

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, August 27, 2025, 7:00 PM**

Call to Order

Vice Chair Cotey called the meeting to order at 7:00 p.m.

Roll Call

Present Commissioner McDonald
 Vice Chair Cotey
 Commissioner G. Riddile
 Commissioner Parks
 Commission Alternate Mahaffey
Absent Commission Alternate Rittner
 Commissioner Sass
 Commissioner Westerlind

Also present at the meeting were Town Planner Paul Smith, Town Clerk Mindy Andis, and Deputy Town Clerk Samantha Sorensen.

Meeting Notice

Deputy Clerk Sorensen verified that her office gave notice of the meeting in accordance with Resolution TC 2025-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing

Moo LLC – Conditional Use Permit

Town Planner Paul Smith reported that the public hearing for the Moo LLC Conditional Use Permit could not proceed as planned due to improper noticing. He explained that in some cases, properties rather than property owners were notified, resulting in not all required parties receiving public notice.

Rachel Houchin, representing Moo LLC, explained they had accidentally sent notices to physical addresses rather than mailing addresses, causing some notices to be returned. She and Jerome Trappier are based out of Basalt and are in the process of renovating a commercial building in downtown New Castle where they hope to eventually have food trucks.

Staff and the applicant agreed to reschedule the public hearing for September 24, 2025. No motion was required as the public hearing was not officially opened. Vice Chair Cotey thanked the applicant for their commitment to the process and ensuring everyone would have the opportunity to provide feedback.

Items for Consideration

Discuss potential mixed use proposal for Walters Center

Town Planner Smith introduced this agenda item as a conceptual discussion for a potential mixed-use development at the Walters Center, located behind McDonald's and the Maverick. There was already an approval on the property for a mixed-use development, their proposal would be for an amendment to that original approval. He noted this was not a sketch plan application and no formal process was required at this point.

Jeff Barbles of Mustang Commercial, along with Magnus Grimmert (partner), Kendall Barstad from Gray Wolf Architecture, and Brian Clerico from CWC Engineers, presented the concept. The proposal includes six residential buildings comprising a total of 66 units, including a mix of studios, one-bedroom, two-bedroom, and three-bedroom apartments, which are part of the proposal (Exhibit A). Additionally, a 10,800 square foot retail center and two pad sites designated for commercial use with drive-throughs are included. The residential area would have a separate entrance off Castle Valley Boulevard.

Mr. Barbles noted they have had interest from Starbucks, Dunkin', several banks, and fast-food restaurants for the commercial spaces. The retail center would include patios on either end for restaurants, with additional interest from businesses like ice cream shops, salons, spas, and dental offices.

Each residential building would contain approximately 11 units, including studios, one-bedroom, two-bedrooms, and one three-bedroom unit per building. Each building would have 8 garages with 22-foot driveways in front. Buildings would be staggered going up the hillside, with ADA-accessible units in most buildings.

Mr. Barstad from Gray Wolf Architecture explained that the buildings would be 34 feet high from the first floor to the highest part of the roof, not including the garages. They would be developing different color schemes for the buildings to avoid a uniform appearance.

Mr. Clerico discussed plans for Walter's Center Lane, including two through lanes and a center turn lane, with a proposal to make it a public road. The residential road would terminate in a cul-de-sac with a 5-foot sidewalk and 5.5-foot tree lawn on the west side.

Commissioners raised several concerns and offered feedback:

- Vice Chair Cotey expressed concerns about the massing of the residential buildings, suggesting they appeared too tall and too close together. She recommended making the units look less "cookie-cutter" through staggering, landscaping, and breaking up the visual mass.
- Commissioner McDonald asked about building heights and road improvements.
- Commissioner Riddle raised questions about traffic flow, water detention, and parking. He suggested the possibility of designating 10% of the units as affordable housing.

- Commissioner Parks asked about ADA accessibility, noting concerns about the stairs shown on the plans.
- Commissioner Sass inquired about the unit mix and parking provisions.
- Commissioner Mahaffey mentioned concerns about potential rockfall, referencing issues experienced on West Maderis.

Multiple commissioners expressed interest in ensuring pedestrian connectivity through the property, connecting to existing trails and the transit stop. They also suggested creating community gathering spaces within the development.

The applicant acknowledged the feedback and noted they would refine the plans to address these concerns. They explained that while they'd been working on this project for nearly two years, they wanted to get commission feedback before investing further in detailed architecture.

Town Planner Smith noted that the original PUD for this property was approved around 1996, with a different configuration that included 25,000 square feet of retail and three levels of residential in a more apartment-complex style development. The current proposal would require a major amendment to that original approval.

No formal action was taken as this was a conceptual discussion.

Comments/Reports

Items for Next Planning and Zoning Agenda

Town Planner Smith reiterated that the Moo LLC Conditional Use Permit would be on September 24, 2025, agenda.

