesites in Aspen glen, apartments in Glenwood and more!



Jordan Architecture Inc.

PO Box 1031 Glenwood Springs, CO 81602 970-618-6690
email: bradjordanarchitect@gmail.com
website: jordanarchitecture.com

30 December 2023

Town of New Castle, Planning Department
Attn: Paul Smith/Lauren Prentice

RE: Castle Valley Ranch – Community Core
Parcel #2123-3040-0002
Description: Comm Prop as per CVR Sub-Div Exemption & ALSA/ACSM Land Survey Plat

Paul & Lauren,

This letter serves as a formal application and narrative for the aforementioned project and site, which accompanies the sketch plan documents.

The project was submitted previously for pre-application and reviewed with the Town. We have now formalized the submission for the next review stage.

The project consists of a mixed use, 4 phase, and 7 building project that will serve the Castle Valley Ranch and Lakota Canyon Ranch neighborhoods. The property is 10.765 acres (468,923.4 square feet) and the proposed vertical elements are proposed at 62,372 sf to 71,472 sf (13 – 15.2% floor area ratio to land).

Phase I consists of 3 buildings and parking areas. The proposed buildings are a market/café/liquor store with a fueling station canopy (approx. 8056 sf), a bank/retail building (approx. 6050 sf), and a restaurant (approx. 7366 sf). Phase I consists of lots 1 and 2, and is 3.375 acres (142,035 square feet) with 21,472 square feet of vertical development, which is 15.1% floor area ratio to land.

Phase II & III (lot 3) consists of flexible development strategies based on the market and potential tenants (mixed use that may include a boutique hotel, restaurants and retail space). Phase II is 3.72 acres (162,230 square feet) with proposed 21,700 square feet of vertical development, which is 13.4% floor area ratio to land. Phase III is 2.28 acres (99,339 square feet) with proposed vertical development between 20,200 and 28,300 square feet, which is 20.3 to 28.5% floor area ratio to land. Phase IV is 1.11 acres (48,556 square feet) with a proposed vertical development of zero square feet, and 100% open space.

The intent of our project is to provide meaningful and necessary commercial development on Castle Valley Boulevard per the Comprehensive Plan. Our project provides pedestrian and bicycle access from the surrounding neighborhoods and parks (Castle Valley and Lakota Canyon Ranch), along with good connectivity for motorized and non-motorized vehicles. Our plan has extensive landscaping and structures that provide a human scale environment that provides for a positive experience for the community. The structures will be a lower profile that will provide for view shed protection. The site lighting will be downcast and the interior of the structures will provide reflective lighting that allows for good task lighting and security, which will also minimize excess light trespass/pollution. The goal is to isolate our development through landscaping and lighting that stays within the site, yet provide a welcoming and convenient/easy access neighborhood commercial development.

Our project will provide additional retail sales tax for the Town of New Castle, while providing the neighborhood with a convenient market, café, fueling station, restaurant, bank, and future commercial space options. This will allow for additional jobs which is noted in the Town’s Comprehensive Plan and goals. Our sketch plan provides a very compatible project within the surrounding area that meets the intent of the Comprehensive Plan, and provides the area with convenient amenities. Per the Comprehensive Plan, the area along Castle Valley Boulevard is an ideal and desired area for commercial and economic development within the Town.

The ultimate goal is to provide the adjacent neighborhoods with a convenient and accessible commercial development that provides amenities that do not currently exist in close proximity. We feel that our project meets the Town’s Comprehensive Plan and goals, while providing a much needed commercial development for the growing neighborhoods along Castle Valley Boulevard. Our intent is to obtain support from the local residents for our project and provide a positive relationship between the development team and the local residents.

Please feel free to contact me with any questions.

Respectfully submitted,
Brad Jordan
Brad Jordan
Principal Architect



- Site
- Residential
- School
- VIX Ranch Park
- Hiking Trail

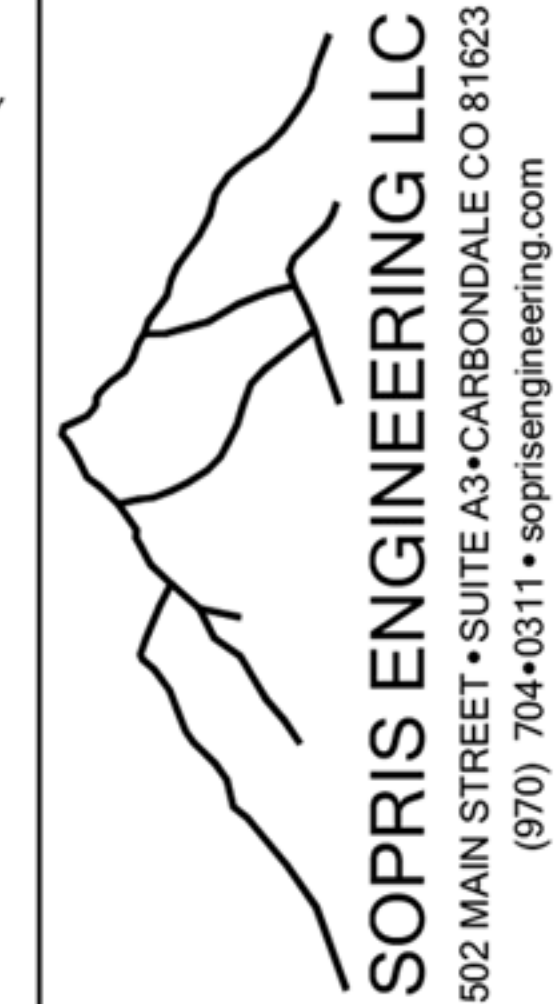
Refined Master Plan

- Centralized event plaza
- Perimeter vehicular circulation
- Reconciling Master Plan + Grading
- Target: 56-64k sqft. of MU Commercial





SITE NOTES:



DATE: 01-15-2024

PROPOSED LEGEND

EXISTING LEGEND

North Wild Horse Road
67.5' Right-of-Way
Reception No. 733780
& Easement Agreement
Reception No. 721301



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

Use	Parking Requirements per NC-17.104.100	Floor Area (S.F.)	Unit Area (SF)	Parking / Unit	Spaces Required	Spaces Provided	Net +/-
Restaurant Indoor (55 seats)	1.5 per 100 S.F. of floor area	3233	100	1.5	49	37	-12
Restaurant Outdoor (24 seats)	1.5 per 200 S.F. of floor area	605	200	1.5	5	0	-5
Gas station	1 per 100 S.F. of retail floor area	3091	100	1	31	33	2
Office / Bank (assume personal service)	1 per 250 S.F. of office area	6050	250	1	25	30	5
				Total =	110	100	-10

Restaurant Floor space is the dining area and not kitchen and office area
Gas station parking includes the 8 fueling spaces



CASTLE VALLEY RANCH - TOWN CENTER
NEW CASTLE , COLORADO

[illegible]

TITLE	PHASE 1 SITE PLAN
-------	-------------------



JLT

JOHN L. TAUFER
&
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE / LAND
PLANNING
305 COLORADO AVENUE
SUITE 200
DENVER, COLORADO 80202
(303) 546-0911
(303) 546-7541 FAX

CVR TOWN CENTER
1800 CASTLE VALLEY BLVD.
NEW CASTLE
COLORADO

JLT PROJ. NO.

DRAWN BY: JLT
CHECKED BY: JLT

SCALE: 1" = 30'-0"

DATES: 1/25/24

REVISIONS:

