



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

September 19, 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 8-15-19
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. RESOLUTION PC-19-12; A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR THE VISTAS AT SADDLEBACK PLANNED UNIT DEVELOPMENT
 - b. RESOLUTION PC-19-13; A RESOLUTION RECOMMENDING APPROVAL OF AMENDMENTS TO SECTION 16.12.8 AND EXHIBIT C OF THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS AND SECTION 17.16.070 OF THE MUNICIPAL CODE PERTAINING TO LANDSCAPING OF SINGLE FAMILY RESIDENTIAL LOTS
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
Regular Meeting
August 15, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in special session on August 15, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Vice-Chairperson Spiegelberg called the meeting to order at 7:00 p.m.

The following were present upon the call of the roll:

Chairperson:

Vice-Chairperson:

Tim Spiegelberg

Commissioners:

Kelly Deitman

John Damsma

Troy McAllister

Jaci Daggett

Chris Gillard

Dennis Haney

Staff:

Todd Bjerkaas – Director – Planning & Development

Marty Ostholthoff – Planning Manager

Tracy Case – Building Division Manager

Dave Lindsay – Town Engineer

Millissa Berry - Sr. Planner

Matt Thompson – Sr. Planner

Keith Martin – Williamson & Hayashi, LLC

Chad Taylor - Arrakeen

Lisa Bartley – PC Secretary/Town Clerk Pro-Tem

2. PLEDGE OF ALLEGIANCE

Vice-Chairperson Spiegelberg led the pledge of allegiance.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

a. July 11, 2019 – Special Meeting

Commissioner Damsma motioned and Commissioner Deitman seconded to approve the meeting minutes of the July 11, 2019 - Special Meeting. Voice vote was taken. Motion carried unanimously.

5.ACTION/DISCUSSION

a. Election of Chairperson

Commissioner Damsma motioned and Commissioner Deitman seconded to elect Commissioner Gillard as Chairperson.

Voting was as follows:

Yes: Gillard, Daggett, Damsma, Haney, Deitman, Spiegelberg, McAllister

No: None

Absent: None

Vice-Chairperson Spiegelberg declared the motion carried

6.PUBLIC COMMENT

There were none.

7.PUBLIC HEARING

a. Resolution PC-19-10 – Special Use Permits for Crestone Peak Resources to locate Six Oil and Gas Wells - Sheley

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:06 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.

Meghan Campbell, Crestone Peaks, 1801 California St, Denver, CO 80202, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Gillard opened the Public Comment portion at 7:23 p.m. Those wishing to speak:

Mare Ferra, 7739 CR 24, Unincorporated Weld County

Denis Belk, 11210 CR 17, Unincorporated Weld County

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 Gillard closed the Public Comment portion at 7:31 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 8:13 p.m.

Commissioner McAllister motioned and Commissioner Spiegelberg seconded to approve **Resolution No. PC-19-10**, a Resolution Recommending Approval of Special Use Permits for Crestone Peak Resources to Locate Six Oil and Gas Wells Within the Town of Firestone.

Voting was as follows:

Yes: Daggett, Haney, Spiegelberg, Deitman, McAllister

No: Damsma

Absent: None

Chairperson Gillard declared the motion carried.

b. Resolution PC-19-11 – Special Use Permits for Crestone Peak Resources to Locate Twelve Oil and Gas Wells - Johnson

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 8:14 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.

Meghan Campbell, Crestone Peaks, 1801 California St, Denver, CO 80202, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Gillard opened the Public Comment portion at 8:25 p.m. Those wishing to speak:
Tom Fixmer, 9961 Bountiful St, Firestone
Don Glinsky, 5114 Rustic Ave, Firestone

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 Gillard closed the Public Comment portion at 8:33 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 8:49 p.m.

Commissioner McAllister motioned and Commissioner Deitman seconded to approve **Resolution No. PC-19-11**, a Resolution Recommending Approval of Special Use Permits for Crestone Peak Resources to Locate Twelve Oil and Gas Wells Within the Town of Firestone.

Voting was as follows:

Yes: Daggett, Haney, Spiegelberg, Deitman, McAllister

No: Damsma

Absent: None

Chairperson Gillard declared the motion carried.

8. STAFF REPORTS

Todd Bjerkaas

9. COMMISSIONER COMMENTS

None

10. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Gillard declared the motion carried. The meeting was adjourned at 8:55 p.m.