Town Planner Smith also mentioned that R2 would bring a minor amendment to their townhomes project to change some units to for-sale units and modify the garages. They plan to begin grading this fall with building permits expected in February or March.

Town Planner Smith and Town Clerk Andis discussed reducing paper use for application packets. They proposed providing electronic packets for commissioners and the public website, while limiting paper packets to five copies, one of which would be for the official record. Commissioners were supportive of this change.

Commission Comments and Reports

Commissioner Parks reported that the Historic Preservation Commission (HPC) has received approval for a plaque for Down Valley Brewing and is planning an installation celebration. He also noted that Town Council has approved the application for historic designation of the cemetery, which HPC will review at their next meeting.

Staff Reports

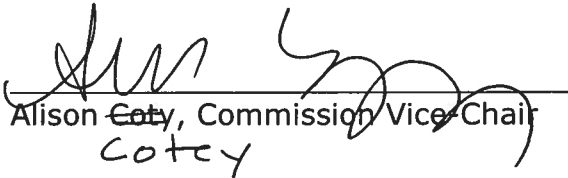
No staff reports were presented.

Review Minutes from Previous Meetings

MOTION: Commissioner McDonald made a motion to approve July 23, 2025, meeting minutes. Commissioner G. Riddle seconded the motion, and it passed unanimously.

Vice Chair Cotey adjourned the meeting at 8:10 PM.

Respectfully Submitted,


Alison Cotey, Commission Vice Chair
Cotey


Samantha Sorensen, Deputy Town Clerk



Exhibits

Exhibit A – New Castle Center Sketch Plan

EXHIBIT A



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

To: Planning Commission

From: Paul Smith

Re: P&Z – Discuss potential mixed use proposal for Walters Center with owner Mustang Commercial

Date: 8/27/2025

Purpose:

Mustang Commercial has requested time with the Planning Commission for feedback on their mixed use proposal at the Walter’s Property. The proposal contemplates 66 residential apartments in six buildings and approximately 10,800sf of commercial space on three pad sites. The property is currently approved for 67 residential units with eight commercial lots. The proposal would be considered a major amendment.

At present, Mustang Commercial has not submitted a formal application but is only requesting comment on the site plan and design before incurring significantly more cost impacts.

Thank you,
Paul



Exhibit B

NEW CASTLE CENTER

**MIXED-USE RETAIL AND
RESIDENTIAL
DEVELOPMENT**





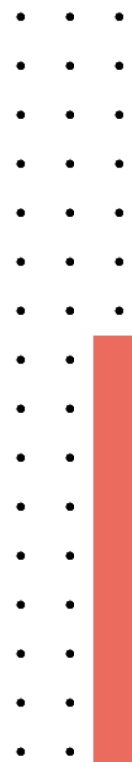
MUSTANG COMMERCIAL IS PLEASED TO ANNOUNCE THE DEVELOPMENT OF NEW CASTLE CENTER AND NEW CASTLE RESIDENTIAL

COMMERCIAL

- The Commercial space will consist of a 10,800 Square foot Retail Center and 3 Pad sites. The center will be a multi-tenant shopping center with patios on each of the end caps for restaurant use. Initial interest has been restaurants, nail salon, hair salon, dentists, cleaners and other mom & pop type tenants.
- The pad sites will have stand-alone buildings with drive-thrus. Initial interest has been coffee, banks, gas and quick serve restaurants.

RESIDENTIAL

- Overlooking the commercial space will be 66 high end apartment units in 6 buildings going up the slope to the 1st plateau. The buildings will have their own gated entrance off Castle Valley Blvd. The units will consist of studios, 1, 2, & 3 bedroom floor plans.
- The residential is crucial to house employees for the community and the employees for the commercial space businesses.