SHEET TITLE
LANDSCAPE
PLAN

SHEET

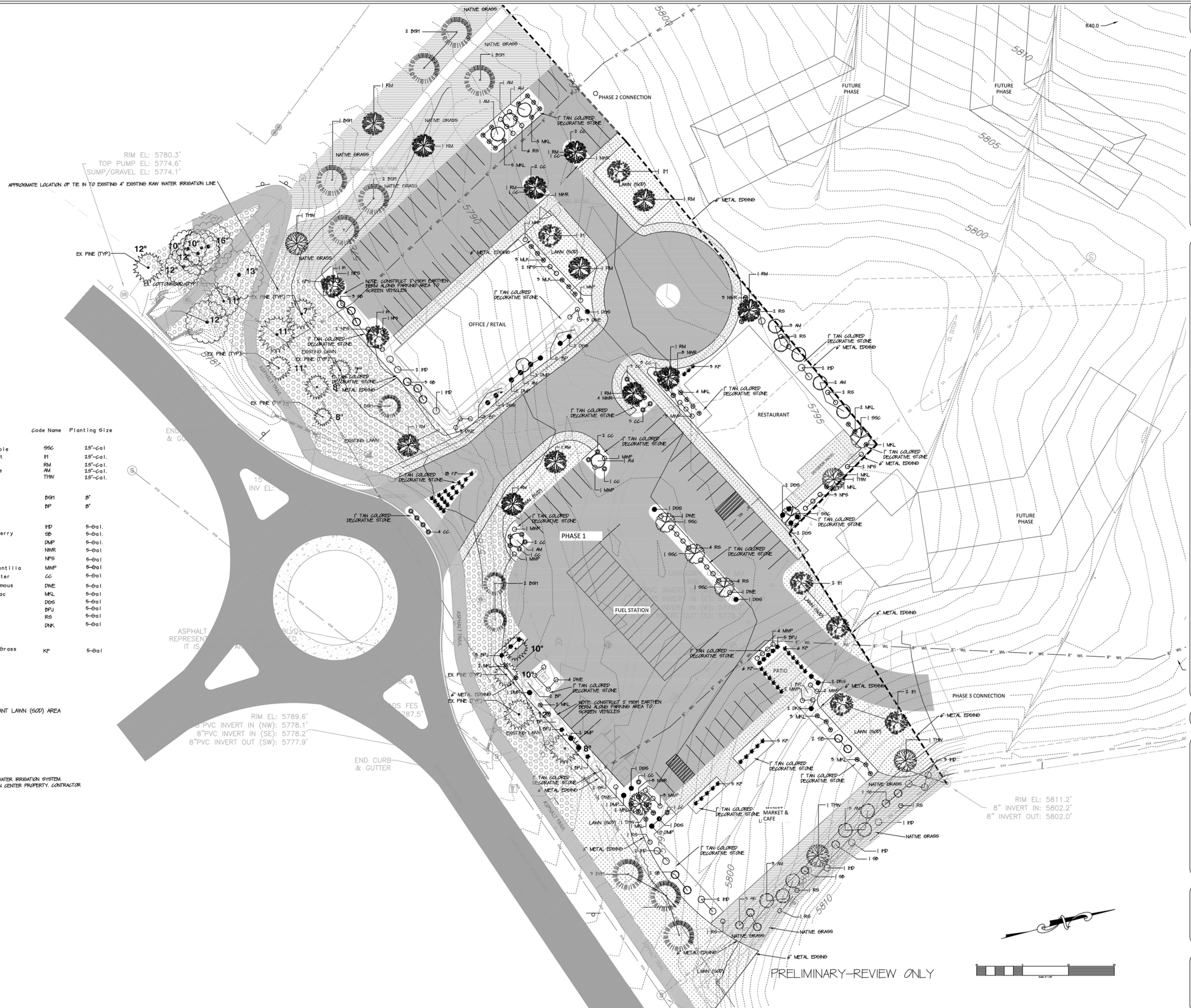
L.I.O

Qty.	Symbol	Scientific Name	Common Name	Code Name	Planting Size
Deciduous Trees					
5	●	Malus spp. 'Spring Snow'	Spring Snow Crabapple	SSC	25'-Gal
5	●	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	HI	25'-Gal
12	●	Acer rubrum	Red Sunset Maple	RM	25'-Gal
17	●	Acer glabrum 'Flame'	Flame Maple	AM	25'-Gal
4	●	Acer glabrum 'Hot Wings'	Hot Wings Maple	HW	25'-Gal
Evergreen Trees					
12	●	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	DSH	8'
12	●	Pinus aristata	Pinus aristata	DP	8'
Shrubs					
15	●	Cornus stolonifera 'Isanti'	Isanti Dogwood	ID	5'-Gal
17	●	Amelanchier alnifolia	Saskatoon Serviceberry	SB	5'-Gal
15	●	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	DMP	5'-Gal
15	●	Rosa spp. 'Nearly Wild'	Nearly Wild Rose	NWR	5'-Gal
15	●	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	NFS	5'-Gal
15	●	Potentilla fruticosa 'McKay's'	McKay's White Potentilla	MWP	5'-Gal
15	●	Cotoneaster apiculata	Cranberry Cotoneaster	CC	5'-Gal
15	●	Euonymus alatus 'Compacta'	Dwarf Winged Euonymus	DWE	5'-Gal
15	●	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	MKL	5'-Gal
15	●	Picea pungens 'Globosa'	Globe Blue Spruce	DGS	5'-Gal
15	●	Juniperus chinensis 'Blue Point'	Blue Point Juniper	DPJ	5'-Gal
15	●	Perovskia atriplicifolia	Russian Sage	RS	5'-Gal
15	●	Garrya fraxinifolia 'Dark Knight'	Dark Knight Spirea	DNK	5'-Gal
Ornamental Grasses					
45	●	Calamagrostis acutiflora Karl Foerster	Karl Foerster Reed Grass	KF	5'-Gal

LEGEND

- EXISTING LAWN AREA
- NEW DRAINAGE RESISTANT LAWN (GOD) AREA
- NATIVE GRASS AREA
- CONCRETE
- EXISTING ASPHALT
- EXISTING PINE TREE

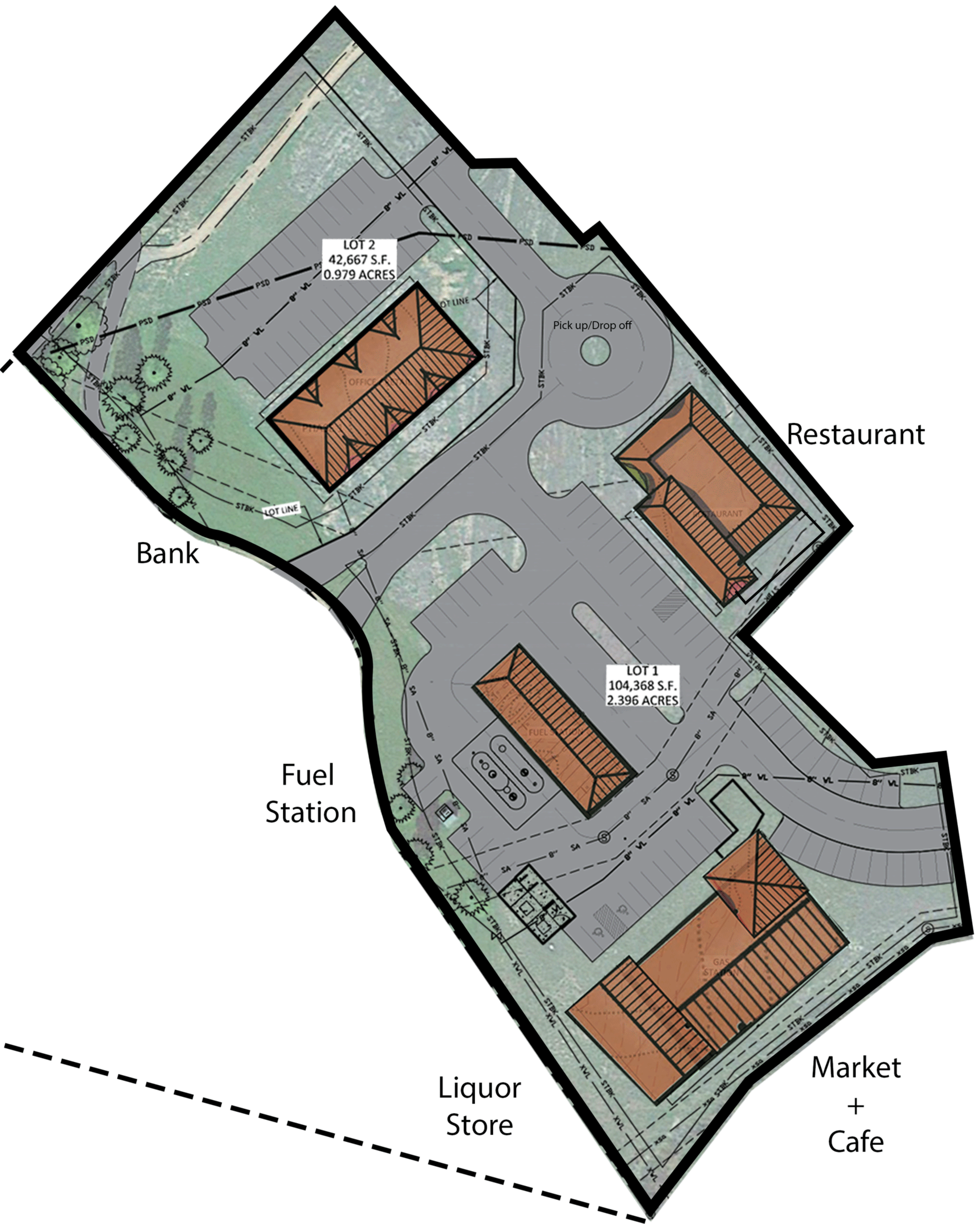
NOTE:
1. LANDSCAPE IRRIGATION SOURCE SHALL BE FROM THE TOWN OF NEW CASTLE'S EXISTING RAIN WATER IRRIGATION SYSTEM.
2. THE EXISTING IRRIGATION SYSTEM IS LOCATED WITHIN THE FRONTAGE AREA OF THE CVR TOWN CENTER PROPERTY. CONTRACTOR
TO TAP INTO THE EXISTING 4" MAIN RAIN WATER LINE LOCATED IN THE APPOINTMENTED AREA.



