FIRESTONE
COLORADO

PLANNING AND ZONING COMISSION

REGULAR MEETING AGENDA

December 6, 2018
7:00 PM
151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
   a. 11-01-18 - Regular Meeting
5. **Public Comment** * (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
   a. **Resolution PC-18-22:** A RESOLUTION RECOMMENDING APPROVAL OF AN INITIAL ZONING OF PROPERTY PROPOSED TO BE ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE GOULD ANNEXATION, AND RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR SUCH PROPERTY
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Manager's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

AGENDA INFORMATION MEMORANDUM

FIRESTONE
TOWN BOARD OF TRUSTEES

AIM#: 4.a.

Approval of Minutes

Meeting Date: December 6, 2018

Initiated By:

Dept: Town Clerk

AGENDA TITLE
11-08-18 - Regular Meeting

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS
None

FINANCIAL CONSIDERATIONS

Staff Report

Firestone Gould Annexation

Zoning
and
Outline Development Plan

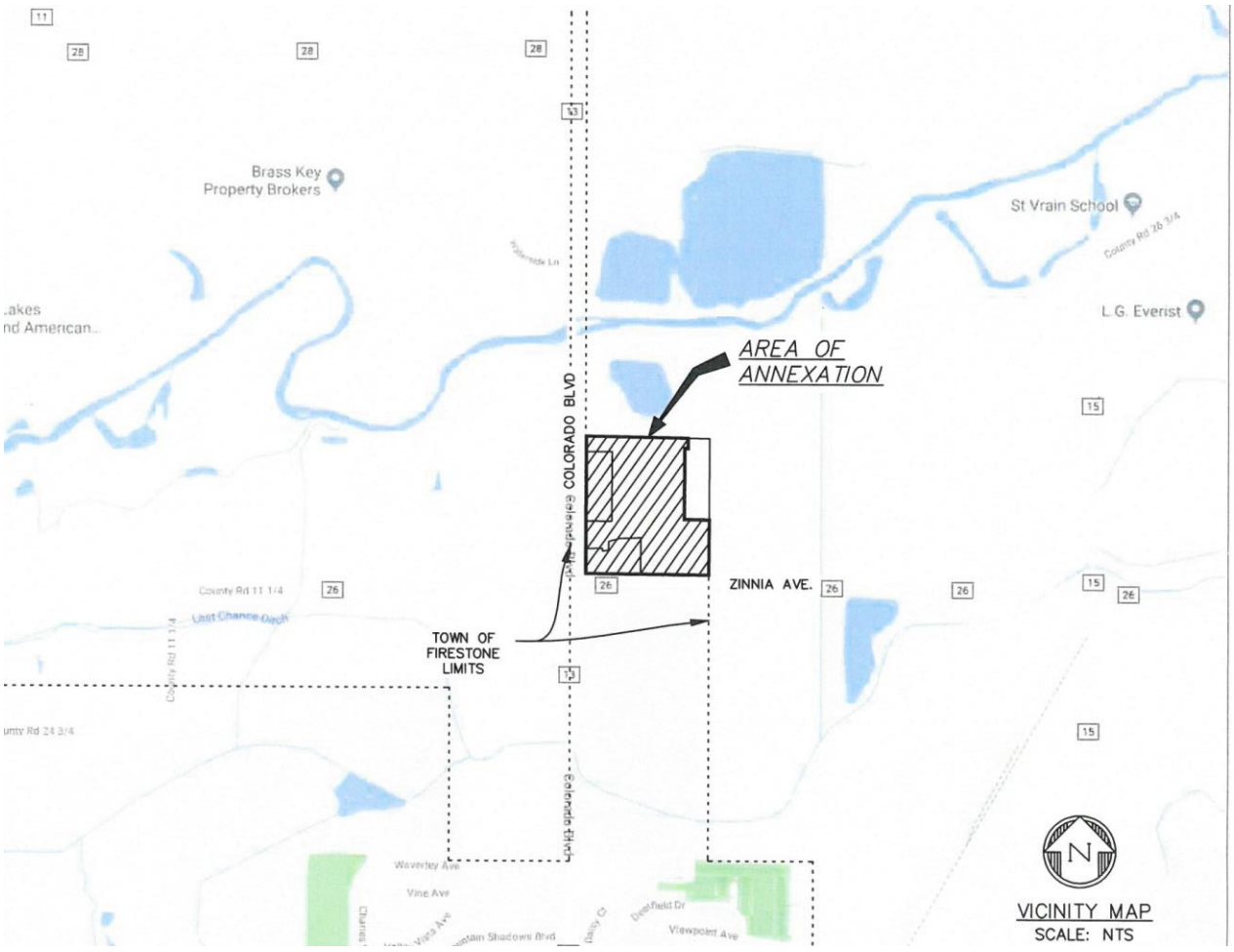
Prepared by the
Town of Firestone for the
Planning and Zoning Commission