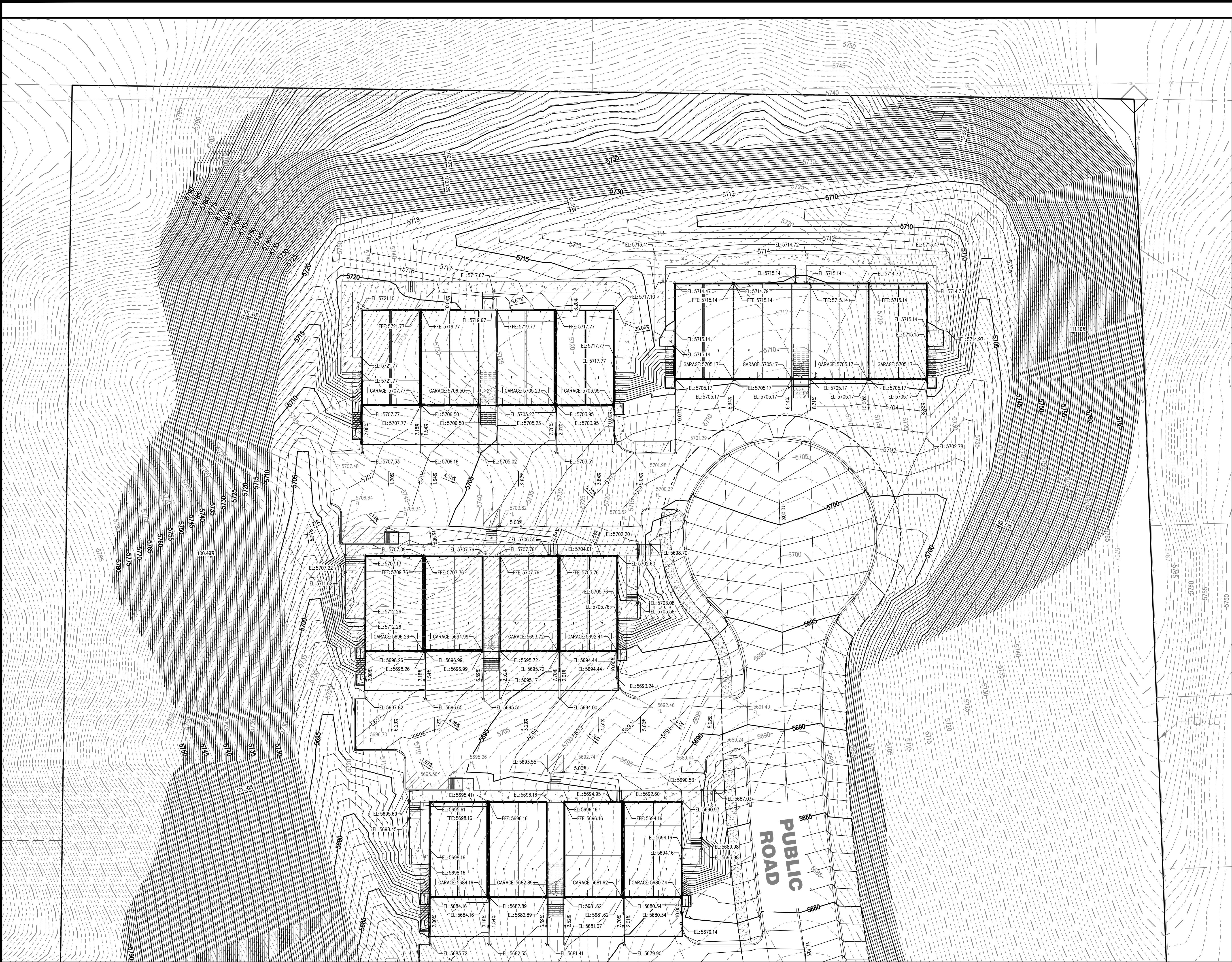
SITE DATA

ZONING	C/2PUD
PARCEL 2 - RESIDENTIAL	6.56 ACRES
PARCEL 1 - RESIDENTIAL & COMMERCIAL	4.29 ACRES

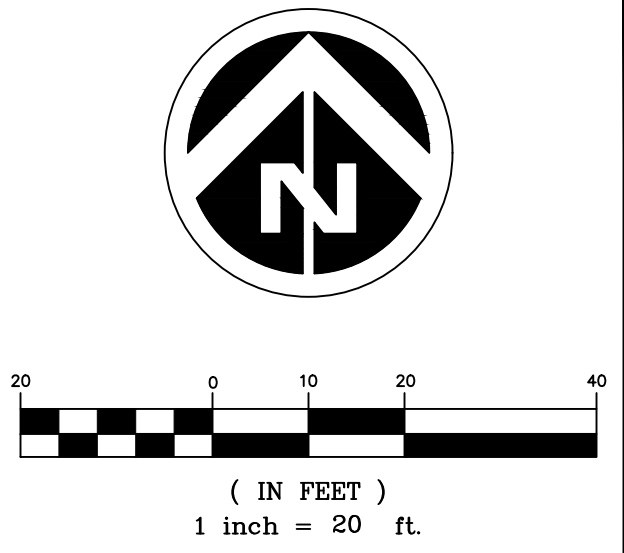
NEW CASTLE, CO
NEW CASTLE CENTER SITE

8.11.2025
GREY WOLF ARCHITECTURE

1. LARRY MUSTANG, COMMERCIAL WALLERS, CENTER ENGINEERING, INC. SKETCH PLAN, CONCEPT GRADING, 6/9/2025, 6:05 PM, BRYAN, CLEBORG