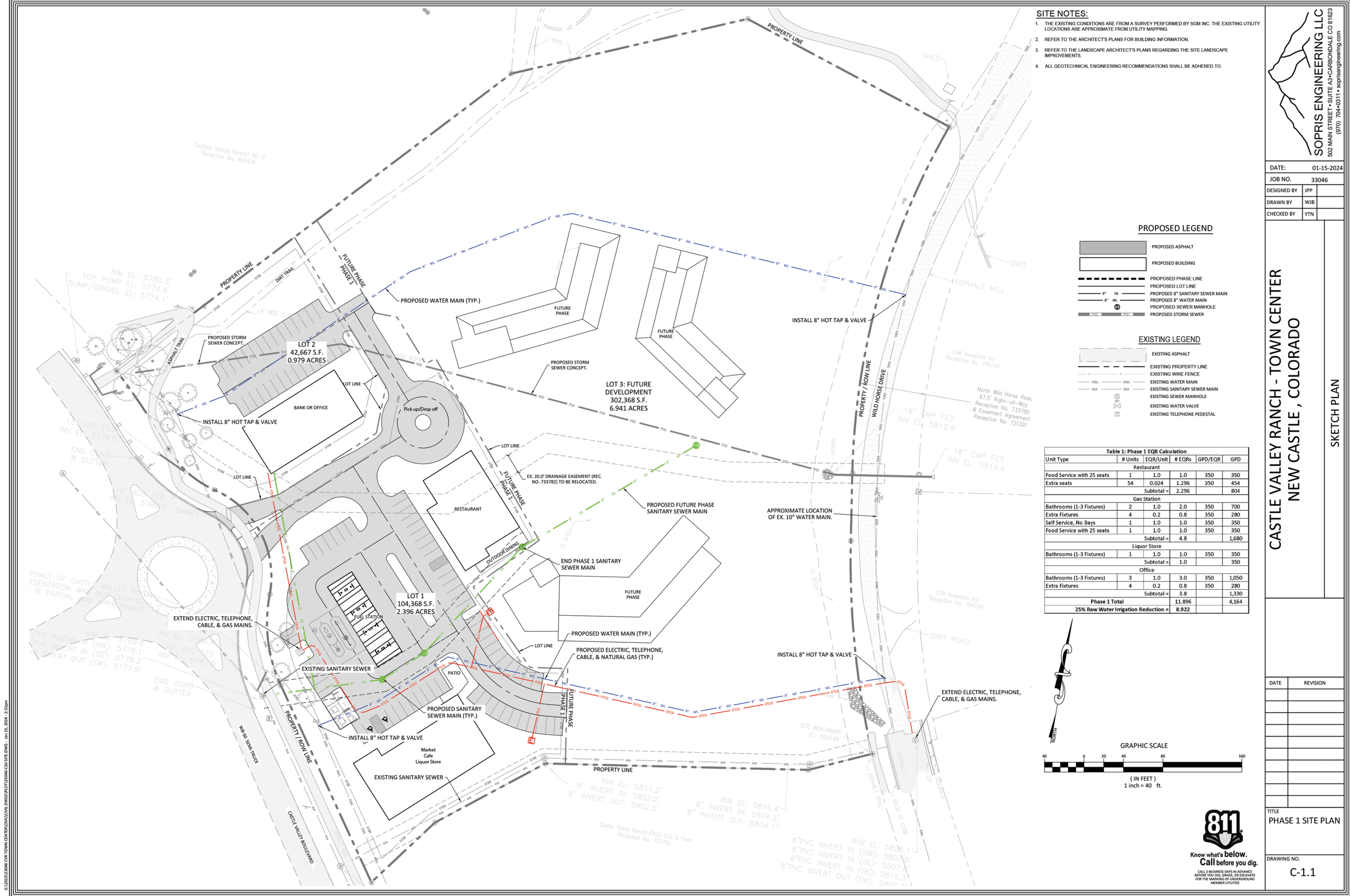
Phasing Notes

- Phase 1: Developing “Main Street” & Mixed use commercial activity
Proposed replat of Phase 1 into lot 1 and 2
- Phases 2/3: Flexible development strategies based on Market / Tenants
- Phase 4: Can be developed as either a private venue, or as a Public/Private Partnership (PPP) with the Town of Newcastle.





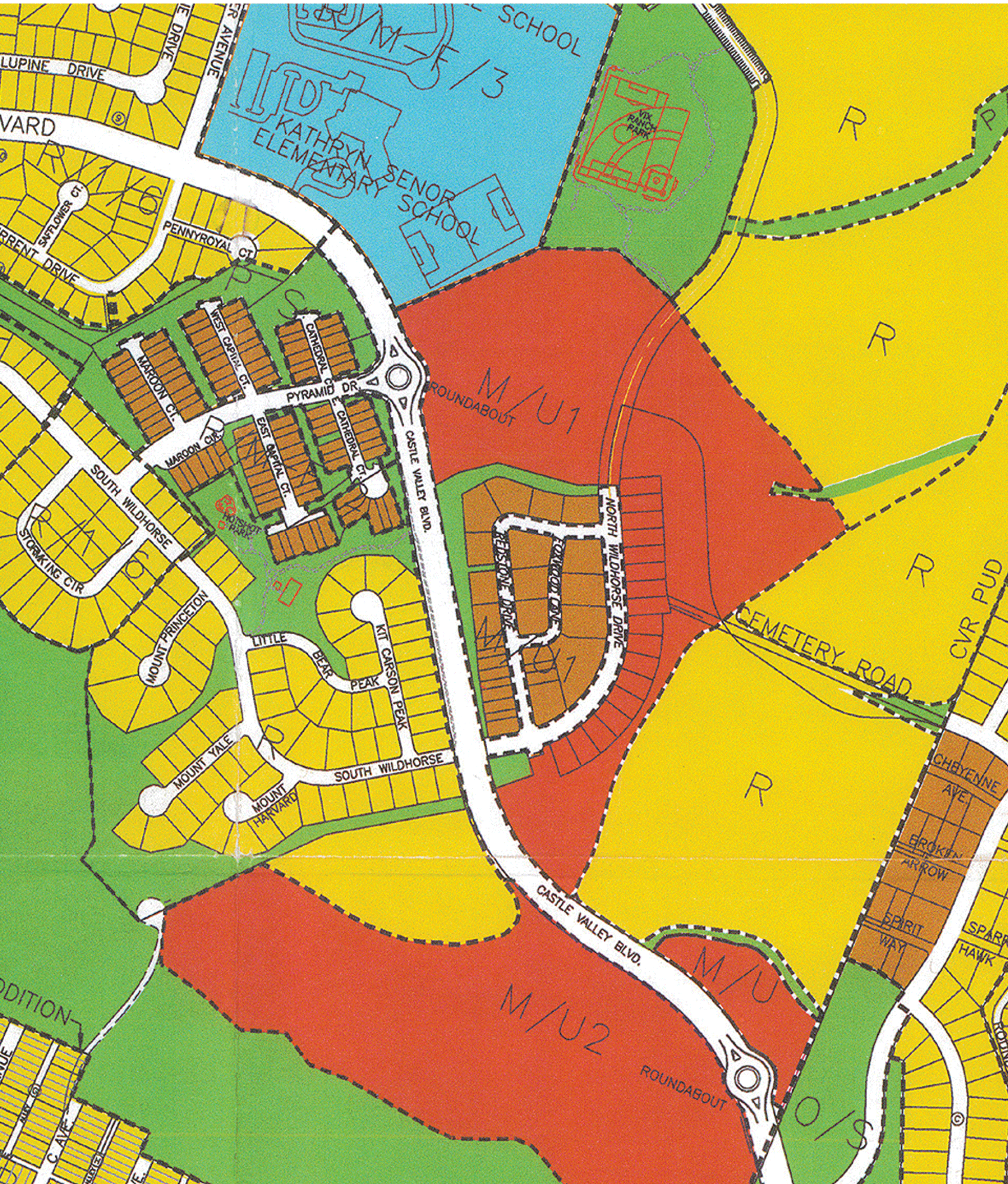
6:1023333046 CWR TOWN CENTER/CIVIL DWG/SPLOT/33046-CLD-SITE.DWG - Jan 15, 2024 - 2:13pm



Building Area Approximate Summary

Building #	Lvl1	Lvl2	(Lvl3) (Opt.)	Total
Building 1:	8,056			8,056sf
Building 2:	6,050			6,050sf
Building 3:	7,194			7,194sf
Building 4:	2,500			2,500sf
Building 5:	9,600	8,100	(8,100)	17,700sf - (25,800sf)
Building 6:	4,400	7,600		12,000sf
Building 7:	3,700	6,000		9,700sf
Grand Total:				63,200sf - 71,300sf





Mixed Use Zoning - Phase 1

Allowed Per Code	Proposed
Height Limits:	Bank -- 32 ft 0 in
40' maximum for commercial	Market, Cafe, Liquor Store -- 32ft 0in
35' for residential	Fuel Station -- 24ft 0in
	Restaurant -- 25ft 6in

Required Per Code	Proposed
Floor Area to Land Ratio: 0.6/1	Phase I Parking: 91 spaces provided
Phase I Parking Required:	Phase I Parking Proposed
Fuel/Market, Cafe, Liquor Store = 19 spaces;	Fuel/Market, Cafe, Liquor Store = 24
Bank = 21 spaces	Bank = 30
Restaurant = 54 spaces.	Restaurant = 37
198 total spaces required by each individual use.	

Two way traffic through parking areas



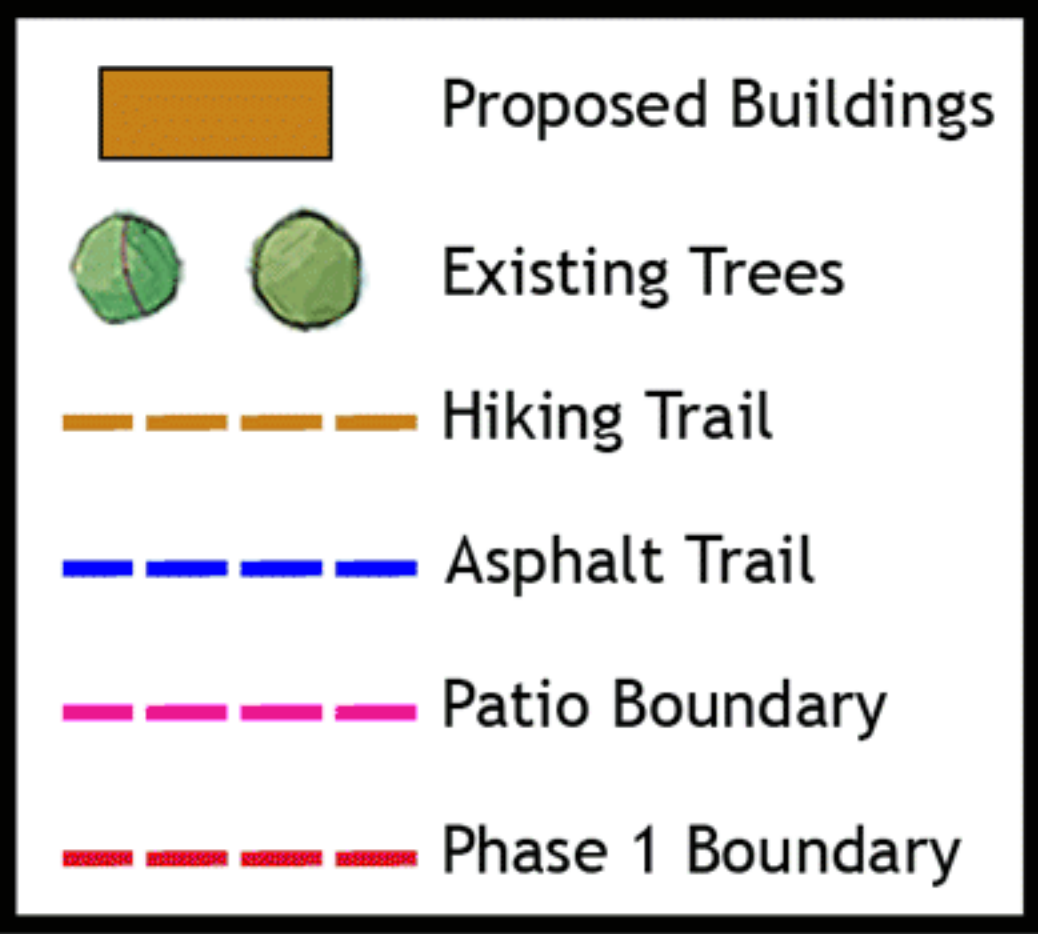
Two way traffic through parking area; fire apparatus turn-around

