

**New Castle Planning and Zoning Commission Special Virtual Meeting
Wednesday, July 28, 2021, 7:00 p.m.,**

This meeting was also available virtually.

**To join by computer, smart phone or tablet:
<https://us02web.zoom.us/j/7096588400>**

**If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400**

Call to Order

Commission Chair Apostolik called the meeting to order at 7:02 p.m.

Roll Call

Present Chair Apostolik
Commissioner McDonald
Commissioner Owens
Commissioner Sass
Commissioner Westerlind

Absent Commissioner Bourquin
Commissioner Riddile

Also present at the meeting were Town Administrator Dave Reynolds, Town Planner Paul Smith, Assistant Town Attorney Haley Carmer, Town Clerk Melody Harrison, Administrative Assistant Remi Bordelon and members of the public.

Meeting Notice

Town Clerk Melody Harrison verified that her office gave notice of the meeting in accordance with Resolution TC 2021-1.

Conflicts of Interest

Commissioner McDonald said he is the president of Lakota Canyon Ranch Home Owners Association (HOA). Therefore, Commissioner McDonald recused himself from the land use portion of the meeting.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing

Brief description of application: Mixed Use Development Sketch Plan
Legal description: Lakota Canyon Ranch, Parcels 4, 6 and 7
Common address: TBD, New Castle, CO 81647

Applicant: RG Lakota Holdings, LLC

Chair Apostolik opened the Public Hearing at 7:03 p.m.

Town Planner Paul Smith said the property is located directly across Castle Valley Boulevard from the fire station 3 parcels on Faas Ranch Road. The proposed is 128 rental apartments, 48 townhomes and 21 single family homes totaling 196 residential units; 75,900sf commercial space. On June 21, 2021 the Applicant submitted a sketch plan for Filing 8 in Lakota Canyon Ranch (LCR) following the obligatory pre-application meeting with staff on April 9, 2021. The sketch plan application was considered complete on June 28, 2021. The sketch plan is the first of three application steps required for new planned unit developments ("PUD") & subdivision proposals. The sketch review will assess initial compliance with the town code, provisions for utilities and infrastructure, substantial conformance to the comprehensive plan, and any adverse impacts to the town. At this initial phase the sketch review gives the applicant preliminary, nonbinding feedback from staff, Planning and Zoning and Council before significant expenses are incurred. **No formal approvals are made at this initial step.** However recommendations, endorsements, and/or criticisms based on the following approval criteria can be expected.

Throughout the application process, the proposal will be reviewed pursuant to the criteria outlined in the Municipal Code for PUDs and subdivisions. The intent of this exercise is to communicate the application's level of conformity to town regulations and requirements and to anticipate the application's success at future hearings. An application shall demonstrate conformity to the following criteria:

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

Planner Smith said according to the 2002 Lakota Master Plan (*Ord. 2002-18*):

"The planning concept for the mixed use zone is to create an attractive environment for community, commercial and retail in a pleasant central location. The community commercial area would be located close to the highway intersection for easy access to non-resident shoppers and would be convenient to the main Boulevard to cut down on traffic trip length and be located near residential areas to cut down on vehicle trips. In keeping with the objective to reduce motor vehicle trips, non-motorized trail systems shall be designed throughout the project and connect residential and commercial districts in a

convenient and logical manner. Office and service uses would be mixed into the development in non-store front locations including at the periphery of retail areas as well as on second stories. This would cut down on employee day trips. In some cases, smaller residential units may be mixed in with the commercial/office development, provided that in any building containing both residential and commercial space, there shall be no ground floor residential dwelling units on the same side of the building as ground floor commercial space.”

The application process is meant to assure the present proposal conforms to the expectations of this planning concept.

The major elements of the 2009 Comprehensive Plan were originally based on the community’s core values resulting from various public input opportunities such as surveys, stakeholder interviews, meetings, and steering committee contributions. Applicants are expected to clearly demonstrate substantial conformity with the comprehensive plan in all applications (Policy CG-1B). The conformance checklist assists reviewers in assessing conformance. An application should:

- Foster distinctive, attractive communities with a strong sense of place and quality of life.
- Demonstrate that individual project fits into a fully-balanced community land use structure.
- Ensure a mix of uses that complement the existing New Castle land-use patterns.
- Create walkable communities with non-vehicular interconnection between use areas.
- Guarantee a balance of housing types that support a range of affordability.
- Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat.
- Encourage economic development and supporting hard & soft infrastructure.
- Concentrate development in ways which provide efficient and cost-effective services.

Planner Smith reviewed the criteria’s:

1) Is the proposal consistent with the comprehensive plan?

As proposed, Filing 8 represents a community advocating health and wellness. The concept seeks to augment the lifestyle amenities already available to residents of New Castle such as bike/hiking trails, river rafting, fishing, hunting, winter recreation, and golf. The commercial core of the development plans to attract health and medical services, recreation-oriented retail, potential restaurants or cafes, and co-working space for remote work.

Surrounding the commercial core is a range of residential housing options that hopes to cultivate an authentic mixed-use experience. Units are intended to be priced competitively with affordability in mind. The objective is smart growth that allows residents to live, work, and play altogether locally. The applicant has sought strategic placement of open space courts, trails, plazas, and landscape buffers to diffuse higher density structures. The entirety of the development will "allow housing, employment and services to coexist within walking/biking distance thereby reducing reliance on the automobile for all transportation" (CP, 50). The generous commercial component should help correct the current imbalance between residential and commercial development within the town.

Environmentally, the application narrative anticipates various "net zero" measures to reduce the development's carbon footprint. Solar collectors, alternative forms of transportation, and higher density are the proposed measures. The proposal will likely impact wildlife habitat and migration patterns for large game that frequent the Castle Valley Boulevard area especially during the winter. Though these impacts were anticipated in the original Master Plan approval, mitigation steps should still be considered during the design and review process.