MATCH LINE - SEE SHEET 2




No.	Date	Description
1	08-05-2025	1ST SUBMITTAL

CWC CONSULTING GROUP
 CIVIL ENGINEERING • LAND SURVEYING •
 CONSTRUCTION SERVICES



**NEW CASTLE CENTER
 CONCEPT GRADING**

To request marking of underground facilities



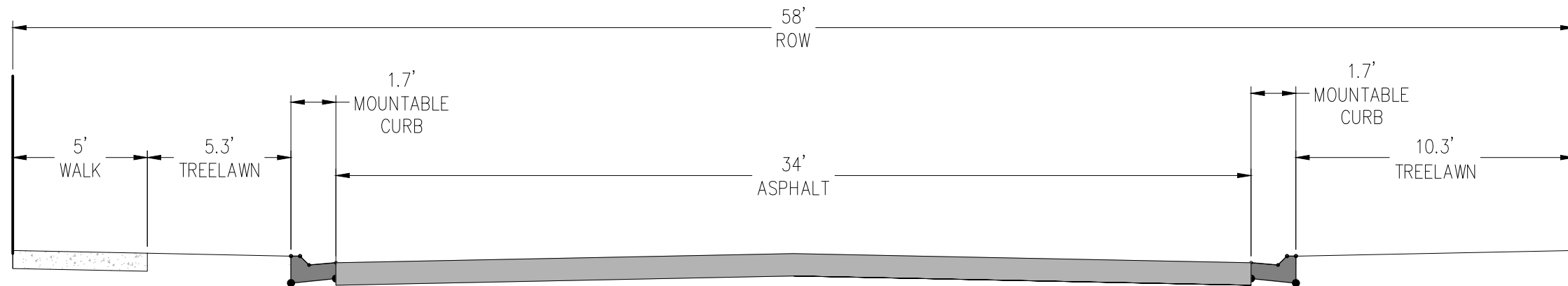
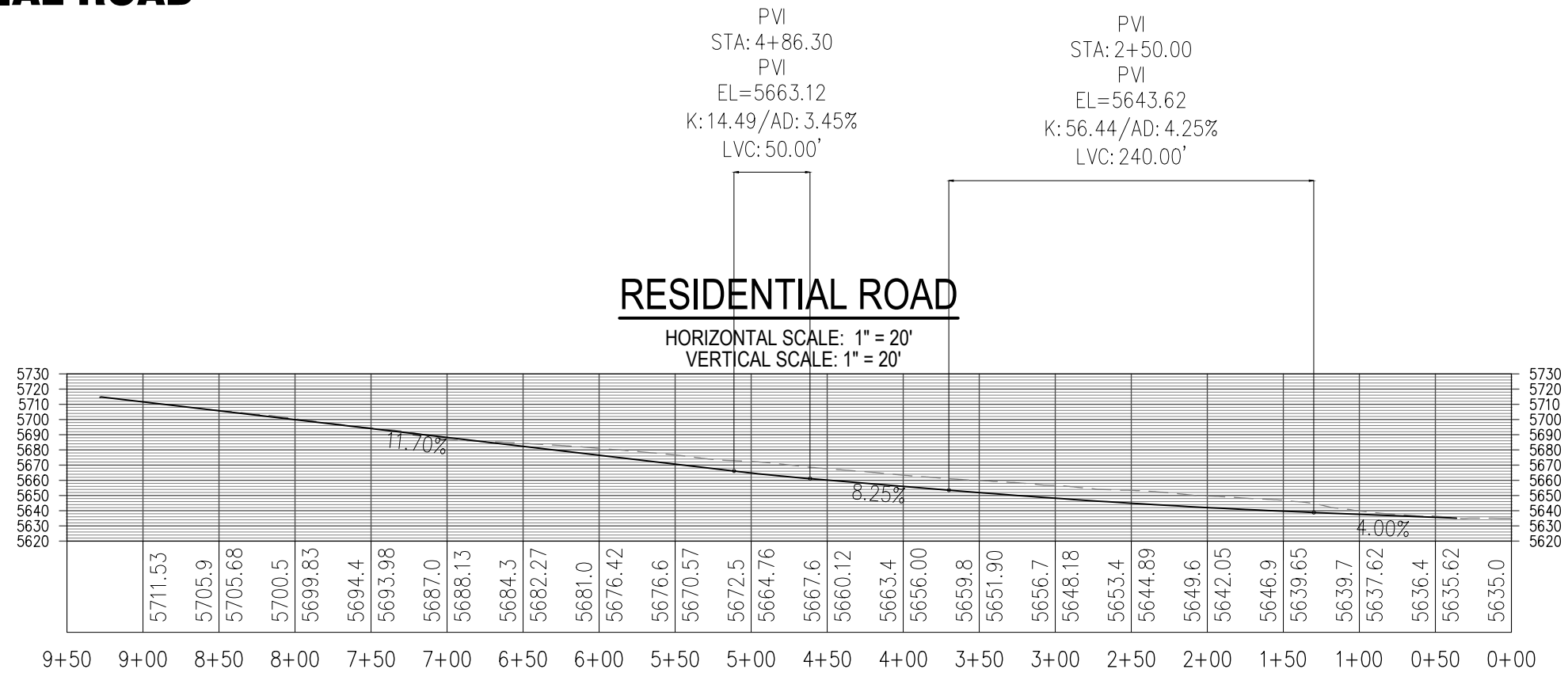
**Know what's below.
 Call before you dig.**
 Call 811 or visit call811.com
 for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. CWC CONSULTING GROUP claims no responsibility for the underground facilities depicted in this plan set.

