

**TOWN OF NEW CASTLE, COLORADO
RESOLUTION NO. PZ 2026-01**

**A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING
COMMISSION APPROVING A PRELIMINARY PUD DEVELOPMENT PLAN
AND PRELIMINARY SUBDIVISION PLAT FOR CASTLE VALLEY RANCH
PLANNING AREA 12, FILING 14 (ARCHWOOD TOWNHOMES)**

WHEREAS, TC Midwest, LLC (“Applicant”) is the owner of certain real property within the Town of New Castle described Exhibit A attached hereto, which property is located within the Castle Valley Ranch PUD (the “Property,” or “Filing 14” or “Archwood”); and

WHEREAS, on December 18, 2025, Applicant submitted an application requesting approval of a Preliminary PUD Development Plan (“Preliminary Plan”) and a Preliminary Plat (“Preliminary Plat”) for Filing 14 (collectively, the “Application” as further defined below);

WHEREAS, the Property is zoned Mixed Use (MU-1) within the Castle Valley Ranch PUD; and

WHEREAS, the Application proposes the construction of 66 residential units on a total of 10.32 acres; and

WHEREAS, the Applicant intends to develop the Property and the public improvements associated with the same in a single phase; and

WHEREAS, the Town of New Castle Planning & Zoning Commission (“Commission”) held a duly noticed public hearing on February 25, 2026, to consider the Application; and

WHEREAS, the Commission has considered the Application materials, testimony, and other evidence from Staff, the Applicant, and members of the public concerning the Application; and

WHEREAS, based on the Application, testimony, and other information presented, subject to compliance with the terms and conditions of this Resolution, the Commission finds that the Application complies with the following review criteria set forth in Sections 16.16.020(G) and 17.100.050(H) of the Code:

1. Consistency with the comprehensive plan;
2. Compliance with zoning and density requirements;
3. Compatibility to neighboring land uses;
4. Availability of town services from public works (including water and sewer services), fire, and police;
5. Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;

6. Required open space or parks designed for active or passive use by residents of the subdivision and the public; and
7. Development consistent with the natural character, contours, and viewsheds of the land

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the Planning and Zoning Commission.
2. Definition of the Application. The “Application” consists of the documents and information identified on Exhibit B, plus all representations of and other documents presented by the Applicant reflected in the minutes of the Planning and Zoning Commission public hearing held on February 25, 2026.
3. Action regarding Preliminary Plan: The Preliminary Plan proposes:
 - a. The construction of 66 residential units as depicted on the most updated site plan included in the Application; and
 - b. The subdivision of the Property into 66 residential lots and 12 open space lots as shown on the Preliminary Plat dated November 2025.

The Planning Commission hereby approves the Preliminary Plan and Preliminary Plat, subject to compliance with all conditions set forth in Section 5 of this Resolution.

4. Zoning. Upon approval of a final PUD plan for the Property, the development and use of the Property shall be subject to the following restrictions and requirements:
 - a. the restrictions and requirements of the MF-2 Zone District of the Castle Valley Ranch PUD Zoning Regulations, Section 17.104.080 of the Code, as may be amended or recodified from time to time, provided that any modifications to the MF-2 zone district requirements approved by the Town and shown on the final plat for the Property shall control in the event of a conflict;
 - b. all other applicable provisions of the Code; and
 - c. all applicable Ordinances of the Town.
5. Conditions. Approval of the Application is subject to and contingent up on satisfaction of the following conditions:
 - a. Maximum building heights shall not exceed those depicted in the Applicant’s submittal packet dated February 15th, 2026.
 - b. As part of its final application, the Applicant shall provide a memorandum of understanding with an estimate of reimbursable costs for the completion of N Wild

Horse Dr. subject to the provisions of the cost recovery agreement in Exhibit M of Ordinance TC 2025-1 (otherwise known as the 9 N Wild Horse project).

- c. As part of the final application, the Applicant shall include provisions for a workforce housing plan consistent with the recommendations of the Planning Commission.
- d. As part of the proposed covenants, the Applicant shall include provisions for exterior fencing limited to a split-rail and wire mesh type.
- e. As part of its final application, the Applicant shall maximize covered patio areas for each unit where feasible per the recommendations of Planning Commission.
- f. As part of its final application, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Colorado River Fire Rescue, and Town Attorney provided in response to review of the Application
- g. As part of its final application, the Applicant shall provide a declaration of covenants for the common interest community that are to the satisfaction of the Town Attorney. The declaration of covenants shall include a prohibition on short-term rentals understood as the renting of a unit for less than 30 days.
- h. Applicant shall identify all permanent snow storage easements on the final plat.
- i. The Applicant shall comply with all currently adopted building code and municipal code requirements, including all sign code regulations in effect at the time of building permit application. All development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.
- j. All exterior lighting shall be dark-sky compliant per the comprehensive plan. Applicant shall demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.
- k. Approved construction drawings shall demonstrate compliance with the Town Engineer, Police Chief, and Public Works Director for traffic and pedestrian signage.
- l. As part of its final application, the Applicant shall provide a memorandum of understanding that proposes a cash payment in-lieu of constructing two proposed pickleball courts and children's play area. As a result of the exchange, both facilities shall be constructed by the Town in a location to be determined within VIX Park and within two years of the issuance of the first building permit.

