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4 New Castle Planning and Zoning Commission Meeting  
5 Wednesday, May 24, 2017, 7:00p.m., Town Hall  
6

7 Call to Order

8 Commission Chair Chuck Apostolik called the meeting to order at 7:00 p.m.  
9

10 Roll Call

11 Present Chair Apostolik  
12 Commissioner Copeland  
13 Commissioner Ellis  
14 Commissioner Gates  
15 Commissioner Owens  
16 Commissioner Ruggles  
17 Commissioner Urnise  
18

19 Also present at the meeting were Town Planner Tim Cain, Deputy Town Clerk Mindy  
20 Andis and members of the public.

21 Meeting Notice

22 Deputy Town Clerk Mindy Andis verified that her office gave notice of the meeting  
23 in accordance with Resolution TC-2017-1.  
24

25 Conflicts of Interest

26 There were no conflicts of interest.  
27

28 Citizen Comments on Items NOT on the Agenda

29 Merle Means, 841 Mountain View Drive, Project Supervisor for Lakota Ridge Senior  
30 Apartments. Mr. Means had spoken with Carly Johansson and had a couple  
31 questions and concerns.  
32

33 Mr. Means asked what the best way was to find out if there were mineral and water  
34 rights on the property, and to verify that there would not be issues with them in the  
35 future.  
36

37 Chair Apostolik said the best way would be for Lakota Ridge to contact their  
38 **attorney. Planner Cain also suggested contacting the Garfield County Assessor's**  
39 office.  
40

41 Mr. Means said that since the entire project was under one building permit, could a  
42 Certificate of Occupancy (C.O.) be issued for each of the buildings, or would all the  
43 buildings need to be completed to receive the C.O.  
44

45 Planner Cain said the building permit was applied for as one permit; however, a  
46 Temporary Certificate of Occupancy (T.C.O) could be issued for each building as  
47 they were finished. The concern is that infrastructure needed to be in place and  
48 **accepted prior to any T.C.O's being issued.**

1  
2 Mr. Means asked if the road needed to be widened at a later date, would the road  
3 need to be completely torn up.

4  
5 Planner Cain said that would be determined by the town engineer.

6  
7 Items for Consideration

8  
9 Purpose: Mixed Use Development Sketch Plan

10  
11 Legal description: Lakota Canyon Ranch, Lot 2B, Phase 7

12  
13 Common address: TBD, New Castle, CO 81647

14  
15 Applicant: James P. Colombo

16  
17 Town Planner Tim Cain reported that the application was for a Sketch Plan for  
18 property zoned M/U/PUD, northwest and adjacent to the Fire Station on Castle  
19 Valley Boulevard. The applicant, James P. Colombo, was required to submit the  
20 Sketch Plan to the Town Planner for a completeness review, and the Planner  
21 referred it to the Planning & Zoning Commission (P&Z). He said there was no  
22 requirement for P&Z to make a motion recommending approval or denial, it was  
23 merely is an opportunity for P&Z to ask questions.

24  
25 Planner Cain said the proposed use for building 1 was 11 units; residential on the  
26 top floor and commercial on the bottom floor. Building 2 will be eight residential  
27 townhouses. Building 3 will be nine residential townhouses. Building 4 will be eight  
28 residential townhouses. Building 5 will be trades and residential with the intent of a  
29 live and work type unit. Residents would live on the top floor and work in the lower  
30 level.

31  
32 Planner Cain said the proposed site size was 2.607 acres. There were also several  
33 proposed semi-public uses, including a park with a playground and gazebo, and a  
34 **10' wide "hike and bike" trail (to be dedicated to the Town).**

35  
36 Planner Cain said that Mr. Colombo was proposing a true mixed-use development  
37 that was not currently in New Castle.

38  
39 Mr. Colombo greeted the commission. He said that building 5, located on the south  
40 side, would be 1,000 square foot (sf) commercial units, with 1,000-1,500sf  
41 residential units above. The trades would be plumbers, electrical, bike repair and  
42 similar.

43  
44 Mr. Colombo said in buildings 2, 3, and 4 would be townhomes which would  
45 surround a large park that included playgrounds, a gazebo, dog runs and  
46 bike/walking trails. . The residential townhomes will be 1,000-1,500 square foot  
47 with 2 & 3 bedrooms.

48  
49 Mr. Colombo said in Building 1 would be commercial on the lower level and 10  
50 residential on the 2<sup>nd</sup> floor, 5 of the residential units would be associated with the

1 business units downstairs. They will be two bedrooms and 1,000-1,300sf. Mr.  
2 Colombo felt that the best commercial uses for building 1 would be a sandwich and  
3 breakfast shop, retail, medical supply and dentist or doctor offices. The remaining 5  
4 residential units will be rentals and will be 600-800sf

5  
6 In buildings 2, 3, 4 and 5 the units will have their own garages. One-bedroom units  
7 will have a one-car garage and two-bedroom units will have a two-car garage,  
8 therefore there will not be any street parking for the residences. There will be guest  
9 parking throughout the project. There will also be appropriate parking for the  
10 commercial and trade shops. Parking will be located on the north side of building 1  
11 and on the south side of building 5.

