



Town of New Castle **Planning and Code**
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Memo

To: Tom Baker
From: Tim Cain
Date: December 12, 2013
RE: Comprehensive Plan Update

Purpose: The purpose of this memo to briefly discuss the hearing held by the Planning and Zoning Commission on December 12, 2013 regarding the development of parkland by adding Policy POST – 2G to the 2009 New Castle Comprehensive Plan.

Discussion: The first draft of Policy POST – 2G appeared to be more regulatory sounding rather than one that was more Policy based. Therefore, during the meeting, P&Z members drafted a policy that seems more balanced and appropriate for community needs. See below POST 2G below and the attachment **RESOLUTION NO. PZ 2013-7**.

P&Z members strongly agree with Town Council that there must be another mechanism such as the Comprehensive Plan that will encourage efficiencies and cooperation from developers in the development and payment for parkland development. Members also felt that establishing specific benchmarks with percentages was unneeded and that other language could be used to achieve the same goal. This would allow for much more flexibility for staff and the P&Z Commission upon review of a PUD/subdivision application.

Amendment to Comprehensive Plan:

POST - 2G: Developers seeking to annex or construct within the Town of New Castle are required by the municipal code to provide a minimum portion of the property as parkland dedication. Developers seeking to annex to the Town will be required to fully develop this parkland in accordance with community needs, as described through the public hearing process at the time of annexation or development. The early construction and completion of parkland improvements during the development process is a priority for the Town. Park construction may be phased, but will be linked to the platting of lots or other specific construction benchmarks.

Recommendation: Council has the following options:

- (1) endorse the language as presented; or
- (2) suggest alternative language for Planning and Zoning Commission consideration

The Planning and Zoning Commission is the final decision-making body for Comprehensive Plan Amendments. However, if council prefers option #2, they have the discretion to draft a different policy and send it back for Planning and Zoning Commission for review and adoption to the Comprehensive Plan.