



Town of New Castle **Planning & Code Administration**
450 W. Main Street **Department**
PO Box 90 **Phone:** (970) 984-2311
New Castle, CO 81647 **Fax:** (970) 984-2716

(1)

Staff Report
James P. Colombo – Sketch Plan – Mixed Use Development
New Castle Town Council – Meeting – June 6, 2017

Report Date: 5/31/2017

Project Information

Name of Applicant: James P. Colombo

Applicant’s Mailing Address: 300 Horseshoe Dr., Basalt, CO. 81621
/Phone/Email Telephone – (970) 618-9222
colombo@sopris.net

Property Address: TBD, New Castle, CO 81647

Property Owner: James P. Colombo

Owner Mailing Address 300 Horseshoe Dr., Basalt, CO 81621

Proposed Use: Mixed Use Development

Legal Description: Lakota Canyon Ranch, Lot 2B, Phase 7

Street Frontage: Castle Valley BLVD. and proposed street to the northwest of the subject property

Existing Zoning: Mixed Use (M/U/PUD)

Surrounding Zoning: North – Mixed Use/PUD (MU), South – R/2/PUD, West – Mixed Use (MU/PUD) and East Mixed Use (MU/PUD)

I Description of application:

This is an application for a Sketch Plan for property zoned M/U/PUD northwest and adjacent to the Fire Station on Castle Valley BLVD. The applicant, James P. Colombo is required to submit the Sketch Plan to the Town Planner (Planner) for a completeness review and the Planner refers it to the Planning & Zoning Commission (P&Z). There is no requirement to recommend approval or denial by motion of the Town Council. It merely is a chance for council members to ask questions.

The P&Z held a public meeting on May 24, 2017 to discuss the merits of Mr. Colombo's Sketch Plan application. Mr. Colombo presented his application to P&Z members by detailing as much information that he currently has. The detailed site plan shows proposed density of 17.261 units per acre (2.607 acres). There are eleven (11) residential apartments above eleven (11) commercial units in building one (1), eight (8) residential townhouses in building two (2), nine (9) residential townhouses in building three (3), eight (8) residential townhouses in building four (4) and eight (8) residential apartments with shops below (commercial trades). Mr. Colombo has combined units in building one (1) and building five (5).

Members of the P&Z had questions regarding the following:

1. Traffic Impact on Castle Valley Blvd.?
 - Mr. Colombo said a traffic study will be done.
2. Will commercial units be leased?
 - Mr. Colombo said all units will be either leased, rented or sold including townhouses.
3. Will all units be constructed at the same time?
 - Mr. Colombo stated there will be three (3) phases.
4. Have you (Colombo) had experience developing a mixed-use development?
 - Mr. Colombo mentioned he had experience with these type of developments.
5. Are the price points set?
 - Mr. Colombo said there will be 600 sq. ft. apartments and 1000 – 12000 sq. ft. townhouses ranging from \$100,000 to \$450,000. Commercial and shop units will be sized according to the needs of the business owner and price points will fluctuate.
6. How high will the second floor buildings and townhouses be?
 - Mr. Colombo said twenty-six (26) feet. (It is under the maximum height allowed)
7. Will the buildings be reviewed by the Lakota Canyon Ranch (LCR) Design Review Committee?
 - Mr. Colombo said yes with the caveat that it is not necessarily required. The buildings will have a "contiguous design" similar to homes in LCR.
8. How long do you expect the development to take?
 - Two (2) to three (3) years in three (3) phases.
9. Some P&Z members were greatly concerned about the effect this development will have on downtown New Castle businesses and wanted to hear how that might be mitigated.
 - Mr. Colombo stated that a successful development like this will be good for businesses as new businesses moving in will see that the downtown is an attractive place to open new businesses downtown. Patrons will find they will have more options to go to restaurants, coffee shops, deli & bakery shops, etc.