Commissioner Owens said he likes the idea of "net zero" and alternative means of transportation. The development would add more density and traffic. Is the applicant taking into consideration the extra traffic the development would create? There are electric bikes there are a lot of alternative means of transportation with the density goes against the "net zero" idea. Need to find a way to help people limit the vehicle traffic and make it easier if there were alternate transportation for people to use.

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

The proposal is comprised of three parcels originally zoned as mixed-use. In Lakota Canyon Ranch, mixed use development may have:

- a maximum density of 12 units per useable acre
- 10 units per building
- 100,000sf of commercial space

- Maximum 35' building height
- Off-street parking of:
 - 2 off-street parking spaces per residential unit
 - 2 spaces per 300sf retail
 - 1 space per 300sf office
 - 2 space per 300sf medical + 1space/two employees
- 15% gross area committed to open space

The proposed residential density of 12.58 units per acre is just above the 12 units per acre approved for Lakota mixed-use zoning, but is less than the recent developments of Lakota Senior Housing (19.4 units per acre) and Eagle's Ridge Ranch (13.5 units per acre). The apartments in Parcels 3 & 6 will greatly exceed the 10 units allowed per building with 24 units per building. The ratio will also be exceeded in the Senior Housing development. Of note, the residential density is not uniformly high throughout the project. The applicant has been mindful of aesthetic transitions by reducing the density towards already existing single family homes along Blackhawk Drive and Whitehorse Drive. Generally the density decreases from the southeast (~15.6 units per acre) to the northwest (~9.7 units per acre).

Road capacity has become a significant topic in recent development discussions. At this early stage of the application nothing definitive can be determined with respect to traffic impacts until the applicant has performed a traffic study. The results of the study will not be required until the preliminary application. Nevertheless, the town expects vehicle and pedestrian congestion to grow considerably at the intersection of Faas Ranch Road and Castle Valley Boulevard. Staff has begun exploring alternatives to help mitigate any onerous impacts revealed in the traffic study.

Chair Apostolik asked if Fire Marshal Orrin Moon has seen the application and does he have any concerns with the fire station being across Castle Valley Boulevard from the development.

Planner Smith said Fire Marshal Moon has seen the plans and doesn't see any issues. However, Fire Marshal Moon did mention a round-a-bout. Fire Marshal Moon will provide a referral report at preliminary plan.

Commissioner Sass said she has a concern about the traffic backing up at the four way stop at the intersection of Highway 6 and Castle Valley Boulevard.

Town Administrator Dave Reynolds said Colorado Department of Transportation (CDOT) is finish the final phase design for a round-a-bout. The New Castle round-a-bout is very high on CDOT's priority list.

Parking has been tabulated and reported in the submittal. A minimum of two off-street parking places will be designed for each dwelling unit. Single family homes

will have a two car driveway for an additional two spaces per home. Conversely the applicant requests a 26% reduction in parking for the commercial properties. At the initial application phase, it is uncertain what commercial tenants will occupy the units by completion or what tenants will occupy in the future. Therefore it is difficult to know whether the parking allocation is sufficient as proposed. Therefore prior to the preliminary application staff recommends that the applicant provide a comparison study which juxtaposes parking in one or two mixed-use developments elsewhere in the valley (e.g. Willits, Riverwalk in Edwards, Meadows in Glenwood) with the parking configuration proposed here. The analogs will help Planning & Zoning and Council determine whether a reduction is justified.

The parcels are adjacent to single-family homes in Lakota Canyon Ranch apartments (Shibui), present (Senior Housing, Castle Ridge), future condo/townhomes (Eagle's Ridge Ranch), and the local fire station. Mixed-use development is a seamless fit to these adjacent filings. In all instances, development within Lakota Canyon Ranch has conformed to the design requirements of the Lakota Design Review Committee. Per section New Castle Municipal Code 17.128.070§M, the development will be no exception. Design characteristics should match those already prevalent in the Lakota PUD.

Specifically, to maintain visual quality in the mixed use zone, building facades should be varied and articulated to provide visual interest to pedestrians and motorists. Street level windows and numerous building entries are required in commercial areas. Arcades, porches, bays and balconies are encouraged. In no case shall the street side facade of a building consist of an unarticulated



blank wall or an unbroken series of garage doors. Building designs should provide as much visual stimulus as possible, without creating a chaotic image. Buildings should incorporate design elements at the street level that draw in pedestrians and reinforce street activity. Facades should vary from one building to the next, rather than create an overly unified frontage. Building materials such as concrete, masonry, tile, stone and wood are encouraged; glass curtain walls and reflective glass are discouraged. Development shall comply with any design guidelines or illustrations that may be approved as part of the site plan review process described in Section 17.128.030 above.

The applicant is currently in discussions with the Lakota Home Owner's Association ("HOA") design review committee to reach consensus with the exterior treatment of buildings. Examples of those treatments are provided in the submittal.

Importantly, in the above review the applicant is requesting variances with three Lakota zoning requirements: 1) units/acre; 2) units/building;

3) commercial off-street parking;

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

The application narrative anticipates an increase of 200-400 new residents and the possibility of 100-150 employees at full build-out. There is no indication at this point that this increase would compromise police service. An additional FTE would only be considered if the population increase approached 1,000. Moreover, Colorado River Fire Rescue does not currently anticipate adverse impacts on their services to the town. Both departments will provide referral comments at the preliminary application.