12  
13 Mr. Colombo said access to the property will be a new public road shared with  
14 Lakota Ridge Senior Housing. The entrance will be across from the Black Hawk  
15 Drive in Lakota Canyon Ranch. The streets will be dedicated to the Town of New  
16 Castle.

17  
18 Commissioner Ruggles asked how the traffic would impact Castle Valley Boulevard.  
19

20 Mr. Colombo said there was a traffic impact study done as part of the application.  
21 There will be an increase of traffic on the boulevard.  
22

23 Chair Apostolik asked Mr. Colombo if he saw the commercial/trade spaces being  
24 rented, leased or purchased and whether he had tenants in mind.  
25

26 Mr. Colombo said he had some interest in the project from a sandwich shop, a  
27 dentist and other medical fields, medical supplies and people looking to help with  
28 services for Lakota Ridge Senior Housing. Currently in contact with people that are  
29 interested in the project. The units are very flexible for either rent, lease or sale.  
30 The option the commercial units will have is they will be able to tie into a residential  
31 unit upstairs.

32  
33 Chair Apostolik asked if the project would be done in one phase or multiple phases.  
34

35 Mr. Colombo said it would be done in three phases. First phase will be building 4  
36 and 5. Next phase would be buildings 2 and 3. Final phase would be building 1.  
37

38 Commissioner Owens asked what the capacity would be.  
39

40 Mr. Colombo said there would be 45 residential units so, approximately 90 people.  
41

42 Commissioner Owens asked how many commercial units will there be.  
43

44 Mr. Colombo said there would be 10,000 square feet with a floating plan. The walls  
45 in the commercial space will be movable depending on the size and need of the  
46 business.  
47

48 Commissioner Ruggles asked what the price range would be.  
49

1 Mr. Colombo said the price was not set yet, but thought that 1,000sf living space  
2 plus 1,000sf of shop in building 5 would be around \$400,000.00. The townhomes in  
3 building 2, 3, 4 will be around \$300,000.00-\$375,000.00. Then, in Building 1 with  
4 residential and commercial space around \$125,000-\$250,000.00. Everything will be  
5 under \$400,000.00.

6  
7 Commissioner Ellis asked what kind of impact the project would have on the  
8 downtown businesses since it seemed the people who live in Castle Valley and  
9 Lakota already passed by the downtown. She though it could possibly reduce the  
10 foot traffic in the downtown area.

11  
12 Mr. Colombo believed it would help the downtown because if people began  
13 patronizing the businesses in the project, then they will likely stay in town for and  
14 explore what else the downtown offered. He felt that when there were more options  
15 then there would be more activity.

16  
17 Commissioner Owens asked if the buildings would stay with the same theme of  
18 Lakota Canyon Ranch for aesthetics.

19  
20 Mr. Colombo said yes. He said he had written the standards for the design review  
21 board of Lakota Canyon Ranch, and the new development would abide by the  
22 Lakota HOA standards

23  
24 Commissioner Urnise said there was a hammerhead close to where the grade falls  
25 off and the southernmost building looked like it was on grade.

26  
27 Mr. Colombo said there was 40 feet in setback and parking can be included in the  
28 setback. The plan was to do landscaping in front of the 40 feet, and will do rirffraff  
29 structure fill.

30  
31 Commissioner Owens asked if the park would be a public access park.

32  
33 Mr. Colombo said yes. Anyone can use but it will be designed for the residences of  
34 the project.

35  
36 Items for next Planning and Zoning Agenda  
37 On June 14, 2017, there will be an annexation hearing to discuss a mixed-use  
38 commercial zoning. The commission will make a recommendation to council.

39  
40 Commission Comments and Reports  
41 There were no comments or reports.

42  
43 Staff Reports  
44 There were no reports.

45  
46 Review Minutes from Previous Meeting  
47 Motion: Commission Chair Apostolik made a motion to approve the  
48 February 22, 2017, meeting minutes as corrected. Commissioner Ellis  
49 seconded the motion and it passed unanimously.

50

1 Motion: Chair Apostolik made a motion to adjourn the meeting.  
2 Commissioner Gates seconded the motion and it passed unanimously.  
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4 The meeting adjourned at 7: 55p.m.

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7 Respectfully Submitted,

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13 \_\_\_\_\_  
14 Planning and Zoning Commission Chair  
Chuck Apostolik

15 \_\_\_\_\_  
16 Deputy Town Clerk Mindy Andis

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