II Development Application Contents:

1. Development Application
2. Exhibit "A"
3. Vicinity Map
4. Checklist – Planned Unit Development Sketch Plan
5. Preliminary Site Plan
6. Preliminary Detailed Site Plan

III Application Checklist Requirements:

(1) Development Application

Staff Comment –Submitted

(2) Map of proposed area

Staff Comment – Applicant submitted site plan and a detailed site plan

(3) Size of site

Staff Comment – Submitted – 2.607 acres.

(4) Proposed uses:

Staff Comment – The detailed site plan shows Residential/Commercial, Residential Townhouses, and Residential/Shop

(5) Water and sewer line location maps with anticipated connection sites:

Staff comment – Shown on both site plans

(6) Location of proposed and semi-public uses (dedicated and otherwise)

Staff Comment – A park with a playground and gazebo is located on the detailed site plan. A 10’ wide “hike and bike” trail is also on the detailed site plan (to be dedicated to the Town)

There is no recommendation required



**CHECKLIST
PLANNED UNIT DEVELOPMENT
SKETCH PLAN**

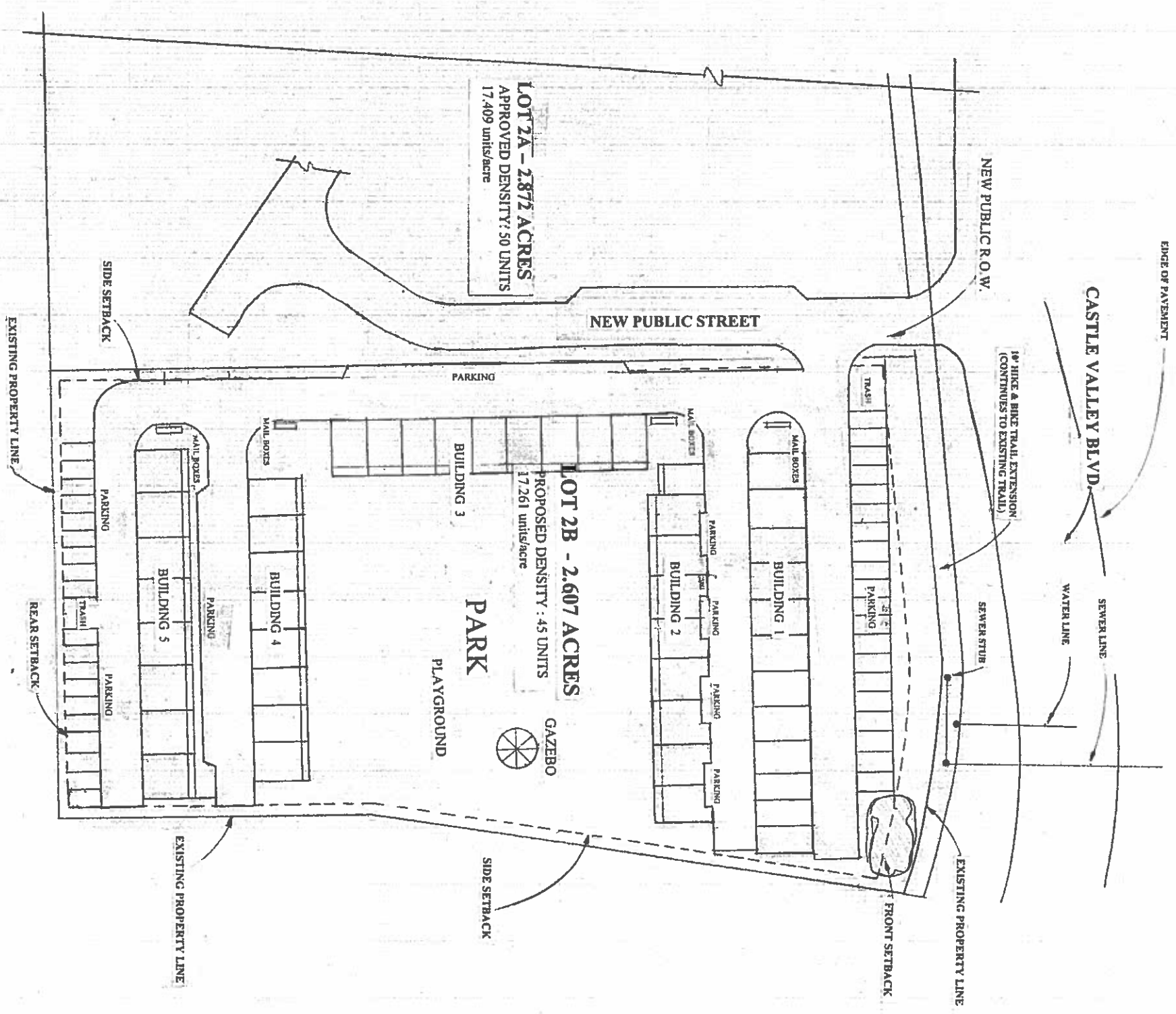
Authority: New Castle Municipal Code §§ 16.08.060 & 17-100-040