The Lakota PUD was originally approved for 827 residential units (EQRs) and 100,000sf commercial space. The totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. As of June 23, 2021, Lakota has 233 rooftops connected to town water with six additional homes under construction. No commercial property currently exists within the PUD. With 196 additional units for Filing 8 the total build-out in Lakota would be 435 units or 53% of the total allocation, all else being equal. The sewage treatment plant was upgraded years ago to accommodate the full PUD. In short, the town water & sewer service has far greater capacity than would be needed for the development of the proposed units.

Commissioner Owens asked at what point are the water rights moved from Elk Creek to the Colorado River.

Administrator Reynolds said it has to do with the draw on Elk Creek, drought conditions and who else has the right to draw from the creek. There are a few factors that play into when the town has to start to pull water from the river.

Public works has reiterated the need for sufficient snow storage provisions demonstrated at the time of the preliminary application. Moreover the next phase of application must identify the public/private roads and open space in order to understand the maintenance requirements of these elements. The town has acknowledged that it will maintain the right-of-way along Lakota Drive and Faas Ranch Road. The remaining elements would be serviced by HOA property management. Lakota Drive was anticipated to continue as a town right-of-way ("ROW") southeast to Shibui. Along Parcels 1 & 3, however, Lakota Drive does not match the design shown northwest of Faas Ranch Road. Instead this section of road appears to function more as a parking lot. Staff recommends that if the applicant expects to convey ownership of this section of Lakota Drive to the town, that they clarify the function of Lakota Dr. southeast of Faas Ranch Rod and, if necessary, bring the road to the service level expected by the town engineer and the public works department.



Parking within the ROW should take into account all maintenance requirements as well as the safety of pedestrians adjacent to roads. The Comprehensive Plan endorses separated sidewalks, among other things to serve both these purposes. At first blush, on-street parking along Lakota Drive is dense. Therefore staff

has concern with the parking concentrated along Lakota Drive and encourages the applicant to minimize its effects on pedestrian safety, snow maintenance, and overall aesthetics.

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

Filing 8, again, promises to be a community focusing on health and wellness. Instances of open space, trails, and non-vehicular connectivity are shown dispersed throughout the site plan. A 1/3 acre park is centered in the southeast parcel amidst higher density apartment and commercial structures. Trails and sidewalks border every parcel, although sidewalks are omitted for the single family homes on the northwest end of the development. Staff also requests that an additional trail be added at the Shibui property line and a short spur east of the single family homes to facilitate a more immediate connection with Castle Valley Boulevard to the south & west. Trails with crusher fines may be ideal for perimeter trails, while asphalt/ paths will be recommended for any paths maintained by the town.

5) Is the natural character of the land preserved?

Other than excavation spoils from earlier PUD improvements, the property drops uniformly in elevation from northwest to southeast (see typography submittal). Units are anticipated to step down at each lot/building. Along Castle Valley Boulevard the adjacent property inclines steeply from ~5ft-10ft above street level. Structures will appear to sit higher than the ROW at Castle Valley Boulevard. Attention should be given to the building heights when they are in close proximity to these steep terrain differences. For instance, buildings in Parcel 2 along Castle Valley Boulevard will sit close to the road and may find it challenging to meet the Lakota building height requirements. Per New Castle Municipal Code 17.128.010 "building height" is defined as follows:

"Building height" means the maximum vertical distance measured from the lowest point of natural or finished grade on the lot within five (5) feet of the tallest side of the building to the uppermost point of the roof of the

building.

The point here is that buildings arranged closely to topography which drops precipitously at the buildings' perimeter may have to account for this drop in the building height calculation. If the buildings are already anticipated to exceed the stipulated building height for the zoning by 7ft, then the buildings may appear to be disproportionate to surrounding buildings or out of balance with the surround topography. Care should be given to maintain the view planes along Castle Valley Boulevard in continuity with the rest of Lakota. Small adjustments in the design of buildings in Parcel 2 may advised in order to retain the continuity with the surroundings.



It is also recommended that parking for commercial buildings, when facing Castle Valley Boulevard be appropriately screened with berms and landscaping similarly to other development in town pursuant to New Castle Municipal Code 17.128.070§D.2

Commissioner Owens said this area is the view points for sunsets and now you would be looking at tall buildings. The building height may be an issue for people who live on Faas Ranch Road because of the viewpoints. The buildings will have an impact on the current homes, just be mindful when planning the buildings. It would not just be the front row of homes on Faas Ranch Road that would be effect. Would be all the homes on Faas Ranch Road.

Commissioner Owens said he encourages the applicant to look at the view from Fass Ranch Road to the proposed building site.

Planner Smith said there could be tradeoffs for such things.

Administrator Reynolds said the side facing Castle Valley Boulevard will look one way versus the backside. From the boulevard side will have the extra measurement and from the other side won't have the same appearance.

Note, the applicant is requesting an additional variance with respect to building height.

6) Next Steps

The commission shall direct any recommendations for the application to council. At the first available meeting date after the commission's review, the sketch plan shall be presented to council with a summary of the comments and recommendations from the commission and staff members. Council may make further comments and recommendations upon review of the application. Afterwards, the applicant may elect either:

1. To make revisions to the sketch plan for further review; or
2. Proceed directly to the preliminary application phase.

Community Open House. Prior to submitting a preliminary plan application, the applicant shall conduct a community open house meeting regarding the sketch plan, any changes thereto recommended by the town, and any other changes made to the proposed development in anticipation of submitting a preliminary PUD development plan. The open house is an occasion to share the project directly with residents and stakeholders. 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.

Duration of Sketch Plan. The sketch plan review conducted pursuant to this Section 17.100.040 will remain in effect for one (1) year from the date town council reviews the application. If applicant does not submit a preliminary PUD plan application within said year, 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.