Project Number: 130-00XXX	Drawn By: BEC
Designed By: BEC	Reviewed By: BEC
Sheet Number: 1 of 4	

DOCUMENT AMENDMENTS

PUBLIC RESIDENTIAL ROAD





VIEW LOOKING NORTH

NEW CASTLE, CO
NEW CASTLE RESIDENTIAL




8.11.2025
GREY WOLF ARCHITECTURE



COMMERICAL SITE DATA

ZONING	C/2PUD
BUILDING AREA	10,800 SF
PAD 1	2,500 SF
PAD 2	2,500 SF
PAD 3	2,500 SF

PARKING	103 SPACES
RETAIL REQ'D	4.5 PER 1000 SF
RESTAURANT REQ'D	1 PER 100 SF DINING
RETAIL BUILDING	57
PAD 1	16
PAD 2	15
PAD 3	15

RETAIL COLOR SCHEME		
LIGHT	SW 7562 ROMAN COLUMN	
DARK	SW 6258 TRICON BLACK	
COLOR	SW 6608 RAVE RED	





RESIDENTIAL SITE DATA

ZONING	C/2PUD
PARCEL 2 - RESIDENTIAL	6.56 ACRES
PARCEL 1 - RESIDENTIAL & COMMERCIAL	4.29 ACRES

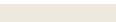





BUILDING TYPE 1 - TOTAL 6 BLDGS.

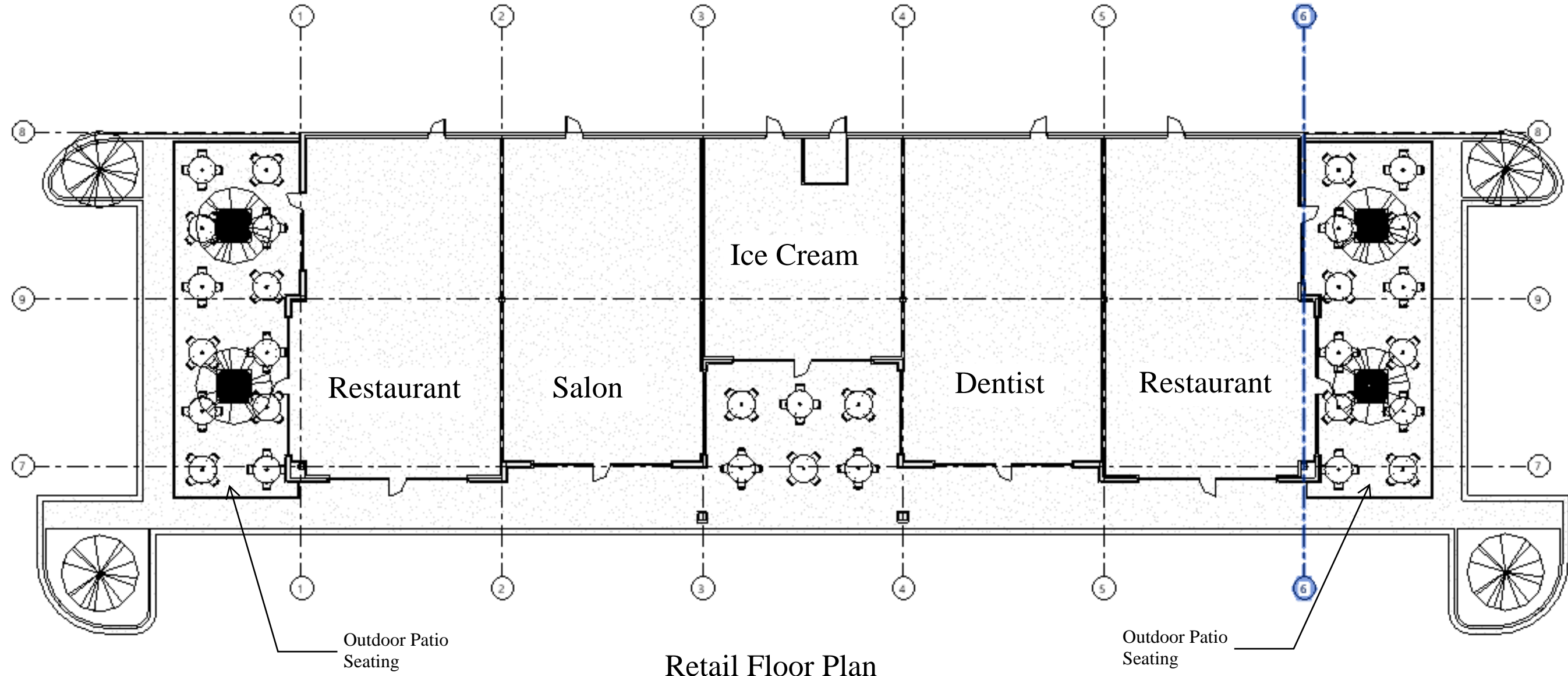
UNIT TYPE	UNIT SQ. FT.	UNIT QTY.
STUDIO	384 SQ. FT.	18
ONE BEDROOM	636 SQ. FT.	18
TWO BEDROOM	1084 SQ. FT.	24
THREE BEDROOM	1042 1ST 498 2ND 1544 SQ. FT.	6

