



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

May 16, 2019

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. Regular Meeting 4-18-19
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. Resolution PC-19-06 - A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 3 FOR COTTONWOOD HOLLOW
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 Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
April 18, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in regular session on April 18, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Scherneck called the meeting to order at 7:03 p.m.

The following were present upon the call of the roll:

Chairperson:	Steve Scherneck
Vice-Chairperson:	William Schaefer - absent
Commissioners:	Kelly Deitman
	Jim Grahlmann
	Tim Spiegelberg
	Jaci Daggett

Staff: Tracy Case - Sr. Planner

Todd Bjerkaas – Director – Planning & Development
Marty Ostholthoff – Planning Manager
Lisa Bartley – PC Secretary/Town Clerk Pro-Tem

2. PLEDGE OF ALLEGIANCE

Chairperson Scherneck led the pledge of allegiance.

3. APPROVAL OF AGENDA

Commissioner McAllister motioned and Commissioner Spiegelberg seconded to approve the Agenda. Voice vote was taken. Motion carried unanimously.

4. ACTION/DISCUSSION

a. Election of Chairperson and Vice-Chairperson

A motion was made and seconded to elect Steve Scherneck as the Firestone Planning and Zoning Commission Chairperson. Voice Vote was taken. Motion carried unanimously.

A motion was made and seconded seconded to elect Tim Spiegelberg as the Firestone Planning and Zoning Commission Vice-Chairperson. Voice Vote was taken. Motion carried unanimously.

5. APPROVAL OF MINUTES

a. March 21, 2019 – Regular Meeting

Commissioner Grahlmann motioned and Commissioner Deitman seconded to approve the meeting minutes of the March 21, 2019 - Regular Meeting. Voice vote was taken. Motion Carried unanimously.

6.PUBLIC COMMENT

There were none.

7.PUBLIC HEARING

a. Resolution PC-19-04 – Firestone City Centre Subdivision F2 Amendment 1

Chairperson Schernecké verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:07 p.m.

Marty Ostholthoff provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Chairperson Schernecké opened the Public Comment portion at 7:12 p.m. Those wishing to speak:
There were none.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations. Chairperson Schernecké closed the Public Comment portion at 7:12p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 7:13 p.m.

Commissioner McAllister motioned and Commissioner Daggett seconded to approve **Resolution No. PC-19-04**, a Resolution Recommending Approval of a Final Plat of a Final Plat for Firestone City Centre Subdivision Filing No 3, Amendment 1.

Voting was as follows:

Yes: McAllister, Daggett, Grahlmann, Deitman, Spiegelberg

No: None

Absent: Schaefer

Chairperson Schernecké declared the motion carried.

8.STAFF REPORTS

None

9. COMMISSIONER COMMENTS

None

10. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Schernecké declared the motion carried. The meeting was adjourned at 7:15p.m.

Introduced and Approved this 16th day of May, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary/Town Clerk Pro-Tem



Staff Report

Cottonwood Hollow Third Amendment to Outline Development Plan

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

May 16, 2019

Applications

This staff report is for the proposed Third Amendment to the Cottonwood Hollow Outline Development Plan ("ODP Amendment"). The applicant for the ODP Amendment is Mortgage Consultants, LLC.

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 applicants prior to the hearings.

Location and Process

The approximate location of the ODP Amendment is south of the terminus of Jake Jabs Boulevard and east and west of the proposed Arbor Street. The ODP Amendment is a step in the Firestone Development Review process prior to subdivision and site planning.

Site and Plan Analysis

The portion of the Cottonwood Hollow property subject to the ODP Amendment is approximately 164 acres in size and is generally flat and developable. The major encumbrances on the property are the Godding Hollow floodplain/wetlands and scattered oil and gas production facilities and pipelines.

The purpose of the ODP Amendment is to provide for additional housing types and non-residential opportunities. Subsequent development review procedures, including final development and platting, will need to be approved prior to the vertical construction occurring on the property.

Consistency

The application is generally consistent with the Firestone Master Plan, Development Regulations and Municipal Code.

Circulation

An access plan for the property will be determined at the time of Preliminary Development Plan and/or Final Development Plan.

Public Land Dedication

Public land dedication will be required pursuant to the annexation agreement, current ODP and the Town regulations.

Fiscal Impacts

Having residential/commercial/employment land uses as shown on the ODP Amendment potentially provides for an economic development benefit for the Town. Additional fiscal impact analysis will be provided when subsequent development review applications are submitted.

Utility and Services

No infrastructure improvements are proposed with the ODP Amendment application. Additional utility and service details/studies will be provided when subsequent development review applications are submitted.

