

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, June 08, 2022, 7:00 PM

Virtual Meetings are subject to internet and technical capabilities.
[To join by computer, smart phone or tablet Click Here:](#)

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

Follow the prompts as directed. 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

Public Hearing

- A. Oaths of Office - Commissioner Chuck Apostolik, Commissioner Mark McDonald, Commission Alternate Bronwyn Rittner, Commissioner Alternate Richard Parks
- B. Brief description of application: Development Sketch Plan 136 Rental Townhomes in 29 Buildings with Clubhouse/Pool

Legal description: Castle Valley Ranch PA 8&9

Common address: TBD, New Castle, CO 81647

Applicant: BLD Group
- C. Consider Appointing Commission Chair
- D. Consider Appointing Commission Vice-Chair
- E. Consider Appointing Commissioner to Historic Preservation Commission (HPC)

Comments/Reports

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

Review Minutes of Previous Meetings

- [E.](#) Draft Minutes March 23, 2022

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 8 & 9
Sketch Plan
Planning Commission – June 8th, 2022**

Report Compiled: 6/2/20212

Project Information

Name of Applicant: BLD Group

Applicant's Mailing Address: 1500 Cordova Road, Suite 300
Fort Lauderdale, FL 33316

Phone/Email: 954-578-6008/gbaumann@bldgroup.com

Property Owner: CTS Investments, LLC

Owner Mailing Address 343 Dakota Blvd.
Boulder, CO 90304

Legal Description: EXCEPT A TR OF LAND CONT 21.53 AC +/- AS DESC IN PLAT #746709 & SWD REC #746710 Section: 30 Township: 5 Range: 90 PARCEL KNOWN AS OPTION PROPERTY AS PER CVR SUB-DIV EXEMPTION AND ALTA/ACSM LAND SURVEY PLAT

Proposed Use: 136 rental townhomes in 29 buildings with clubhouse/pool

Bulk Density: 2.3 units/acre

Open Space: 53% undisturbed open space; 78% total including common areas;

Underlying Zoning: Residential

Surrounding Zoning: Single family residential homes (N Wild Horse Dr.);
Open Space (VIX Park, LCR Golf Course)
Mixed use zoning (TC Midwest, LLC)
Residential zoning (CVR & LCR)

I Introduction

On April 25th, 2022 the applicant submitted a sketch plan for Castle Valley Ranch (CVR) planning areas 8 and 9 (PA 8 & 9) following the obligatory pre-application meeting with staff on April 14th, 2022. The sketch plan application was considered complete on May 19th, 2022. The sketch plan is the first of three application steps required for new planned unit developments (“PUD”) & 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 expected.

II Staff Review:

Throughout the application process, the application will be reviewed pursuant to the criteria outlined in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. 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.

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 preceding planning concept is consistent with the major elements of the currently adopted Comprehensive Plan (“CP”) which is itself derived from public input 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 checklist below, though not exhaustive, provides a tool for reviewers to assess conformance. The application therefore 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.

According to the submittal packet (page 4), the proposal aligns with a number of New Castle goals and values. Key to the development is its focus on place-making (Policy CG-5A). It is the intent of the builder to create a space that promotes a quality of life commensurate with community, outdoor recreation, and sustainability. Generous open spaces, interconnected trail systems, and a community/recreation center with sport courts contribute to this quality.

Trails/Open Space/Recreation: On page 10 of the submittal, the trails map demonstrates a high degree of fidelity with currently existing trails and trail agreements. With minor realignments and consolidation the application shows three trails starting from the VIX Park leading east to the locally dubbed “Sunset Trail” adjacent to Lakota Canyon Ranch and north towards public lands. The intent is for the new trail experience to be seamless with trails already prized by residents (Goal RT-1). Preservation of the Sunset Trail corridor will also support existing wildlife habitat. Other walking trails are dispersed throughout the development’s interior as shown on page seven. The new trails and sidewalks will also give residents ample non-vehicular access to the mixed-use parcel southwest of the development. The hope there is that a future mixed-use development will provide goods and services accessible by alternative means of transportation.

The private clubhouse with pool will function as a community gathering point similar to Lakota’s recreation center. The indoor fitness facility and sport courts, an already popular amenity elsewhere New Castle, should be well received by new tenants. The pool at 7,500 gallons is diminutive in scale compared to Lakota’s 120,000 gallon operation. Nevertheless, the pool may function more as a place for relaxation rather than fitness.

At least two pocket parks are situated within the interior open space areas (page 10). These amenities are valued, and often underestimated, assets to a neighborhood as gathering places directly adjacent to backyards (Policy Post-2D). Young kids can play

independently in these areas within a safe distance to their homes, dogs/owner can go for quick walks, or families can recreate together without having to drive. VIX Park, moreover, is also within walking distance to all units.

Environmental Impact: New Castle is committed to preserving 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 areas north and east of the outer ring of townhomes are recognized as year-long habitat for various birds and mammals. It will be important to minimize conflicts by prohibiting dogs off-leash, minimizing light trespass, preserving native vegetation, and/or limiting fences in certain areas. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and terrain features.

New Castle also endorses “green building” which generally means minimizing resource consumption while maximizing use of renewable energy (Goal EN-7). All buildings will be expected to comply with the rigorous demands of the adopted energy code. In addition, solar energy collection, high-efficiency appliances, and electrical vehicle charging capacity are all commonplace measures that should be considered in discussions about sustainability. It will be important for the applicant to discuss how green building measures are included in the proposal as the application progresses.

Raw water has been contemplated by the applicant as the means to irrigate landscaping (page five). Raw water is non-potable water which bypasses the town’s treatment facility thereby reducing the energy for processing. The applicant would also receive a 25% reduction in tap fees as a result of implementation. Opting for raw water is ultimately an economical and sustainability win for all.

Affordability: The rental aspect of the community is another unique attribute to the proposal. Rental communities provide a fully managed property for tenants who do not have the time nor inclination to fuss with general repairs and upkeep. Rental communities also provide a way for retirees to downsize in communities dominated by larger single-family homes and a way for younger families to participate in communities in which they may otherwise be priced-out. The units include (page 6) two bedrooms (10 units), three bedrooms (110), and four bedrooms (16) to allow for a wide occupancy demographic. The applicant speculates that the target income demographic for these units are 120% area median income (AMI). From the last census, New Castle’s current AMI sits at \$91,659¹. Assuming that “affordable housing” refers to no more than 30% of household income used for housing expenses, this would bring rents to \$2,750/unit maximum. For some context, this is roughly equivalent to a mortgage of \$550,000 at a 5.5% rate. In conversations, the applicant has been hospitable the idea of a limited number of deed restricted units for employees in the community. Reasonably priced units for the property management’s staff may be considered as well.

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 Castle Valley Ranch MF-1 zoning. According to MC 17.104.080 MF-1 is a “multifamily townhouse and patio home district allowing for creative approaches to development with housing alternatives that are sensitive to existing and

¹ 120% and higher AMI was identified by the Greater Roaring Fork Valley Housing Study in 2019 as the housing type needed most by New Castle.

surrounding land uses.” The following land uses are permitted by right:

- Attached dwelling units in structures containing more than two units;
- Public parks, playgrounds and related accessory structures 5,000 sq. ft. or less;
- Parking facilities;
- Recreation facilities including, but not limited to health facilities, hobby rooms, activity rooms, meeting rooms, pools, gymnasiums, ball fields, tennis or basketball courts, volleyball courts, and any building of fields or play surfaces;
- Pedestrian and bicycle trails;
- Open space and parks

All uses currently proposed for the property are therefore permitted by right.

The Master PUD allows for the following density standards:

- Minimum lot area of 2,200sf;
- Minimum lot area per dwelling unit of 2,200sf;
- Maximum building height of 35’;
- Minimum front yard setback 18’;
- Minimum side yard setback of 0’;
- Minimum rear yard setback of 10’
- Minimum distance between buildings of 10’;

As shown in the submittal packet lot areas will exceed 2,200sf per unit. Setbacks will be provided at the preliminary application.

Parking: 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). As shown on page 3 the following town standards apply:

- Duplex, tri-plex or four-plex – Two spaces per dwelling unit;
- Five or more dwelling units in one structure – One and one-half spaces per dwelling unit;
- Places of public assembly (recreation center) – A parking area equal in size to floor area of the building;

Per the municipal code (shown on page 3), required off-street parking totals 222 spaces. The proposal provides for a mix of one and two car garages with attached driveways. Garages plus driveways total 352 off-street spaces. In addition, 50 perimeter parking spaces are shown at locations along future streets. With 402 total off-street parking spaces, this exceeds the required parking by 180 spaces. There are an additional 21 spaces for “seasonal and recreational vehicles” as required by the code for buildings with five or more units (MC 17.104.100). The clubhouse parking lot will serve up to 30 vehicles. Less the clubhouse parking, there are just shy of three off-street parking spaces available per unit.

Single car garages have had a notorious reputation in New Castle. Single car garages tend to function as miscellaneous storage rather than vehicle storage. Even with a garaged vehicle, storing anything more, such as garbage bins, is problematic. As a result, tenants of these single garage units will invariably need additional off-street parking. The planning commission will need to decide whether the proposed parking is amenable to the comprehensive plan given the history of these designs in past developments.

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

Police: The application anticipates an increase of approximately 354 new residents at build-out (page 5). There is no indication at this point that this increase would compromise police service. An additional police FTE would usually only be considered if the population increase approached 1,000.

Fire: In light of the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now stresses improving the resiliency of structures and the defensible space around them (Goal EN-8). Replacing conventional materials with those considered fire resistant, particularly in buildings along the perimeter of the development, buys time for fire firefighters during a wildland fire incident and inhibits fire spreading outward from its source. Mandating defensible space in the HOA design criteria commensurate with the recommendations of the Colorado State Forest Service could be part of a successful management plan. Comment from the applicant on these measures would be expected at future review meetings.

Public Works: The CVR 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 (6/2/22) the PUD has 866 units plus nine additional under construction and no commercial space. With 136 new units the PUD is still well short of the 1,400 EQRs. The current sewer treatment plant can handle the full build-out of both CVR and Lakota.

Streets: Per comment from the Public Works Director, the town contemplates maintenance of all future streets once all public improvements are approved. At dead end streets, cul-de-sacs are also recommended in lieu of T-turnarounds. Exhibit C shows a recommended ROW design of 58 feet in contrast to a 50 foot proposed design (page 12).

Open Space: Per comment from the Public Works Director, all proposed open space and natural trails, proposed as a town wide amenity, should be identified on the plat and maintained by the Town. Interior trails, pocket parks, and courts meant for use mainly by the tenants should be maintained by the HOA.

Snow Storage: Snow removal is not indicated in the narrative nor the site plan. Because of the various issues with snow impacts, staff will work with the applicant to implement the strategies identified by the Public Works Director in Exhibit B. Detached sidewalks with localized snow storage areas, are preferred in addition to the prohibition of on-street parking during snow events. Alternative methods may be considered.

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

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

Vehicular Circulation: Road, sidewalk, and trail design is a critical component to any new development in New Castle. To optimize circulation, the applicant is committed to connecting N Wild Horse Dr. between Alder Ave. to Castle Valley Blvd. This effort will complete the section currently underdeveloped along the east side of VIX Park. Of note, nearly 1/5th of this new road section is outside the applicant's property boundary. However,

because of the importance of circulation and public safety, the applicant has agreed to work with the neighboring property owners, particularly CVR Investors, to realize this link. Staff anticipates that the connector will match the existing right-of-way design, including detached sidewalks with landscaping.

Bicycle/Pedestrian Circulation: The applicant has made a point not to disrupt the existing trail between VIX Park and the BLM land. A pedestrian culvert between buildings 13 & 14 (page seven) will allow uninterrupted passage of bicycle and hiker traffic below the street. Moreover, streets are purposely not connected through the design's interior in order to preserve an idyllic experience for trails users. T-turnarounds rather than cul-de-sacs were provided at dead-end streets to minimize encroachment of roads within trail and open space corridors. The design currently employs attached sidewalks along 50' rights-of-way so that open space is maximized elsewhere. The town preferences detached sidewalks since they contribute to pedestrian safety, snow storage, and reduce curbside clutter. The Planning Commission will need to weigh the trade-offs of either design options.

5) *Is the natural character of the land preserved?*

Topography: The site plan (page seven) follows the sloping topography downhill from northeast to southwest. Each building block generally steps down with the slope. Since building lengths are significant (120ft to 171ft) vertical terracing of each unit as opposed to building in additional to potential horizontal offsetting along road curves is recommended. Displacement between units helps to limit cut-and-fill and reduce the need for retaining walls. Such designs are more visually pleasing on rolling terrain. The design seeks to preserve existing drainage features such as that found on the central single-track trail which runs southwest to northeast.



The ridgeline associated with Sunset Trail to the west of the development is a prominent visual feature for all New Castle residents. Per policy EN-6B, visual access to the ridgeline should be confirmed by the applicant. In other words, the ridge should be visible to the rest of New Castle residents once buildings are constructed? Viewshed protection is vital, particularly for onlookers off of CVB. To mitigate building mass at the southwest elevation, modest sized berms and drought resistant conifers and/or shrubs could provide sustainable and more organic screening methods as it does in other areas of town.

IV Staff Recommendations

1. Design snow storage locations, on-street parking, and separated sidewalks as part of an overall winter road maintenance plan which optimizes the pedestrian experience.
2. Demonstrate that all street intersections shall meet at right angles.
3. Provide "story-poles" to demonstrate building heights do not obscure viewsheds in the direction of Sunset Trail.
4. Parking lot lighting will need to be sensitive to dark-sky compliance per the

comprehensive plan. Demonstrate that *all* lighting will limit light trespass. Parking lot lighting should be on timers to reduce lighting at night time while maintaining security lighting as needed.

5. Offer a limited number of rent reduced units for local emergency responders, town support personnel, school district employees, or employees in the town.
6. Terminate interior trails at streets rather than parking spaces.
7. Consider a larger pool amenity for fitness purposes.
8. Provide fire apparatus road along north and west property boundaries per recommendation of the fire marshal.
9. Provide fire resistant construction per fire marshal recommendations (pending).
10. The applicant shall comply with all recommendations of the Town Public Works Director and Town Engineer set forth in their letters dated June 1, 2022.
11. Include perpendicular parking along the entire boundary of VIX Park during development/replacement of N Wild Horse Dr.
12. Specify on plat open space to be maintained by the HOA and open space maintained by the Town.
13. Provide a water sampling station per the recommendations of the Town Engineer and Public Works Director.
14. Each townhome unit will be provided with separate water and sewer service directly from the main. Gas and electric service must run directly to each unit from the building exterior rather than through crawlspaces or attic spaces.

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 review, but prior to the preliminary plan application, the applicant shall conduct a community open house meeting to present the proposal to 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. P&Z Sketch Plan Submittal – June 2, 2022
- B. Comments from Public Works Director – June 1, 2022
- C. Street Design from the Public Works Director – June 1, 2022
- D. Comments from Town Engineer – June 1, 2022
- E. Land Area Exhibit – May 24, 2022

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



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

June 1, 2022

Paul,

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

Streets and sidewalks:

The main development roadway should have a minimum right-of-way of fifty eight feet (58), with a paved portion of thirty-six feet (36'), measured flow line to flow line. Pinch points for traffic calming and pedestrian crossing will be considered. Sidewalks are required on both sides of all streets and shall be at least five feet (5') wide and detached from the roadway. Residential streets shall generally have a "mountable" curb. See attached Residential Streets Cross Section.

Two of the interior residential streets have been designed as dead-end streets. The Town's Municipal Code does not permit this design standard. Dead-end streets do not efficiently and safely accommodate all modes of travel, particularly emergency vehicles, maintenance vehicles, and delivery vehicles. Dead-end streets often result in conflict between private property owners and vehicle operators, especially when vehicle operators require the use of private property to safely turn around. These streets should be designed as a Cul-de-Sac.