TOTAL SINGLE BUILDING: 8,940 SQ. FT.
TOTAL ALL BLDG TYPE 1: 53,610 SQ. FT. TOTAL 66

RESIDENTIAL PARKING	TOTAL SPACES
GARAGES BUILDING TYPE 1	48
SURFACE PARKING TYPE 1	78
SURFACE PARKING BLDG TYPE 2	16
SURFACE PARKING BLDG TYPE 2	16
TOTAL SPACES	158

RESIDENTIAL COLOR SCHEMES

SCHEME 1		
LIGHT	SW 7562 ROMAN COLUMN	
DARK	SW 6258 TRICON BLACK	
COLOR	SW 6608 RAVE RED	
SCHEME 2		
LIGHT	SW 9173 SHIITAKE	
DARK	SW 7069 IRON ORE	
COLOR	SW 7514 FOOTHILLS	



Retail Floor Plan





Retail - Front Elevation



Restaurants w/ outside
patios on each side of
building.



Retail -3D

NEW CASTLE, CO

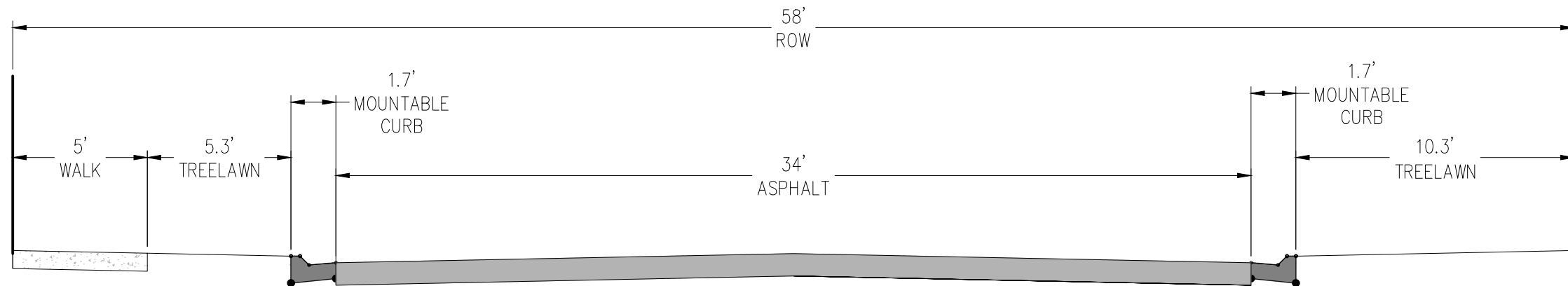
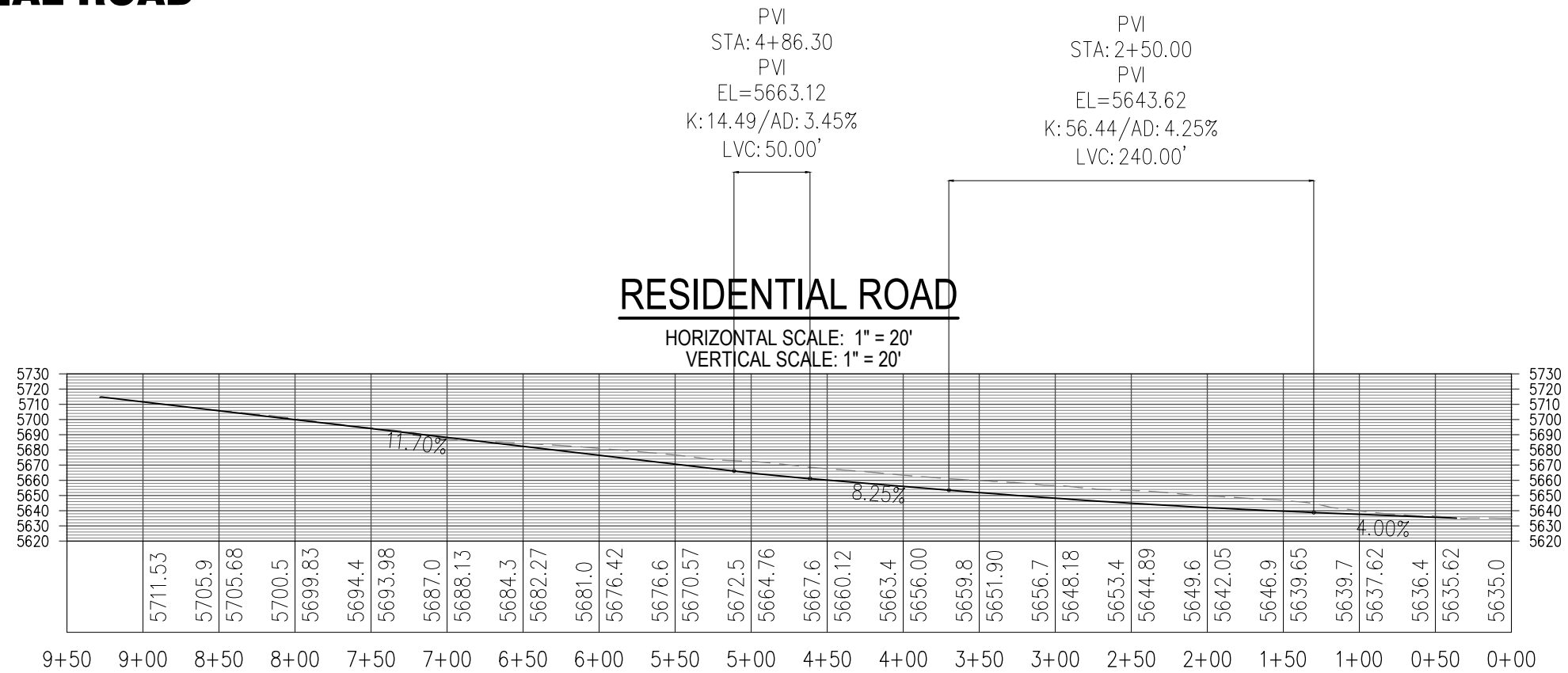
NEW CASTLE CENTER SITE