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 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.

Planning Commission or Board of Trustees Action

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

Town staff recommends the Planning Commission approve draft Resolution PC-19-06, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-06

**A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE
DEVELOPMENT PLAN AMENDMENT NO. 3 FOR COTTONWOOD
HOLLOW**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of an Outline Development Plan Amendment No. 3 for Cottonwood Hollow; and

WHEREAS, all materials related to the application have been reviewed by Town Staff and found with conditions 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 the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

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 Final Development Plan for Outline Development Plan Amendment No. 3 for Cottonwood Hollow, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of May, 2019.

Chairperson

ATTEST:

Secretary/Clerk Pro-Tem

EXHIBIT A
Outline Development Plan Amendment No. 3
Cottonwood Hollow
Conditions of Approval

General

1. Provide an updated title commitment showing Mortgage Consultants, LLC as owner when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Technical corrections to the Outline Development Plan Amendment No. 3 for Cottonwood Hollow shall be made to the Town's satisfaction.

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14; THENCE S00°07'17"E A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 22 (60 FEET IN WIDTH) SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY S89°55'22"E, A DISTANCE OF 1309.10 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID EAST LINE S00°18'14"E A DISTANCE OF 2624.04 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°55'12"W, A DISTANCE OF 1317.46 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 S89°56'54"W, A DISTANCE OF 69.31 FEET; THENCE LEAVING SAID SOUTH LINE N29°04'16"W, A DISTANCE OF 156.64 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°12'19", A RADIUS OF 1025.00 FEET, AND AN ARC LENGTH OF 307.80 FEET; THENCE N46°16'35"W, A DISTANCE OF 271.54 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°41'44", A RADIUS OF 1125.00 FEET, AND AN ARC LENGTH OF 583.07 FEET, THE CHORD OF WHICH BEARS N31°25'43"W, A DISTANCE OF 576.57 FEET; THENCE S89°56'37"W, A DISTANCE OF 83.72 FEET; THENCE S63°18'00"W, A DISTANCE OF 58.00 FEET; THENCE S76°20'46"W, A DISTANCE OF 60.00 FEET; THENCE N82°58'39"W, A DISTANCE OF 58.79 FEET; THENCE N63°36'35"W, A DISTANCE OF 73.80 FEET; THENCE S89°56'37"W, A DISTANCE OF 160.77 FEET; TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE ALONG SAID WEST LINE N00°15'46"W, A DISTANCE OF 1047.84 FEET; THENCE LEAVING SAID WEST LINE N81°08'34"E, A DISTANCE OF 63.99 FEET; THENCE N64°18'44"E, A DISTANCE OF 492.53 FEET; THENCE N89°44'57"E, A DISTANCE OF 10.00 FEET; THENCE N00°15'47"W, A DISTANCE OF 297.66 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 22; THENCE ALONG SAID SOUTH RIGHT-OF-WAY N90°00'00"E, A DISTANCE OF 792.29 FEET TO THE POINT OF BEGINNING; CONTAINING 132.916 ACRES MORE OR LESS.

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS S90°00'00"W.

TOGETHER WITH;