Introduced and Approved this 19th day of September, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary/Town Clerk Pro-Tem



Staff Report

The Vistas at Saddleback Outline Development Plan

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

September 19, 2019

Applications

This staff report is for the proposed Vistas at Saddleback Outline Development Plan (“ODP”). The applicant for the ODP is Vistas at Saddleback, 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 location of the proposed ODP is at the northwest corner of Grant Avenue (WCR 18) and Frontier Street (WCR 15). The ODP is a step in the Firestone Development Review process prior to subdivision and site planning.

Site Analysis

The proposed ODP for the Vistas at Saddleback property is approximately 47.5 acres in size. The site is currently undeveloped and is generally flat and developable, sloping from the south to the north. The only significant encumbrance on the property is for an abandoned oil and gas well. The well facilities associated with the plugged well, including flowlines have been removed from the property in 2017.

ODP Analysis

The proposed ODP is requesting PUD zoning to create a mixed-use community designed for, but not limited to, an active adult lifestyle. With a continuum of care component anchored by an assisted living and memory care campus, The Vistas aims primarily to serve those in the market who may have the responsibility of caring, themselves, for aged parents. The Vistas is a community that active adults can enjoy knowing that there is a proximate place for their aging parents if the care for those parents becomes their responsibility. The Vistas, however, will also seek to offer some housing product at a price that is likely to attract first time home buyers and couples starting families as well.

The proposed PUD will provide a range of housing types, as well as assisted living/multifamily and office/commercial uses, within the same neighborhood. This will allow the development to proceed with a cohesive design vocabulary and system of building setbacks and standards not currently permitted by conventional zoning types within current town standards. Housing products may include, but will not be limited to, patio homes, paired/duplex homes, and townhomes. Based on the eventual distribution of these products, density for the project is likely to fall in the range of 8-10 D.U./ac, but may range slightly lower or higher, with a minimum of 5 D.U./ac and a maximum of 14 D.U./ac.

The site is currently zoned R-1, per the Town of Firestone Zoning Map dated January 2018. The ODP proposes a PUD zoning for the site, with two zone districts: Residential-B and Regional Commercial (reference ODP sheets 8 and 9) zone districts. All permitted uses listed in the Town Development Regulations shall be allowed in each of those zone districts, with the addition of Assisted Living and Memory Care and Senior Housing facilities in the Regional Commercial zone district.

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, including the right-of-way dedication for the future Frontier Street.

Public Land Dedication

Public land dedication will be required pursuant to the proposed ODP and the Town's Development Regulations.

Fiscal Impacts

Having a mixture of residential products/office/commercial land uses as shown on the ODP 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 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-19-12, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-12

**A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE
DEVELOPMENT PLAN FOR THE VISTAS AT SADDLEBACK PLANNED
UNIT DEVELOPMENT**

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 for the Vistas at Saddleback Planned Unit Development; 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 Outline Development Plan for the Vistas at Saddleback Planned Unit Development, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 19th day of September, 2019.

Chairperson

ATTEST:

Secretary/Clerk Pro-Tem

EXHIBIT A
Outline Development Plan
The Vistas at Saddleback PUD
Conditions of Approval

General

1. Provide an updated title commitment showing Vistas at Saddleback, 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 for the Vistas at Saddleback Planned Unit Development shall be made to the Town's satisfaction.

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OUTLINE DEVELOPMENT PLAN THE VISTAS AT SADDLEBACK PLANNED UNIT DEVELOPMENT

COVER SHEET
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 9

LEGAL DESCRIPTION

THAT PORTION OF THE E 1/2 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SE CORNER OF SAID SECTION;

THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION S 89° 40' 59" W 341.38 FEET;
THENCE N 00° 19' 01" W 50.00 FEET;
THENCE N 43° 00' 00" W 753.00 FEET;
THENCE N 02° 00' 00' W 708.21 FEET;
THENCE S 88° 00' 00' W 179.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH PLATTE SUPPLY CANAL;
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TEN COURSES;
THENCE N 46° 02' 09" E 344.20 FEET;
THENCE N 28° 05' 09" E 148.30 FEET;
THENCE N 05° 23' 09" E 123.20 FEET;
THENCE N 39° 45' 51" W 179.60 FEET;
THENCE N 28° 45' 51" W 48.90 FEET;
THENCE N 61° 14' 09" E 5.00 FEET;
THENCE N 28° 45' 51" W 319.50 FEET;
THENCE N 48° 14' 09" E 635.50 FEET;
THENCE S 41° 55' 51" E 30.00 FEET;
THENCE N 48° 14' 09" E 570.66 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE S 01° 51' 36" E 3038.83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 47.49 ACRES, MORE OR LESS.

