



Town of New Castle **Planning & Code Administration**
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Staff Report

**9 N Wild Horse, Minor PUD Amendment
Castle Valley Ranch PA8 & PA9, Filing 13
Resolution PZ #2026-1
Planning & Zoning Commission Public Hearing
January 14th, 2026**

Report Compiled: 1/8/2022

Project Information

Name of Applicant: Wildhorse Apartments, LLC.

Applicant's Mailing Address: 333 E Main Street, Suite 300 Louisville, KY 40202

Phone/Email: (502) 572-7880/dkanau@andovermgt.com

Property Address: TBD (east of VIX Ranch Park)

Property Owner: Wildhorse Apartments, LLC.

Owner Mailing Address See above

Proposed change: Minor PUD amendment for the 9 N Wild Horse Multi-Family Housing Development, including:

- 1) Change of 26 townhome units from rental to for-purchase properties;
- 2) Alteration of the approved 10 buildings of duplexes and triplexes to 6 buildings consisting of 5-plexes and triplexes;
- 3) Increase of all but two units to two-car garages;
- 4) Addition of a 900sf maintenance facility.

Existing Zoning: Residential

Surrounding Zoning: North – Lakota & BLM
South – M/U & Residential (TC Midwest/CVR Filings 9-10)
East – Residential (TBD CVR)
West – VIX Park/Single Family (CVR Filing 5)

I Introduction

The Applicant requests a minor PUD amendment to the 9 N Wild Horse PUD originally approved in 2025 by ordinance TC 2025-1. According to section 17.100.110 of the municipal code, minor amendments are alterations to an approved PUD development plan that elevates the review process from Staff level to the Planning Commission (P&Z). Minor amendments are approved by resolution following a noticed public hearing. P&Z may condition such approval as necessary to ensure that the development will be compatible with current community standards, infrastructure, and regulations. Minor amendments include, but are not limited to:

1. An increase or decrease equal to or less than three (3) percent of the overall coverage of residential structures as originally approved within the PUD;
2. A reduction in the number of residential dwelling units not including designated affordable housing units;
3. An increase of the originally approved common or public open spaces;
4. Improvements to site circulation such as deceleration lanes, increased street connectivity, improved/expanded non-motorized access routes, etc.;
5. Alterations to the applicable PUD dimensional standard(s) (e.g., setbacks, building height, F.A.R) of less than ten percent (10%).

In its consideration of the relevant amendment review process (i.e. administrative, minor, or major), Staff ultimately discounted the applicability of the major amendment process (17.100.110 (C)), specifically with regards to provisions #1 & #4 of section 17.100.110(C). These provisions (among others) prompt a major review if the updates are characterized by:

- (1) A change in the use of character of the development;
- (4) Movement of approved building footprints more than ten (10) feet.

With respect to (1) it was determined that the use or character (multifamily, residential) was generally unaffected, though a change from rental to for-purchase may be cost prohibitive or unattainable to a certain demographic. With respect to (2), the process of condensing duplexes and triplexes to 5-plexes did move building footprints more than ten feet in certain instances. The alteration, however, was not deemed substantial enough to warrant a higher level of scrutiny. Therefore, pursuant to section 17.100.110 (D), the Town Administrator has determined the appropriateness of the minor amendment process and has determined, in consultation with Staff, that the application materials provided are sufficient evidence for P&Z's review.

II Proposed Changes

In consideration of the amendment, the Applicant underscores that the proposed changes do not affect the overall style and function of the approved Live/Work units, Empty Nester units, parks & open space, or streets designs and shows general consistency with the original site plan, architectural design, and landscaping throughout. The modest alterations are intended merely to improve the community's livability and marketability. The main details of the amended PUD are as follows:

Original Plan	Revised Plan
• Total #Units: 130 total units/16 total buildings - 26townh, 80 apartments, 24 condominiums;	• Total #Units: 130 total units/12 total buildings - 26townh, 80 apartments, 24 condominiums; ;
• Density: 2.73 units/acre	• Density: No Change
• Townhomes: Duplexes and triplexes.	• Townhomes: Triplexes & 5-plexes.
• Garages: Townhomes with 1-car garages will have driveways sized to two-car.	• Garages: All but two 1-car garages converted to two-car garages;
• Open Space: 91.6% active + passive OS	• Open Space: No Change
• Parking: 229 off-street parking spaces	• Parking: 243 w/ 14 additional garage spaces
• Snow Storage: 18.7% of road area	• Snow Storage: No Change
• VIX Park Parking: Pull-in parking included on west side of N Wild Horse for VIX Park users	• VIX Park Parking: No Change
• Building Height: 40ft building height limit. 6 buildings exceed limit.	• Building Height: No Change
• Affordable Housing: one 1-bed & two 2-bed live/work units at 75% market rate;	• Affordable Housing: No Change
• Maintenance Bld: None proposed	• Maintenance Bld: 900sf structure added

Upon review of the submittal packet, Staff concludes that the proposed changes:

1. **Are** consistent with the comprehensive plan;
2. **Comply** with zoning and density requirements;
3. **Are** Compatibility to neighboring land uses;
4. **Have** sufficient access to town services including water and sewer services, fire, and police;
5. **Have** adequate off-street parking as well as vehicle, bicycle, and pedestrian circulation;
6. **Meet** open space and park requirements;
7. **Are** consistent with the natural character, contours, and viewsheds of the land.

III Staff Recommendations

With the provisions of the original approving Ordinance TC 2025-1 withstanding, Staff recommends the following conditions in consideration of **PZ 2026-1**:

- 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.

IV Exhibits

- A. Land Use Application
- B. Applicant Narrative
- C. Revised Site Plan
- D. Amended Plat
- E. Revised Elevations/Floorplans of Townhomes
- F. Restricted Covenants
- G. Property Owners within 250'
- H. Affidavit of Public Notice
- I. Engineer Comment
- J. Public Works Comment