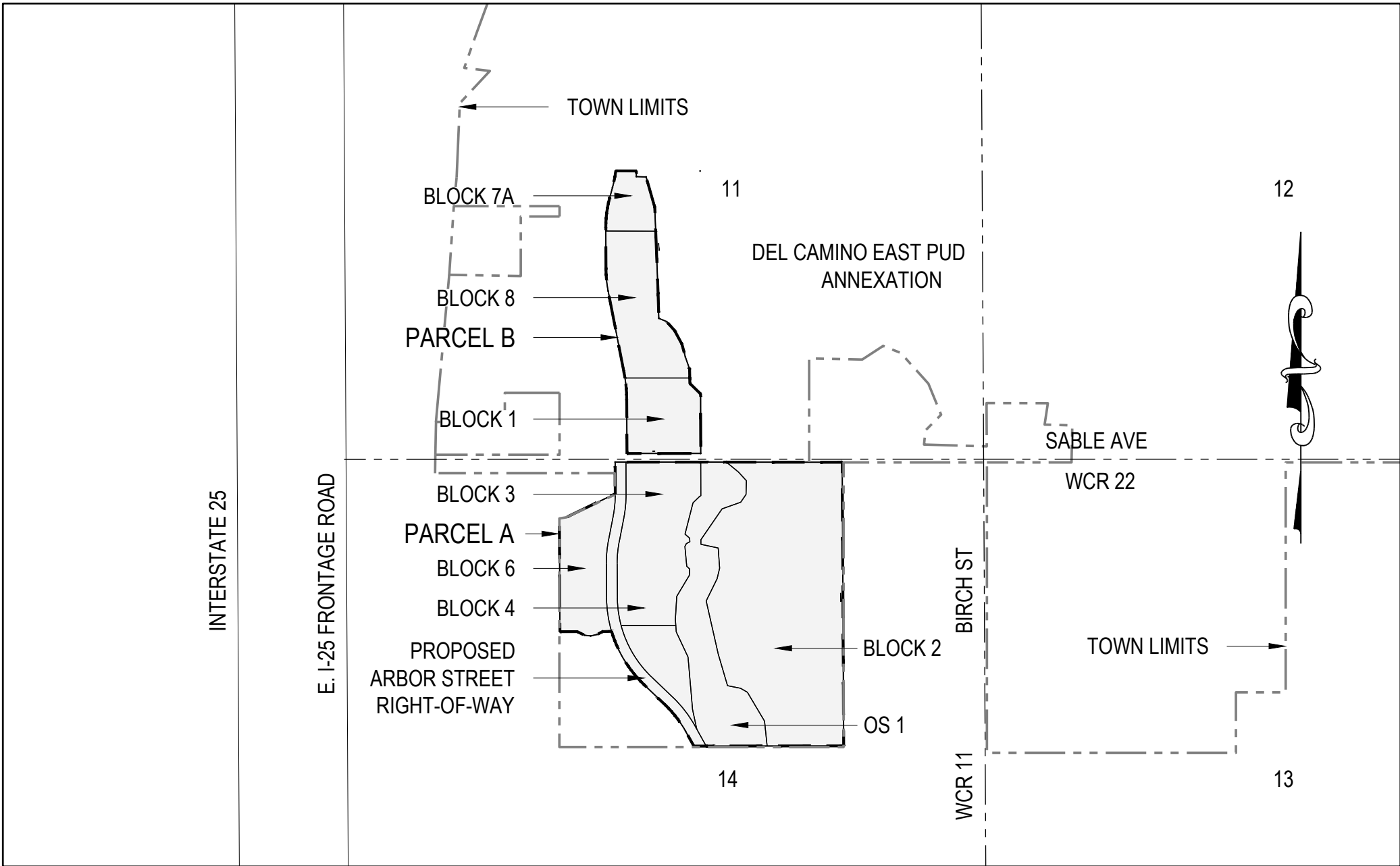
PARCEL B:

ALL OF TRACT B, COTTONWOOD HOLLOW, FILING 2 AS RECORDED ON 01/31/2008, UNDER RECEPTION NUMBER 3532463, ALL IN THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, T2N., R68W., 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 31.393 ACRES, MORE OR LESS.

TOTAL AREA CONTAINS 164.309 ACRES, MORE OR LESS

AMENDMENT NOTE:
REVISIONS INCLUDE PARCEL SIZE ADJUSTMENTS AND ALLOWABLE DENSITIES ADJUSTMENTS TO BLOCKS 1, 2, 3, 4, 6, 7A AND 8, AS WELL AS ARBOR STREET RIGHT OF WAY AND OS-1 OPEN SPACE.

THIRD AMENDMENT TO OUTLINE DEVELOPMENT PLAN FOR
COTTONWOOD HOLLOW
(FORMERLY KNOWN AS DEL CAMINO EAST ODP)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 3



VICINITY MAP

1"=1200'

SHEET INDEX

COVER SHEET	SHEET 1
GENERAL NOTES	SHEET 2
SITE PLAN	SHEET 3

OWNER

MORTGAGE CONSULTANTS, LLC, a Colorado Limited Liability Company
8400 E. PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, CO 80111
P: 303.882.6024
CONTACT: OTTO AICHINGER
EMAIL: OTTO.AICHINGER@CALIBERHOMELOANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128
PHONE: 303.994.6300
CONTACT: JOHN E. KRATZ
EMAIL: JKRA TZ@REDROCKLANDSURVEYS.COM

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

APPROVAL:

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:

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

OWNER: OTTO AICHINGER, MANAGING PARTNER,
(MORTGAGE CONSULTANTS, LLC, a Colorado Limited Liability Company)

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

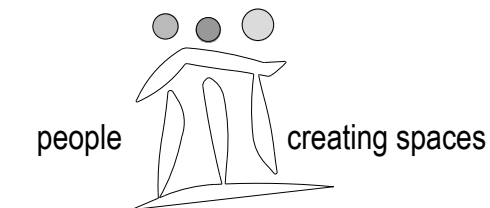
OF _____, 20____, BY _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

PREPARED BY:

PLANNER:



PCS GROUP, INC.
P.O. BOX 18287
DENVER, CO 80218
T: 303531.4605
CONTACT: PAUL SHOUKAS
EMAIL: PAUL@PCSGROUPCO.COM

ENGINEER:



PARAGON ENGINEERING CONSULTANTS, INC.
7852 S. ELATI STREET, SUITE 106
LITTLETON, CO 80120
T: 303.794.8604
CONTACT: WENDELL AYRES
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	3RD AMENDMENT ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	COVER SHEET
PREPARATION DATE:	03.09.2018
REVISION DATE:	09.12.2018
REVISION DATE:	11.06.2018
REVISION DATE:	02.15.2019
REVISION DATE:	04.18.2019
REVISION DATE:	05.01.2019
SHEET 1 OF 3	

THIRD AMENDMENT TO OUTLINE DEVELOPMENT PLAN FOR
COTTONWOOD HOLLOW
(FORMERLY KNOWN AS DEL CAMINO EAST ODP)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 3

PROJECT CONCEPT

THE PROJECT CONCEPT FOR COTTONWOOD HOLLOW AMENDED PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN ("PUD") IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT USING INNOVATIVE PLACEMENT AND DESIGN TECHNIQUES THAT RESPOND TO THE SITE'S NATURAL FEATURES. THIS PUD IS INTENDED TO MEET ALL THE GOALS OF THE TOWN'S PUD DISTRICTS STATED IN SECTION 6.0 OF THE FIRESTONE DEVELOPMENT REGULATIONS.

IN ORDER TO ACHIEVE THIS GOAL, CONSIDERATION HAS BEEN GIVEN TO:

1. COMPACT DESIGN IN ORDER FOR PEOPLE TO WALK TO THE RETAIL AREA, EMPLOYMENT CENTER AND OPEN SPACE FROM THEIR HOMES.
2. THE INTENT OF THIS ODP IS TO USE SETBACKS AND BUILDING SITING REQUIREMENTS IN A MANNER THAT PROMOTES INNOVATED BUILDING DESIGN AND DEVELOPMENT LAYOUT THAT IS DIFFERENT FROM WHAT WOULD OTHERWISE RESULT FROM UNIFORM APPLICATION OF SETBACKS.
3. OPPORTUNITIES FOR LOCAL EMPLOYMENT IN SHOPS AND BUSINESSES WHICH WILL BE CLOSE TO RESIDENTS HOMES.
4. A VARIETY OF HOUSING TYPES AND LOT SIZES TO SUIT DIFFERENT HOUSEHOLDS.
5. PROTECTING AND ENHANCING GODDING HOLLOW.
6. DEVELOPING A DESIGN THAT PROVIDES FOR BOTH THE DEVELOPERS' AND THE OIL AND GAS COMPANIES' FUTURE NEEDS.
7. RESPONDING AS APPROPRIATE TO SENIOR HOUSING NEEDS.

BASED ON THOSE AND OTHER CONSIDERATIONS, COTTONWOOD HOLLOW WILL FEATURE:

1. A MIXTURE OF SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, CONDOMINIUM, AND APARTMENT HOMES ON A VARIETY OF LOT SIZES AND MULTI-FAMILY LOT CONFIGURATIONS. THIS WILL PROVIDE A VARIETY OF HOUSING OPTIONS.
2. AN INTERCONNECTED STREET SYSTEM THAT IS BICYCLE AND PEDESTRIAN FRIENDLY. ALL ARTERIAL AND COLLECTOR STREETS WILL BE TREE-LINED WITH SIDEWALKS ALONG SIDE THEM. THE BUILDINGS THAT ABUT THE STREETS WILL BE DETAILED TO MAKE WALKING PLEASANT, EFFICIENT AND SAFE.
3. THE REMAINING ACREAGE WILL SERVE AS COMMON OPEN SPACE, WHICH WILL ALLOW OPTIMUM PRESERVATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND DRAINAGE ACRES.
4. ONE SECONDARY, NONPOTABLE WATER SYSTEM IS INTENDED TO BE INCLUDED FOR IRRIGATION OF SINGLE FAMILY, MULTIFAMILY AND COMMON AREA PROJECTS WITHIN THE COTTONWOOD HOLLOW PUD. THIS SECONDARY WATER SYSTEM IS ALSO INTENDED TO BE AN AMENITY TO THE COTTONWOOD HOLLOW PUD
5. ALL DEVELOPMENT WITHIN THE PUD MAY ADDITIONALLY BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPING GUIDELINES THROUGH PRIVATE (OR PUBLIC IF ADMINISTERED BY THE DISTRICT) COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PUD TO INSURE THE PROPERTY HAS AN ATTRACTIVE, UNIFIED CHARACTER AS REQUIRED BY THE TOWN'S DEVELOPMENT REGULATIONS.