December 6, 2018

Applications
This staff report is for the property known as the Firestone Gould Annexation, Zoning and Outline Development Plan ("ODP"). The applicant for this submittal is the Town of Firestone.

Notice
Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicant prior to the hearings.

Location and Process
The approximate location of the Firestone Gould Annexation property is north of Zinnia Avenue and east of Colorado Boulevard. This property is currently zoned Weld County A-Agricultural. The zoning requested by the applicant is Planned Unit Development with Employment Center (EC) land uses. The applicant is also requesting approval of an Outline Development Plan for the property.



Site Analysis

The area to be annexed is approximately 37.32 acres and is comprised of vacant land with two vacant properties and numerous agricultural out buildings. The property is generally flat and would be appropriate for the proposed zoning requested.

Plan Analysis
The applicant acquired the property in 2017, and has planned to date, to include on the property a public utility facility. The property was a working farm and used for single family residences as well as agricultural activities with related accessory uses. The land uses proposed are generally consistent with the Firestone Development Regulations.

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in Section 17.22.080 of the Firestone Development Regulations.

Conditions and Standards for Approval
The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

The Planning Commission Board or Board of Trustees has the following options relative to the action on applications in general. As necessary additional information relative to continuances, etc. can be provided by the Town Attorney.

A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or

B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or

C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

The Town staff recommends the Planning Commission recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Planning Commission public hearing.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-22

A RESOLUTION RECOMMENDING APPROVAL OF AN INITIAL ZONING OF PROPERTY PROPOSED TO BE ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE GOULD ANNEXATION, AND RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR SUCH PROPERTY

WHEREAS, before the Planning and Zoning Commission of the Town of Firestone is the consideration of whether to recommend approval of the proposed initial zoning and Outline Development Plan for property proposed to be annexed to the Town and known as the Gould Annexation; and

WHEREAS, all materials related to the proposed initial zoning and Outline Development Plan have been reviewed by Town Staff and found to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed initial zoning and Outline Development Plan for the Gould Annexation, to zone the property Planned Unit Development with Employment Center (EC) land uses as shown on the Outline Development Plan, should be approved.

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

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed initial zoning of Planned Unit Development with Employment Center (EC) land uses and the Outline Development Plan for the property proposed to be annexed to the Town and known as the Gould Annexation.

PASSED AND ADOPTED this 6th day of December, 2018.

_____
Chair

ATTEST:

_____
Secretary

THE REPRODUCTION OF ANY INFORMATION GENERATED BY ARCHITECTS, ENGINEERS OR OTHER CONSULTANTS ON THESE DRAWINGS IS FOR THE EXPRESS PURPOSE OF COORDINATION AND EASE OF REFERENCE ONLY. INCLUSION OF SAID INFORMATION ON THESE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION BY THK ASSOCIATES, INC. AS TO THE SUFFICIENCY OR ACCURACY OF SAID INFORMATION.