North Wild Horse Drive should be constructed to include perpendicular parking (90 degree head in) along the entire boundary of VIX Park.

Comprehensive Snow Removal Plan:

The Public Works Department requests that the applicant place "No Parking On Street 48 Hours After A Snow Fall Event Of 2" Or More." signs throughout the neighborhood. The same approach is currently in use in other residential areas and it has proven to be extremely effective and well received by residents.

Snow storage sites should be included in the development design and also in the final plot. Snow storage sites should have a minimum functional area equaling 15 percent (15) of the paved area shall be provided contiguous to the right-of-way. These sites should be free of obstructions including fences, utility boxes, bushes and large landscape boulders. Individual snow storage areas shall not be separated by more than 300 feet.

Utilities:

Each townhome unit must be provided with an individual potable water and sanitary sewer service line, connecting directly to the mains.

We request that the developer include an additional potable water service line and curb stop to supply a water sample station. The sample station will be purchased and installed by the Town. The additional service line and curb stop should be centrally located in the development.

The fire Hydrant manufacturer is not listed. Fire hydrants must be Kennedy K-81.

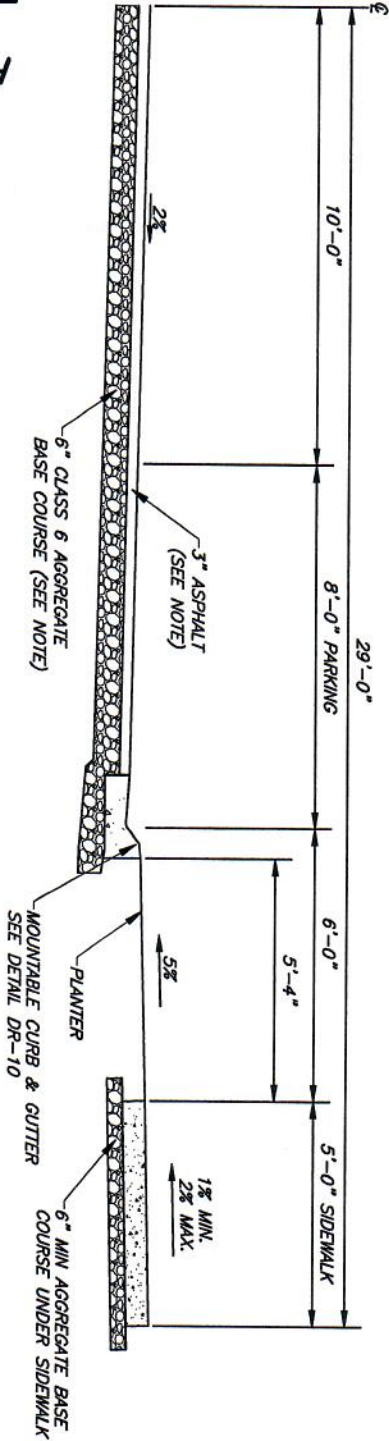
Open Space:

The pocket parks, outdoor social spaces, sport courts, neighborhood parks, club house, and paved internal trails should be privately maintained by the HOA.

The recreational natural trails and the proposed open space should be maintained by the Town of New Castle.

RESIDENTIAL STREET
 58'-0" ROW SECTION
 TOWN OF NEW CASTLE
 NOT TO SCALE
 DWG: ST-10

RECOMMENDED RIGHT OF WAY
 CROSS SECTION



NOTE:
 ASPHALT AND BASE DEPTHS IDENTIFIED ARE
 MINIMUMS. PROVIDE DEPTHS AS DETERMINED BY
 SOILS REPORT AND ENGINEERS DESIGN BASED UPON
 PROJECTED TRAFFIC CONDITIONS, LOADING AND SOIL
 STRENGTHS.

RESIDENTIAL STREET 58'-0" ROW
 NOT TO SCALE

June 1, 2022

Mr. Paul Smith, Town Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

**RE: New Castle Townhomes – Sketch Plan
BLD Group**

Dear Paul,

Please let this letter serve as a report discussing our concerns and comments prepared following our review of the submittal made by DHM Design on behalf of the BLD Group. Please note the following:

1. The infrastructure master plan performed in 2002 contemplated that Planning Areas 8, 9 and 10 (of which this area is comprised) would be comprised of 115 EQR from this area. These numbers were used in the planning of downstream infrastructure. Note however, that for several of the earlier planning areas that not all of the contemplated EQR were constructed. An update to the accounting of the EQR's should be performed for CVR.
2. Water service in this area of CVR will require being tied onto the Lakota Tank for adequate service pressure, fire flow volume and storage. Ties into "stubbed" infrastructure from Lakota Canyon Ranch are reported in as-built drawings as being 10" ties in the vicinity of the driving range/cart barn area and at the west end of Silverado Trail. Given the location of the east boundary line as related to the two tie locations, the developer will need to coordinate with CVR Investors (owner's of adjacent property) to gain access to these waterline tie locations. Obviously, the water system will also need to tie into the existing 10" line in North Wildhorse. As these tie locations are made, they will need to be made with a pressure reducing valve/vault.
3. When planning the water system layout within the subdivision, access to the entire water line will be necessary for future maintenance and access. Likewise, we will need to have no dead-end lines (ie., all lines shall be looped). Provision of a water sampling station would be needed at the most distal point in the system (likely the north end of subdivision, centrally located).
4. Sewer service will need to be contemplated to be taken from either the east end of the existing collection line on North Wildhorse adjacent to the west end of VIX park or from the west end of the existing collection line also located in North Wildhorse but adjacent to the west boundary line of Filing 9. This is the north end of the southerly paved portion of North Wildhorse. Tying to both locations may be contemplated as well.
5. Given the magnitude of the area tributary to the draw that bisects the subdivision, care must be taken to assure that any improvements that are constructed in the open space are constructed to be outside the 100-year flood plain and/or designed to resist erosion from excess velocities and are not going to

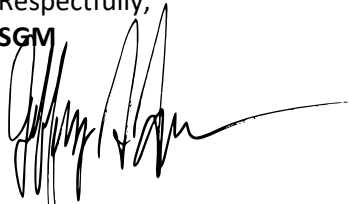
negatively impact the flow carrying capacity of the draw. No buildings, parking lots or roadways shall be located in the 100-year floodplain.

6. North Wildhorse will need to be completed from its existing terminus on the west side of the site to the end of the existing street on the west end of Filing 9. Coordinate with P&Z and staff as to the development/replacement of the existing parking perpendicular to the curb line adjacent to the park. Provide a cross section that matches North Wildhorse that includes the existing improvements as well as the previously stated parking improvements.
7. Within the subdivision, streets will need to be designed to follow the street standards outlined by the Public Works Director, complete with snow storage. Provide a cul-de-sac at the dead end streets in lieu of the tee turnaround proposed.
8. Provide street intersections at right angles, no “angled” intersections should be proposed.
9. For dry utilities, when preparing preliminary/final plan, provide a preliminary layout of the proposed dry utilities complete with anticipated pedestal and transformer locations so as to properly evaluate the provision of adequate snow storage, landscaping and lighting.
10. As subsequent designs are performed, the water system and raw water system designs will need to be coordinated with the Town to be modeled in the Town’s water models for both systems. It should be anticipated that there will likely be the need to install pumping capacity for raw water infrastructure in the upper portions of the proposed subdivision. There also will likely be the need to provide a minimum 4” tie to the raw water line in Castle Valley Boulevard adjacent to the west boundary line of Filing 9.
11. Coordination with Town Staff will be necessary to define HOA maintained open space and trails as well as Town maintained open space and trails when developing the final design for open space and trails.

Upon your receipt and review, if you have questions, please don’t hesitate to call.

Respectfully,

SGM



Jefferey S. Simonson, PE
Principal/Town Engineer

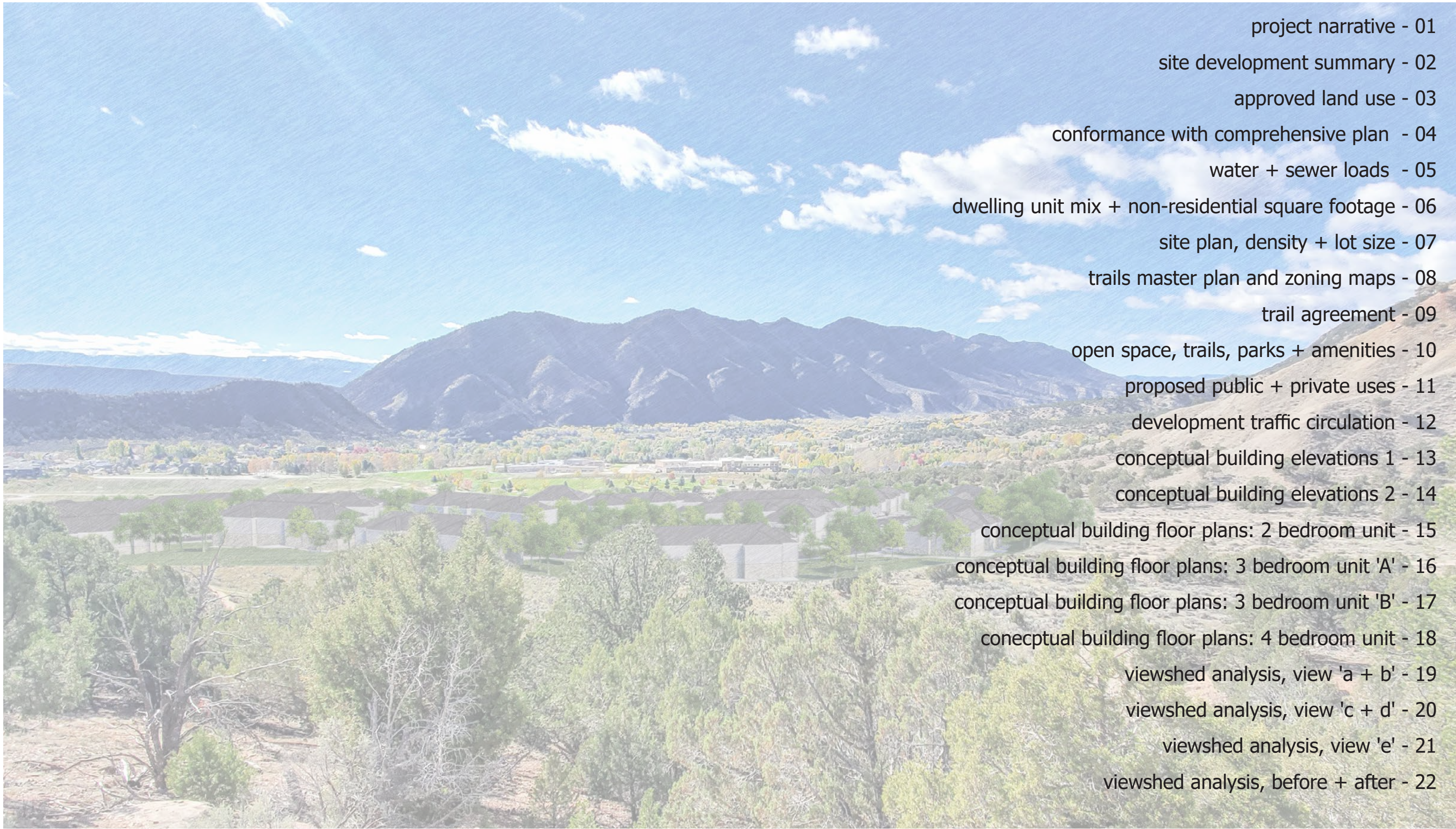


INTERNATIONAL CONSTRUCTION
& DEVELOPMENT ADVISORS, INC.
Architects - Planners - Construction Consultants



New Castle Townhomes - Sketch Plan

New Castle, Colorado - 04.21.2022
Updated 06.01.2022



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Site Vicinity

The project site is approximately 59.066 acres in the northeast corner of the Castle Valley Ranch (CVR) PUD subdivision. The property adjoins the Lakota Links golf course (holes 8 and 9, and the maintenance facility) to the east, vacant land to the north (zoned R/L), single family residential and VIX Park to the west, and vacant land to the south (zoned R and M/U1). Access will be via the planned extension of North Wildhorse Drive; utility services will also be via connection to/extension of existing services in North Wildhorse Drive and connection to Tank 3 water storage operating a looped system per existing agreements.

Site Existing Conditions

The site generally consists of gently sloping sage, pinon/juniper, and open meadow/pasture ground. The northwest corner of the property includes steeply sloping hillside, and a natural drainage channel bisects the property from the northeast to the southwest. This drainage is connected to the larger Castle Valley Ranch drainage system, connecting at the north to a detention structure on Lakota subdivision property, and continuing southwest off of the subject property through culverts and open channels to existing conveyances at Castle Valley Boulevard.

A number of natural-surface recreational trails criss-cross the property, connecting to trails north, east, and south of the property. Several of these trails are mapped and connected to a trailhead on the property near VIX Park. The property is otherwise undeveloped.

The property is currently designated with the "R" (Residential) overlay within the CVR PUD. The approved zone district, MF-1, is applied to this project. The proposed project conforms with the underlying zoning codes, the approved PUD, and the comprehensive plan.

Proposed Development

The proposed residential development includes 136 townhome-style rental homes, generally situated on the lower (southern) half of the property. Specific priorities/highlights of the development include:

- Clustering of residential units
- Increasing diversity of housing types within CVR
- Preservation of open space / undeveloped acreage: approximately 50% of the property
- Public trailhead and trail access through property, maintaining character and connectivity of the existing trail experience
- Road and building siting responding to existing topography
- Internal neighborhood common spaces, including lawn parks, community building/pool, sport courts, paths & trails
- Connectivity to town street and pedestrian networks
- Buffering of neighboring properties

parcel id 212329300194

size 59.066 acres

undeveloped approximately 31.46 acres "natural open space" - 53% of parcel
undisturbed site acreage outside of development area