REGIONAL IMPACTS

THE PUD IS IN SUBSTANTIAL CONFORMANCE WITH THE FIRESTONE MASTER PLAN. THEREFORE, IT IS UNDERSTOOD THAT ITS IMPACT ON BOTH THE COMMUNITY AND THE REGION HAVE BEEN PREVIOUSLY IDENTIFIED, ANALYZED AND DETERMINED TO BE ACCEPTABLE. THE PROPOSED TRAFFIC CIRCULATION PLAN FOR THE PUD CONSIDERS DEVELOPMENT OF ARBOR STREET WHICH IS IDENTIFIED AS AN ARTERIAL IN WELD COUNTY'S MUD PLAN AND THE FIRESTONE COMPREHENSIVE PLAN.

ENVIRONMENTAL INFORMATION

A WETLAND ANALYSIS REPORT PERFORMED BY SMITH ENVIRONMENTAL AND ENGINEERING DATED MAY 29, 2008 WAS SUBMITTED TO THE TOWN. THE REPORT PROVIDES THOROUGH DETAILS OF THE SITE'S ENVIRONMENTAL FEATURES. A PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR COTTONWOOD HOLLOW WAS PREPARED BY CTL THOMPSON ON MARCH 24, 2017 WAS SUBMITTED TO THE TOWN. A PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR COTTONWOOD HOLLOW WAS PREPARED BY CTL THOMPSON DATED DECEMBER 5, 2017 WAS SUBMITTED TO THE TOWN.

UTILITIES

WATER SERVICE: TOWN OF FIRESTONE
SEWER SERVICE: ST. VRAIN SANITATION DISTRICT
GAS: BLACK HILLS ENERGY
ELECTRIC: UNITED POWER
TELEPHONE: CENTURY LINK
CABLE TV: AT&T BROADBAND

CONSISTENT WITH THE ANNEXATION AGREEMENT, FINANCING OF THE TYPICAL INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE THE RESPONSIBILITY OF THE OWNER, DEVELOPER/SUBDIVIDER AND THE DISTRICT.

SERVICE REQUIREMENTS

POLICE PROTECTION: TOWN OF FIRESTONE
FIRE PROTECTION: FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
PUBLIC STREET MAINTENANCE: TOWN OF FIRESTONE
SCHOOLS: ST. VRAIN VALLEY SCHOOL DISTRICT
RECREATION: CARBON VALLEY RECREATION DISTRICT

CIRCULATION SYSTEMS

ACCESS TO THE RESIDENTIAL PORTIONS OF THE PUD WILL BE FROM INTERNAL COLLECTOR STREETS INTERSECTING WITH SABLE AVENUE. ACCESS TO THE NEIGHBORHOOD COMMERCIAL WILL BE FROM ARBOR STREET. PEDESTRIAN ACCESS WILL BE PROVIDED ADJACENT TO ALL STREETS, THROUGH AN INTERNAL TRAIL SYSTEM AND AS THE TOWN MAY APPROVE IN FUTURE FINAL DEVELOPMENT PLAN FDP'S.

EXISTING LAND USE

THIS PROPERTY IS CURRENTLY MANAGED FOR AGRICULTURAL CROPS (FARMING ONLY). THE EXISTING USE WILL CONTINUE PROPORTIONALLY AND WILL DECREASE AS THE PROPERTY IS DEVELOPED.

TABLE A

LAND USE AND ZONING TABLE

THE ZONING FOR THE PROPERTY IS PUD. THE TABLE BELOW SPECIFIES THE LAND USES CATEGORIES, RESIDENTIAL DENSITIES AND THE NUMBER OF DWELLING UNITS, AND BUILDING HEIGHTS:

Planning Area 2B8-Q35B25B8-N33B8-P35B8B8	Block 1	Block 2 ⁸	Block 3	Block 4	Block 6	Block 7A ⁹	Block 8	OS-1	ROW			
Land Use	PUD EC / PUD R-C	PUD R-B	PUD EC / PUD R-C	PUD R-B	PUD EC	PUD NC	PUD EC / PUD R-C	PUD OS	PUD R-C			
Maximum Gross Density in DU/Ac	17.0	3.5	17.0	8.0	-	-	14.0	-	-			
Maximum FAR	-	-	-	-	0.50	0.50	-	-	-			
Anticipated Dwelling Units ²	140	195	340	45	-	-	160	-	-			
Min. Lot Area												
Single Family Detached (front & side loaded)	5000 sf				-	-	5000 sf	-	-			
Single Family Detached (alley loaded)	3600 sf						3600 sf					
Single Family Attached (alley, side or front loaded)	front and side 1850 sf / alley 1400 sf						front and side 1850 sf / alley 1400 sf					
Multi Family	-						-					
Maximum Building Height												
Residential (Principal)	45'	35'	45'	35'	-		45'	-	-			
Residential (Accessory)	20'	20'	20'	20'			20'					
Commercial	45'	-	45'	45'	45'		45'					
Setback from Streets												
Principal Building Setback from Arterial ROW	30'								0'	0'		
Accessory Building Setback from Arterial ROW	Maximum of 60% Frontage 15'; Remainder at 30'											
Surface Parking Setback from Arterial ROW	20'											
Building Setbacks												
Minimum Front Yard Setback ^{1,7} (Principal Uses)	SFD / SFA 20' Front Load 15' Side Load 10' Alley Load	MF / C ⁶ 20'	20' Front Load 15' Side Load	SFD / SFA 20' Front Load 15' Side Load 10' Alley Load	MF / C ⁶ 20'	SFD / SFA 20' Front Load 15' Side Load 10' Alley Load	MF / C ⁶ 20'	20'	SFD / SFA 20' Front Load 15' Side Load 10' Alley Load	MF / C ⁶ 20'	0'	-
	10' Corner Lots 0' Internal Lot Line	10'	10' Corner Lots	10' Corner Lots 0' Internal Lot Line	10'	10' Corner Lot Line 0' Internal Lot Line	10'	15'	10' Corner Lot Line 0' Internal Lot Line	10'		
Minimum Side Yard Setback ^{1,3,7} (Principal Uses)	5' 10' Corner Lots 0' Internal Lot Line	10'	5' 10' Corner Lots	5' 10' Corner Lots 0' Internal Lot Line	10'	5' 10' Corner Lot Line 0' Internal Lot Line	10'	15'	5' 10' Corner Lot Line 0' Internal Lot Line	10'		
Minimum Side Yard Setback ^{1,3,7} (Accessory Uses)	5' 10' Corner	10'	5' 10' Corner Lots	5' 10' Corner	10'	5' 10' Corner	10'	5'	5' 10' Corner	10'		
Minimum Rear Yard Setback ^{3,4,7} (Principal Uses)	20' Front Load 20' Side Load 5' Alley Load	20'	20'	20' Front Load 20' Side Load 5' Alley Load	20'	20' Front Load 20' Side Load 5' Alley Load	20'	20'	20' Front Load 20' Side Load 5' Alley Load	20'		
Minimum Rear Yard Setback ^{3,4,7} (Accessory Uses)	5'	10'	5'	5'	10'	5'	10'	10'	5'	10'		
Off Street Parking Spaces	9x20'								-	-		
Parking Requirement ^{5,7}	2 / DU	1.75 : 1 Bed 2.25: 2 & 3 Bed	2 / DU	2 / DU	1.75 : 1 Bed 2.25: 2 & 3 Bed	2 / DU	1.75 : 1 Bed 2.25: 2 & 3 Bed	Town Standards (Based from use)	2 / DU	1.75 : 1 Bed 2.25: 2 & 3 Bed	-	-

¹ IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS OR SHARED BY A COMMON PARTY WALL, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.

² DWELLING UNITS ARE TRANSFERABLE BETWEEN RESIDENTIAL PLANNING AREAS SO LONG AS THEY DO NOT EXCEED THE MAXIMUM DENSITY FOR EACH LAND USE DISTRICT AND THE TOTAL MAXIMUM NUMBER OF UNITS ALLOWED IN COTTONWOOD HOLLOW, AND SHALL BE TRACKED AT THE RECORDING OF EACH FINAL PLAT.

³ AWNINGS, BLADE SIGNS, WINDOW WELLS, INCIDENTAL ARCHITECTURAL FEATURES SUCH AS CORNICES, EAVES, CANOPIES, CHIMNEYS, BAY WINDOWS, ORNAMENTAL FEATURES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN TWO (2) FEET INTO ANY REQUIRED SETBACK.

⁴ UNCOVERED DECKS WITH A SURFACE 30" OR LESS IN HEIGHT MAY ENCR OACH 10' INTO ANY REAR SETBACK.

⁵ ALL PARKING REQUIREMENTS INCLUDE GUEST PARKING.