LEGAL DESCRIPTION

A PART OF LOT B OF RECORDED EXEMPTION 1209-31-3-RE 2340, AN RECORDED EXEMPTION RECORDED DECEMBER 21, 1998, AS RECEPTION NO. 2661939 OF THE RECORDS OF WELD COUNTY, COLORADO, AND SUBDIVISION EXEMPTION SE-734, A SUBDIVISION EXEMPTION RECORDED DECEMBER 21, 1998, AS RECEPTION NO. 2661938 OF THE RECORDS OF WELD COUNTY, COLORADO, ALL LOCATED IN THE SW1/4 OF SECTION 31, T3N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31, FROM WHICH THE E1/4 CORNER OF SAID SECTION 31 BEARS N00°07'56"E, 2651.27 FEET (BASIS OF BEARING), THENCE N00°07'56"E, 30.00 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 31 TO THE NORTHERLY RIGHT-OF-WAY LINE EXTENDED WESTERLY OF ZINNIA AVENUE (WELD COUNTY ROAD 26), ACCORDING TO BROOKS FARM FIRST & SECOND ADDITIONS, AN ANNEXATION TO THE TOWN OF FIRESTONE RECORDED JUNE 15, 2001, AS RECEPTION NO. 2857771 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE S89°30'04"E, 30.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE EXTENDED WESTERLY OF SAID ZINNIA AVENUE (WELD COUNTY ROAD 26) TO THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO BLVD. (WELD COUNTY ROAD 13), ALSO BEING THE EASTERLY LINE OF FIRESTONE NORTH ANNEXATION, AN ANNEXATION TO THE TOWN OF FIRESTONE RECORDED JANUARY 16, 2015, AS RECEPTION NO. 4076118 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE N00°07'56"E, 1439.33 FEET ALONG THE EASTERLY RIGHT-OF WAY LINE OF SAID COLORADO BLVD. (WELD COUNTY ROAD 13) AND ALONG THE EASTERLY LINE OF SAID FIRESTONE NORTH ANNEXATION TO THE NORTHERLY LINE OF SAID LOT B;

THENCE S88°57'49"E, 1063.26 FEET ALONG THE NORTHERLY LINE OF SAID LOT B TO THE NORTHEASTERLY CORNER THEREOF;

THENCE S00°15'26"W, 107.00 FEET ALONG THE EASTERLY LINE OF SAID LOT B TO AN ANGLE POINT THEREOF;

THENCE N88°57'49"W, 36.00 FEET ALONG THE EASTERLY LINE OF SAID LOT B TO AN ANGLE POINT THEREOF;

THENCE S00°15'26"W, 744.44 FEET ALONG THE EASTERLY LINE OF SAID LOT B TO AN ANGLE POINT THEREOF;

THENCE S88°57'49"E, 261.00 FEET ALONG THE EASTERLY LINE OF SAID LOT B TO AN ANGLE POINT THEREOF;

THENCE S00°15'26"W, 575.79 FEET ALONG THE EASTERLY LINE OF SAID LOT B TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ZINNIA AVENUE (WELD COUNTY ROAD 26);

THENCE N89°30'04"W, 1285.01 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ZINNIA AVENUE (WELD COUNTY ROAD 26) AND ALONG THE NORTHERLY LINE OF SAID BROOKS FARM FIRST & SECOND ADDITIONS TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID COLORADO BLVD. (WELD COUNTY ROAD 13) AND THE POINT OF BEGINNING.

AREA = 37.320 ACRES, MORE OR LESS.

TOWN OF FIRESTONE

BY:_____
MAYOR

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 2018, BY _____ AS _____ FOR TOWN OF FIRESTONE, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

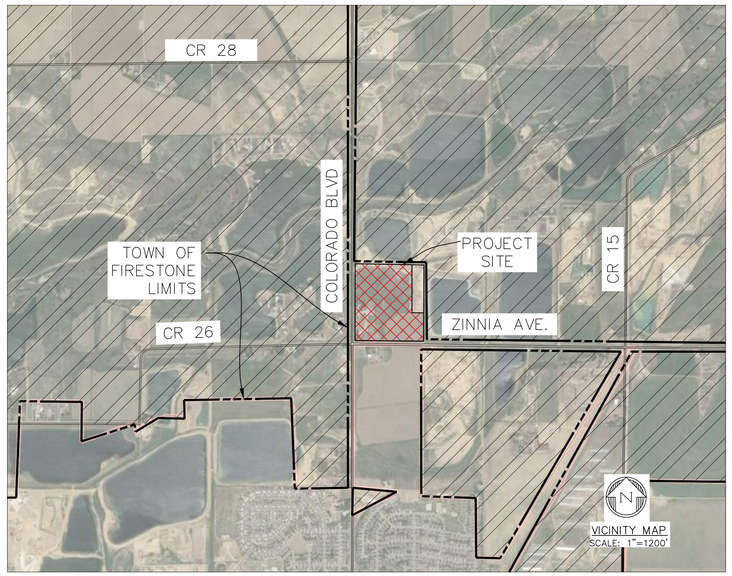
_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

