

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

Call to Order

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

Roll Call

Present Chair Apostolik
 Commissioner Copeland
 Commissioner Ellis
 Commissioner Gates
 Commissioner Owens
 Commissioner Ruggles
 Commissioner Urnise

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

Meeting Notice

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

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

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

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

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

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

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

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

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

Items for Consideration

Purpose: Mixed Use Development Sketch Plan

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

Common address: TBD, New Castle, CO 81647

Applicant: James P. Colombo

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

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

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

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

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

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

Mr. Colombo said in Building 1 would be commercial on the lower level and 10 residential on the 2nd floor, 5 of the residential units would be associated with the

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

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

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

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

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

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

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

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

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

Commissioner Owens asked what the capacity would be.

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

Commissioner Owens asked how many commercial units will there be.

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

Commissioner Ruggles asked what the price range would be.

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

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

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

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

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

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

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

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

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

Items for next Planning and Zoning Agenda

On June 14, 2017, there will be an annexation hearing to discuss a mixed-use commercial zoning. The commission will make a recommendation to council.

Commission Comments and Reports

There were no comments or reports.

Staff Reports

There were no reports.

Review Minutes from Previous Meeting

Motion: Commission Chair Apostolik made a motion to approve the February 22, 2017, meeting minutes as corrected. Commissioner Ellis seconded the motion and it passed unanimously.

**Motion: Chair Apostolik made a motion to adjourn the meeting.
Commissioner Gates seconded the motion and it passed unanimously.**

The meeting adjourned at 7:55p.m.

Respectfully Submitted,





Planning and Zoning Commission Chair
Chuck Apostolik


Deputy Town Clerk Mindy Andis