This is a helpful checklist and is not necessarily all inclusive for all Municipal Code requirements. It is still your responsibility to read and comply with all code requirements. All applications must include a non-refundable Application fee.

Signature [Handwritten Signature] Date 11/9/16

An original and one (1) copy of the following items must be submitted to the Town Clerk:

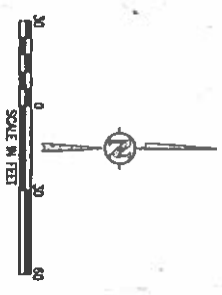
- Development Application
- Map of the proposed area
- Size of site
- Proposed land uses
- Water and sewer line location maps with anticipated connection sites
- Location of proposed public and semi-public uses (dedicated and otherwise)
- \$400.00 Non-refundable Application Fee



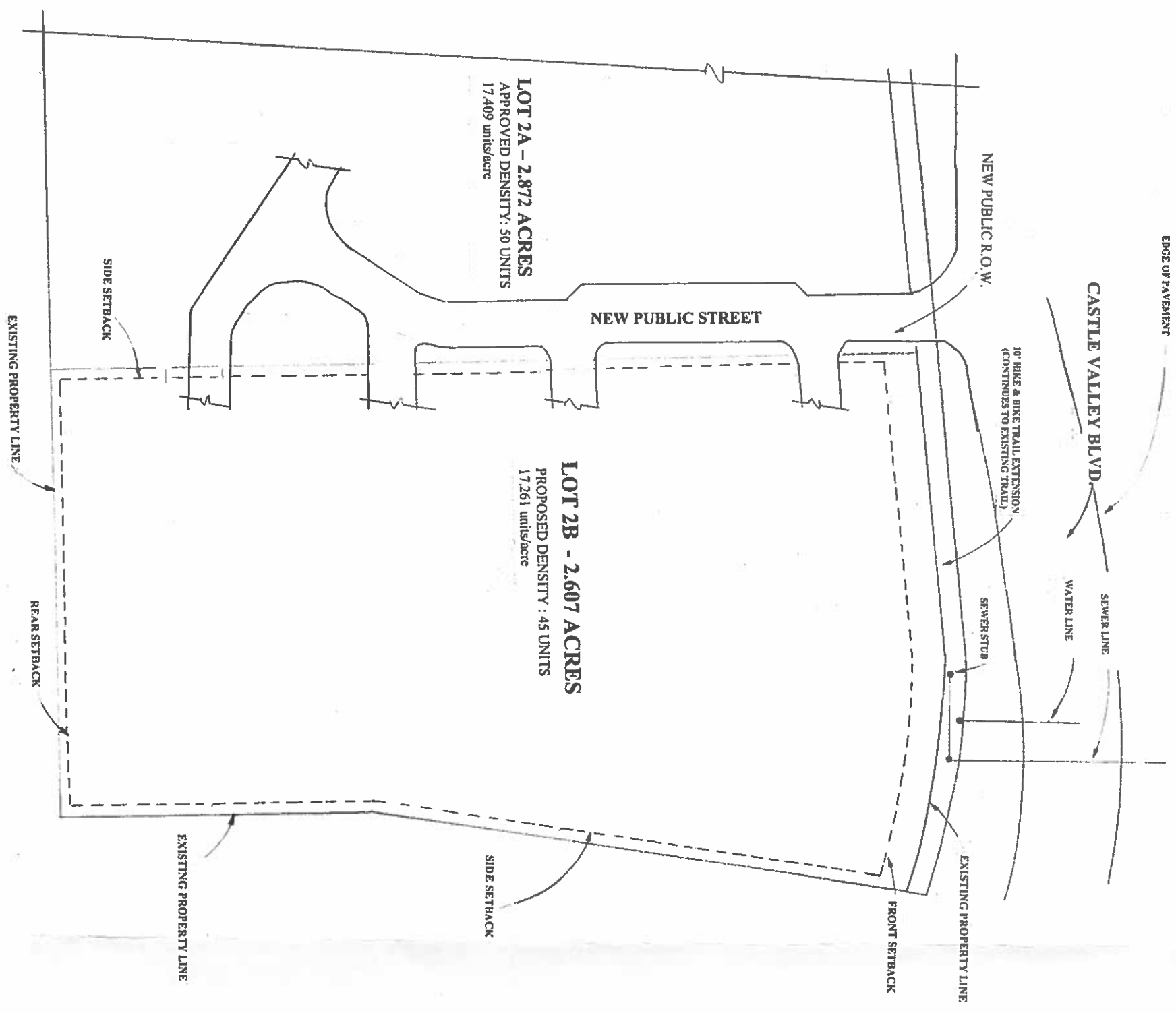
EAGLES RIDGE RANCH
PROPOSED DENSITY : 45 UNITS
17,261 units/acre