OUTLINE DEVELOPMENT PLAN

GOULD

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 3



APPLICANT/OWNER/DEVELOPER

TOWN OF FIRESTONE
151 GRANT AVENUE,
P.O. BOX 100
FIRESTONE, CO 80520-0100
(970) 278-0029 (X 108)
ATTN: DAVID LINDSEY, PE
dlindsay@ccginc.us

TECHNICAL CONSULTANTS

LAND SURVEYOR:
CIVILARTS
1500 KANSAS AVE., SUITE 2-E
LONGMONT, CO 80501
(303) 682-1131
ATTN: FRANK N. DREXEL, PLS
fdrexel@civilarts.us

TECHNICAL CONSULTANTS

ENGINEER:
COLORADO CIVIL GROUP, INC.
5110 GRANITE STREET, UNIT D
(970) 278-0029
ATTN: DAVID LINDSAY, PE
dlindsay@ccginc.us

LANDSCAPE ARCHITECT/PLANNER:
THK ASSOCIATES, INC.
2953 SOUTH PEORIA ST., STE. 101
AURORA, COLORADO 80014
(303) 770-7201
ATTN: ELEANOR GARZA, RLA
egarza@thkassoc.com

APPROVAL BLOCKS

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS

_____ DAY OF _____, 20___ BY ORDINANCE NO. _____.

MAYOR _____
ATTEST: TOWN CLERK _____

ACCEPTANCE BLOCK AND NOTARY

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

_____
OWNER

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 2____, BY
_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

SHEET INDEX

1 COVER
2 NOTES
3 ODP MAP SHEET

GOULD	
COVER	
NAME OF APPLICATION:	GOULD
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	COVER
PREPARATION DATE:	SEPTEMBER 25, 2018
REVISION DATE:	OCTOBER 30, 2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 3

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303-770-7201 FAX 770-7132

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Longmont, CO 80501
P 303.682.1131
F 303.682.1149
CIVILARTS

GOULD
Town of Firestone
County of Weld
State of Colorado

OUTLINE DEVELOPMENT PLAN

REV #	DATE	DESCRIPTION

DATE: 11/2/2018
JOB No: 7909-000
DRAWN BY: KR
CHECKED BY: EG

OUTLINE DEVELOPMENT PLAN

1 OF 3

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OUTLINE DEVELOPMENT PLAN

GOULD

TOWN OF FIRESTONE

COUNTY OF WELD

STATE OF COLORADO

SHEET 2 OF 3

PROJECT CONCEPT

THE GOULD PROPERTY OUTLINE DEVELOPMENT PLAN PROPOSES TO ESTABLISH THE LAND USE OF THE GOULD PROPERTY, ACQUIRED BY THE TOWN OF FIRESTONE IN FALL OF 2017. THE OUTLINE DEVELOPMENT PLAN PROPOSES ONE PLANNING AREA WITHIN THE PLANNED UNIT DEVELOPMENT: PA-1 TO BE ZONED AS EMPLOYMENT CENTER (EC) FOR MUNICIPAL USES. THE GOULD PROPERTY IS APPROXIMATELY 37.32 ACRES IN SIZE AND IS BOUND BY COLORADO BOULEVARD TO THE WEST AND ZINNIA AVENUE TO THE SOUTH AND IS IN CLOSE PROXIMITY TO THE ST. VRAIN RIVER TO THE NORTH.

REGIONAL IMPACTS

THE GOULD PROPERTY IS PROPOSED TO PROVIDE A PUBLIC UTILITY FACILITY FOR MUNICIPAL USE. IT IS ANTICIPATED THAT THE PROVISION OF THIS RESOURCE WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE. ITS SIZE AND LOCATION PROVIDES OPPORTUNITY TO OFFER SUCH PUBLIC USES BOTH FOR FIRESTONE AND THE REGION.