Applicant Dwayne Romero gave a brief back ground on himself.

Mr. Romero said RG Lakota Holding vision for the new development in Lakota Canyon Ranch is all about service to the community. The goal for the various parcels of land which RG Lakota Holding has purchased is to continue to do what is best for the region and for New Castle. RG Lakota Holding's view of New Castle is a family oriented community to recreate and to enjoy. Be able to live, work and play. Everything that is good for New Castle also has a down side. Such as traffic and congestion and high real estate pricing. RG Lakota Holding's believe in their vision they could contribute to accessible and maintainable housing where families can grow their roots, raise their children and have a high quality of life.

Mr. Romero said RG Lakota Holdings are not the type of developer that are out of state and have an urban experience with an urban definition of what should be done. RG Lakota Holding want to work with the community and serving the community.

Heather Henry with Connect One Design said Connect One Design was given a vision from RG Lakota Holding along with the comprehensive plan and other sources to create a land plan. What was most important to Connect One Design was talking about open space, spine, the connectivity and how people were going to circulate to the space from other places. Some of the solutions such as smart growth, how are people going to walk to the place won't happen right away. It will be something that will resolve over time. The plan was developed about permeability and how people can walk the perimeter, trails, with sidewalks down the main street and also connected sidewalks with current streets.

Ms. Henry said there will be some relief with the high density by having open space between the townhomes and some open space with the commercial buildings. Across from the commercial buildings will be a little urban plaza. Then, on the other side of the street where more commercial buildings are will be more urban plazas. There will be a central park for children from the apartment buildings.

Ms. Henry said there was planning and concerns for surrounding development such as Shibui Condos with a little bit higher density with the apartments, then working towards the North West where there are single family homes. Then, transitions into townhomes with apartment building with 24 units per building. The commercial buildings are two stories. The idea for the two story commercial building is on the first floor would be small retail or food and beverage. The second story would be office space, gym and possible medical office.

Chair Apostolik asked the third story building along Castle Valley Boulevard seems a little out of place. Appears the building was placed in the location to get the density. The building and the park should be flip flopped.

Ms. Henry said if the area to the south was vacant, the three building would be been wrapped differently. Didn't want to create a big façade against Shibui Condos. Didn't want to have a big building with some yard, then the next thing you see going up Castle Valley Boulevard is a big parking lot. Instead wanted to create a better living with architecture buildings felt better than having a big parking lot along Castle Valley Boulevard.

Chair Apostolik asked does the building need to be three stories.

Ms. Henry said the apartment buildings are the most sub stable products that they have. With push for 24 units in each building and trying to increase the density is important to have the three stories and to keep the cost down.

Commissioner Sass asked about the park being in the middle of the parking lot and children having access to the park. The concern is the children's safety with them crossing a parking lot to get to the park.

Ms. Henry said there could be signage with cross walks in order to make sure it is a safe zone for the children. Having the park in the middle helps break up the "sea" of parking. With having the park in the middle will also help with eyes on the park. All the parks are intended for the entire community not just for the complex.

Planner Smith asked about the open area in front the commercial building on the corner of Faas Ranch Road and Castle Valley Boulevard.

Ms. Henry said there would be some activity such as a front door/back door. There would be some kind of screen wall and landscaping. Thinking about the progression along Castle Valley Boulevard and pleasant the whole way and have a since about the neighborhood.

Commissioner Owens asked about the early morning deliveries to the commercial buildings and having the truck noise.

Ms. Henry said the developer is not at that point in the application process. Not sure how that will look. In the mixed uses there will always be commercial delivery noises.

Commissioner Owens said he understood. However, was asking if there was some way of building the commercial to help with the noise.

Ms. Henry said the developer would need to aggregate. Make sure here is the service and here is the trash. Try tuck as much of the truck service back behind the building.

Ms. Henry said the development would flow from single family to multi-family (higher density) to mixed use. There would one building that would a mixed use building. There would be some livable units over commercial units.

Chair Apostolik asked regarding the site plan for public works. There have been two big concerns is having detached sidewalks coming down off of Lakota Drive and snow storage.

Ms. Henry said the developer is just in concept drawing. The parking currently planned has no count on parking on the street. Therefore, the developer is open to whatever needs to be done, done.

Planner Smith said the town homes doe have a two car garage therefore, there would be parking allowed for guests. If, there are guest they would need to park on the street.

Ms. Henry said there is debate regarding attached and detached sidewalks. Because attached sidewalks clear them off and get the snow into the street then plow. If, there are good islands you plow up onto the islands. Versus detached

sidewalks and it too narrow it would work either. It really comes down to working closely with public works and how they feel about the street. The development does have the right-of-way to make it work for public works either way.

Ms. Henry said the development would be for sale and rental properties. There have been some thoughts and ideas about having residency occupy preference for the rentals. There will some changes such as working from home and not going out of town to go to a job. This is also a great opportunity to start thing about how things are changing and be able to take advantage of sustainable housing.

Commissioner Owens said there would need to have partnership with the town. Have public work housing such as fire, police, nurses and such who are working right here.

Ms. Henry said higher density with a smaller lot trying to work in retain ability. Even if you are looking for your own single family and have a smaller lot will make that more achievable.

Commission Owens said this might be a good time to speak with the developer to possibly retain some units for possible employee housing.

Ms. Henry went on to explain what the views would look. The developer wants to focus on the views and the massing, building heights and what views will have inside the development and what would the density feel like.

Ms. Henry said View "A" is the main drive headed to the south at the end of the town homes. As you are driving down you are seeing the end of the building with little open spaces which would provide some relief and sidewalks along the way.