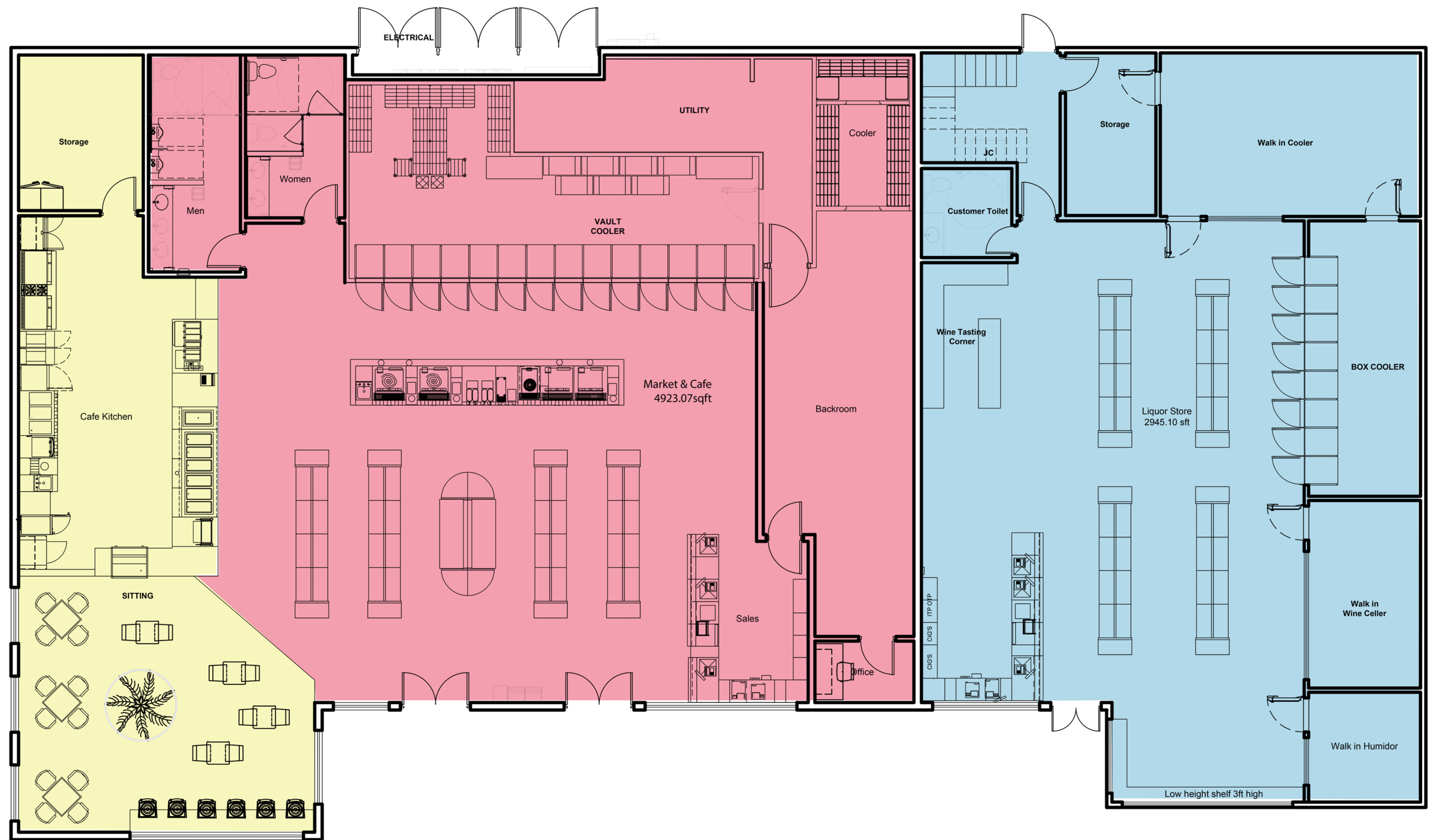
* all traffic circulation in diagram to be decided by traffic study at preliminary plan

Phase 1 of the Development does not have a public park however the developers are catering to the asphalt trail and hiking trails passing through the property.

In order for the residents to maintain a healthy & active lifestyle the owners will take responsibility to maintain & upkeep both of the trails.

People coming for these activities will in turn benefit the business owners of buildings located in Phase 1.