- m. The Applicant shall finalize the water rights dedication requirements for the project, including the calculation of irrigated areas and finalization of EQR dedication requirements. A warranty deed conveying the required water rights in the Coryell Ditch shall be executed and recorded together with the Final Plat.
 - n. At the time of final application, a subdivision improvements agreement shall be provided containing an engineer's stamped cost estimate of public improvements, to the satisfaction of the Town Engineer and Town Attorney.
 - o. Landscaping shall incorporate native grasses and plants that minimize maintenance, moving, and irrigating. The landscaping plan shall be approved by the Parks Department. Plans submitted to obtain a building permit for any building shall demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in 13.20.060 of the Municipal Code.
 - p. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.
 - q. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including, without limitation, all costs incurred by the Town's outside consultants such as legal and engineering costs.
 - r. The sale of individual lots or units within Filing 14 may not occur until a plat creating the lot or unit is recorded with Garfield County.
6. Severability. Each section of this Resolution is an independent section and a holding of any section or part thereof to be unconstitutional, void, or ineffective for any cause or reason shall not be deemed to affect the validity or constitutionality of any other section or part hereof, the intent being that the provisions of this Resolution are severable.
7. Effective Date. This Resolution shall be effective upon adoption.

SO RESOLVED this 25th day of February, 2026, by a vote of ____ to ____.

TOWN OF NEW CASTLE
PLANNING & ZONING
COMMISSION

Chuck Apostolik, Chairman

ATTEST:

Michelle Huster, Professional Assistant
to the Town Clerk

Exhibits:

Exhibit A: Legal Description

Exhibit B: List of Application materials

EXHIBIT A
Legal Description

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 30,
TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL OF LAND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE, OF
CASTLE VALLEY BOULEVARD, SAME BEING THE WESTERNMOST CORNER
OF CASTLE VALLEY RANCH PA12 FLG 9 FINAL, AS FILED WITH THE
GARFIELD COUNTY CLERK AND RECORDER'S OFFICE, AS RECEPTION NO.
733785;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING
FIVE (5) COURSES:

- 1) N34°40'33"W 220.40 FEET;
- 2) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00
FEET, AN ARC LENGTH OF 93.27 FEET, CHORD BEARS N16°51'46"W 91.77
FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.83
FEET, AN ARC LENGTH OF 129.60 FEET, CHORD BEARS N37°47'30"W 119.95
FEET;
- 4) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00
FEET, AN ARC LENGTH OF 63.58 FEET, CHORD BEARS N58°19'04"W 62.52
FEET;
- 5) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 784.64
FEET, AN ARC LENGTH OF 94.58 FEET, CHORD BEARS N43°33'19"W 94.52
FEET, TO A POINT ON THE EASTERLY LINE OF THE GARFIELD SCHOOL
DISTRICT RE2, AS FILED WITH SAID CLERK AND RECORDER'S OFFICE AS
RECEPTION NO. 493428;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, ALONG SAID
EASTERLY LINE N42°59'30"E 500.54 FEET, TO A POINT IN THE SOUTHERLY
LINE OF NORTH PARK PARCEL, AS FILED WITH SAID CLERK AND
RECORDER'S OFFICE AS RECEPTION NO. 720385, AND RECEPTION NO.
721291;

THENCE WITH SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) N66°57'08"E 245.52 FEET;
- 2) S71°52'33"E 231.69 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY
LINE, OF NORTH WILD HORSE ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING
THREE (3) COURSES:

- 1) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 736.00
FEET, AN ARC LENGTH OF 368.23 FEET, CHORD BEARS S05°37'46"W 364.40
FEET;
- 2) THENCE S08°42'12"E 68.52 FEET;

3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 886.25 FEET, AN ARC LENGTH OF 217.43 FEET, CHORD BEARS S15°43'53"E 216.88 FEET, TO A POINT IN THE NORTH LINE OF SAID CASTLE VALLEY RANCH PA12 FLG 9 FINAL; THENCE WITH SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

- 1) S65°53'03"W 66.89 FEET;
- 2) S81°23'34"W 266.32 FEET;
- 3) S51°51'16"W 126.84 FEET;
- 4) S36°47'12"W 88.30 FEET TO THE POINT OF BEGINNING,

COUNTY OF GARFIELD, STATE OF COLORADO.

EXHIBIT B
Preliminary PUD Application Materials