Ms. Henry said View "B" is further down into the apartments coming to the three story building and seeing the mix use and some of the commercial and how it frames turning back onto Faas Ranch Road.

The views are attached to these minutes as exhibit 1.

Ms. Henry said View "C" is the urban plaza which is the entrance to the mixed use building. With part of the commercial use spilling out into the court yard. Trying to place some of the parking behind and around the building so there would be street scape with driving past a parking lot.

Ms. Henry said View "D" is what it would look like coming down Faas Ranch Road onto Castle Valley Boulevard.

The views are attached to these minutes as exhibit 2.

Ms. Henry said View "E" is a look at what the development would look like coming

up Castle Valley Boulevard.

Ms. Henry said View "F" is the parking area with a nice park behind the commercial building.

Chair Apostolik asked Ms. Henry if her company prepares the landscaping plan.

Ms. Henry said yes. They would do the entire planting plan through to the actual landscaping plan.

Chair Apostolik said with regarding to the screening is make sure you have not only trees but something that would screen during dead season such as conifers.

Ms. Henry said yes completely agrees.

The views are attached to these minutes as exhibit 3.

Ms. Henry said View "G" is another view of the central park space.

Ms. Henry said View "H" is flying a little higher from Fass Ranch Road.

The views are attached to these minutes as exhibit 4.

Ms. Henry said View "I" is flying a little higher from Castle Valley Boulevard.

The views are attached to these minutes as exhibit 5.

Commissioner Westerlind asked what the square footage is for the single family and the townhomes and the lot size that are being proposed.

Ms. Henry said the footprint of the townhomes and the single family is about 2,000 square feet on the lower level which would include a 2 car garage and some lower floor living. The townhomes might vary because of the slope.

Planner Smith said the single family homes in the development is comparable to the six pack pod in Whitehorse Village on the west Lakota Canyon Ranch. The homes are not in a pod but spread out. The density is consistent with Whitehorse Village.

Ms. Henry said the square footage is down but still keeping the 3 and 4 bedroom homes.

Commissioner Westerlind asked what the heated livable space would be.

Ms. Henry said with taking out the garage of 400 square foot would be between 1600-1800 square footage.

Scott McHale with ZGroup Architecture said conceptually there would be a mixture of what is current in Lakota Canyon Ranch and blend the new homes in. but on the other hand want to create a distinctive and attractive community that creates a strong sense of being. Being able to break up the buildings with green spaces for children to play.

Mr. McHale said in some of the central corridor where the commercial and mix use would be looking at how to create the small town character. Since we do get hot summers and snowy winters there would be covered decks which would create a little retail space. Also looking for iconic old buildings to bring in and repurpose.

Commissioner Sass asked with the visual being seen from Faas Ranch Road or driving in from Castle Valley Boulevard is there any thought about doing some green roof or green walls to help take away the site of the building. Instead of looking at all rooftops there would be some green rooftops within the development.

Ms. Henry said that would be an interesting idea to explore. With some of the gable structure is a fit with Lakota Canyon Ranch. Trying to find the balance between what is existing and new without going way over in the other direction.

Commissioner Owens said as you are turning on Faas Ranch Road you are turning around a box. Can the buildings be rearranged to where there would be more open space turning onto Faas Ranch Road. You can't see around it because of the height of the building.

Ms. Henry said it would be looking at building heights and how to set them back or set back some of the floors. Really don't want to lose 24 units.

Planner Smith read Commissioner Bourquin's letter to the commission since she was unable to attend the meeting.

1) I appreciate the applicant's vision for this project, especially the opportunity to increase local jobs and retail to allow New Castle to be a more self-sustaining community. Since these types of land uses are limited, I hope the applicant will strive, as noted, to create a great place for the future of our community- beyond pad sites and parking lots.

2) I would support a reduction in parking per staff comment - to reduce the 'sea of parking lots' but would like to ensure that multimodal transportation and shared use parking agreements (between residential and commercial uses) are part of this consideration.

3) My primary concern with the sketch plan as shown is the inward focus of the design. This commercial is visualized by the applicant as an amenity and

gathering location for all New Castle residents- not just residents of Lakota Canyon Ranch. Some specific suggestions include:

- Flipping the building on parcel 4 to engage with Castle Valley Boulevard and visually frame the entry.
- Switching the use of the residential units on parcel 6 with the commercial unit on parcel 5 so the commercial with central plaza element faces the street (which is better for the viability of future commercial) and the residential sits on the golf course (which is probably better for the residential values)

4) As this progresses, I would like to see the site plan incorporate more of a neighborhood center feel rather than pad sites with parks as the plan currently shows. In addition, Castle Valley Boulevard. should have many points of connection to bring walkers and bikers into this community amenity as many people walk and bike this trail everyday.

Ms. Henry said part of Castle Valley Boulevard piece is as soon as you are past Faas Ranch Road there is a significant grade change. Then a little further there is a good size storm water basin. Trying to make as many pedestrian connections as possible. As soon as you flip flop it will change things. If changing the commercial buildings around with facing Castle Valley Boulevard which is really not a retail frontage because of the grade change in order to be able to access from another road. Once you have turned into the complex there is a walk ability. If you turn onto Faas Ranch Road then turn into either commercial complex then it turns into a "sea" of parking. If, you flip flop some of the buildings there would be no good place for big parking lots. Really don't want to turn Castle Valley Boulevard into feeling like a commercial corridor.

Commissioner Owens said Faas Ranch Road is the gateway into the entire development. Still there is a big corner that you turn around into a two story box. Would like to see more landscaping at the corner of Faas Ranch Road because it would be more inviting and welcoming into the development.

Chair Apostolik said when having the open house there should be a presentation showing what the views based upon grades. Mr. McHale will be working on roof pitches if you could show corners of the building that you would be looking at with the high peak side depending the roof type system you would be using.