8.11.2025

GREY WOLF ARCHITECTURE



PUBLIC RESIDENTIAL ROAD





RIDGWAY
&
RIDGWAY
Architecture



NEW CASTLE, CO
NEW CASTLE RESIDENTIAL

8.11.2025
GREY WOLF ARCHITECTURE





RIDGWAY
&
RIDGWAY
Architecture



NEW CASTLE, CO
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8.11.2025
GREY WOLF ARCHITECTURE



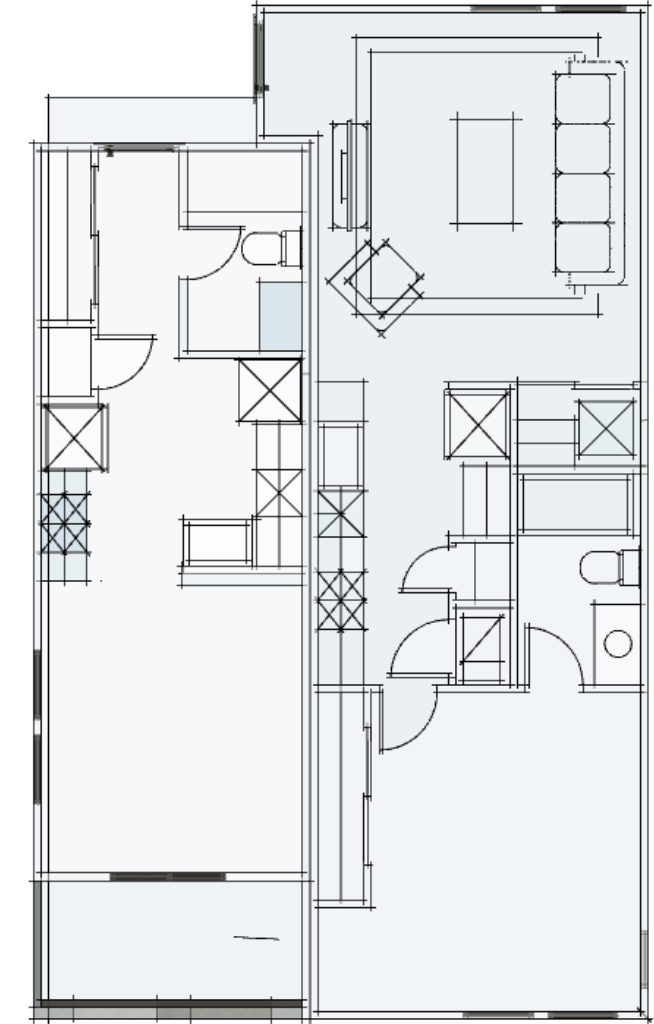


second level

