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To: Planning Commission
From: Paul Smith
Re: P&Z – Decide on an application for a multiple lot line adjustment for White Horse Village Phase 2
Date: 10/8/2025
Purpose:

On August 28, 2025, Sunrise Company (SC Roundup, LLC) applied for a multiple lot line adjustment for Phase 2 of the White Horse Village PUD (WHV) located in Lakota Canyon Ranch. The Applicant wishes to reconfigure the existing lot lines within the remaining A-Blocks of Phase 2 and transition towards a more traditional residential product that better contributes to the success of Lakota.

WHV was originally part of Lakota Canyon Ranch PUD Filing 1 approved in 2003. In 2004, an application was approved for WHV, Phase 1 which included the cluster homes (5-6 pack units) observed today along White Horse Dr., Lakota Dr. and Roundup Drives (**Figure 1**).

WHV, Phase 2 was later approved in 2007 for 13 total blocks and 69 clustered style units (**Figure 2**). This configuration was further amended in 2011 with at least two important provisions:

- 1) The density within the remaining B-Blocks along the golf course (**Figure 4**) were reduced to 19 conventional rectangular lots (**Figure 3**);
- 2) The remaining A-Blocks were allowed up to 40 total units provided that the lot configuration was consistent with the proposed B-Block configuration.

Provision #2 above allows a way to reconfigure the A-Blocks in a manner consistent with the B-Blocks without having to endure an additional PUD amendment.

To optimize the building envelopes on the A-Block lots and improve the compatibility with the 2011 PUD amendment, SC Roundup is proposing the adjustment of five (5) lot lines and four (4) lots as shown on pages 18 and 19 of the packet. The realignment allows for longer lots fronting Roundup Dr. and improved spacing between the lots fronting White Horse Dr. in a manner consistent with the lot configuration approved in 2011. The lot line adjustment will now anticipate 20 units where 28 were once proposed.

Pursuant to section 16.40.080, the multiple lot line adjustment is permitted if it “does not create additional lots or interests in property but is merely a mechanism that adjusts, relocates, or vacates multiple lot lines or combines more than one lot for building purposes. The amended plat process is limited to amendments that affect less than twenty (20) lots within a subdivision.” Staff concludes that the multiple lot line adjustment reconfigures the A-Blocks in a manner consistent with the lots approved in the 2011 Phase 2 amendment in compliance with section 16.40.080 above.