UNIT TYPES

BUILDING 1 - TYPE A UNITS RESIDENTIAL/COMMERCIAL
 BUILDING 2 - TYPE B UNITS - RESIDENTIAL TOWNHOUSES
 BUILDING 3 - TYPE B UNITS - RESIDENTIAL TOWNHOUSES
 BUILDING 4 - TYPE B UNITS - RESIDENTIAL TOWNHOUSES
 BUILDING 5 - TYPE C UNITS - RESIDENTIAL/SHOP

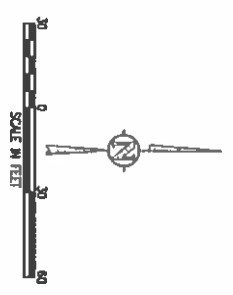


		EAGLES RIDGE RANCH LOT 2B PHASE 7 LAKOTA CANYON RANCH	
SHEET TITLE SITE PLAN	JOB NUMBER 0006-2002R	DATE NOVEMBER 9, 2016	DRAWN BY JPC
NO. CHANGE 11/10/JPC	DATE 11/10/16	BY JPC	REVISION/RECORD
SHEET NO. 1 TOTAL SHEETS 1			
COMMENTS SCHEMATIC LEVEL			
SP1			



EAGLES RIDGE RANCH
 PROPOSED DENSITY : 45 UNITS
 17,261 units/acre

- UNIT TYPES
- TYPE A RESIDENTIAL / SHOP
2 bedrooms
 - TYPE B TOWNHOUSES - 5 UNIT BUILDINGS
2 bedrooms/3 bedrooms
 - TYPE C RESIDENTIAL / COMMERCIAL
2 bedrooms / 3 bedrooms



EAGLES RIDGE RANCH
LOT 2B PHASE 7
LAKOTA CANYON RANCH

COLOMBO

ISSUE DATE NOVEMBER 9, 2016

PROJECT TITLE	SITE PLAN		
JOB NUMBER	0005-20028		
DATE	NOVEMBER 9, 2016		
DRAWN BY	JTC		
REVISION RECORD	NO.	CHANGE	DATE
	1		
	2		
	3		
	4		
	5		

SP1