Commissioner Westerlind said that would also show the community that the applicant is being proactive.

Bob Dubois Lakota Design Review Board Member said he has concerns regarding the lighting in the parking lots. Lakota Canyon Ranch is to have dark skies at night. Would like to have the down lighting and not out lighting. Possible have rustic sheet metal brought to help bring down more of the light to help block some

of the light that would go out into the neighborhood.

Chair Apostolik asked Mr. Romero his thoughts about having a timer on the lights based in the commercial areas.

Mr. Romero said that is a common practice.

Chair Apostolik said can have timers on half the lights and depending on the time of season the on and off time will vary. There would still be safety lighting in the parking lots.

Mr. Dubois said there will be an issue with the building height for the design review board. The pitch of the roof is really important to the board. The board would give the height due to a pitch roof because the board doesn't want to have a flat roof.

Mr. Dubois asked what the projected build out time frame would be.

Mr. Romero said it all depends on the market.

Chair Apostolik said the traffic study will determine the buildout order. Such as commercial first or single family off of Lakota Drive. What are the thoughts about how the build out would go based on the effect of commercial to residential?

Mr. Romero said he has given it a lot of thought. Logically it would be easy to work from the north next to Whitehorse Village because there already is existing infrastructure and site yields an easy work effort for single family homes. But, then from an engineering prospective the southern parcel next to Shibui Apartments is easy as well. The southern parcel is also a product that the market is needing. Such as apartments and entry level residential. The more challenging is the mixed use and commercial parcel.

Mr. Romero said the main focus of the development is how to draw a collection of service providers which New Castle wants/needs. There are plenty of vacant commercial lots from Aspen down to Grand Junction. New Castle already has fitness and recreation and there is no need to recreate anything. The complement to what New Castle already has is health and wellness. The idea is building a mixture of units. A hybrid approach will have to do some residential and commercial. The lower parcel yields the most opportunity.

Chair Apostolik asked Mr. Romero is he is looking at the residential to fund the commercial portion of the project.

Mr. Romero said it is market driving. The parcel should be a neighborhood serving commercial center. Just as it was conceived in comprehensive plan and the Lakota Canyon Ranch PUD. Want to create a product that compliments New Castle and is also sustainable at the same time.

Mr. Dubois asked with having apartments how that would impact the Lakota Canyon Ranch property values. Particularly the homes that are currently in Lakota Canyon Ranch.

Mr. Romero said believes the net values and the overall aesthetics as well as the livability and the quality of life is enhanced not degraded by the complexity of the units. The long view of a community with more affordability, more retain ability housing with families living, working and playing will make it a more desirable place to live. Therefore, desirability will make the community a more valuable.

Commissioner Sass asked what the distance was between Shibui West Apartments and the parking lot and apartments.

Ms. Henry said not sure but thought maybe 60 feet.

Commissioner Sass asked about solar and where it might go.

Ms. Henry said not sure it is still a thought being passed around. Since there are a lot of options and opportunities to have solar.

Chair Apostolik closed the Public Hearing at 9:30 p.m.

Discussion: Alternate Seats for Planning and Zoning Commission

Administrator Dave Reynolds explained a commissioner has resigned therefore we have an open commission seat. Then, with an anticipation of a few land use applications come up in the future. Would like to make sure the commission has a quorum for the meeting. Having a conversation with the town attorney with the vacant seat and another commissioner needing to recues themselves for any reason at all. Is it possible to appoint a second town councilor to the vacant seat until the seat is filled. The attorney said yes and town council has assigned Councilor Graham Riddle to fill the vacant seat. The other question to the attorney was once the commission has a full commission can there be alternates to fill in if one of the commissioners are gone. The alternate would be a nonvoting and nonparticipating commissioner who would come to each meeting and listens to what is going on. In case at the next meeting they are to fill in. Currently in the town code that is not an option. However it can be changed and at the next meeting there would be a resolution for the commission's consideration.

The commission was in favor of the idea of having alternates for the commission.

Commissioner Westerlind asked since the meeting still have the option to be virtual could the commissioner that couldn't attend the meeting in person attend virtually.

Administrator Reynolds said it will all depend on what town council decides to do. The idea is moving away from virtual since we are past COVID issues. Then there will times when virtual will be an option if an applicant is on the Front Range and would make it easier for them to attend the meeting.

Staff Reports

There were no staff reports.

Commission Comments and Reports

There were no commission comments.

Review Minutes from Previous Meeting

MOTION: Commissioner Owens made a motion to approve the January 13, 2021 meeting minutes as submitted. Commissioner Westerlind seconded the motion and it passed unanimously.

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

The meeting adjourned at 9:49 p.m.