Thank you,
Paul



Figure 1 - White Horse Village, Phase 1

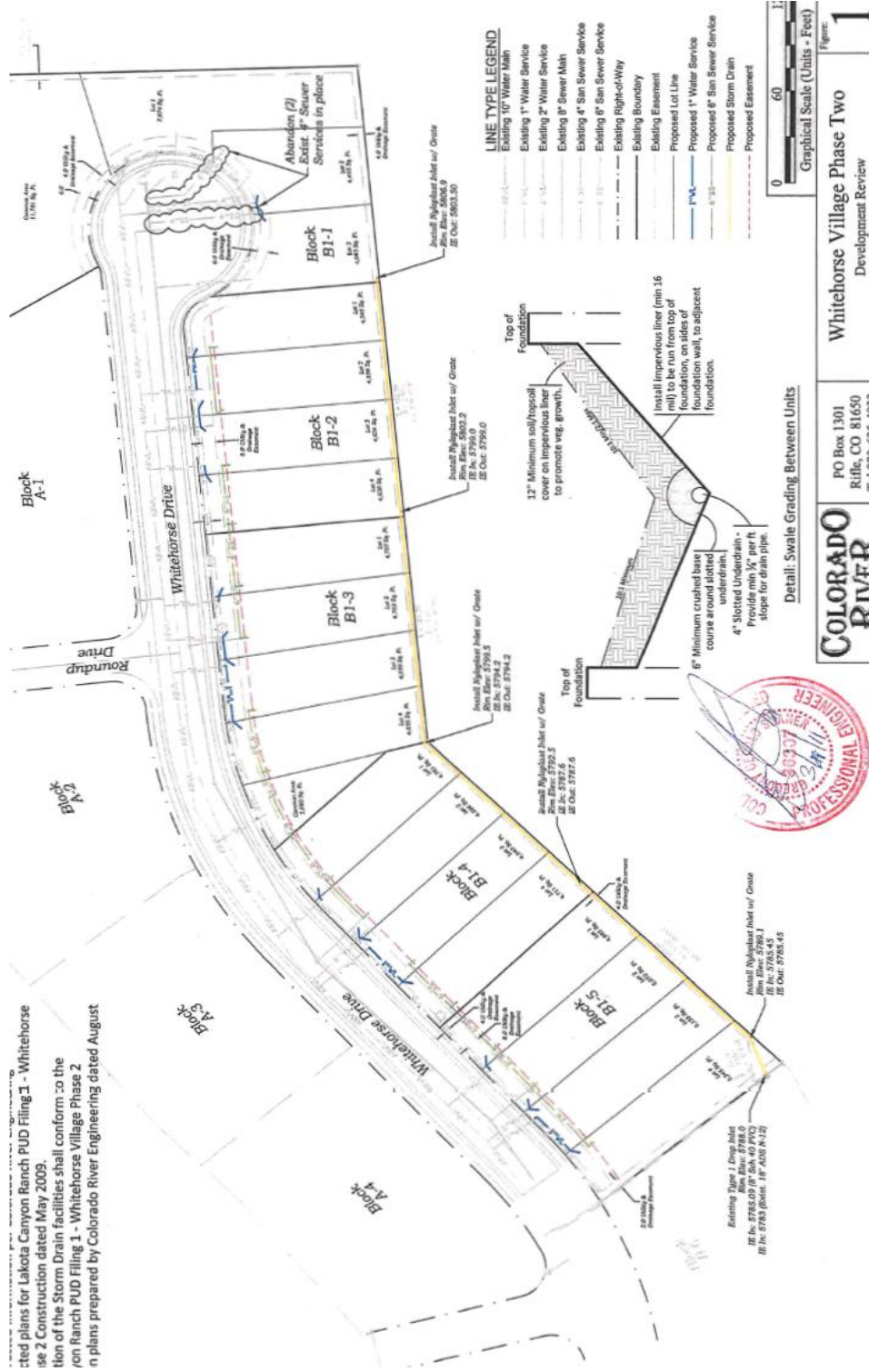


Figure 3 – 2011 Amended PUD

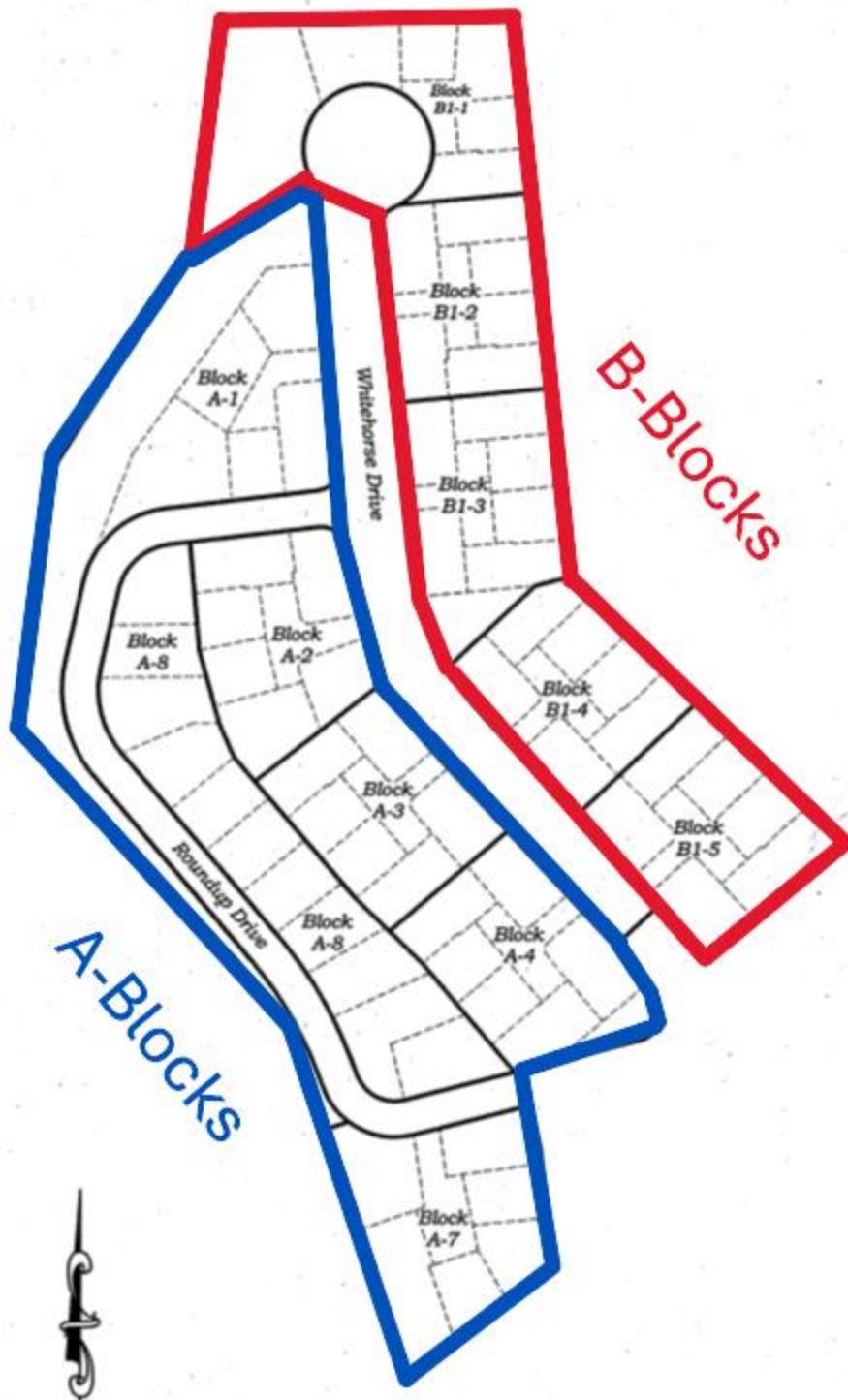


Figure 4 - Phase 2, Remaining A-Blocks and B-Blocks