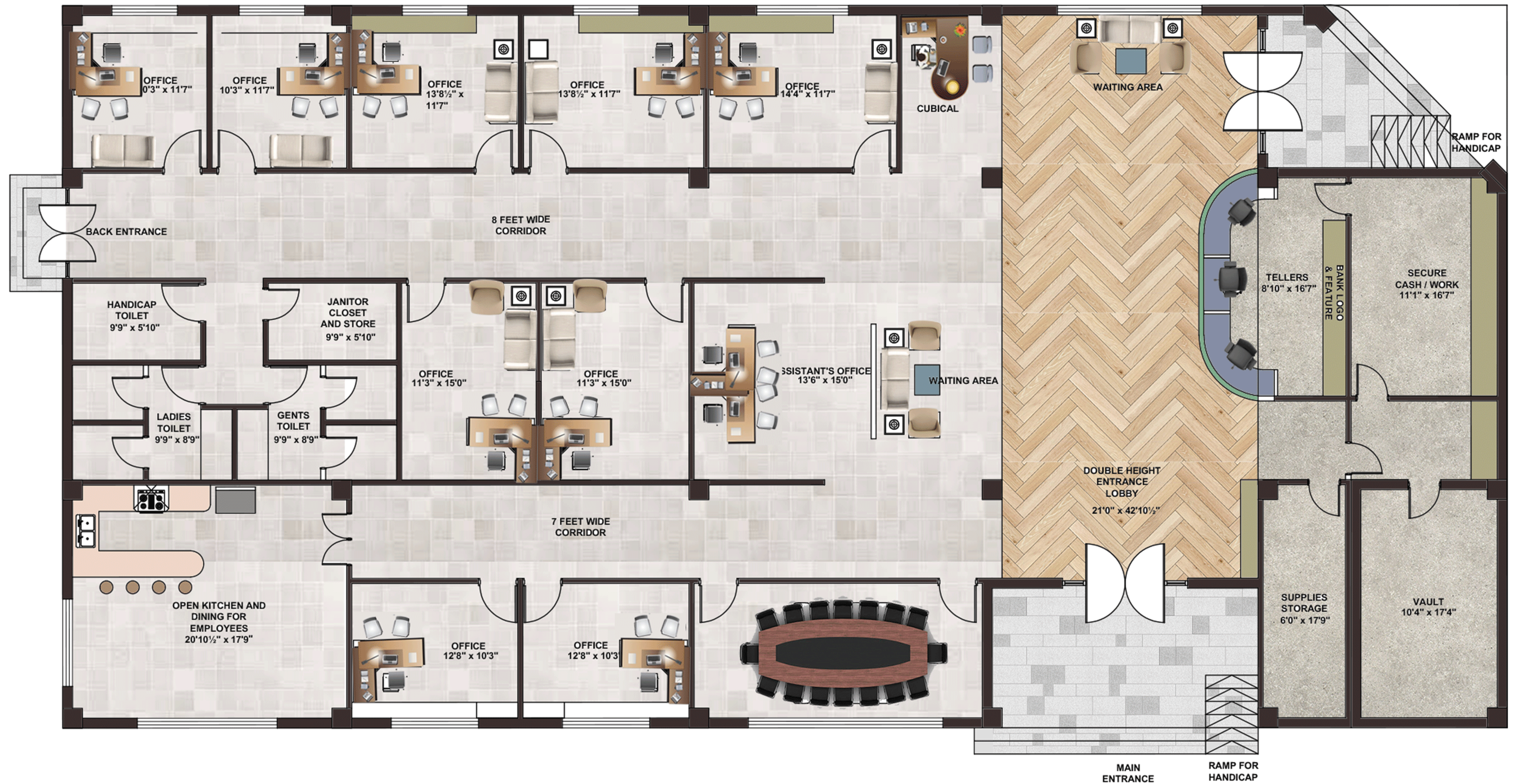
Cafe

Market

Liquor Store



Total Covered Area: 8,056sft



Total Covered Area: 6,050sft



Total Covered Area: 7,194sft





View A - Market Cafe



View B - Market Cafe



View C - Restaurant



View D - Restaurant



View E - Bank



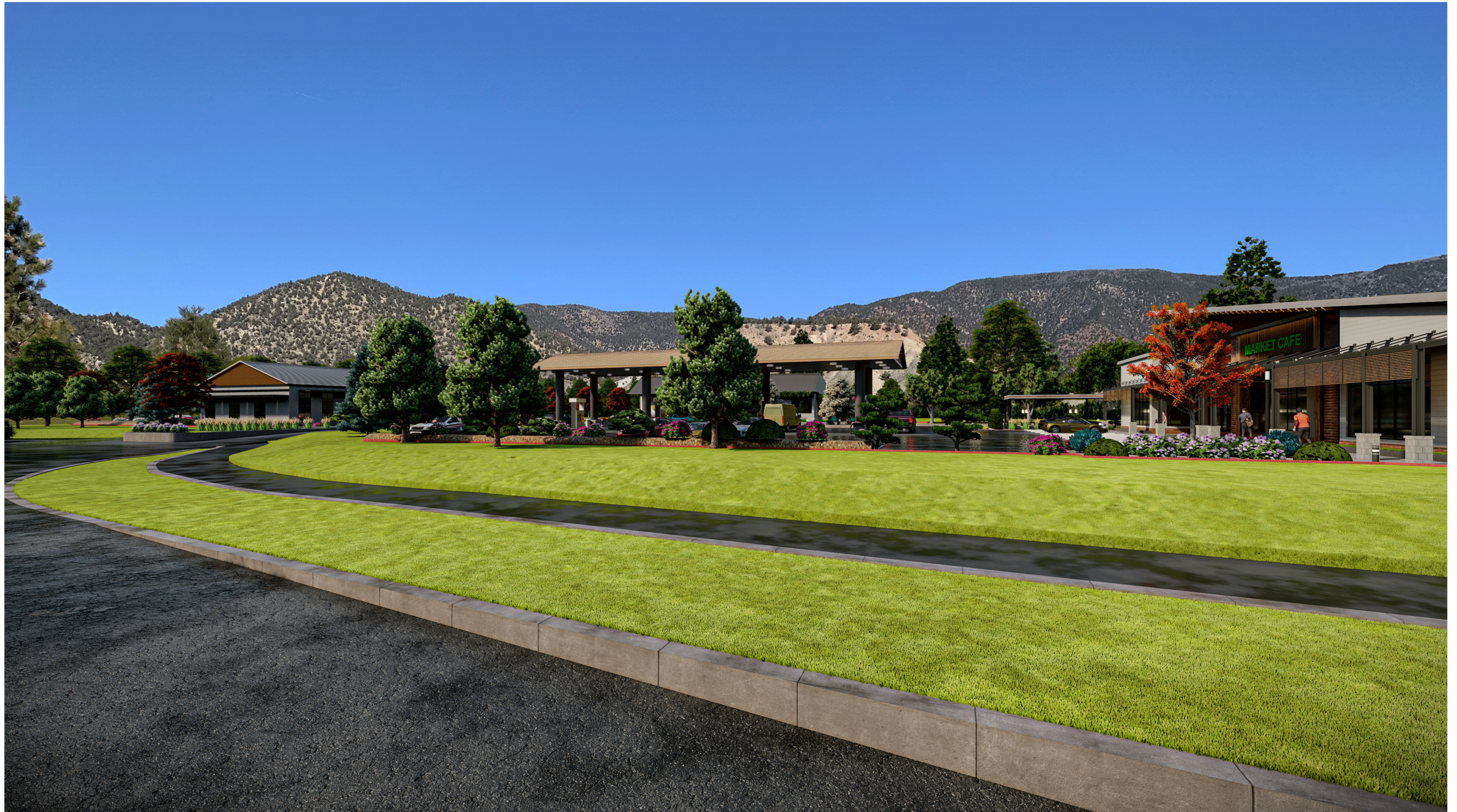
View F - Fuelling Shed/Gas Station



View G - Fuelling Shed/Gas Station



View H - Fuelling Shed/Gas Station



View from Castle Valley Blvd - I



View from Roundabout at Castle Valley Blvd - J



Note: Land would be kept in its natural state in prospective growth zone.

View from N Wildhorse - K



Site Aerial View - Day



Site Aerial View - Night

Table 2: Future Phase EQR Estimate					
Unit Type	# Units	EQR/Unit	# EQRs	GPD/EQR	GPD
Building 4: 2,500 SF Restaurant (connected to Hotel)					
Food Service with 25 seats	1	1	1	350	350
Subtotal =			1		350
Building 5: Three story hotel					
Bathrooms (1-3 Fixtures)	1	1	1	350	350
First hotel unit	1	1	1	350	350
Unit with cooking	29	0.5	14.5	350	5,075
Unit w/o cooking	29	0.4	11.6	350	4,060
Subtotal =			28.1		9,835
Building 6: 12k SF Commercial - Mixed Use Restaurant / Retail, 2 floors)					
Bathrooms (1-3 Fixtures)	6	1	6	350	2,100
Food Service with 25 seats	2	1	2	350	700
Subtotal =			6		2,100
Building 7: 10k SF Commercial - Mixed Use Restaurant / Retail, 2 floors)					
Bathrooms (1-3 Fixtures)	4	1	4	350	1,400
Food Service with 25 seats	2	1	2	350	700
Subtotal =			4		1,400
Future Phase Total			39.1		13,685
25% Raw Water Irrigation Reduction =			29.33		





Future Development Phase 2 - View A



Future Development Phase 2 - View B



Future Development Phase 3 - View C



Future Development Phase 3 - View D



Future Development Phase 3 - View E



Future Development Phase 3 - View F

New Castle Valley Mixed-Use Development

BRINGING THE COMMUNITY TOGETHER

New Castle, Colorado
Planning and Zoning Commission
Wednesday, January 24, 2024, 7:00 PM

Call to Order

Commission Chair Apostolik called the meeting to order at 7:01 p.m.

Roll Call

Present	Chair Apostolik
	Commissioner Martinez
	Commissioner Carey
	Commission Alternate Rittner (coin toss)
	Commissioner Westerlind
	Commissioner Alternate Parks
	Commissioner Sass
	Commissioner McDonald
Absent	Commissioner Cotey

Also present at the meeting was Town Administrator David Reynolds, Town Planner Paul Smith, Public Works Director John Wenzel, Assistant Town Attorney Haley Carmer, Deputy Town Clerk Remi Bordelon, and members of the public.

Meeting Notice

Deputy Town Clerk Bordelon verified that her office gave notice of the meeting in accordance with Resolution TC 2024-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Items For Consideration

Consider Resolution PZ 2024-1, A Resolution of the New Castle Planning and Zoning Commission Recommending the Amendment of Sections 17.04.050 and 17.36.040 of the Town Municipal Code to add Microbrewery as a Permitted Use in the C-1 Zone District

Chair Apostolik clarified that the agenda item for Resolution PZ2024-1 was a continuation from the previous meeting but not a continuation of the Public Hearing. Town Administrator Dave Reynolds discussed the conversation staff had with Public Works. He said the town was able to handle the capacity for breweries in town. He verified that a brewery had the potential for waste discharge. He explained that there were protections for such discharge which included filter systems that could collect the discharge before it reached the Wastewater Plant. He said there was municipal code that was already in place regarding discharge that would allow the town to enforce and address any discharge issues. He said staff looked at the definition for microbreweries

and adjusted the barrel production from 5,000 barrels to 1,000 barrels. Administrator Reynolds read the revised microbrewery definition as:

"Microbrewery" means a facility or establishment that (1) manufactures no more than one thousand (1,000) barrels per year of fermented malt beverages or malt liquors on its licensed premises and (2) has a public-facing commercial component such as, but not limited to, a restaurant or other food and beverage establishment. For purposes of this definition, fermented malt beverage and malt liquors have the meaning assigned to them in the Colorado Liquor Code, as amended from time to time, and a barrel shall equal 31 US gallons. A brew pub is included in this definition, provided that it meets the production limitation set forth herein.

He identified the permitted use of a microbrewery to be categorized under Personal Service Establishments and read:

Microbrewery, subject to compliance with Town discharge codes and requirements as may be amended in effect from time to time.

Public Works Director John Wenzel said there were a lot of protections for non-acceptable discharge within the town code as well as remedies. He said the biggest remedy was requiring the microbrewery to conduct a pre-treatment. Public Works Director Wenzel expressed his comfortability with the definition for a microbrewery and what was established in the town code previously addressing discharge.

Administrator Reynolds identified the three elements the commission highlighted as concerns: discharge of the microbrewery, demand for water, and a microbrewery displaying a forward-facing component. He said the forward-facing element was met within the definition of a microbrewery. Public Works Director Wenzel had discussed the discharge concerns. Administrator Reynolds explained the breakdown in water demand to the commission as follows:

One Beer Barrel = 31 gallons of beer.

Water to Beer Ratio: 8 gallons of water for every one gallon of beer produced.

31 gallons of produced beer x 8 gallons of water = 248 gallons of water per barrel of beer.

500 barrels of beer x 248 gallons of water per barrel of beer = 124,000 gallons of water needed.

One EQR (equivalent residential unit of water) = 3.5 people using 100 gallons each per day.

3.5 people x 100 gallons of water x 365 days in a year = 127,750 gallons of water per year per EQR.

Staff suggested that one EQR is the equivalent to *500 barrels of produced beer.

*Excluding the operation of the business.

Administrator Reynolds explained the concept of an EQR as the amount of water sold to a new home in New Castle (3.5 people within the household). He explained the formula (above) would be how the town would charge for the water. He said there were enough EQRs at the moment but that could change once the town was completely developed/built out. He reminded the commission that the town also had water rights to the Colorado River. He clarified that if water became tight, Council could put a moratorium in place.

Commissioner McDonald asked how a restaurant was charged for EQRs and what the cost for an EQR was. Administrator Reynolds said retail restaurants had a sliding scale where the EQRs was based on the number of seats available for that restaurant. He clarified that no two restaurants were alike with EQRs. He said the cost was \$9,700 per EQR for water and \$9,700 for discharge/sewer.

Commissioner Martinez asked how it would be handled if a microbrewery purchased the EQRs but produced far less than 500 barrels. Administrator Reynolds said Council had some discretion to figure out the cost or review the production of beer versus what was purchased for EQRs. He clarified that water usage would always be metered, so if a microbrewery were to use more water than anticipated the town would see that.