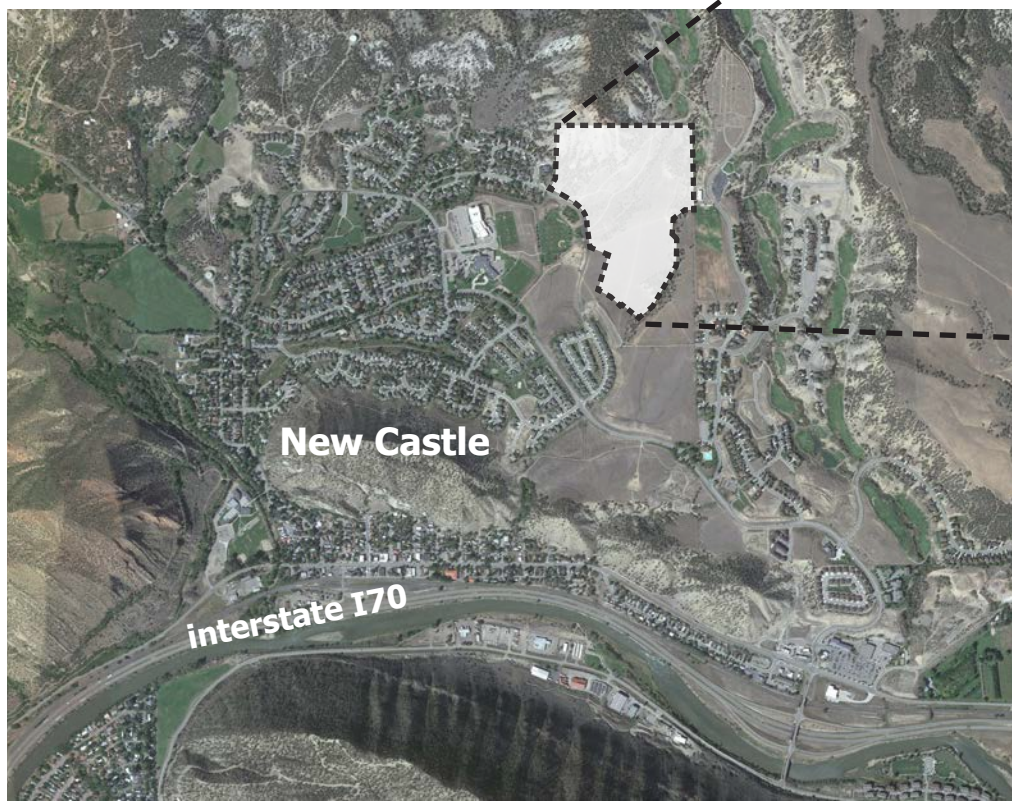
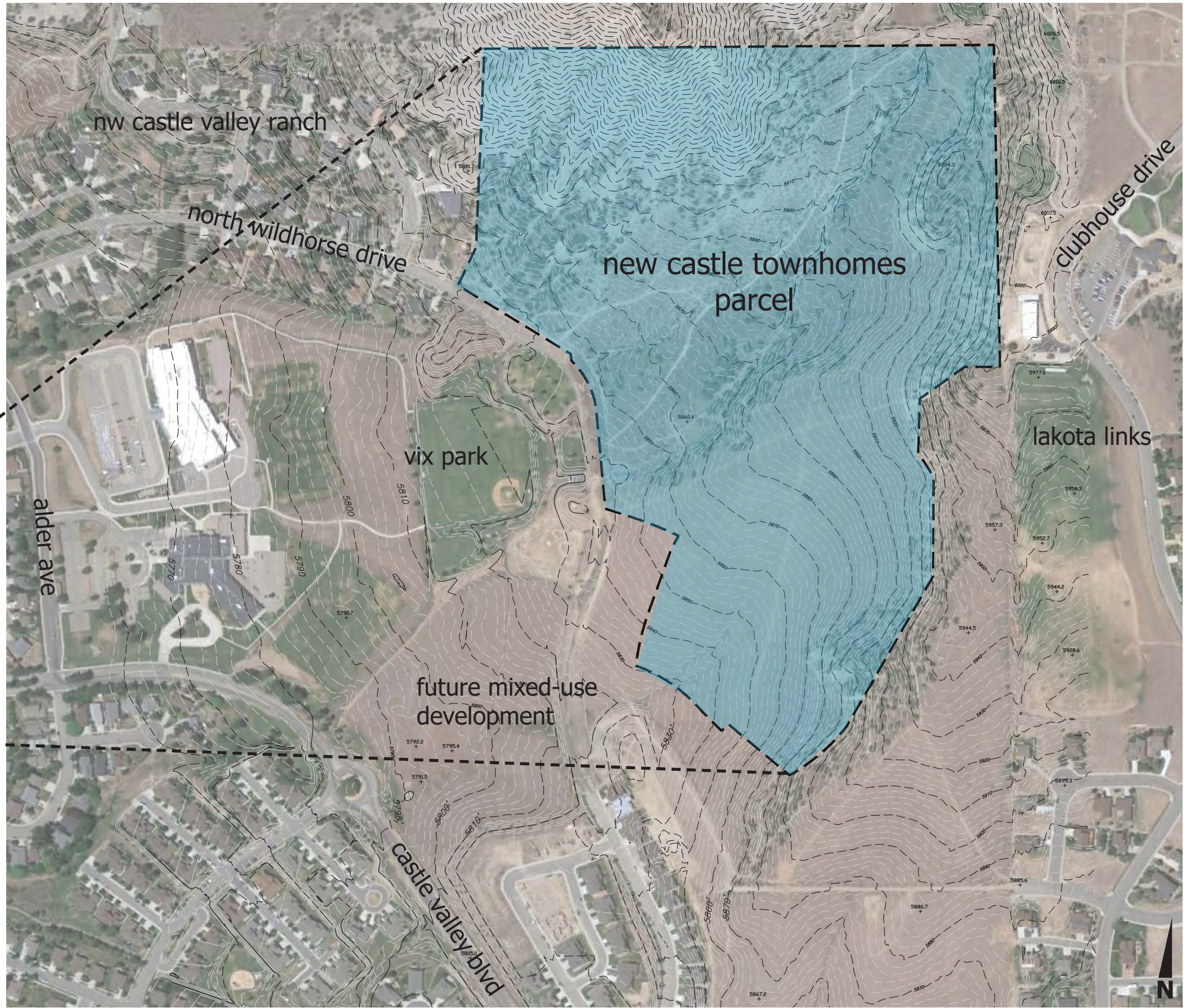
approximately 46.03 acres "total open space" - 78% of parcel
passive open space + lawns, landscaped areas, natural areas and public or private trails/recreation areas

density 2.3 units/acre (total); +/-4.6 du/ac in developed site area. 2,200 SF lot area per unit (19.8 du/ac) max density (per CVR MF-1 Zone District)

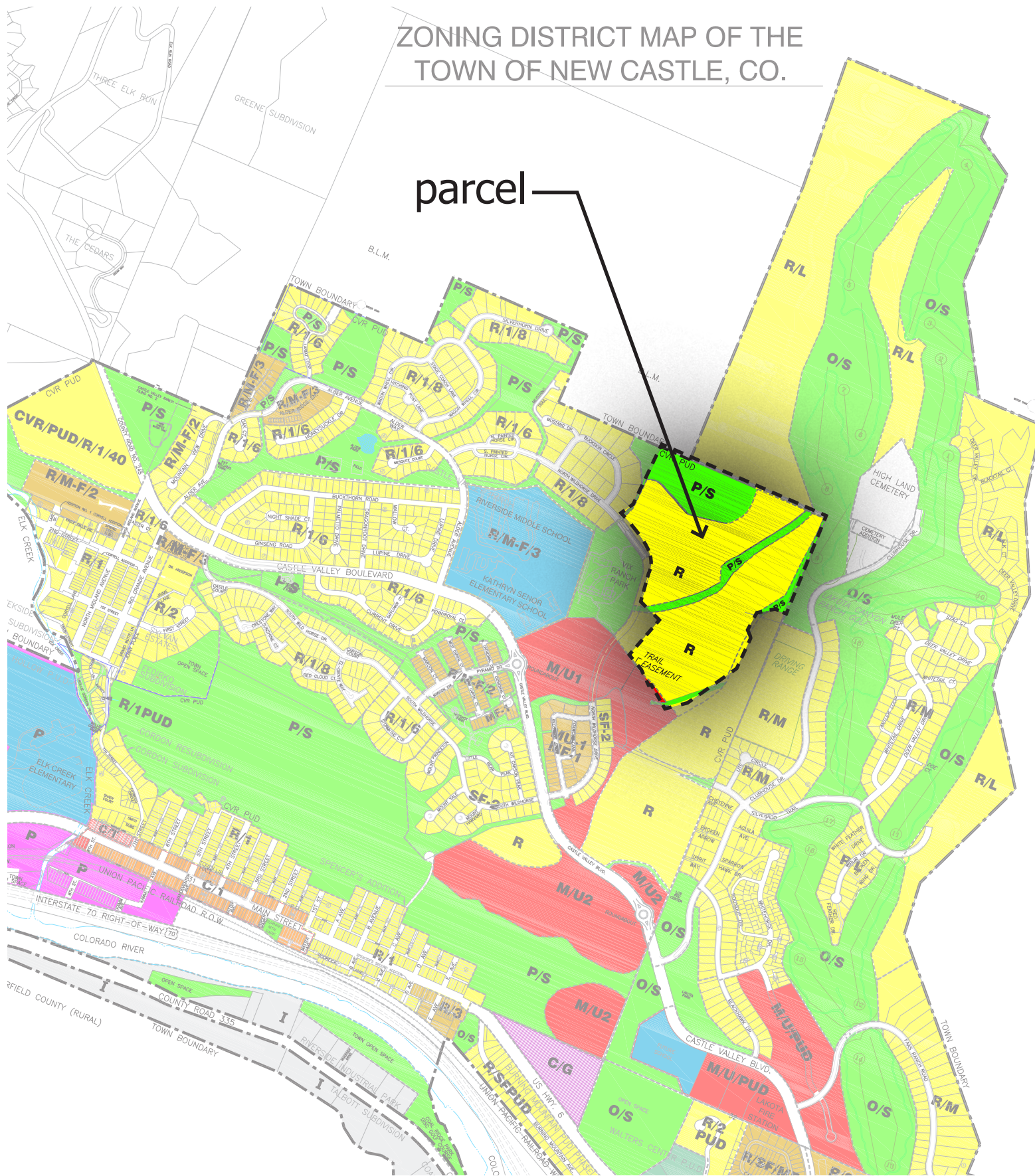
priorities clustered units, maintain trail connectivity, internal open space connectivity, sensitivity and connection to existing/surrounding land uses.

adjacent vix park, lakota links golf course, public open space, nw castle valley ranch neighborhood, future mixed-use development to the south

current owner cts investments, llc



ZONING DISTRICT MAP OF THE TOWN OF NEW CASTLE, CO.



approved zone district MF-1 ("Residential Multifamily-1")

approved use - Multifamily dwellings and clubhouse

**open space - natural open space: approximately 53%
total open space: approximately 78%**

** meets or exceeds minimums of 2nd amended annexation agreement and master plan*

parking -

required	proposed
<p>'general parking'</p> <p>buildings 1-4 units = 2 spaces/du buildings 5+ units = 1.5 spaces/du required total: 222 spaces</p>	<p>proposed: 402 spaces (176-garage + 50 off-street + 176 driveway)</p>
<p>'seasonal + recreational vehicle parking'</p> <p>(1) space for every 5 units of 5-plex or greater required: 20</p>	<p>proposed: 21</p>
<p>'clubhouse parking' parking area = clubhouse area required: 30</p>	<p>proposed: 30</p>
<p>TOTAL REQUIRED SPACES: 272</p>	<p>TOTAL PROPOSED SPACES: 453</p>

approved land use

Comprehensive Plan Conformance Checklist - Sketch Plan Statements

Foster distinctive, attractive communities with a strong sense of place and quality of life

The site location provides many opportunities for outdoor recreation, with connections to trail networks, public parks, and open space. Internal to the project, a series of interconnected open space areas and a neighborhood community building with pool, exercise facilities, and sport courts encourage community gathering and physical activity. The project is designed to respond to existing site conditions, preserving existing pinon-juniper hillsides and the existing drainage channel and adjacent vegetation as features of the project.

Demonstrate that individual project fits into a fully-balanced community land use structure

The proposed development is consistent with the intent and approvals of the CVR PUD.

Ensure a mix of uses that complement the existing New Castle land-use patterns

As a part of a master-planned development, the proposed development supports the intended land use types and patterns as identified in the Future Land Use Map and approved CVR PUD.

Create walkable communities with non-vehicular interconnection between use areas

The proposed plan integrates with the existing CVR street and sidewalk system, with easy access to the multi-use trail system at VIX Park. Recreational trail connectivity is provided within the project and to existing natural-surface trails to the north, east, and south of the subject property.

Guarantee a balance of housing types that support a range of affordability

The townhouse-style rental format of the proposed development adds diversity to the housing stock available in the community.

Preserve open space, farmland, natural beauty, critical environmental areas, and wildlife habitat

The development plan preserves approximately 50% of the site area as undeveloped and largely undisturbed (except for natural-surface, recreational trails); the development is clustered at the lower-elevation half of the site, limiting impact to off-site views and preserving visual connectivity to public lands to the north.

Encourage economic development and supporting hard and soft infrastructure

The proposed development completes the planned connection of North Wildhorse Drive and advances the comprehensively-planned CVR neighborhood.

Concentrate development in ways which provide efficient and cost-effective services

The clustered plan is sited to connect efficiently to existing infrastructure within the CVR subdivision; the connection to - and completion of - North Wildhorse Drive provides access to the development and increases connectivity within the surrounding neighborhood without adding unnecessarily complex or extensive infrastructure to the existing systems.

ESTIMATED WATER/SEWER REQUIREMENTS

Date: 3/11/2022
 HCE Project No: N/A
 By: MGG

WATER (OVERALL DEVELOPMENT)		NOTE
No. EQR's	139.3	1
Average Daily Domestic Demand @ 350 GPD/EQR	48,755 GPD	
Fire Flow Required	1,500 GPM	2
Max. Day (Average Daily x 2.0)	97,510 GPD	
Peak Flow (Average Daily x 2.5)	121,888 GPD	
Max. Day Demand	1,602 GPM	3,4
SANITARY SEWER (OVERALL DEVELOPMENT)		
Domestic Average Day Use	39,004.0 GPD	5
Peak Flow (Average Daily x 2.5)	97,510.0 GPD	
Peak Flow (CFS)	0.151 CFS	

Notes

- 1) EQR classifications and EQR rates per ToNC municipal code section 13.20.060 - Tap fees
- 2) 2 hour minimum duration.
- 3) 1 day calculated as 16 hours.
- 4) Fire flow included for 1 building in max day demand
- 5) Calculated as 80% of average daily domestic water demand

note: raw water is available for landscape irrigation; the applicant intends to connect to these resources pending evaluation of the system's point of connection and capacity

EQR CALCULATIONS

Date: 3/11/2022
 HCE Project No: N/A
 By: MGG

Classification	Unit Type	No. Units	EQR/Unit	Total EQR
2B	2 Bedroom	10	0.8	8
2C	3 Bedroom - Type "A"	86	1.0	86
2C	3 Bedroom - Type "B"	24	1.0	24
2C	4 Bedroom	16	1.0	16
Clubhouse				
7A	One Bathroom (1-3 fixtures)	1	1.0	1
7B	For each additional sink	10	0.2	2
7C	For each additional toilet	5	0.2	1
7D	For each additional urinal	1	0.2	0.2
7F	For each additional fixture not listed	4	0.2	0.8
11	Swimming Pool (7500 gal)	0.3	1.0	0.3
TOTAL EQR				139.3

Notes

- 1) EQR classifications and EQR rates per ToNC municipal code section 13.20.060 - Tap fees

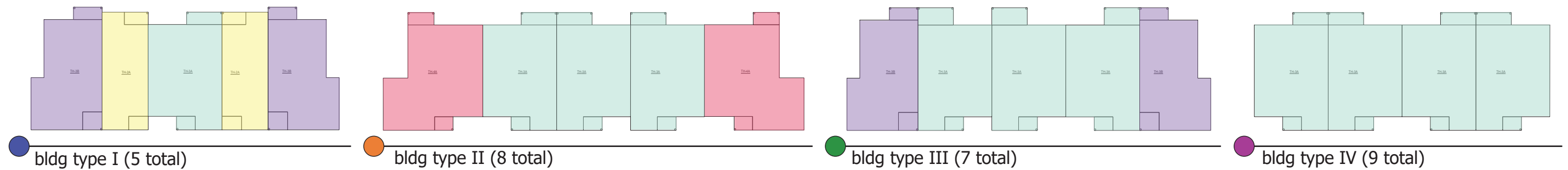
estimated number of residents

136 (units) x 2.6 (per unit) = 354 residents

estimated number of employees

+/-5 (directly employed as a result of this development, including administrative management, facilities management, maintenance staff. does not include estimate of other service employees related to municipal/community services)