ENVIRONMENTAL INFORMATION

THERE ARE NO KNOWN ENVIRONMENTAL HAZARDS LOCATED ON SITE. A PHASE 1 ENVIRONMENTAL ASSESSMENT REPORT TITLED "FIRESTONE AGRICULTURAL PROPERTY 12028 AND 12148 WELD COUNTY ROAD 13" WAS PREPARED BY TERRACON DATED AUGUST 24, 2017.

UTILITIES

THE TOWN WILL PROVIDE NECESSARY UTILITIES TO THE SITE INCLUDING WATER, SEWER, GAS, AND ELECTRIC. INFRASTRUCTURE WILL BE FINANCED BY THE TOWN, UNLESS OTHERWISE DETERMINED BY THE TOWN.

GRADING CONCEPT

THE SITE WILL BE OVERLOT GRADED FOR THE USES PERMITTED BY THIS ODP AND WILL INCLUDE GRADING FOR RECHARGE TRENCHES.

SERVICE REQUIREMENTS

THE TOWN WILL PROVIDE NECESSARY PUBLIC SERVICE TO THE SITE. THE POLICE SERVICE IS WITHIN THE TOWN OF FIRESTONE. FIRE PROTECTION AND AMBULANCE WILL BE PROVIDED BY THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT. SCHOOLS ARE WITHIN THE ST. VRAIN VALLEY SCHOOL DISTRICT.

CIRCULATION SYSTEMS

THE PROPERTY IS ADJACENT ON THE WEST SIDE TO COLORADO BOULEVARD AND ON THE SOUTH SIDE TO ZINNIA AVENUE.

LAND USE AND ZONING

THE GOULD PROPERTY PROPOSES TO ESTABLISH AN EMPLOYMENT CENTER (EC) ZONED PLANNED UNIT DEVELOPMENT WITH MUNICIPAL LAND USES. THE LAND USES AND DEVELOPMENT STANDARDS FOR THE MUNICIPAL LAND USE CATEGORY SHALL BE AS SPECIFIED IN THIS ODP AND IN THE FIRESTONE DEVELOPMENT REGULATIONS AS MAY BE AMENDED FROM TIME TO TIME.

DENSITY

THE ALLOWED DENSITY OF THE PROPERTY WILL BE CONSISTENT WITH THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS.

BUILDING HEIGHT

BUILDINGS AND WATER TREATMENT FACILITY TANKS LOCATED WITHIN PA-1 OF THE GOULD PROPERTY ODP SHALL BE NO GREATER THAN 50' IN HEIGHT.

LAND USE TABLE

PLANNING AREA	ZONING	LAND USE	AREA (AC)	% AREA
PA-1	EC	MUNICIPAL	37.32	100
			TOTAL AREA	37.32 AC

DEVELOPMENT SCHEDULE

INITIAL DEVELOPMENT OF THE SITE IS ANTICIPATED TO BEGIN IN 2019.

PARK DEVELOPMENT

PARK DEVELOPMENT WILL NOT BE A PART OF THE GOULD PROPERTY DEVELOPMENT.

PARK MAINTENANCE AND ENFORCEMENT

PARK MAINTENANCE WILL NOT BE REQUIRED.