MOTION: Chair Apostolik made a motion to approve Resolution PZ 2024-1, A Resolution of the New Castle Planning and Zoning Commission Recommending the Amendment of Sections 17.04.050 and 17.36.040 of the Town Municipal Code to add Microbrewery as a Permitted Use in the C-1 Zone District. Commissioner Carey seconded the motion, and it passed on a roll call vote: Chair Apostolik: Yes; Commissioner Sass: Yes; Alternate Commissioner Rittner: Yes; Commissioner Martinez: Yes; Commissioner Westerlind: Yes; Commissioner McDonald: Yes; Commissioner Carey: Yes.

R2 Castle Valley Multifamily Sketch Plan Application Prior Meeting Verification from October 25, 2023

Deputy Clerk Bordelon explained the purpose of the verification was to ensure the seated voting commissioner(s) had reviewed the prior meeting minutes for the land use application and all documents presented at that meeting.

- Commissioner Martinez verified she read the prior meeting minutes.
- Alt Commissioner Parks verified he read the prior meeting minutes.

Town Planner Paul Smith shared an overview of the changes made by R2 Partners. He introduced DHM Design Principal Jason Jaynes and R2 Partners Principal Barry Rosenberg. Planner Smith said the original sketch plan was reviewed by the commission and Council. He said R2 Partners hosted an open house as well. He said from the feedback they received, they returned with a revised sketch plan.

Mr. Rosenberg said the drive for the changes was based on the feedback from the commission, Council, and the open house. He said R2 Partners received feedback regarding open space and that it was a core focus. From that, he said, there now existed 40 acres of open space in their sketch plan. He identified the tightening of the development specific to the 'ring road' that was once 24,000 linear feet reduced to 14,000 linear feet of road. He said R2 Partners was trying to address the feedback received and by tightening the site and reducing the linear road by 1,000 square feet added a cost benefit. He explained that the new design increased the story height for two housing units from a two-story building to a three-story building making it possible to eliminate a planned housing unit altogether. He said the height addition was still under the 40-foot restriction and was planned around sight line sensitivity.

Mr. Rosenberg addressed the price points of the units and highlighted the inclusion and commitment to 5 units, deed restricted, dedicated to the town. He clarified that \$3,200 was the average rent in Glenwood Springs and \$2,500 for Rifle. He said New Castle's average rent was closer to the average of Glenwood Springs for newer builds. He said he referenced the 2019 Regional Housing Study. He said their beginning rent for a one-bedroom unit would be \$2,285 and a two-bedroom unit would be just under \$3,000. Chair Apostolik referred to the last meeting with R2 Partners and clarified that

149 it was not the commission's job to dictate the cost or fees of their project. He said the
150 term 'affordable' was listed in the comprehensive plan but reiterated that the
151 commission does not determine how much a developer charges for their product. Mr.
152 Rosenberg said affordability was a message received by the community as well as the
153 commission, so they wanted to address it.

154
155 Mr. Jaynes discussed the design changes with the commission and referenced the
156 updated sketch plan design (Exhibit A). He said there were changes made to the site
157 plan with some architectural changes. He said their intention was to explain and
158 explore the revised proposal with the aid of visual designs. He identified the overriding
159 goals as providing open space and lifestyle encouraged by the development, scenic
160 views, ample sunlight, available recreation, maintaining the neighborhood buffer,
161 taking advantage of existing grade and respecting existing recreation corridors
162 available to the public. He reviewed the side-by-side comparison of the original sketch
163 plan to the updated changes (Exhibit A, Page 2). Mr. Jaynes said the visual aid
164 highlighted the change in the footprint of the development, but the proximity to the
165 single-family residences remained mostly the same. He said compacting the site plan
166 allowed for a larger buffer space as well as the chance to develop on less steep grade.
167 He said they had been working with staff and the Fire District to have a wildland fire
168 resilient development proposal. Mr. Jaynes identified the increased compactness of the
169 building layout with the new site plan and said the arrangement of buildings and the
170 unit types remained largely the same (Exhibit A, Page 3). He discussed the 3-story
171 buildings in the middle of the site plan and explained their intent was to integrate the
172 two 'Live/Work' units in the most unimpactful way by tucking the buildings into the
173 grade. He said the first two 'Live/Work' buildings that are 2-stories would screen the
174 back 'Live/Work' units from North Wildhorse Drive.

175
176 Planner Smith asked if the design team had a floor plan for the 'Live/Work' 3-story
177 buildings. Andrea Korber with Land and Shelter Architecture clarified there would be
178 units in the front and back of the 'Live/Work' buildings. Planner Smith asked what the
179 building heights would be for the 3-story buildings and the townhomes. Ms. Kober said
180 the townhomes and the 2-story 'Live/Work' measured differently due to existing grade
181 but averaged around twenty-five-feet. She said the 3-story buildings would be in the
182 thirty-four-foot range at the midpoint, but clarified the actual ridge was higher than
183 that.

184
185 Ms. Korber said the 3-story units design intention was to create a house sized, gabled
186 form unit with a quiet lower level to preserve the look of a 2-story complex. Chair
187 Apostolik asked if the design team had any concerns about shading out the townhomes
188 behind the 3-story units. Ms. Kober clarified that the townhomes were far enough
189 apart but said they could conduct a shading study. Mr. Rosenberg confirmed a shading
190 study was easy to complete.

191
192 Planner Smith noted that the parking significantly changed from the original proposal.
193 He identified the design intention attempting to screen the parking island in the middle
194 of the site plan. Mr. Jaynes said they took advantage of the climbing grade as well to
195 provide another level of screening. Planner Smith asked about the screening for car
196 headlights where grading does not provide assistance. Mr. Jaynes confirmed they

planned to utilize landscaping in order to assist with car headlight screening. He clarified that a landscape buffer was planned after every 8 bays for parking.

Commissioner Carey noted that the trail alignment remained the same in the visual aid of the updated site plan. She asked if the stretch of trail between the 'Empty Nesters' and the rest of the development would retain public access. Mr. Jaynes confirmed the trail traveling in the middle of the development would remain public access.

Commissioner Sass asked if covered parking would be considered for the 'Empty Nesters' buildings. Mr. Jaynes said it had not yet been discussed. Mr. Rosenberg said it would be a positive feature to have car ports with available storage. Commissioner Sass agreed and added it would be a beneficial structure that could allow for solar installation. Commissioner Sass asked about the availability for electric vehicle (EV) charging for cars. Mr. Rosenberg confirmed that they tend to prewire for it in case there was a need or growing need in the future. Planner Smith confirmed that the town adopted updated building codes that addressed EV readiness as part of state requirements. Alternate Commissioner Parks asked if the improvements to parking on North Wildhorse also included the option of an EV charging station. Mr. Rosenberg said they had not discussed that as an option yet.

Commissioner Carey addressed the 'ring road' and asked about parallel parking options. Mr. Jaynes referenced the Loop Road Right of Way (ROW) Update visual and outlined where they planned to provide a single lane of parallel parking (Exhibit A, Page 6). Commissioner Carey noted people were going to park where they wanted and asked if the design would consider a fifty-eight-foot ROW. Public Works Director Wenzel clarified that a 58' ROW was the new street design standard and said the increased road width would allow for an additional parking lane. Commissioner McDonald asked if the design could be adjusted to move the townhomes further back into the hillside to increase the ROW. Mr. Jaynes said it was physically possible, but the steeper grade would be difficult to build on. Planner Smith shared the example of Whitetail Drive where there was a single lane for parallel parking however, he said compliance only existed due to the lots not being filled in. Commissioner Carey proposed increasing the ROW to 58' by widening the road where there was planned grassland in the interior of the site plan design.

Commissioner McDonald asked about the size of the garages for the townhomes with the update from 5 townhome buildings to 9 townhome buildings. He noted that a single car garage was not large enough. Mr. Rosenberg clarified that the updated design had the same number of townhomes but with the addition of more end units allowing for two-car garages for those end units.

Alternate Commissioner Rittner asked if there was further discussion around a property manager on site. She asked that since the development was rental units, if it were possible to restrict the amount of vehicles per unit. Mr. Rosenberg said it was possible and had been done before for other properties. He added it was fairly effective, but it only managed the private driveways and private lots which excluded public parking. Commissioner Martinez said the issue was the 'ring road' public parking, not private lots.

Commissioner Sass asked what was planned to control vehicle speed especially along the 'ring road.' Mr. Jaynes confirmed that they planned to have traffic calming of some kind by the trail crossings. Mr. Rosenberg said they preferred to narrow the lanes rather than installing bump outs.

Commissioner Sass remarked that she liked the changes that were made in the updated design. Commissioner Carey thanked the design team for listening to the feedback and adjusting accordingly. Chair Apostolik said the updated design addressed everything from the last meeting. Chair Apostolik asked if there were any plans to develop the southeastern portion of land that had been condensed with the updated design. Mr. Rosenberg said they had no plans to develop that area and added they planned to designate a portion of the 50 acres of land to the town.

Commissioner Carey discussed the 5 affordable units and asked if they could be available not only for local town employees but also the greater community of local public servants. Administrator Reynolds said there was flexibility similar to the Romero development arrangement to allow for greater availability.

Planner Smith said R2 Partners was looking for direction and feedback on which development design the commission preferred. The commission unanimous agreed they preferred the new design (Exhibit A).

Staff Reports

Deputy Bordelon reminded the commission that three seats were up for reappointment in April 2024. She said she would need a Letter of Interests by March 1st from the three commissioners if they were interested in continuing their service: Commissioner Westerlind, Commissioner Sass, and Commissioner Cotey. She said she would send each of them a reminder by email and stated the vacancies would also be advertised to the public.

Planner Smith reported the next regularly scheduled Planning & Zoning commission meeting would be held on February 14th and involved a sketch plan from TC Fuels. He said there was a conditional use permit also scheduled for that meeting but was canceled.