OWNER/CLIENT/APPLICANT CONTACT

VISTAS AT SADDLEBACK, LLC
ATTN: REX BRANDT
2898 NORTH SPEER BOULEVARD, UNIT 401
DENVER, CO 80211
OFFICE PHONE: (303) 667-8684
EMAIL: REXBRANDT@COMCAST.NET

PLANNER/ARCHITECT

LAI DESIGN GROUP
ATTN: NATHAN STOTTLER
88 INVERNESS CIRCLE EAST, SUITE J-101
ENGLEWOOD, CO 80112
OFFICE PHONE: (303) 734-1777
EMAIL: NSTOTTLER@LAIDESIGNGROUP.COM

ENGINEER

TJB CONSULTING GROUP, LLC
ATTN: TODD BORGER
PO BOX 1348
LONGMONT, CO 80502
OFFICE PHONE: (303) 517-7116
EMAIL: TODDB@TJBCONSULTING.COM

SHEET INDEX

1	COVER SHEET
2-3	NARRATIVE
4-6	EXISTING CONDITIONS MAP
7-9	OUTLINE DEVELOPMENT PLAN

ACCEPTANCE BLOCK

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

OWNER

STATE OF COLORADO)
COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL BLOCK

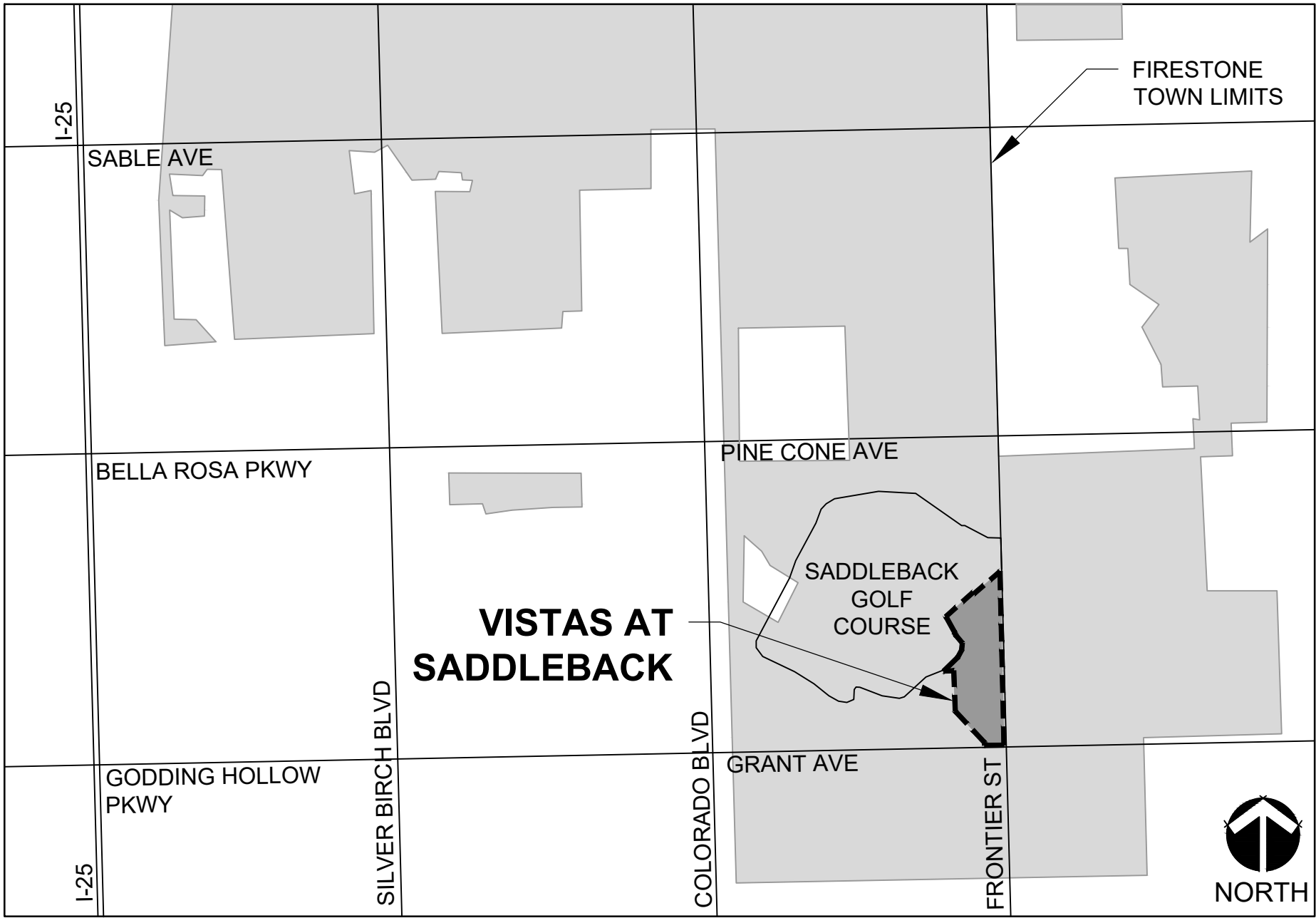
APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO
THIS ____ DAY OF _____, 20____, BY ORDINANCE NO. _____.