TOWNHOUSE BUILDING TYPES										
BUILDING TYPE		TYPE I		TYPE II		TYPE III		TYPE IV		NUMBER OF TOWNHOUSES
# OF BUILDINGS		5		8		7		9		
TH TYPE	DESCRIPTION	#THs	TOTAL	#THs	TOTAL	#THs	TOTAL	#THs	TOTAL	
TH-2A	Master 2nd Flr Single Garage	2	10	-		-		-		10
TH-3A	Master 1st Flr Single Garage	1	5	3	24	3	21	4	36	86
TH-3B	Master 2nd Flr Double Garage	2	10	-		2	14	-		24
TH-4A	Master 1st Flr Single Garage	-	-	-	-	-	-	-	-	-
TH-4B	Master 1st Flr Double Garage	-		2	16					16
TOTAL TOWNHOUSES			25		40		35		36	136



NEW CASTLE - TOWHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE				TOTAL AREA (SF/TH)	TOTAL AREA (136 TOWNHOUSES)
			FLOOR LEVEL	UNDER AC (SF)	TOTAL AREA (SF/TH)	ENTRY (SF)	TERRACE (SF)	GARAGE (SF)	SUBTOTAL (SF)		
TH-2	2	10	1ST	553	1235	43	48	247	338	338	15,730
			2ND	682		0	0	(Single)			
TH-3A	3 (master in ground)	86	1ST	812	1400	42	72	247	361	361	151,446
			2ND	588		0	0	(Single)			
TH-3B	3 (master in 2nd Flr)	24	1ST	508	1333	58	58	482	598	598	46,344
			2ND	825		0	0	(Double)			
TH-4B	4 (Double master)	16	1ST	923	1511	42	53	459	554	554	33,040
			2ND	588		0	0	(Double)			
TOTAL		136									246,560



proposed housing 136 total rental townhomes (29 total buildings)

density 2.3 units / acre

lot size Parcel to remain at 59.066 acres
(no subdivision is proposed;
townhomes will be for rent)

bldg type #1 ● (5) total buildings

bldg type #2 ● (8) total buildings

bldg type #3 ● (7) total buildings

bldg type #4 ● (9) total buildings

— trail underpass at road

— emergency vehicle t-turn

— drainage route

— play area + outdoor shade pavilion

— clubhouse, pool, sport courts

— retaining wall

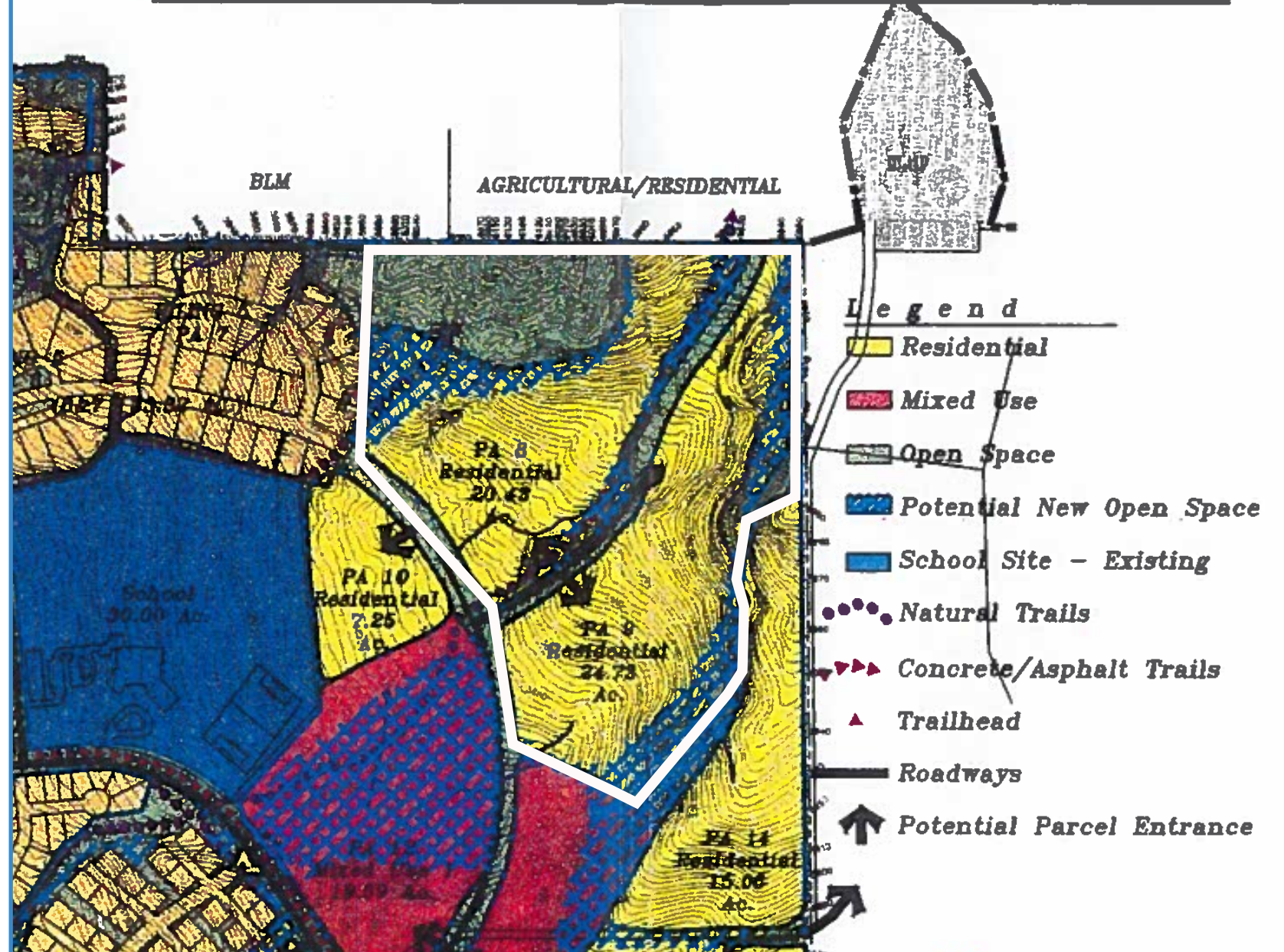
— off street parking area

— attached sidewalk

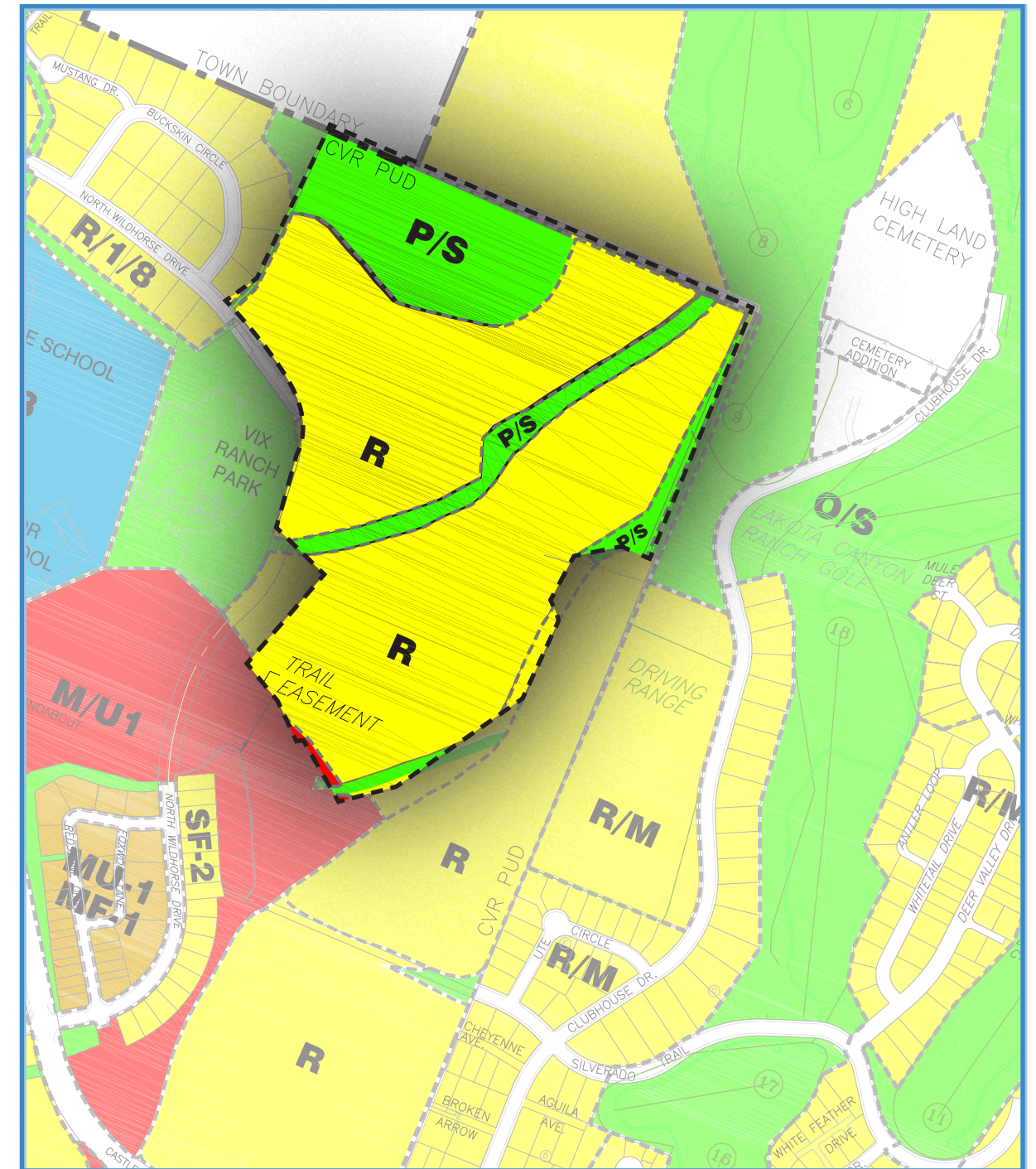
— southwest open space /stormwater management (if needed)

— emergency vehicle t-turn

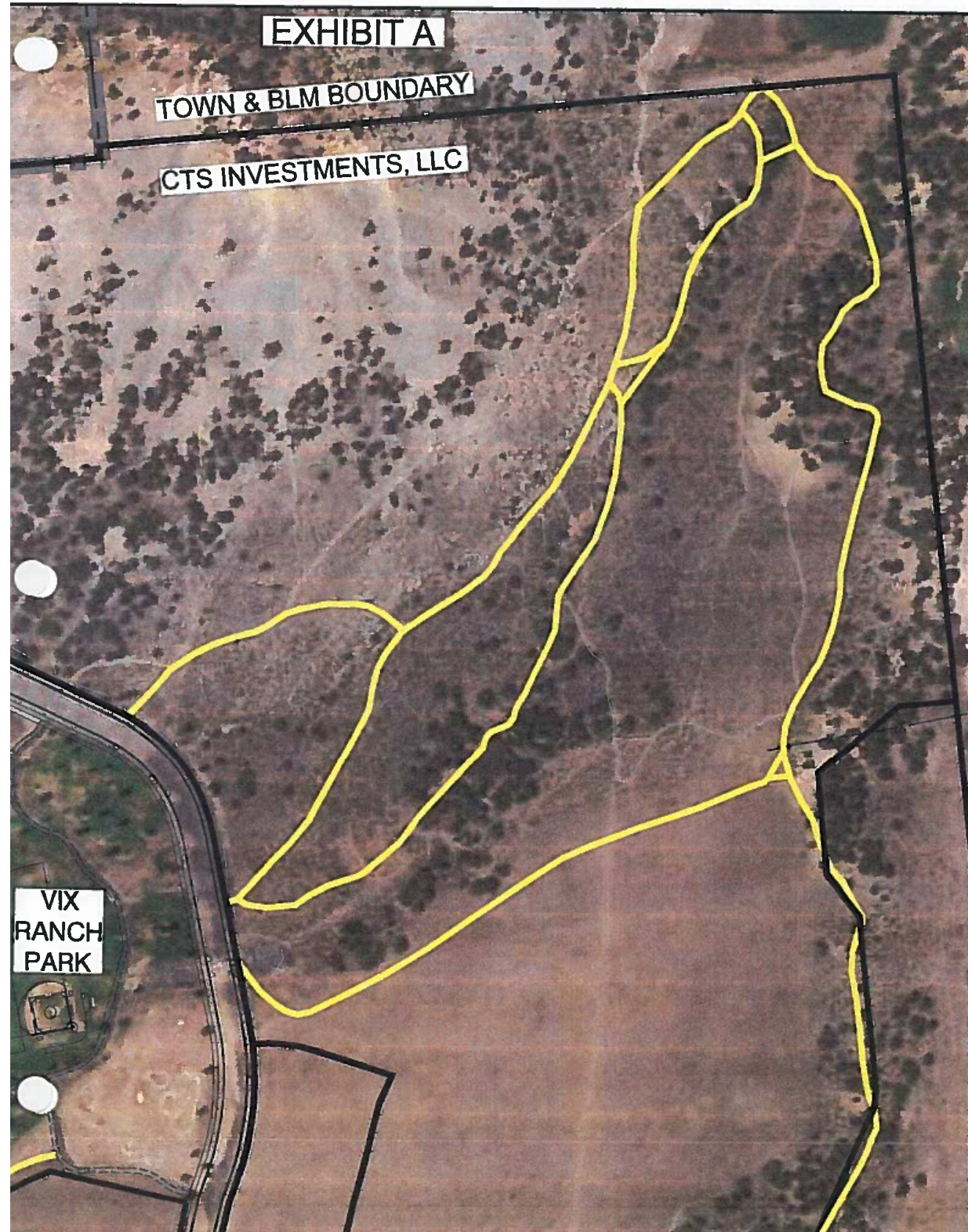
UPDATED MASTER PLAN MAP CASTLE VALLEY RANCH



master plan map 2000 -
illustrates intended open space and trail corridors



current zoning plan -
reflects intended open space and trail corridors



A. trail agreement exhibit a



B. vix park trailhead map



C. snippet of new castle trails map

trail agreement specifies recognized trails and trails to be abandoned



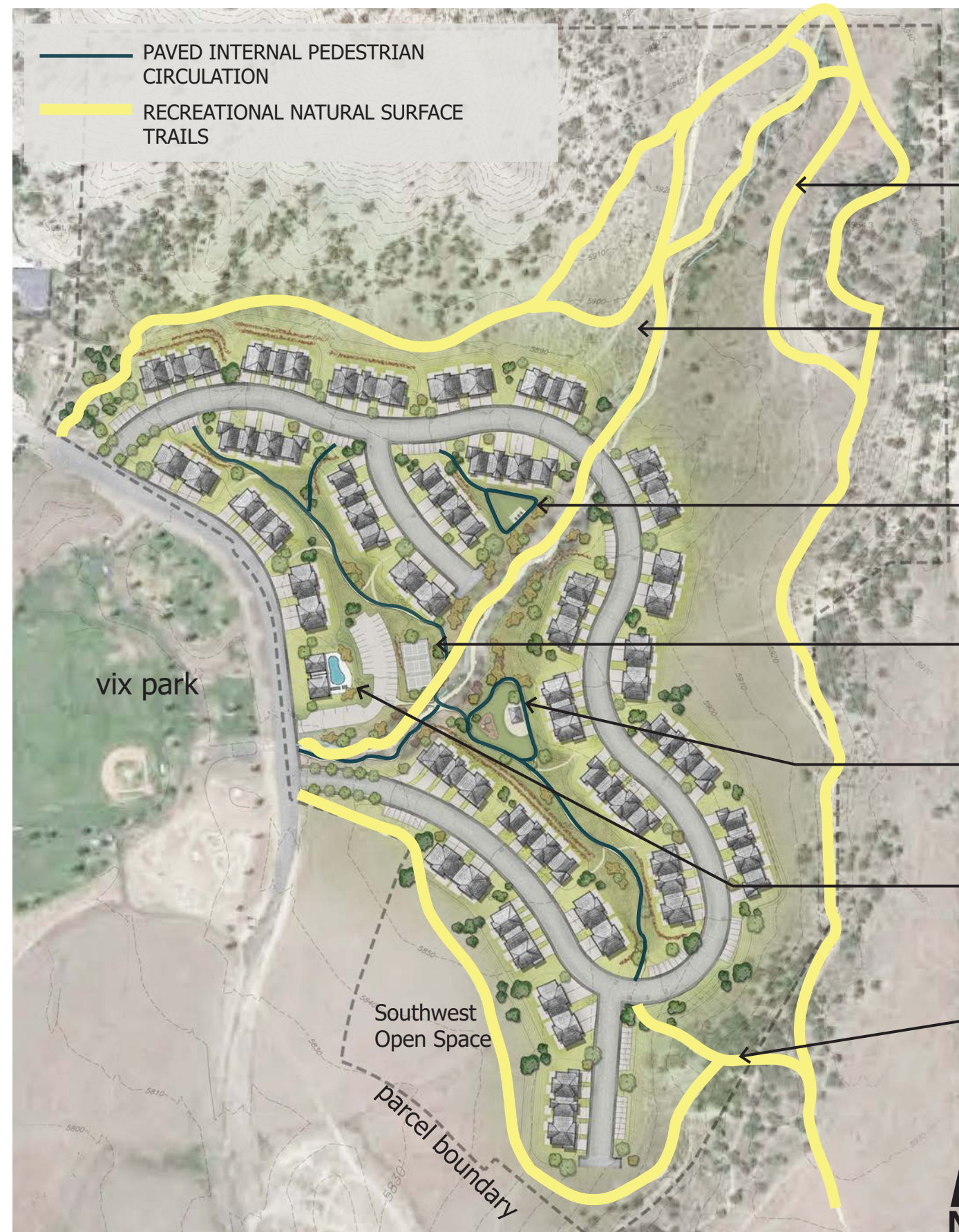
maintain trail connection to adjacent vix park