first level

three bedroom – 2 bath

unit 4

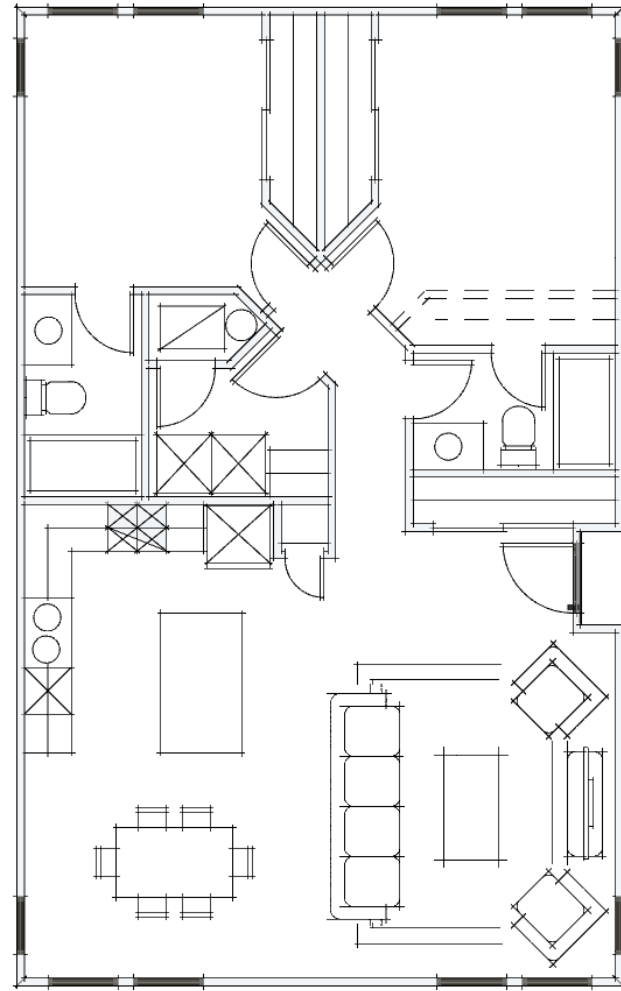


studio- 1 bath & 1 bed – 1 bath

unit 1

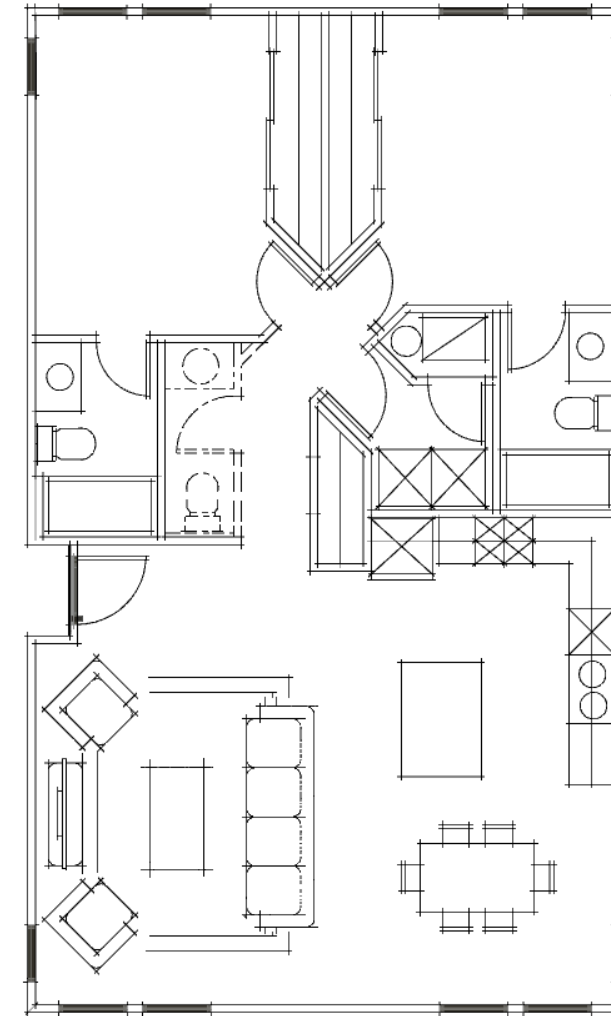
unit 2





two bedroom – 2 bath

unit 3



two bedroom w/ hall office
2 bath – 2-1/2 bath opt.

unit 3 alternate



NEW CASTLE, CO
NEW CASTLE RESIDENTIAL

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