Respectfully Submitted,

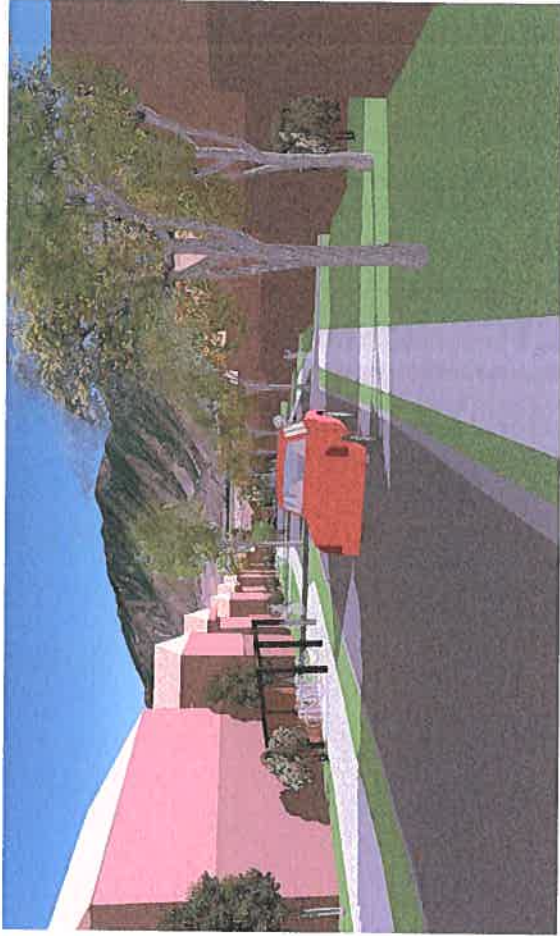
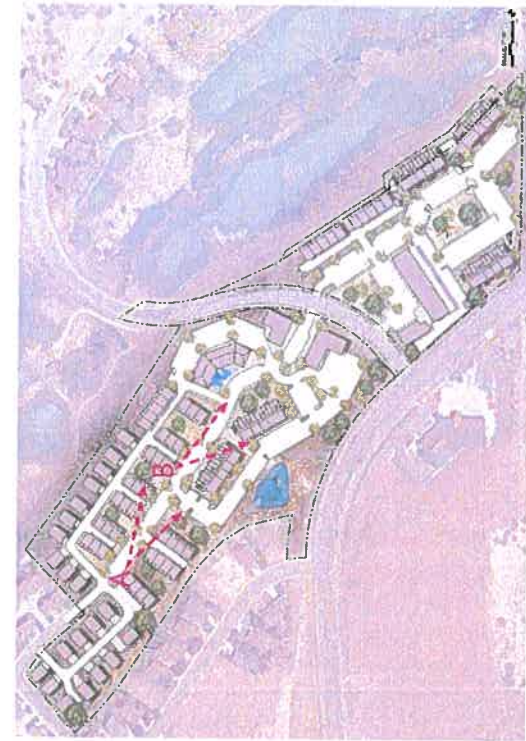




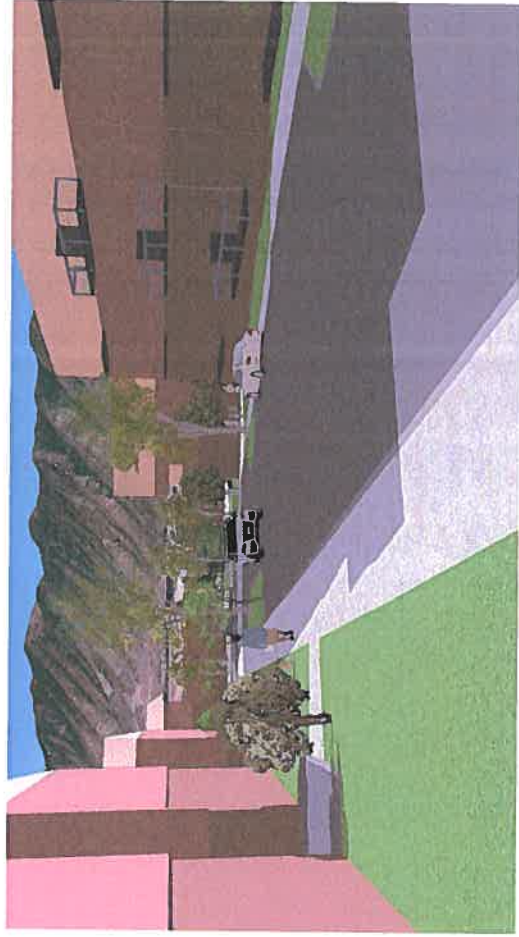
Chair Chuck Apostolik



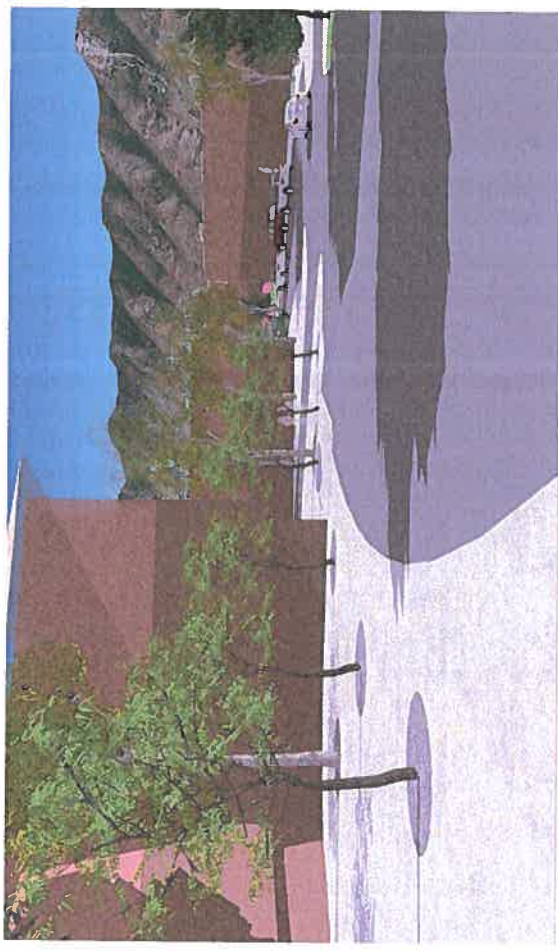
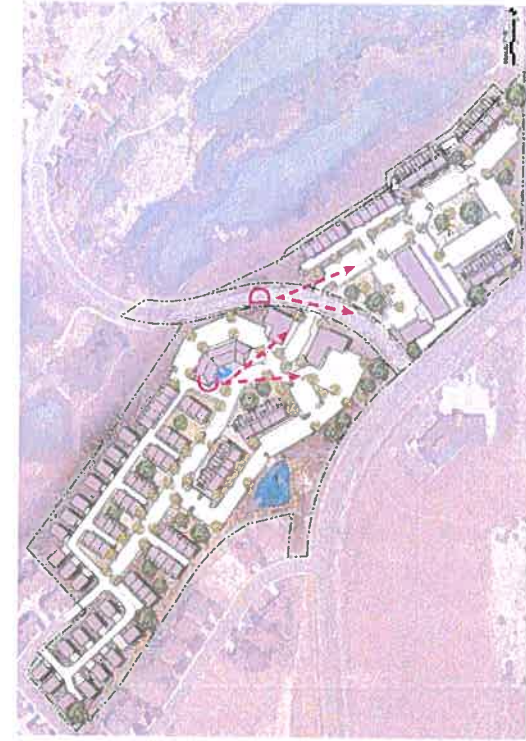
Deputy Town Clerk Mindy Andis, CMC