realign existing trails through new development



dedicate additional parcel area to public open space



proposed open space

dedicate an additional +/- 50% of the total parcel area to public open space

trail connections

realign existing trail routes through development to maintain overall trail connectivity

pocket park / outdoor social space

small neighborhood gathering area with bench seating + enhanced plantings

sport courts

neighborhood, volleyball and or pickle-ball courts

neighborhood park

large children's play area with shade structure seating and turf grass area

clubhouse

neighborhood clubhouse with fitness, pool + flexible meeting areas

connect to existing

connect new trail system to existing

open space, trails, parks + amenities



public trail connections



pedestrian circulation through internal open spaces



private neighborhood clubhouse



townhouse patios backing to greenspace



neighborhood amenity

includes parks, sport courts + off-street parking areas

recreational natural surface trail

maintains and enhances connections to existing trail systems

private neighborhood clubhouse

amenity for neighborhood residents



vix park

main development roadway

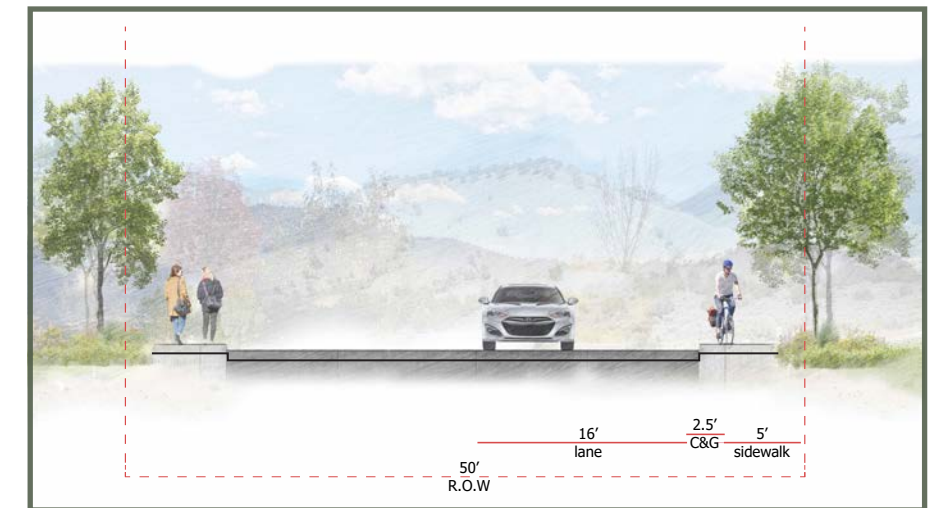
to be two-way directional traffic & minimal width

clubhouse parking

to be two-way directional traffic with 90 degree head in parking stalls

north willdhorse drive

shall be extended from the north to the south and capture both entrances to development, and join north willdhorse drive to the south at existing development



typical street section - draft, NTS

development traffic circulation



FRONT ELEVATION

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LEFT ELEVATION



BACK ELEVATION

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RIGHT ELEVATION

Notes:

- 1) Elevations are conceptual and represent overall character and approach to massing, articulation, materials, and unit grouping only.
- 2) As shown, maximum building height (to top of ridge) is 28'-4". Maximum height in MF-1 zone district is 35'



FRONT ELEVATION

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LEFT ELEVATION



BACK ELEVATION

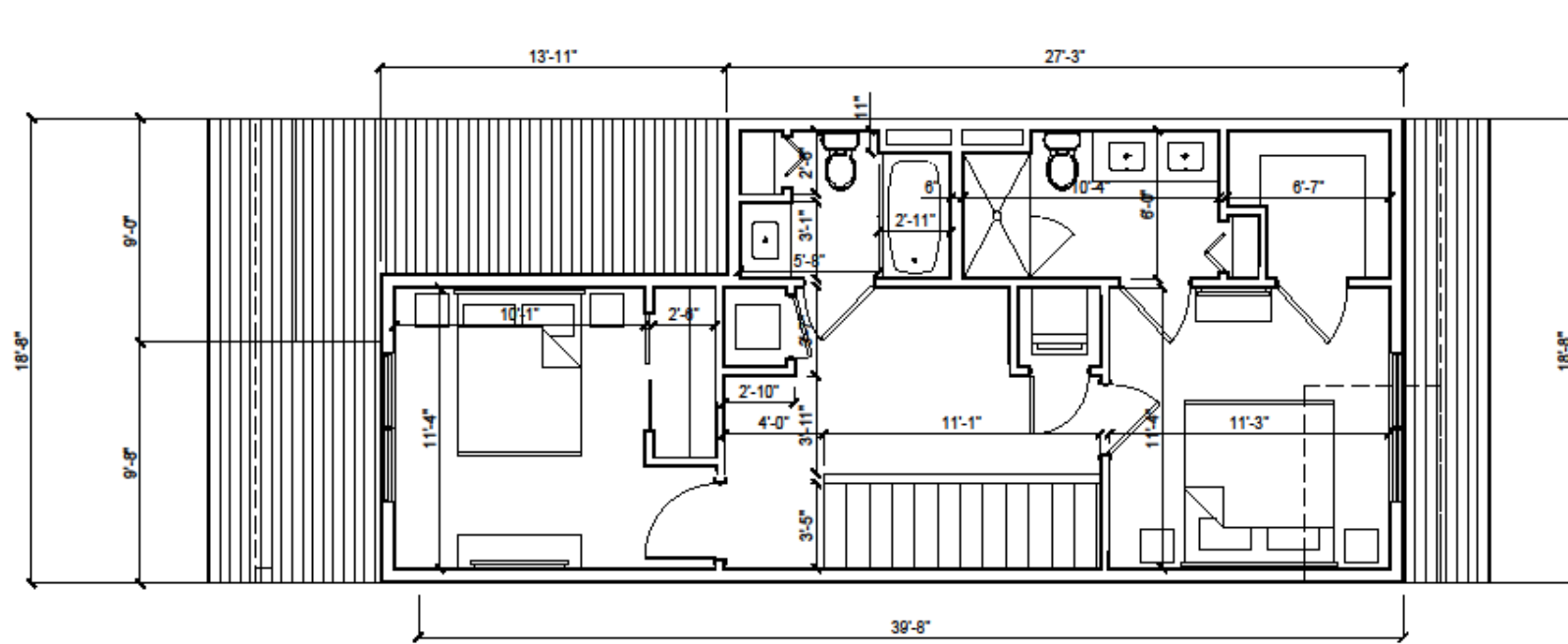
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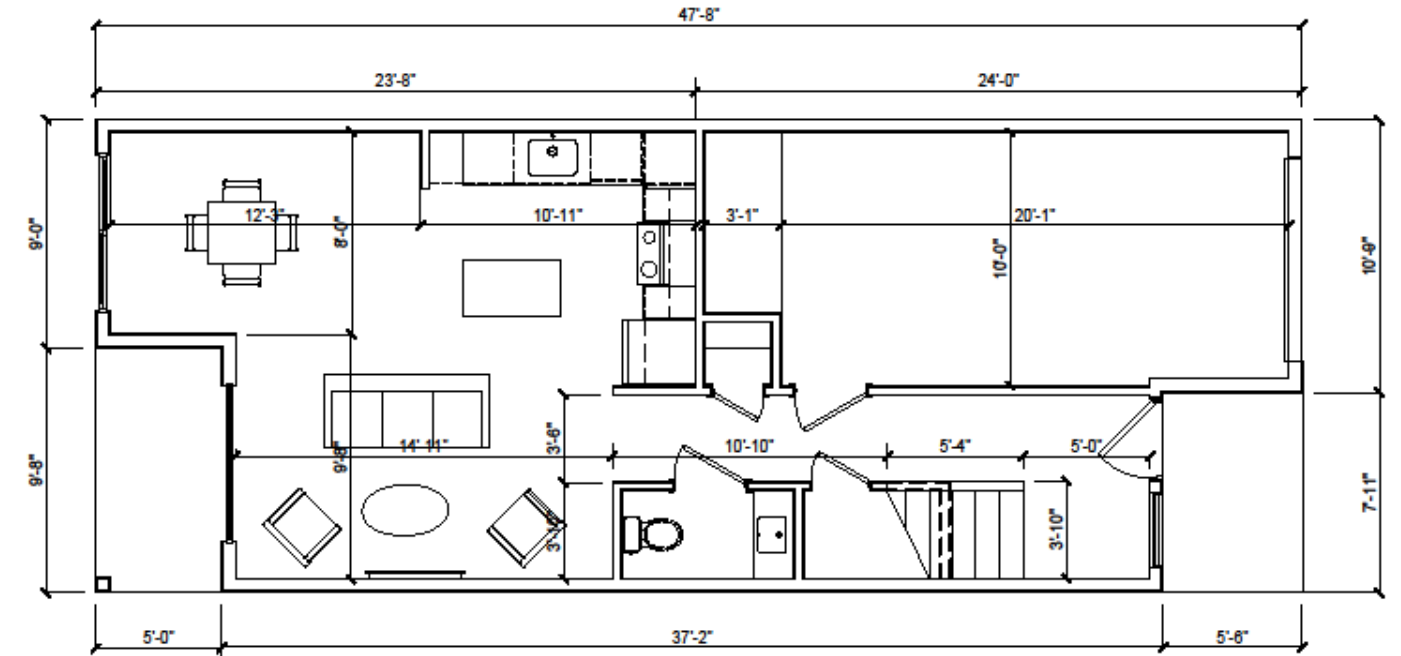
RIGHT ELEVATION

Notes:

- 1) Elevations are conceptual and represent overall character and approach to massing, articulation, materials, and unit grouping only.
- 2) As shown, maximum building height (to top of ridge) is 28'-4". Maximum height in MF-1 zone district is 35'