⁶ THE SETBACK FOR ALL PRINCIPAL OR ACCESSORY STRUCTURES FOR MULTI-FAMILY AND COMMERCIAL ADJACENT TO OPEN SPACE IS 5' PROVIDED ALL STRUCTURES SHALL BE LOCATED A MINIMUM OF 30' AWAY FROM ADJACENT PEDESTRIAN TRAILS.

⁷ THE SETBACK FOR ALL SURFACE PARKING ADJACENT TO OPEN SPACE IS 5'; PROVIDED ALL STRUCTURES SHALL BE LOCATED A MINIMUM OF 30' AWAY FROM ADJACENT PEDESTRIAN TRAILS.

⁸ A 30 FOOT LANDSCAPE, DRAINAGE AND ACCESS SETBACK WILL BE PROVIDED ALONG THE ENTIRE EASTERN BOUNDARY OF BLOCK 2. LOTS BACKING TO THE EASTERN PROPERTY LINE OF BLOCK 2, JUST WEST OF THE 30 FOOT BUFFER SETBACK WILL HAVE A MINIMUM LOT WIDTH OF 72.5 FEET AT THE BUILDING SETBACK LINE AND A MINIMUM DEPTH OF 110 FEET FOR CUL-DE-SAC LOTS AND A MINIMUM WIDTH OF 85 FEET AND A MINIMUM DEPTH OF 120 FEET FOR LINEAR LOTS.

⁹ SKILLED NURSING, ASSISTED LIVING AND MEMORY CARE, AND OTHER ASSOCIATED USES DO NOT COUNT TOWARDS THE MAXIMUM PERMITTED UNITS FOR THE PROPERTY.

DEFINITIONS

SFD SINGLE FAMILY DETACHED MEANS ONE DWELLING UNIT, DESIGNED FOR OCCUPANCY BY ONE FAMILY FOR PURPOSES OF LIVING OR SLEEPING NOT INCLUDING MOBILE HOMES, CONVEYABLE BY LEGAL OWNERSHIP. THIS CAN INCLUDE PATIO HOMES AS DEFINED IN THE FIRESTONE MUNICIPAL CODE.

SFA SINGLE FAMILY ATTACHED MEANS A STRUCTURE COMPRISED OF TWO OR MORE DWELLING UNITS, CONNECTED BY A SHARED WALL AND CONVEYABLE BY LEGAL OWNERSHIP. THIS COULD INCLUDE TOWNHOMES AS AND DUPLEX DWELLINGS, AS DEFINED IN THE FIRESTONE MUNICIPAL CODE.

MF MULTI-FAMILY MEANS A BUILDING DESIGNED TO BE OCCUPIED IN WHOLE OR IN PART BY MULTIPLE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER. THIS COULD INCLUDE CONDOMINIUMS OR APARTMENTS AS DEFINED BY THE FIRESTONE MUNICIPAL CODE.

C COMMERCIAL REFERS TO ALL USES I N THE NEIGHBORHOOD CENTER (NC) AND THE EMPLOYMENT CENTER (EC) AS FURTHER DEFINED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

PERMITTED LAND USES

BLOCK 1, PUD-EC / PUD-R-C

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF EMPLOYMENT CENTER EC AND RESIDENTIAL C IN THE FIRESTONE DEVELOPMENT REGULATIONS INCLUDING SINGLE FAMILY DETACHED.

BLOCK 2, PUD-R-B

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF RESIDENTIAL B IN THE FIRESTONE DEVELOPMENT REGULATIONS. WITH THE EXCEPTION THAT ONLY SINGLE-FAMILY RESIDENTIAL USES WILL BE PERMITTED IN BLOCK 2.

BLOCK 3, PUD-EC / PUD-R-C

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF EMPLOYMENT CENTER EC AND RESIDENTIAL C IN THE FIRESTONE DEVELOPMENT REGULATIONS INCLUDING SINGLE FAMILY DETACHED.

BLOCK 4, PUD-R-B

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF RESIDENTIAL B IN THE FIRESTONE DEVELOPMENT REGULATIONS .

BLOCK 6, PUD-EC

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF EMPLOYMENT CENTER IN THE FIRESTONE DEVELOPMENT REGULATIONS.

BLOCK 7A, PUD-NC

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF NEIGHBORHOOD CENTER IN THE FIRESTONE DEVELOPMENT REGULATIONS AS WELL AS ASSISTED LIVING/ SKILLED NURSING, MEMORY AND FRAGILE CARE.

BLOCK 8, PUD-EC / PUD-R-C

PERMITTED USES INCLUDE ALL THOSE PERMITTED PER THE LAND USE CATEGORY OF EMPLOYMENT CENTER EC AND RESIDENTIAL C IN THE FIRESTONE DEVELOPMENT REGULATIONS.