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CIVILARTS

GOULD PROPERTY
Town of Firestone
County of Weld
State of Colorado

OUTLINE DEVELOPMENT PLAN

REV.#	DATE	DESCRIPTION

DATE: 11/2/2018

JOB No: 7909-000

DRAWN BY: KR
CHECKED BY: EG

OUTLINE DEVELOPMENT PLAN

2 OF 3

GOULD	
NOTES	
NAME OF APPLICATION:	GOULD
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SHEET 2 OF 3

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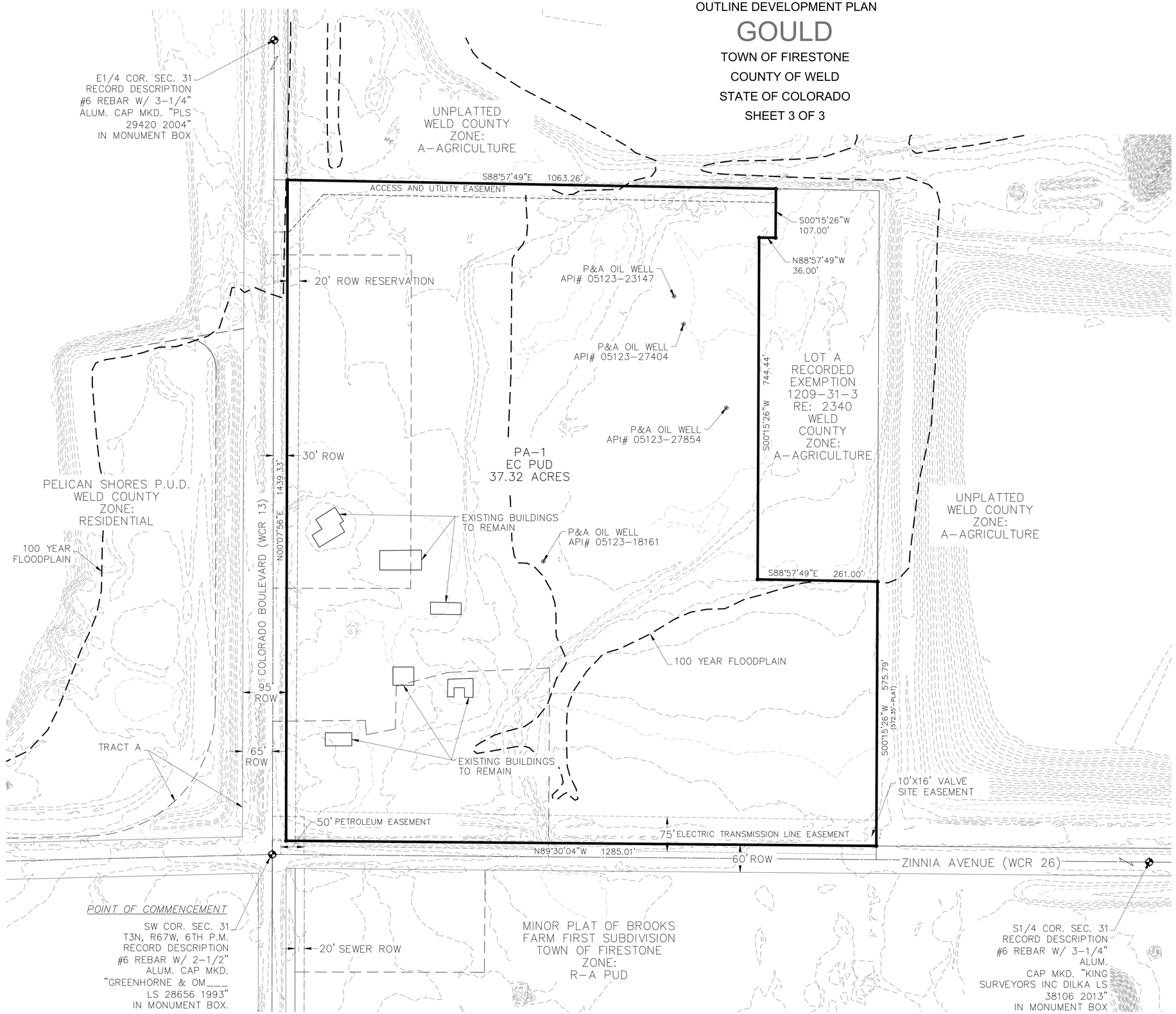
OUTLINE DEVELOPMENT PLAN

GOULD

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 3 OF 3



LEGEND

- PROPOSED PLANNING AREAS
- EXISTING PARCEL LINES
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 100 YEAR FLOOD PLAIN
- PLUGGED AND ABANDONED WELL

N

0' 50' 100' 200'

SCALE: 1" = 100'-0"

GOULD	
ODP MAP SHEET	
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SHEET 3 OF 3

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