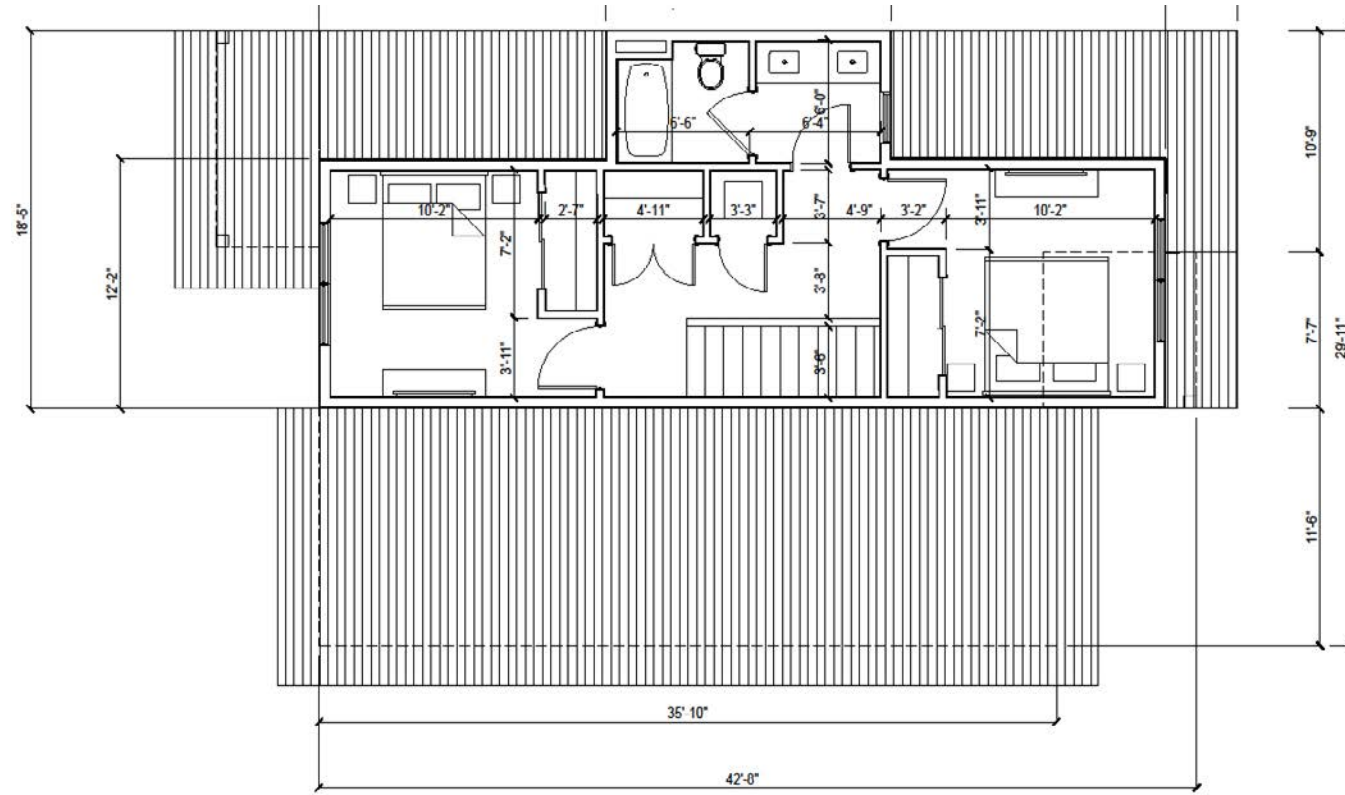


TH-2A (2 BEDROOM TOWNHOUSE) - SECOND LEVEL

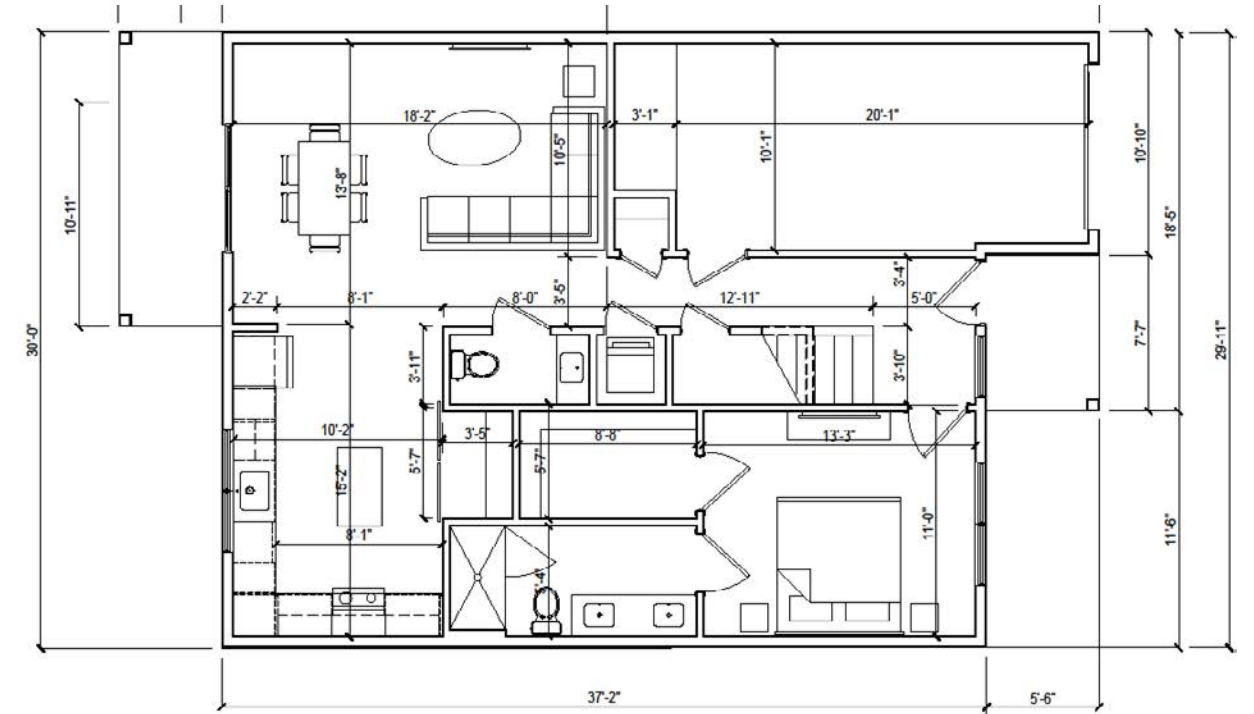


TH-2A (2 BEDROOM TOWNHOUSE) – GROUND LEVEL

NEW CASTLE - TOWNHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE					TOTAL AREA (136 TOWNHOUSES)
			FLOOR LEVEL	UNDER AC (SF)	TOTAL AREA (SF/TH)	ENTRY (SF)	TERRACE (SF)	GARAGE (SF)	SUBTOTAL (SF)	TOTAL AREA (SF/TH)	
TH-2	2	10	1ST	553	1235	43	48	247	338	338	15,730
			2ND	682		0	0	(Single)			
TH-3A	3 (master in ground)	86	1ST	812	1400	42	72	247	361	361	151,446
			2ND	588		0	0	(Single)			
TH-3B	3 (master in 2nd Flr)	24	1ST	508	1333	58	58	482	598	598	46,344
			2ND	825		0	0	(Double)			
TH-4B	4 (Double master)	16	1ST	923	1511	42	53	459	554	554	33,040
			2ND	588		0	0	(Double)			
TOTAL		136									246,560

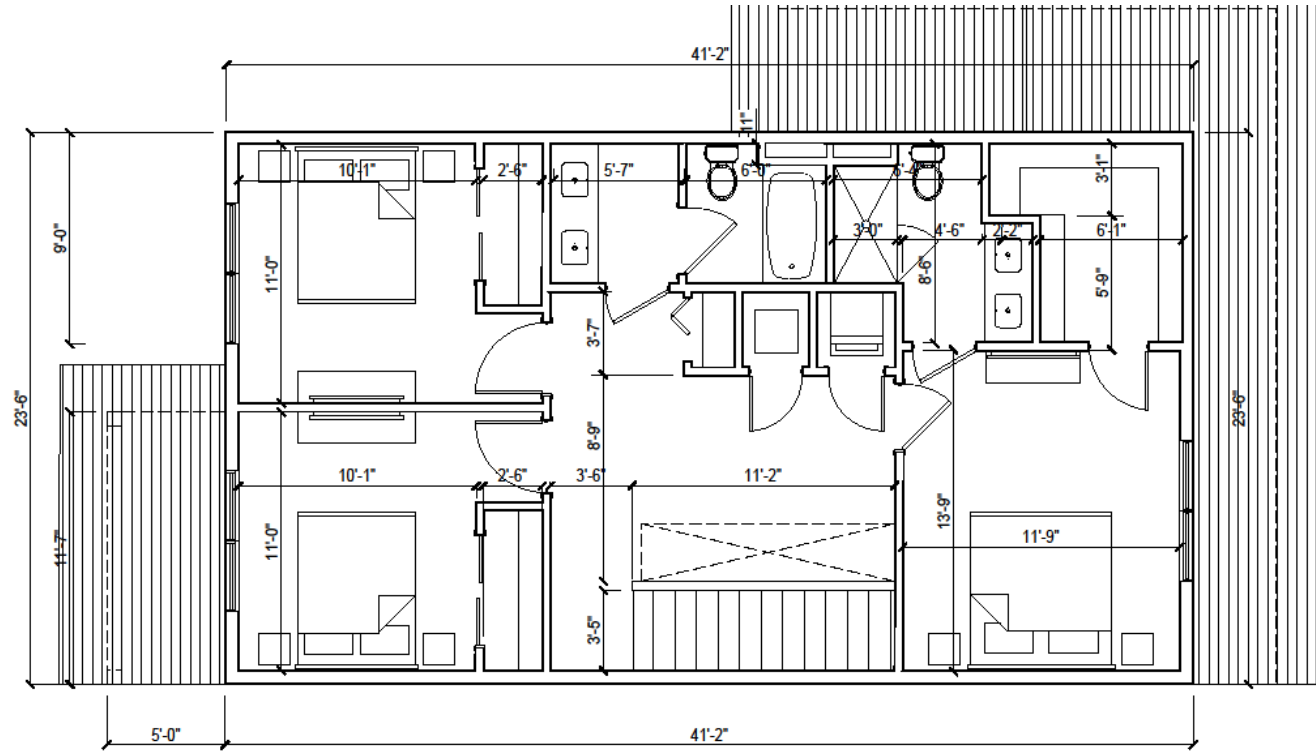


TH-3A (3 BEDROOM TOWNHOUSE) - SECOND LEVEL

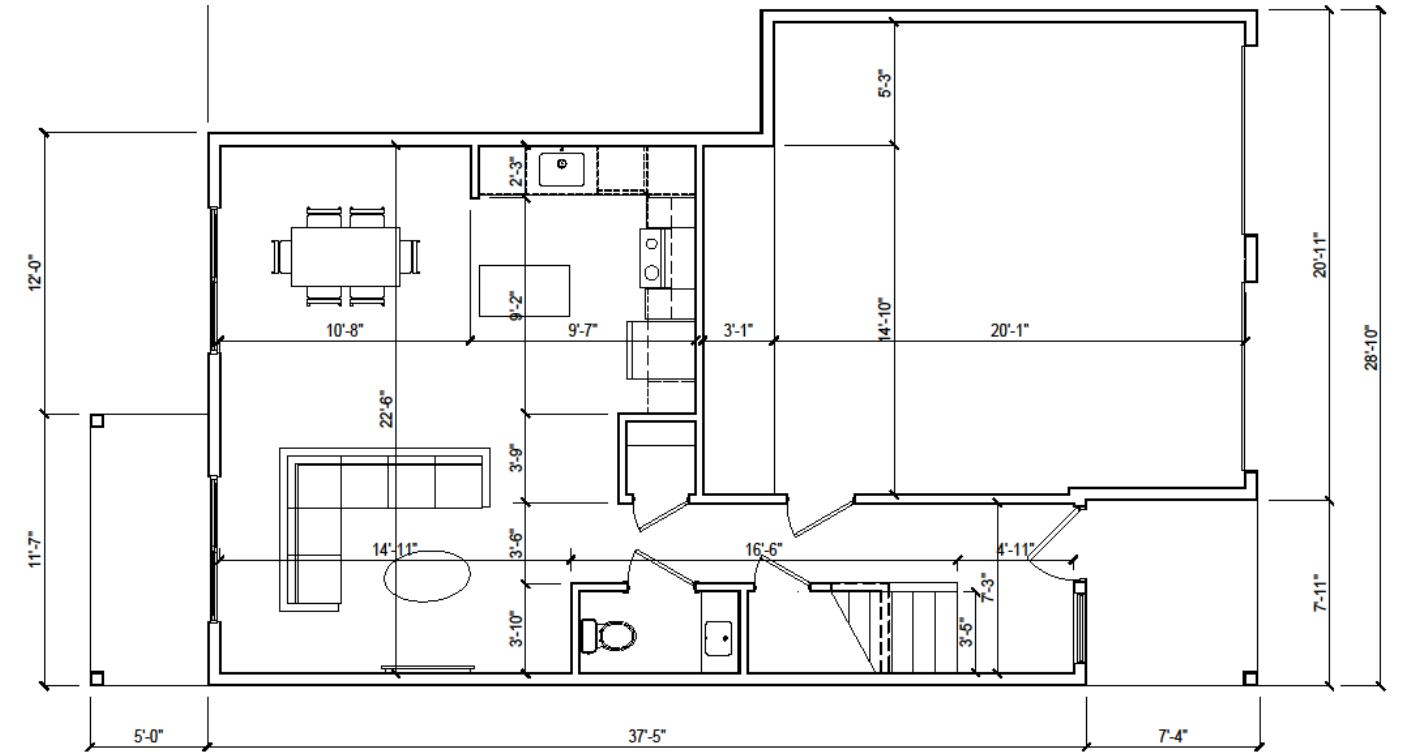


TH-3A (3 BEDROOM TOWNHOUSE) – GROUND LEVEL

NEW CASTLE - TOWHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE					TOTAL AREA (136 TOWNHOUSES)
			FLOOR LEVEL	UNDER AC (SF)	TOTAL AREA (SF/TH)	ENTRY (SF)	TERRACE (SF)	GARAGE (SF)	SUBTOTAL (SF)	TOTAL AREA (SF/TH)	
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			2ND	682		0	0	(Single)			
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TH-3B	3 (master in 2nd Flr)	24	1ST	508	1333	58	58	482	598	598	46,344
			2ND	825		0	0	(Double)			
TH-4B	4 (Double master)	16	1ST	923	1511	42	53	459	554	554	33,040
			2ND	588		0	0	(Double)			
TOTAL		136									246,560

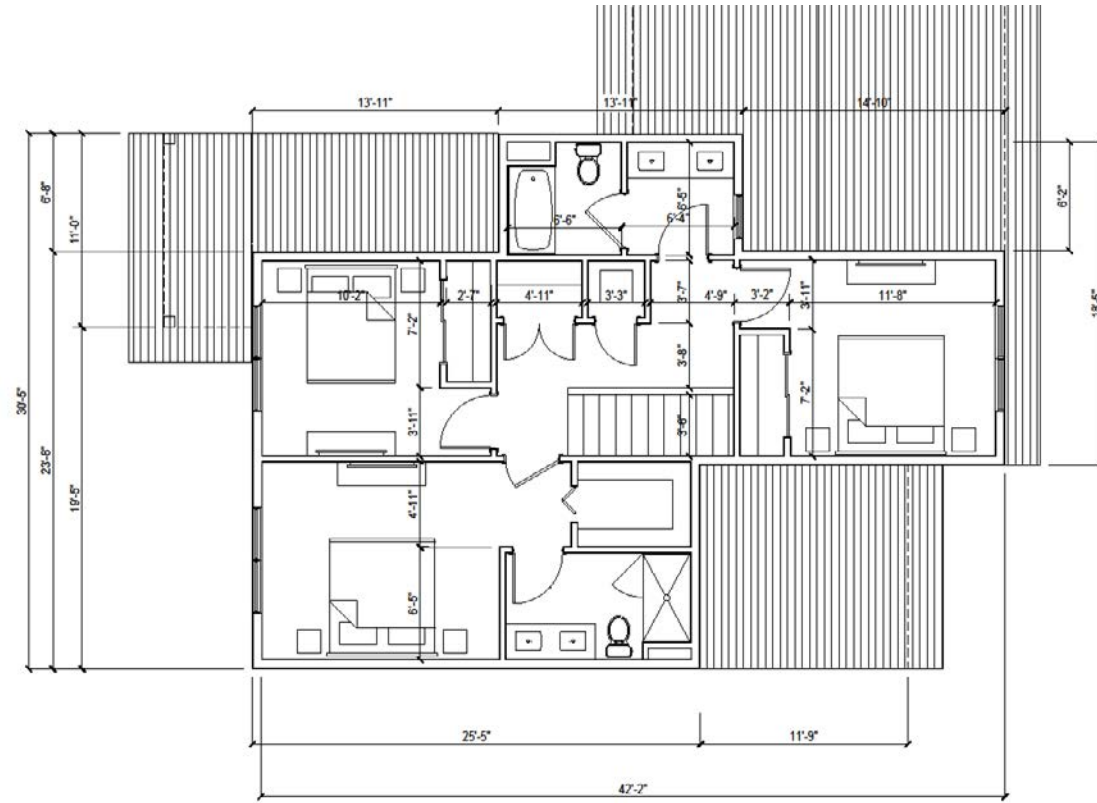


TH-3B (3 BEDROOM TOWNHOUSE) - SECOND LEVEL

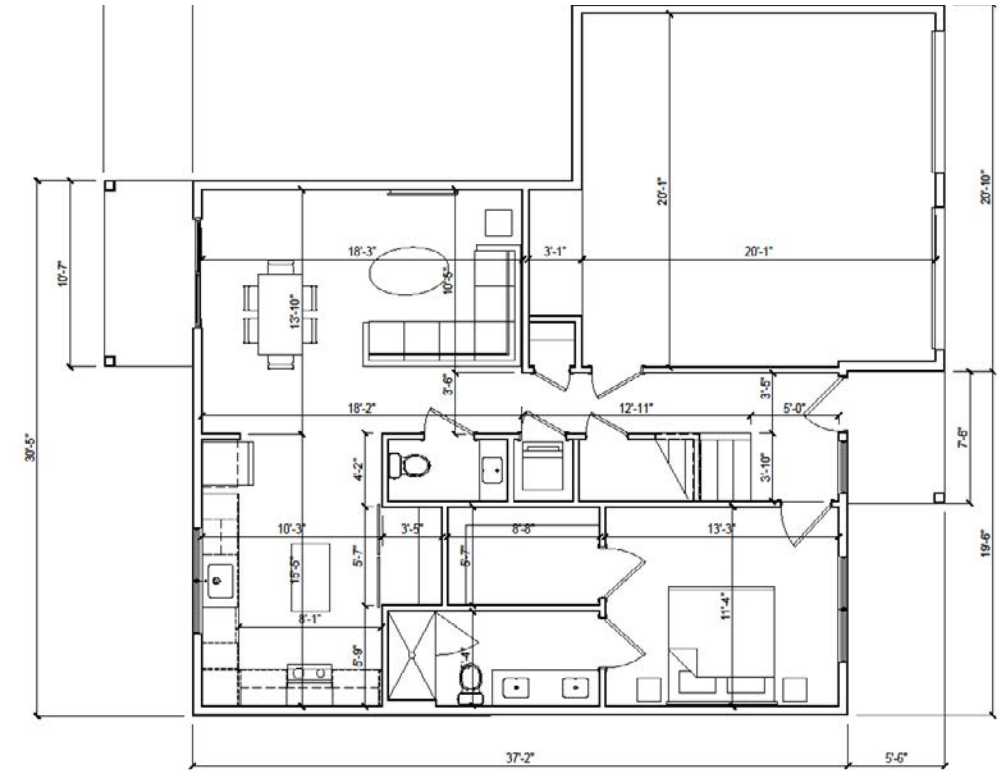


TH-3B (3 BEDROOM TOWNHOUSE) – GROUND LEVEL

NEW CASTLE - TOWHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE					TOTAL AREA (136 TOWNHOUSES)
			FLOOR LEVEL	UNDER AC (SF)	TOTAL AREA (SF/TH)	ENTRY (SF)	TERRACE (SF)	GARAGE (SF)	SUBTOTAL (SF)	TOTAL AREA (SF/TH)	
TH-2	2	10	1ST	553	1235	43	48	247	338	338	15,730
			2ND	682		0	0	(Single)			
TH-3A	3 (master in ground)	86	1ST	812	1400	42	72	247	361	361	151,446
			2ND	588		0	0	(Single)			
TH-3B	3 (master in 2nd Flr)	24	1ST	508	1333	58	58	482	598	598	46,344
			2ND	825		0	0	(Double)			
TH-4B	4 (Double master)	16	1ST	923	1511	42	53	459	554	554	33,040
			2ND	588		0	0	(Double)			
TOTAL		136									246,560