PROHIBITED USES

PROHIBITED LAND USES WITHIN THE PUD WILL INCLUDE ALL PROHIBITED USES AS OUTLINED IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS AS WELL AS KENNELS, TRUCK STOPS, TRUCK WASHES, RV CAMPER SALES, RETAIL MANUFACTURED HOME SALES CENTERS, TRUCK SERVICE CENTERS AND TRANSPORTATION STATIONS.

DEVELOPMENT SCHEDULE

IT IS ANTICIPATED THAT PHASE 1 WILL BEGIN IN 2019 WITH THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL UNITS. THE TOTAL DEVELOPMENT OF THE PROJECT IS ESTIMATED TO OCCUR BY THE YEAR 2028, HOWEVER, THIS SCHEDULE IS BASED ON CURRENT MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMAND.

PARK DEVELOPMENT

OPEN SPACE WILL BE PROVIDED AS PART OF THE DEVELOPMENT OF EACH OF THE BLOCKS WITHIN THE PUD. OPEN SPACE WILL BE CALCULATED AS A PERCENTAGE OF THE ENTIRE PUD AREA, INCLUDING RETAIL AND COMMERCIAL AREAS, AND ALSO INCLUDE THE GODDING HOLLOW OPEN SPACE PREVIOUSLY DEDICATED TO THE TOWN. EACH BLOCK WILL NOT BE CALCULATED INDEPENDENTLY. THIS WILL ALLOW THE OPEN SPACE TO BE CONCENTRATED ALONG GODDING HOLLOW. TWO PONDS, ASSOCIATED TRAILS AND POCKET PARKS ARE PLANNED FOR THE OPEN SPACE AREA. THE TRAILS WILL BE OPEN TO THE PUBLIC. PUBLIC LAND DEDICATION AREAS SHALL BE OPEN TO THE PUBLIC UNLESS OTHERWISE SPECIFIED BY THE TOWN. FINAL LOCATIONS OF OPEN SPACE AND PUBLIC LAND DEDICATION WILL BE DETERMINED AT THE TIME OF PRELIMINARY AND FINAL DEVELOPMENT PLAN. COMMON OPEN SPACE WILL BE DEVELOPED, OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION, THE DISTRICT OR BY THE TOWN. THE OPEN SPACE WILL INCLUDE: THE NATURAL DRAINAGEWAY ALONG GODDING HOLLOW, STORM DRAINAGE FACILITIES, ACTIVE RECREATION FACILITIES, PERIMETER LANDSCAPE BUFFERS AND A PEDESTRIAN TRAIL.

PRIVATE MAINTENANCE AND ENFORCEMENT

IN ADDITION TO THE TOWN'S ZONING AND BUILDING CODES, DETAILED PROVISIONS IN THE PRELIMINARY DEVELOPMENT PLAN, PRELIMINARY PLAT AND THE FINAL DEVELOPMENT PLAN TO BE CONSIDERED BY THE TOWN WILL CONTROL THE PROPOSED DEVELOPMENT. IN ADDITION, THE DEVELOPER WILL RECORD COVENANTS, WHICH WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF THE PUD WITH THE FINAL DEVELOPMENT PLAN FOR THE PROPERTY.

LAND USE CATEGORY

ALL LAND USES DETAILED WITHIN THIS PUD SHALL COMPLY WITH THE LAND USES SET FORTH IN THE TOWN OF FIRESTONE'S DEVELOPMENT REGULATIONS AMENDED MARCH 2014 RESOLUTION #14-16 UNLESS OTHERWISE SPECIFIED WITHIN THIS PUD.

ZONING DISTRICT

ALL ZONE DISTRICTS SHALL COMPLY WITH THE TOWN OF FIRESTONES DEVELOPMENT REGULATIONS UNLESS OTHERWISE SPECIFIED WITHIN THE PUD.

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	3RD AMENDMENT ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	GENERAL NOTES
PREPARATION DATE:	03.09.2018
REVISION DATE:	09.12.2018
REVISION DATE:	11.06.2018
REVISION DATE:	02.15.2019
REVISION DATE:	04.18.2019
REVISION DATE:	05.01.2019

1. THIS ODP ANTICIPATES THAT ADDITIONAL OPEN SPACE FACILITIES WILL BE INCLUDED WITHIN SPECIFIC LAND USE PARCELS AS DETAILED AT THE TIME OF FDP AND SUBDIVISION APPROVAL.
2. PROPERTY WILL PETITION FOR INCLUSION INTO THE CARBON VALLEY RECREATION DISTRICT.

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

