

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

A RESOLUTION OF THE NEW CASTLE PLANNING & ZONING  
COMMISSION APPROVING A MINOR AMENDMENT TO THE FINAL PUD  
DEVELOPMENT PLAN AND PLAT FOR THE 9 NORTH WILD HORSE  
MULTI-FAMILY HOUSING DEVELOPMENT.

WHEREAS, by Ordinance No. 2025-1, a final PUD Development Plan (the “Plan”) and final subdivision plat (the “Plat”) for that certain real property described in the Final Plat, 9 North Wild Horse, Castle Valley Ranch Filing 13, PA 8 and PA 9, recorded May 22, 2025, at Reception No. 1007191 (the “Property”) was approved by the New Castle Town Council; and

WHEREAS, the Property is part of Castle Valley Ranch and is zoned Residential; and

WHEREAS, as explained more fully in Ordinance 2025-1, the Plan allows for the construction of up to 130 residential units in up to 16 buildings consistent with the architectural plans and site plan approved as part of the Plan; and

WHEREAS, Wildhorse Apartments, LLC (the “Applicant”), the current owner of the Property, now desires to amend the Plan and Plat by changing 26 townhome units from rental to for-purchase properties; altering the number of approved buildings from a total of 16 – ten of which consist of duplexes and triplexes – to 12 total buildings – six of which consist of five-plexes and triplexes; providing for two-car garages for all but two units; adding a 900-square-foot maintenance facility; and creating five lots upon which triplexes and five-plexes will be constructed; and

WHEREAS, the Applicant submitted the documents listed in Exhibit A hereto as its Plan and Plat amendment application (the “Application”); and

WHEREAS, pursuant to Section 17.100.110 of the Town Municipal Code, Town staff determined that the Application constitutes a minor amendment of the Plan; and

WHEREAS, pursuant to Sections 16.08.050, and 17.100.110(B) of the Code, the Commission opened a public hearing on January 14, 2026, to consider the Application; and

WHEREAS, based on the Application and the information and testimony presented regarding the same, the Commission hereby finds that:

1. The Application is consistent with the comprehensive plan;
2. The Application complies with zoning and density requirements;
3. The Application is compatible with the adjacent land uses;
4. The Town has the capacity to serve the proposed use with water, sewer, fire and police protection;
5. The off-street parking and vehicle, bicycle, and pedestrian circulation proposed in the Application are adequate;

6. The required open space or parks proposed in the Application provide adequate active or passive use by residents of the subdivision and/or the public; and
7. The development proposed in the Application is consistent with the natural character, contours, and viewsheds of the land;

WHEREAS, the Commission desires to approve the Application as provided in this Resolution.

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

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the Commission.

2. Approval. Pursuant to Section 17.100.110(B) of the New Castle Municipal Code, the Commission approves the Application as an amendment of the Applicant's Final PUD Development Plan for the Property and the Final Plat to allow for the subdivision and development of the Property in up to six (6) buildings as set forth below and consistent with the site plan dated October 6, 2025, that was submitted as part of the Application:

<b><u>Original Plan</u></b>	<b><u>Revised Plan</u></b>
<ul style="list-style-type: none"> <li>• <b>Total #Units:</b> 130 total units/16 buildings - 26townh, 80 apartments, 24 condominiums;</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Total #Units:</b> 130 total units/12 buildings - 26townh, 80 apartments, 24 condominiums;</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Density:</b> 2.73 units/acre</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Density:</b> No Change</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Townhomes:</b> Duplexes and triplexes.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Townhomes:</b> Triplexes &amp; 5-plexes.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Garages:</b> Townhomes with 1-car garages will have driveways sized to two-car.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Garages:</b> All but two 1-car garages converted to two-car garages;</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Open Space:</b> 91.6% active + passive OS</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Open Space:</b> No Change</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Parking:</b> 229 off-street parking spaces</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Parking:</b> 243 w/ 14 additional garage spaces</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Snow Storage:</b> 18.7% of road area</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Snow Storage:</b> No Change</li> </ul>
<ul style="list-style-type: none"> <li>• <b>VIX Park Parking:</b> Pull-in parking included on west side of N Wild Horse for VIX Park users</li> </ul>	<ul style="list-style-type: none"> <li>• <b>VIX Park Parking:</b> No Change</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Building Height:</b> 40ft building height limit. 6 buildings exceed limit.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Building Height:</b> No Change</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Affordable Housing:</b> one 1-bed &amp; two 2-bed live/work units at 75% market rate;</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Affordable Housing:</b> No Change</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Maintenance Bld:</b> None proposed</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Maintenance Bld:</b> 900sf structure added</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Development occurring on Lot 1 and Lot 2</b></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Further subdivision of Lot 1 into Block 1A, 1B, 1C, and 1D and further subdivision of Lot 2 into Block 2A and 2B. The 6 Blocks will be the location of triplex and five-plex development.</b></li> </ul>

Only those aspects of the Plan addressed in the Application shall be amended. All other provisions of the Plan not addressed in this Resolution shall remain in full force and effect.

3. Conditions. The Commission approves the Application subject to the following conditions of approval:

A. The sale of individual lots or units within 9 N Wild Horse may not occur until an amended plat creating the lot or unit is recorded with Garfield County. Amended plats memorializing said lots or units shall be reviewed and approved by Town staff and the Town attorney prior to recordation.

B. At the time of recordation of the amended Plat, Applicant shall record an amendment to the Declaration of Covenants, Conditions, and Restrictions for 9 N Wild Horse. Said amendment shall be subject to review by the Town attorney.

C. All updated construction drawings, grading permits, and drainage requirements shall be subject to review and approval by the Public Works Department and Town Engineer.

D. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission and reflected in the minutes and/or recordings of such hearings shall be considered part of the Application and binding on the Applicant.

E. 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.

THIS RESOLUTION PZ 2026-1 was adopted by the New Castle Planning and Zoning Commission by a vote of \_\_\_ to \_\_\_ on the 14th day of January, 2026.

NEW CASTLE PLANNING AND  
ZONING COMMISSION

By: \_\_\_\_\_  
Chuck Apostolik, Commission Chair

ATTEST:

\_\_\_\_\_  
Michelle Huster, Administrative Assistant

## **EXHIBIT A**

The Final PUD Development Plan amendment application consists of the following documents:

1. Land Use Development Application
2. Applicant Narrative
3. Revised Site Plan
4. Amended Plat
5. Revised Elevations/Floorplans of Townhomes
6. Restricted Covenants
7. Property Owners within 250'
8. Affidavit of Public Notice
9. Engineer Comment
10. Public Works Comment