TH-4A (4 BEDROOM TOWNHOUSE) - SECOND LEVEL



TH-4A (4 BEDROOM TOWNHOUSE) – GROUND LEVEL

NEW CASTLE - TOWHOUSE SQUARE FOOTAGE											
TOWNHOUSE TYPE	BEDROOMS	QUANTITY	LIVING SPACE			ENTRY PORCH - TERRACE - GARAGE				TOTAL AREA (SF/TH)	TOTAL AREA (136 TOWNHOUSES)
			FLOOR LEVEL	UNDER AC (SF)	TOTAL AREA (SF/TH)	ENTRY (SF)	TERRACE (SF)	GARAGE (SF)	SUBTOTAL (SF)		
TH-2	2	10	1ST	553	1235	43	48	247	338	338	15,730
			2ND	682		0	0	(Single)			
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			2ND	588		0	0	(Double)			
TOTAL		136									246,560



simulation view angle plan



viewshed analysis, view a + b



simulation view angle plan

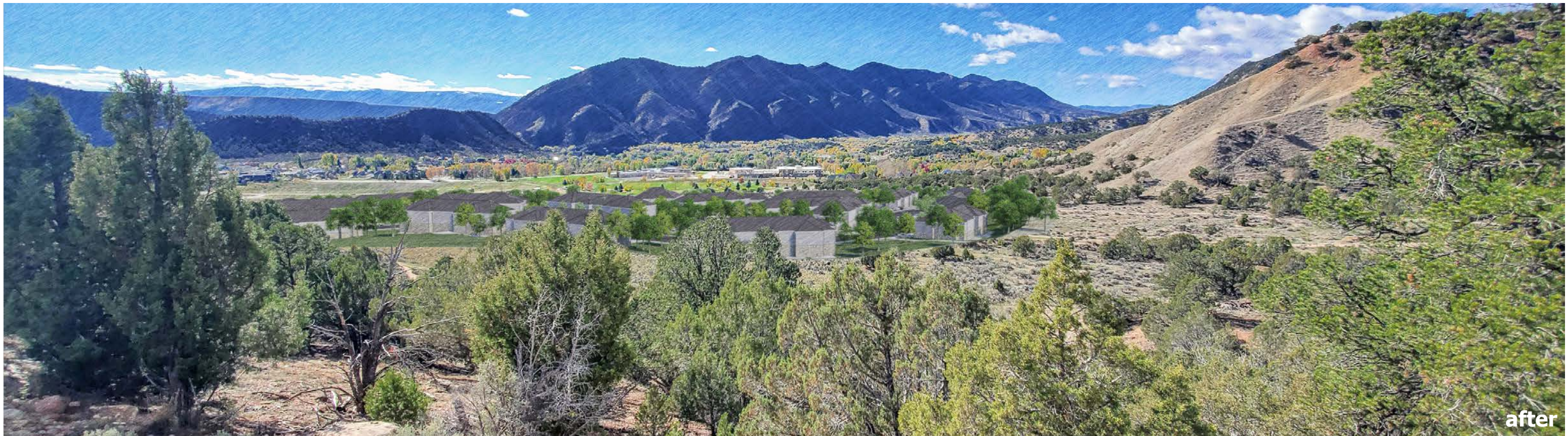


viewshed analysis, view c + d



simulation view angle plan





APPROXIMATE LOT BOUNDARY - FOR REFERENCE ONLY

BUILDING AREA BOUNDARY, TYPICAL.

PROPOSED CLUBHOUSE LOCATION

VIX PARK

N. WILDHORSE DRIVE
(PROPOSED)

APPROXIMATE LOT BOUNDARY

BUILDING AREA BOUNDARY, TYPICAL.

APPROXIMATE LOT BOUNDARY
FOR REFERENCE ONLY

UNIT LAND AREA TOTALS			
BLDG. NUMBER	BLDG. TYPE/ # OF UNITS	TOTAL LOT AREA (SF)	AVERAGE AREA PER UNIT (SF)
1	TYPE 4/ 4 UNITS	16,365	4,091
2	TYPE 1/ 5 UNITS	18,027	3,605
3	TYPE 4/ 4 UNITS	15,798	3,949
4	TYPE 2/ 5 UNITS	20,244	4,049
5	TYPE 2/ 5 UNITS	20,906	4,181
6	TYPE 4/ 4 UNITS	14,449	3,612
7	TYPE 2/ 5 UNITS	19,705	3,941
8	TYPE 2/ 5 UNITS	20,596	4,119
9	TYPE 3/ 5 UNITS	17,988	3,598
10	TYPE 1/ 5 UNITS	15,672	3,134
11	TYPE 3/ 5 UNITS	17,859	3,572
12	TYPE 4/ 4 UNITS	15,061	3,765
13	TYPE 1/ 5 UNITS	16,115	3,223
14	TYPE 3/ 5 UNITS	18,459	3,692
15	TYPE 4/ 4 UNITS	15,369	3,842
16	TYPE 4/ 4 UNITS	15,725	3,931
17	TYPE 2/ 5 UNITS	19,829	3,966
18	TYPE 2/ 5 UNITS	19,913	3,983
19	TYPE 3/ 5 UNITS	18,316	3,663
20	TYPE 1/ 5 UNITS	16,653	3,331
21	TYPE 2/ 5 UNITS	19,688	3,938
22	TYPE 3/ 5 UNITS	18,048	3,610
23	TYPE 4/ 4 UNITS	14,348	3,587
24	TYPE 2/ 5 UNITS	19,776	3,955
25	TYPE 3/ 5 UNITS	19,670	3,934
26	TYPE 4/ 4 UNITS	14,929	3,732
27	TYPE 1/ 5 UNITS	15,631	3,126
28	TYPE 4/ 4 UNITS	17,123	4,281
29	TYPE 3/ 5 UNITS	17,618	3,524
AVERAGE (SQ. FT.)		17,582	3,756

PLEASE NOTE: THIS IS NOT A SUBDIVISION PLAN AND IS FOR REFERENCE ONLY. THIS EXHIBIT IS MEANT TO DEPICT LAND AREA ASSOCIATED WITH EACH BUILDING UNIT AND IS FOR CLARIFICATION PURPOSES ONLY.

New Castle Townhomes

Revised Sketch Plan Application Submittal

Summary of comments received to date

June 1, 2022

To: Paul Smith, Town Planner and Code Administrator
Town of New Castle, Colorado

Paul –

This memo is intended to accompany the revised sketch plan submittal package and provides a listing of all comments we have received to date with our team's responses. Where the comments are reflected in the revised sketch submittal package, those modifications will also be noted here.

- 1) *Dimensional Standards: Indicate building heights on the elevations.* We have added the second set of building elevations to the package to illustrate variety in building materials; building elevations are now pages 13 and 14 of the set. A note has been added to each describing the current max building height (28'-4") and the maximum allowable height per MF-1 (35'). Please note that the elevations do not represent each of the building types.
- 2) *Dimensional Standards: Lot area per unit calculation.* Exhibit submitted via email on 5/24, substantiating a minimum of 2,200 square feet of lot area per unit. The exhibit illustrates at least 3,000 square feet of lot area per unit. The exhibit is attached to this memo but was not included in the sketch application package.
- 3) *ROW: Will streets be public or private?* Applicant intends to dedicate streets/rights-of-way to the town.
- 4) *ROW: Public Works would like to see sidewalks separated from back of curb by a 5' landscape buffer.* This topic relates directly to on-street parking, right-of-way width, roadway width, and snow storage. The project team is interested in engaging with town staff to evaluate the options for the streetscape section to achieve town and project goals. The current conceptual street section, shown on page 12, indicates a 50' ROW, with a street section of (two) 16' lanes, (two) 30" curb/gutters, and (two) attached sidewalks at 5' wide each. The remainder of ROW width, as currently shown, is 3'.
 - a. Applicant concurs with town priorities in the street section, including pedestrian safety, snow management, and parking management.
 - b. Applicant also prioritizes quality of the streetscape character, traffic calming, and limiting total paved area where possible.
 - c. Recognizing that this is an ongoing conversation in the town, we suggest that these priorities are not mutually exclusive and can be met within a 50' ROW for a neighborhood street serving 136 units, primarily by reducing the width of the individual travel lanes. Doing so could result in:
 - i. Separated sidewalks with landscape buffers for safety, street character, and snow storage.
 - ii. Clarifying where/if on street parking is allowed.
 - iii. Traffic calming.

DHM DESIGN

- 5) ROW: On-street parking is considered problematic for snow removal. The parking counts include garages, driveways, and off-street perpendicular parking. On-street parking is not required to meet the proposed parking counts described on page 3 of the package.
- 6) Address snow storage. The street design does not include on-street parking, provides for numerous snow storage areas, and anticipates 'plow-through' snow management. Snow storage locations include:
 - a. Beyond emergency vehicle turn-arounds.
 - b. Within planter strips between street and sidewalk (pending ROW coordination).
 - c. Along "common areas" between buildings.
- 7) Address Phasing. The intention is to develop the project in a single phase; the sequencing of site and building development will be determined as the design advances.
- 8) Unit Design: Add floor plans back into the set. Conceptual floor plans for four unit types are included; floor plans are now pages 15-18 of the set.
- 9) Site Design: Trail surface. Applicant will work with town regarding the surface of publicly accessible trails through the property. Trails may be crushed stone, native soil, or a combination of both depending on location.
- 10) Site Design: Culvert and trail crossing. The site design and trail plan includes a box culvert suitable to convey the existing drainage route as well as provide a grade-separated trail crossing (underpass) for the publicly-accessible trail that bisects the site. Given the conceptual nature of the site plan, the crossing is not illustrated in the massing model views but is noted on the site plan on sheet 7.
- 11) Site Design: use of triangle-shaped park between buildings 7-8. This is intended to be a passive "back yard" for the residents of the development and provides direct access to common green space for units fronting the park area. Similar common area "back yard" spaces are envisioned between buildings 1-6 and 20-25, as illustrated on sheet 10 of the package.
- 12) Site Design: Label pickleball courts. These are noted as "sport courts" on pages 7 and 10 of the revised package.
- 13) Site Design: Pool size appears small. Final pool size is to be determined and may increase in size; EQRs will be adjusted to reflect the evolution of the pool design as the site plan progresses. The pool will be a resident amenity associated with the clubhouse.
- 14) Site Design: Recommend adding additional buffering in the vicinity of buildings 26 and 27. Additional landscape has been shown on the southwest side of buildings 26, 27, and 28.

Regards,

Jason Jaynes, Managing Principal
DHM Design

1 **New Castle Planning and Zoning Commission Special Virtual Meeting**
2 **Wednesday, March 23, 2022, 7:00 p.m.,**

3
4 **Virtual Meetings are subject to internet and technical capabilities.**

5
6 **To join by computer, smart phone or tablet:**
7 **<https://us02web.zoom.us/j/7096588400>**

8
9 **If you prefer to telephone in:**
10 **Please call: 1-346-248-7799**
11 **Meeting ID: 709 658 8400**

12
13 **Call to Order**

14 Commission Chair Apostolik called the meeting to order at 7:00 p.m.

15
16 **Roll Call**

17 Present Chair Apostolik
18 Commissioner Bourquin
19 Commissioner Martinez
20 Commissioner McDonald
21 Commissioner Riddile
22 Commissioner Westerlind
23 Commission Alternate Parks (coin toss)
24 Commission Alternate Rittner
25
26 Absent Commissioner Sass

27
28
29 Also present at the meeting were Town Administrator Dave Reynolds, Town
30 Planner Paul Smith, Assistant Town Attorney Haley Carmer, Deputy Town Clerk
31 Mindy Andis and members of the public.

32 **Meeting Notice**

33 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting
34 in accordance with Resolution TC 2022-1.

35
36 **Conflicts of Interest**

37 There were no conflicts of interest.

38
39 **Citizen Comments on Items NOT on the Agenda**

40 There were no citizen comments.

41
42 **Public Hearing**

43 **Consider Resolution PZ2022-3 Recommending Approval of a Conditional**
44 **Use Permit for a Storage Facility on Property Located in the Performance**

1 **Zone District**

2
3 Chair Apostolik opened the Public Hearing at 7:02 p.m.

4
5 Town Planner Paul Smith reviewed his staff report:

6
7 **I Description of Application:**

8
9 The applicant requests a conditional use permit to expand their storage business, currently
10 operating out of Aspen and Eagle, to the property west of New Castle’s Public Works facility in
11 the Shilo Subdivision. Columbine Moving and Storage operates differently than more
12 conventional storage facilities. Rather than fixed, self-service storage units the business offers
13 the flexibility of transportable storage containers which are hauled to-and-from a client’s
14 location and stored at various offsite locations. The applicant’s intent is for the New Castle
15 location to become one of these storage options. Therefore they are asking approval to store
16 up to 50 containers on the property including the construction of a staff office building.

17
18 The location falls within the Performance District zone which, according to section *Municipal*
19 *Code 17.56.020*, is an area intended for “*industry with minimal adverse environmental effects.*”
20 Because the proposed use is not specifically permitted by right, the applicant is subject to a
21 conditional use review.

22
23 As a conditional use application, the Planning Commission is required to hold a public hearing
24 in accordance with the procedures set forth in Municipal Code chapter 16.08. Within 30 days
25 after the hearing, Planning Commission must make one of three recommendations to Town
26 Council:

- 27
28 1) Approve the CUP unconditionally;
29 2) Approve the CUP with conditions;
30 3) Deny the CUP.

31
32 **II Application Requirements:**

33
34 The conditional use process determines whether or not the nature of a proposed use: is
35 appropriate to the location, is consistent the character of the surrounding zoning, does not
36 overwhelm traffic capacities of adjacent streets, and mitigates potential environmental effects
37 that the Town may deem relevant to the proposed land use. The application submittal attempts
38 to demonstrate the compatibility of the proposed use with these concerns.