View A



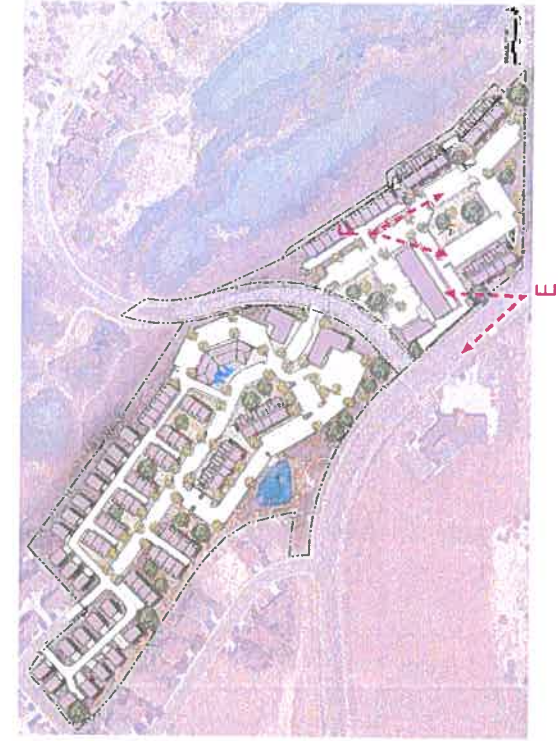
View B



View C



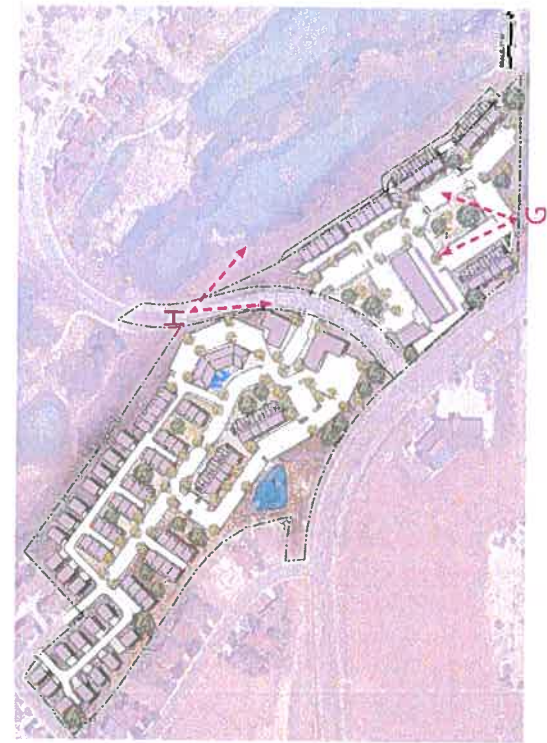
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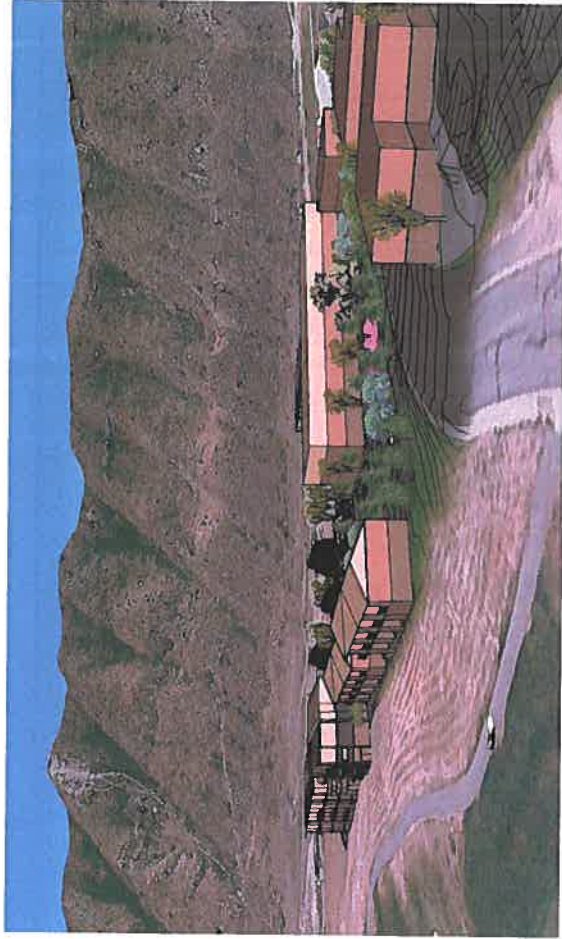
View E



View F



View G



View H



View 1