Commission Comments and Reports

Commissioner Parks reported that the Historic Preservation Commission was planning an open house in May for public outreach regarding historic designations. He said the original pursuit of a historic district on Main Street fell through due to a lack of residential and commercial ownership interest.

Review Minutes from Previous Meeting

MOTION: Chair Apostolik made a motion to approve the January 10, 2024 meeting minutes. Commissioner McDonald seconded the motion and it passed unanimously.

MOTION: Chair Apostolik made a motion to adjourn the meeting.
Commissioner Westerlind seconded the motion and it passed unanimously.

The meeting adjourned at 8:41 p.m.

Respectfully Submitted,

Chuck Apostolik, Chair

Remi Bordelon, Deputy Town Clerk

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345
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Exhibit A

R2 Partners Sketch Plan Design Updates (Pages 8-13)

CASTLE VALLEY RANCH MULTIFAMILY SKETCH PLAN APPLICATION (UPDATE)



Exhibit A



DHM DESIGN

Land+Shelter
ARCHITECTURE AND PLANNING





Previous Site Plan

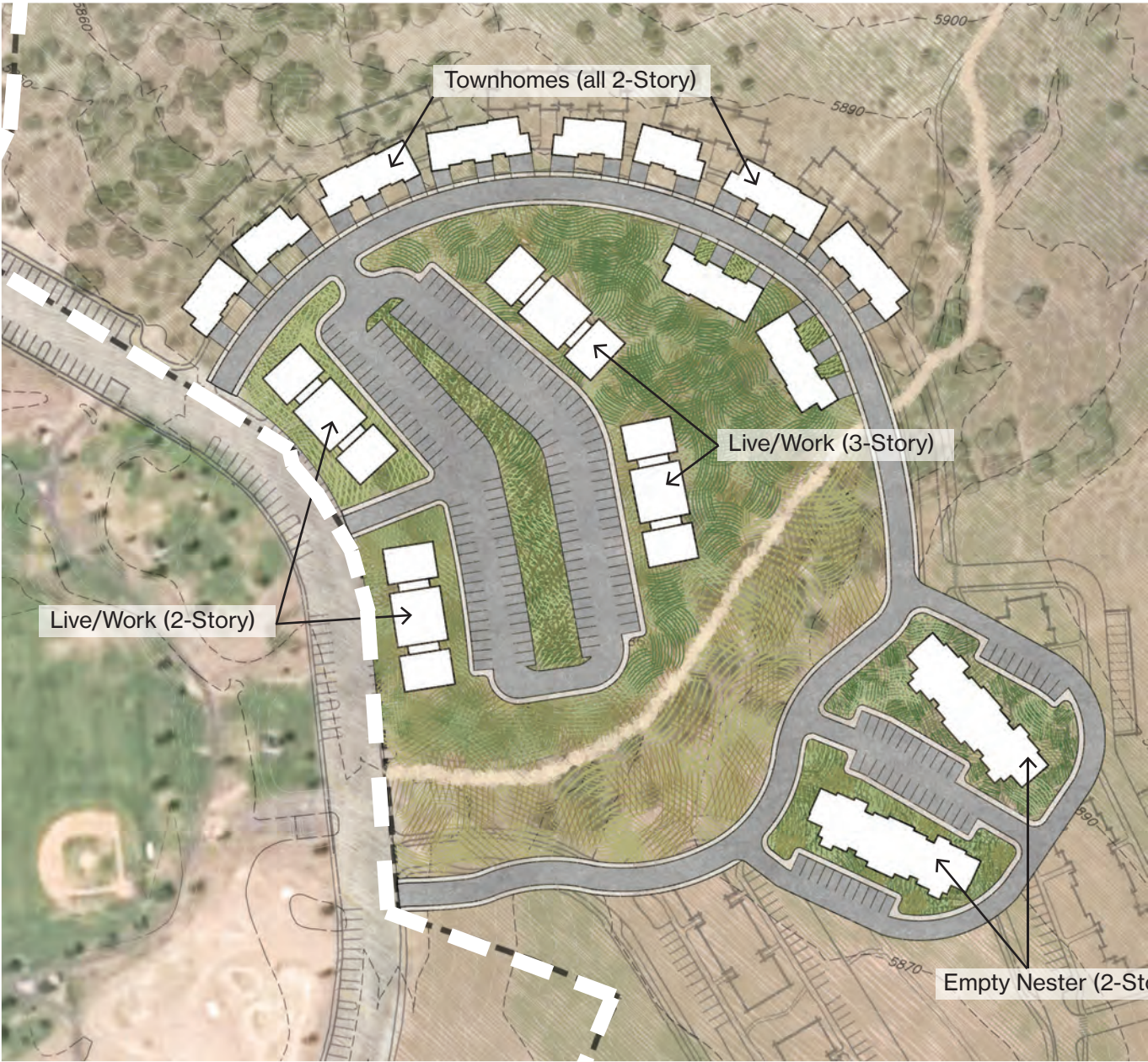


Current Site Plan



Site Plan Adjustments

- Compacted overall layout
- Shortened loop road (Town ROW)
- Eliminated 1 Live/Work building, converted 2 to 3-story Live/Work buildings
- Townhouse buildings more condensed and shorter sets of units
- Increased area of open space



Illustrative Site Plan Update



Townhomes Parking:
Required: 52 spaces
Proposed: 88 spaces (36 garage, 52 driveway)

Live/Work Lot:
Required: 144 spaces
Proposed: 145 spaces

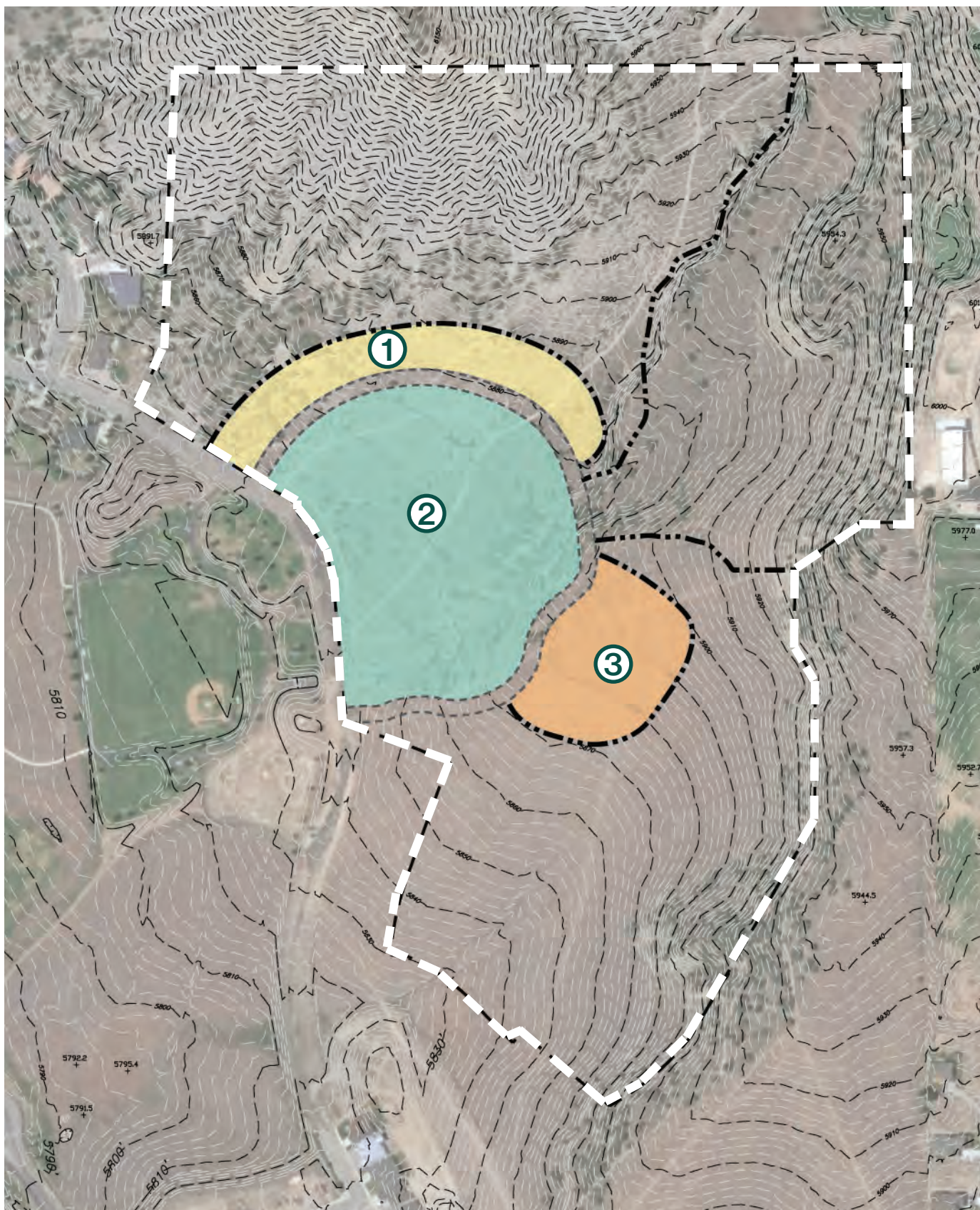
Empty Nester Parking:
Required: 43 spaces
Proposed: 46 spaces

required	proposed
'general parking'	
buildings 1-4 units = 2 spaces/du buildings 5+ units = 1.5 spaces/du required total: 208 spaces *per code 17.104.100*	proposed: 228 spaces (36 garage + 156 off-street + 36 driveway)
'seasonal + recreational vehicle parking' (1) space for every 5 units of 5-plex or greater required: 21 *per code 17.104.100*	proposed: 25
TOTAL REQUIRED SPACES: 229	TOTAL PROPOSED SPACES: 253 *additional on-street parking provided in parallel parking lane of ROW

N Wildhorse Parking:

Existing Perpendicular Parking at Vix Park (estimated): 67 spaces
Proposed Paved Perpendicular Parking at Vix Park: 75-80 spaces

Site Plan - Parking Update



DENSITY AND AVERAGE LOT SIZE PER UNIT = after removing dedicated open space, ROW, and seller retained parcel, the development area is broken into four parcels (1-4); parcel 4 remains as private open space for screening/buffering, landform, and trail access. Density is calculated per individual parcel.