39
40 **Submittal Requirements:**

- 41
42 (1) Adjacent land uses and location of adjacent structures:

43 **Staff Comment** – The proposed lot is bound by the Town of New Castle Public
44 Works & Police Departments to the east; The Union Pacific Railroad corridor
45 borders directly to the south; Elk Creek Elementary and Burning Mountain Land and
46 Cattle are across Highway 6 to the north and west. The lot is the property furthest
47 west in New Castle along US 6.
48

1 (2) Boundary and size of lot
2 **Staff Comment** – **Exhibit D-1** illustrates the property boundary and specifies the
3 size of lot (2.39ac or 104,108.4sf). The minimum lot size for a Performance District
4 is 2,500sf.
5

6 (3) Boundary location, height and setbacks
7 **Staff Comment** – **Exhibit D-1** shows the building location on the east with portable
8 storage units along the north property line at US 6. *Municipal Code* 17.56.070
9 requires the following setbacks:

- 10 A. Principal structure: fifteen (15) feet;
- 11 B. Accessory structure: ten (10) feet;
- 12 C. Conditional uses: fifteen (15) feet, unless otherwise specified by the town
13 council;
14

15
16 The containers and office structure would be subject to provision (C) above. The
17 site plan does not clearly specify setbacks particularly for the containers. The
18 application specifies a 15' office building height and 8' container height. Building
19 heights may not exceed 40' in the Performance District.
20

21 (4) Off-street parking and loading areas
22 **Staff Comment** – **Exhibit D-1** shows 8-10 off-street parking places for employees
23 only. As proposed clients of the business are prohibited from accessing the units
24 privately while on the property. *Municipal Code* 17.76.020 specifies one parking
25 place for each 300sf of office space. In this case six places are required. The
26 applicant will be required to provide accessible parking as necessary and no less
27 than one ADA van parking place per the adopted building code.
28

29 (5) Points of ingress and egress
30 **Staff comment** – Currently the lot shares the entry from US 6 with the Public Works
31 facility and is aligned with the Elk Creek Elementary entry. The Colorado
32 Department of Transportation (CDOT) originally contemplated the need for an
33 eastbound deceleration lane on US 6 per the Terms and Conditions, item #7, of the
34 original Notice to Proceed (**Exhibit K**). A traffic impact study was performed by the
35 applicant and reviewed by CDOT (**Exhibit S**). The results confirmed the adequacy
36 of the current entry for the proposed use.
37

38 (6) Service and refuse areas
39 **Staff Comment** – According to the 2/28/22 email response from the applicant,
40 **Exhibit M**, no refuse location collection will be required.
41

42 (7) Signs and exterior lighting
43 **Staff Comment** – **Exhibit M** also states that no signage will be included since
44 customers will not access the location. Any future signage shall comply with sign
45 code provisions in the municipal code. The property shall also post an address
46 positioned near the property entry to direct emergency personnel. An address will
47 be assigned pending approval. The email furthermore indicates that a single light
48 will illumine the main entry. The expectation for all lighting is to be dark sky
49 compliant. Illumination requirements for the building shall comply with all building

1 code requirements.

- 2
3 (8) Fencing, landscaping and screening

4 **Staff Comment** - According to Performance District zoning requirements (*Municipal*
5 *Code 17.56.100*), "A landscaping plan must be provided to and approved by the
6 town council." **Exhibit I** anticipates conifers to the south and east of the storage
7 containers and deciduous trees near the office structure. Evergreen screening is
8 also shown to the north of the property between US 6 and the containers.

- 9
10 (9) Compliance with performance standards

11 **Staff Comment** – Evidenced by **Exhibit O**, the applicant has submitted a signed
12 document stating they will comply with all performance standards.

- 13
14 (10) Location and size of easements, power poles, fire hydrants, gas lines, water and
15 sewer lines; anticipated utility requirements

16 **Staff Comment** – Utility stub-outs are currently installed on the property. Electrical
17 service will be provided through Xcel Energy. The town does not anticipate any
18 issues with providing water, sewer, or any public services for the proposed use.

19
20 **17.84.070 Alterations**

21 No approved conditional use may be altered, structurally enlarged, expanded in parking
22 area or expanded in ground area unless the site plan is amended and approved in
23 accordance with the procedures applicable to approval of a conditional use as set out in
24 chapter 17.84 – Conditional Uses

25
26
27 **III 17.84.050 – CUP Approval Criteria and Comments:**

28
29 A conditional use application shall be approved only if the town council finds that the
30 application:

- 31
32 1. Is eligible for conditional review under Section 17.84.040;

33
34 **Staff Comment:** "Outdoor storage" is eligible for conditional use review by
35 virtue of its inclusion on the list of conditional uses per *Municipal Code*
36 **17.56.040.**

- 37
38 2. Is generally compatible with adjacent land uses;

39
40 **Staff Comment:** Adjacent land uses consist of public works, the police
41 department, an elementary school, and state highway. The land west of the
42 town borderline is rural Garfield County. The proposed use is compatible with
43 adjacent uses to the extent that the neighboring uses are non-residential.
44 Outdoor storage is possibly better suited for Coal Ridge Industrial Park where
45 storage uses are already established. Nevertheless a storage facility is not
46 unreasonable for that location.

47 The applicant has attempted to design the office building to conform to
48 neighboring buildings. Exhibit D-2 shows a modest office structure with a
49 combination of metal and wood siding. Various "eyebrow" features shade the

1 front windows. The building shows a flat roof which is inconsistent with the
2 neighboring gable roof at the public works facility (Exhibit N).

- 3
4 3. Meets all requirements of Section 17.84.020, is in compliance with this title and
5 minimizes potential adverse impact of the conditional use on adjacent properties
6 and traffic flow;

7
8 ***Staff Comment:*** The application addresses all the requirements of *Municipal*
9 ***Code 17.84.020*** and ostensibly minimizes adverse impacts. Fire Marshal Orrin
10 Moon has requested clarification about hazardous material storage onsite. In
11 his opinion, hazardous material storage may prompt additional fire
12 suppression infrastructure on the property. From Exhibit M the applicant
13 indicates that hazardous materials will not be allowed. Moreover, the
14 containers are generally packed by employers rather than clients.
15 Traffic flow at US 6 and the property entry may be impacted with container
16 truck traffic. Therefore the applicant shall consult with CDOT on the potential
17 of an eastbound deceleration lane at the intersection as described in the
18 recommendations below. The applicant will also be expected to satisfy the
19 requirements of current building and town codes as a condition of approval.
20

- 21 4. Is consistent with the comprehensive plan;

22
23 ***Comment:*** The property's location on the west end of the town along US 6 is
24 positioned near one of four gateways to the town. According to guiding
25 principal 13 "[e]ach gateway serves as a town welcome entry and offers
26 visitors a first impression of the community" (Exhibit J). To be sure a
27 "gateway" refers to the entrance portal into town including appropriate
28 wayfaring, lighting, and/or landscaping. Nevertheless gateways shall be
29 developed as part of a site-specific plan (CGW-1A, pg. 73). The town may have
30 an opportunity to work with the applicant in improving the gateway at the
31 west town boundary at US 6.
32

- 33 5. The town has the capacity to serve the proposed use with water, sewer, fire and
34 police protection.

35
36 ***Comment:*** The property is serviced by town water and sewer. Tap fees and
37 water dedication (or fees in lieu of) will be required as described in the
38 recommended conditions of approval. Fire safety access is sufficient for the
39 occupancy especially with a 15' setback adjacent to US 6. A hydrant is
40 located on the northwest corner of the public works property and has been
41 deemed adequate by the Fire Marshal. The Police Chief recommends
42 surveillance cameras to monitor access, regardless whether clients are
43 prohibited from entry.
44

45 **IV Staff Recommendations**

46
47 Staff recommends the following conditions in the Planning Commission's consideration of
48 ***Resolution No. PZ 2022-03:***
49

- 1 A. Designate a 15' setback along the north property line consistent with *Municipal Code*
2 17.56.070(C) for emergency egress and landscape screening.
3
4 B. Provide a gable roof for the proposed office building that demonstrates greater
5 architectural consistency with the roof of the public works facility.
6
7 C. The use approved in the application shall not be conducted until the Town Planner has
8 issued a conditional use certificate. That certificate shall be issued only after the
9 applicant has entered into an agreement with the town specifying that all conditions
10 imposed by the town council will be completed and that the use and improvements will
11 be in accordance with the approved application site plan and development schedule.
12 The conditional use certificate must be issued within one year of the date of final
13 approval by town council, or the application is deemed withdrawn by the applicant and
14 is of no further force and effect.
15
16 D. No approved conditional use may be altered, structurally enlarged, expanded in parking
17 area or expanded in ground area unless the site plan is amended and approved in
18 accordance with the procedures applicable to approval of a conditional use as set out in
19 *Municipal Code 17.84.070*.
20
21 E. In the event the town receives any complaints about the use of the site or observes or
22 becomes aware of any violations of the conditional use approval, the applicant and/or
23 owner may be summoned before the town council in a public meeting to show-cause
24 why the permit should not be revoked, suspended, or additional conditions imposed.
25 Such show-cause hearing shall be open to the public and the applicant or owner may
26 present testimony or offer other evidence on its behalf.
27
28 F. Applicant shall comply with all applicable building and municipal code requirements
29 including all accessibility requirements.
30
31 G. Applicant shall be required to pay all water and sewer tap fees and water rights
32 dedication fees associated with the conditional use at a rate of 1.0 EQRs. The applicant
33 shall pay the dedication fee (\$6,000) within 30 days of the effective date of this
34 resolution and prior to, and as a condition of, the issuance of the town planner's
35 conditional use certificate. The applicant shall pay remaining tap fees prior to the
36 issuance of the building permit the office building;
37
38 H. Any added exterior lighting will be dark sky compliant pursuant to the Comprehensive
39 Plan Goal EN-4.
40
41 I. All representations of the applicant in written and verbal presentations submitted to the
42 town or made at public hearings before the planning commission or town council shall
43 be considered part of the application and binding on the applicant.
44
45 J. Applicant shall reimburse the town for any and all expenses incurred by the town
46 regarding this approval, including without limitation all costs incurred by the towns
47 outside consultants such as legal and engineering costs.
48
49

1
2
3 **V Application Exhibits:**
4

- 5 A. Application Narrative
- 6 B. Title Commitment
- 7 C. Confirmation Deed
- 8 D-1 Site Plan
- 9 D-2 Office Sketch
- 10 E. Time Schedule
- 11 F. Not Applicable Documents
- 12 G. Performance District Zoning Requirements
- 13 H. Property owners within 250'
- 14 I. Landscaping Plan
- 15 J. Comprehensive Plan – 13. Community Gateways
- 16 K. State Highway Access Permit – Notice to Proceed
- 17 L. State Highway Access Permit – Design Waiver Request
- 18 M. Email Correspondence
- 19 N. Images of Property and Property Access
- 20 O. Performance Standards
- 21 P. Notarized Affidavit of Notice
- 22 Q. Public Notice
- 23 R. Notarized Envelope
- 24 S. Traffic Impact Study/CDOT Referral Email

25
26 Applicant owner of Columbine Moving and Storage Patrick Pelton said, they
27 currently have two existing properties one in Aspen and the either in Eagle. Those
28 two facilities will be significantly different then the property in New Castle. The
29 purpose for the facility in New Castle is primarily having an administrative office.
30 In order for the investment to work Mr. Pelton would like to place some the
31 storage containers on the property. Currently the two facilities are two warehouse
32 facilities. There are indoor climate controlled storage.
33

34 Mr. Pelton said when Columbine Moving and Storage started looking at a more
35 affordable portable storage containers that is not offered on the western slope of
36 Colorado. The reason why it's more affordable is because they only charge for one
37 move verses two moves.
38

39 Mr. Pelton said the way it works is the customer can load the containers
40 themselves or Columbine can load the container. The facilities are not and will not
41 be assessable to the clients.
42

43 Planner Smith asked what size the containers are.
44

45 Mr. Pelton said currently they have two container sizes 8" wide 8" Tall 16" long or
46 12" long.
47

1 Commissioner Bourquin asked if the applicant would be stacking the containers.
2
3 Mr. Pelton said no.
4
5 Chair Apolistolik asked how many containers or what is the maximum number of
6 containers that would be brought in.
7
8 Mr. Pelton said could easily be 50 with the lot dimensions.
9
10 Town Administrator Dave Reynolds said the resolution said up to 50.
11
12 Commissioner Riddile said he has a concern about the traffic impact. Elk Creek
13 Elementary School because at 8am parents are dropping the students off then at
14 3:30, 3:45pm parents are coming back to pick up the students. Currently there
15 are traffic jams both in the morning and in the afternoon. Also it is a safety
16 concern with the mix use traffic.
17
18 Mr. Pelton said they are not moving the containers frequently. Once the containers
19 are filled, the container will be either at the customer's location coming back to
20 Columbine's facility.
21
22 Commissioner Bourquin asked what type of truck is used to move the container.
23
24 Mr. Pelton said it is a flatbed truck and trailer, bumper to bumper is 36".
25
26 Commissioner Riddile asked if Columbine Moving was planning on putting in any
27 type of fencing along the north side of property along US 6.
28
29 Mr. Pelton said they would try and use the grade difference between the lot and US
30 6. Standing on the lot you are looking up to US 6. Columbine would do some
31 grading more like a berm and they need to install a fence then they would.
32
33 Commissioner Riddile said he would suggest planting more conifer trees along US
34 6 to help the vision and increase the landscaping.
35
36 Commissioner Bourquin said maybe having a little more detailed landscaping plan
37 would help the commission understand what the intentions are and be more
38 specific on the type of trees.
39
40 Commissioner Parks asked if more lighting be required due to the request from the
41 Police Chief for security purposes.
42
43 Planner Smith said the Police Chief didn't specify.
44
45 Commissioner Parks asked if there would be any equipment on side to load and
46 unload the containers.

1 Mr. Pelton said it's all done with the truck. There is a miniature forklift that is
2 mounted on the truck.

3
4 Commissioner Bourquin asked what other types of items will be stored on side.

5
6 Mr. Pelton said there would not be anything stored on side other than the
7 containers. The proposed site will be mainly administrative office. The goal is to
8 keep the containers in the area that is served. The New Castle site will be a site to
9 store extra containers.

10
11 Commissioner Westerlind asked how many personnel will be at the administrative
12 office.

13
14 Mr. Pelton said maximum would be eight. Between sales, dispatchers and myself.

15
16 Chair Apostolik closed the Public Hearing at 7:46 p.m.

17
18 Assistant Town Attorney Haley Carmer reviewed the current conditions in
19 Resolution PZ2022-03 with the commission.

20
21 After discussion the commission agreed to add conditions:

- 22 • Submit a more comprehensive/detailed screening plan to council
23 which would include a container layout reconfiguration.
- 24 • Include a hammerhead for emergency vehicle turn around to the
25 west end.
- 26 • Security monitoring system
- 27 • The containers will be no larger than 8x8x16 and not stacked.

28
29 **MOTION: Commissioner Chair Apostolik made a motion to approve**
30 **Resolution PZ 2022-03, a Resolution Recommending Approval of a**
31 **Conditional Use Permit for a Storage Facility on Property Located in the**
32 **Performance Zone District with amendments. Commissioner Riddile**
33 **seconded the motion and it passed on a roll call vote: Commissioner**
34 **Riddile: Yes; Chair Apostolik: Yes; Commissioner McDonald: Yes;**
35 **Commissioner Martinez: Yes; Commissioner Westerlind: Yes;**
36 **Commissioner Bourquin: Yes; Commissioner Parks: Yes.**

37
38 **Staff Reports**

39 There were no staff reports.

40
41 **Commission Comments and Reports**

42 There were no commission comments or reports
43
44
45
46

1 **Review Minutes from Previous Meeting**

2 **MOTION: Commissioner McDonald made a motion to approve the March 9,**
3 **2022 meeting minutes as submitted. Commissioner Westerlind seconded**
4 **the motion and it passed unanimously.**

5
6 **MOTION: Chair Apostolik made a motion to adjourn the meeting.**
7 **Commissioner Westerlind seconded the motion and it passed**
8 **unanimously.**

9
10 The meeting adjourned at 8:14 p.m.

11
12 Respectfully Submitted,

13
14
15
16
17
18 _____
19 Chair Chuck Apostolik

20 _____
Deputy Town Clerk Mindy Andis, CMC

DRAFT