2,200 SF lot area per unit (19.8 du/ac) max density
(per CVR MF-1 Zone District)

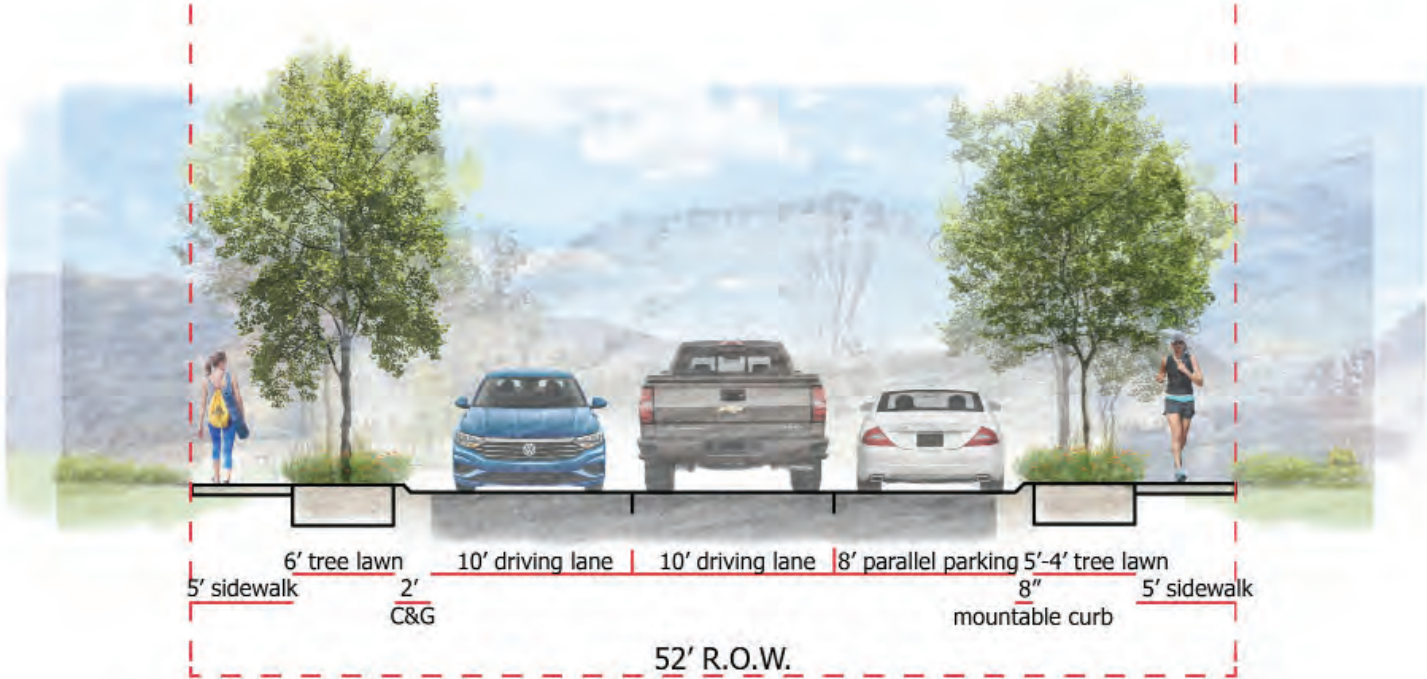
PARCEL	AREA (in s.f.)	# OF UNITS	DENSITY (lot size per unit)
1	97,165 SF	20	4,860
2	324,335 SF	86	3,770
3	83,410 SF	12	6,950

Density Calculations

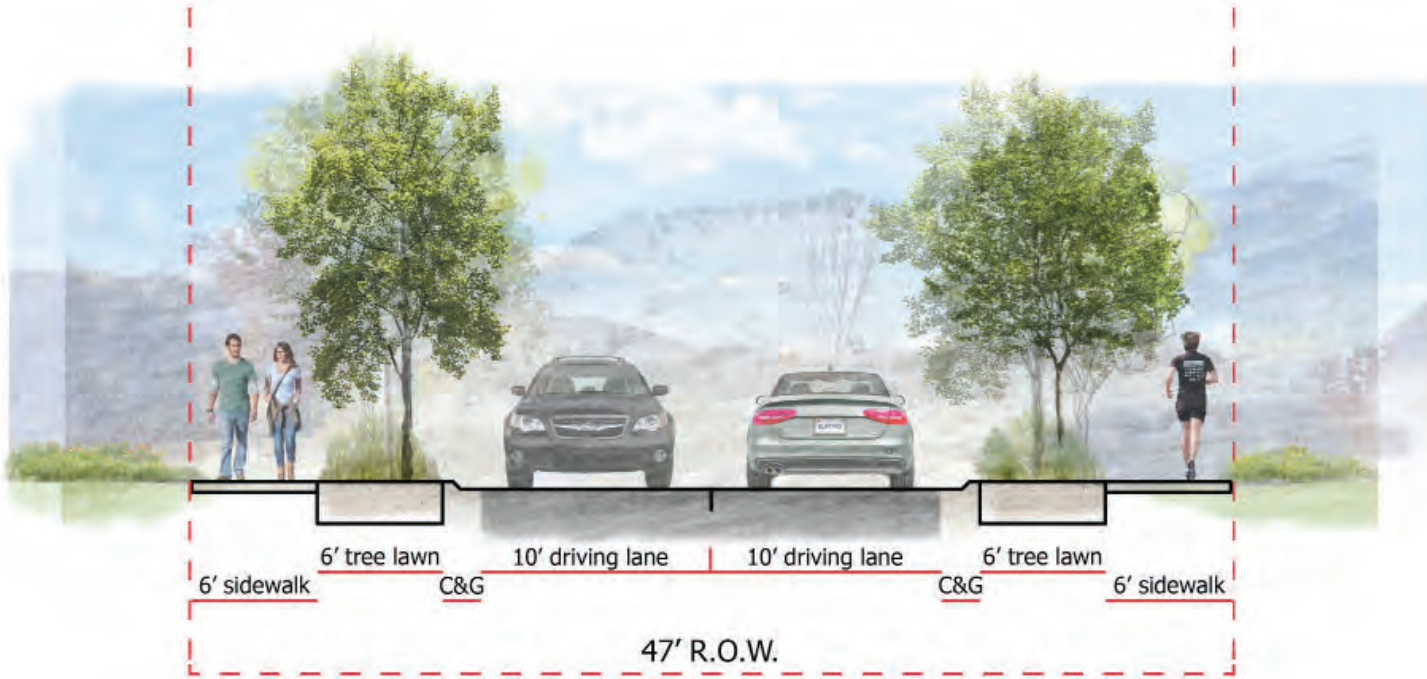


Parallel Parking Capacity: 35-40 spaces

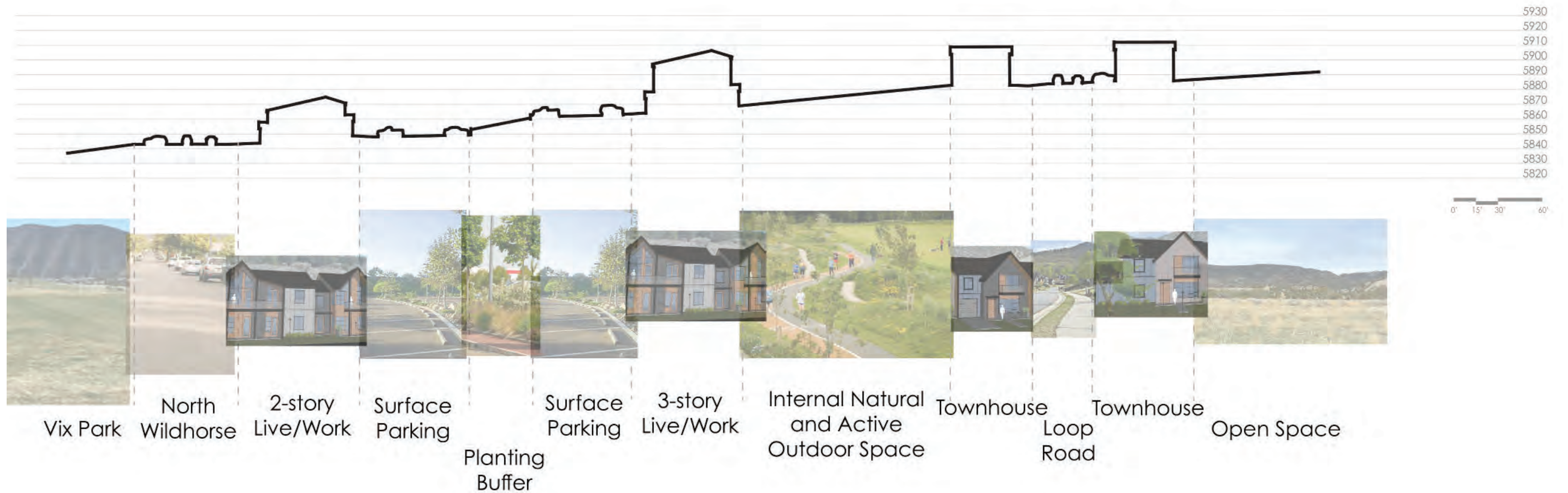
Parallel Parking ROW



No Parking Needed ROW



Loop Road ROW Update



Site Section



Viewshed from Roundabout