MAYOR

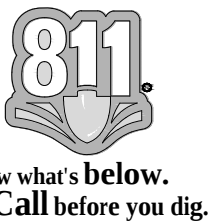
ATTEST: TOWN CLERK

VICINITY MAP

SCALE: 1" = 2,400'



THE VISTAS AT SADDLEBACK COVER SHEET	
NAME OF APPLICATION:	THE VISTAS AT SADDLEBACK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	FEBRUARY 25, 2019
REVISION DATE:	SEPTEMBER 9, 2019
SHEET <u>1</u> OF <u>9</u>	



ARCHITECT / PLANNER



OWNER/CLIENT

VISTAS AT SADDLEBACK, LLC
ATTN: REX BRANDT
2898 NORTH SPEER BLVD, UNIT 401
DENVER, CO 80211
OFFICE PHONE: (303) 667-8684

THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
COVER SHEET

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181043
DRAWN BY: LR/NS
CHECKED BY: NS/KP

ISSUE RECORD

TEXT	DATE
ODP Submittal	02/25/19
1st Resubmittal	06/13/19
2nd Resub. (admin)	09/09/19

SHEET TITLE

COVER
SHEET

1 OF 9

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OUTLINE DEVELOPMENT PLAN THE VISTAS AT SADDLEBACK PLANNED UNIT DEVELOPMENT

NARRATIVE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 9

NARRATIVE

A. Project Concept

The Vistas at Saddleback is a 47.49 acre project requesting a PUD zoning to create a mixed-use community designed for, but not limited to, an active adult lifestyle. With a continuum of care component anchored by an assisted living and memory care campus, The Vistas aims primarily to serve those in the market who may have the responsibility of caring, themselves, for aged parents. The Vistas is a community that active adults can enjoy knowing that there is a proximate place for their aging parents if the care for those parents becomes their responsibility. The Vistas, however, will also seek to offer some housing product at a price that is likely to attract first time home buyers and couples starting families as well.

The Vistas at Saddleback is being proposed as a PUD to provide a range of housing types, as well as assisted living/multifamily and office/commercial uses, within the same neighborhood. This will allow the development to proceed with a cohesive design vocabulary and system of building setbacks and standards not currently permitted by conventional zoning types within current town standards. Housing products may include, but will not be limited to, patio homes, paired/duplex homes, and townhomes. Based on the eventual distribution of these products, density for the project is likely to fall in the range of 8-10 D.U./ac, but may range slightly lower or higher, with a minimum of 5 D.U./ac and a maximum of 14 D.U./ac.

The site is currently zoned R-1, per the Town of Firestone Zoning Map dated January 2018. The Vistas at Saddleback proposes a PUD zoning for the site, with two zone districts: Residential-B and Regional Commercial (reference sheets 8 and 9 for these zone districts. All permitted uses listed in the Town Development Regulations shall be allowed in each of those zone districts, with the addition of Assisted Living and Memory Care and Senior Housing facilities in the Regional Commercial zone district.

The Vistas is a relatively small development; therefore, The Vistas will utilize Saddleback Golf Course as the community's primary amenity, and the design of the community will be built around providing access to it. Additionally, the plan will integrate interior trails and some small pocket parks, potentially including a dog park, xeriscape gardens, and a bocce ball court. To reduce water usage, the Vistas at Saddleback proposes townhome and paired home products. These products are planned to be of a zero lot line design, with no outside water spickets and with yards and public open spaces professionally xeriscaped and irrigated by a non-potable water system under the control of the Metro District to maximize our most valuable resource, water.

This PUD will be designed to meet all the goals of the Town's PUD district as stated in the Town of Firestone Development Regulations.

B. Regional Impacts

The subject property is currently undeveloped and located within the Town of Firestone Municipal Limits at the intersection of Frontier and Grant streets (both arterial streets). The site is bordered to the east by the future Frontier Street right-of-way, to the south by the Grant Avenue right-of-way, to the north and northwest by the Coal Ridge Ditch, and to the west and southwest by an adjacent agricultural property. Adjacent land uses are primarily agricultural, occurring to the west, south, and east, along with the Saddleback Golf Course, occurring across the Coal Ridge Ditch to the north and northwest. It is not expected that the development of this site will cause any disturbance to adjacent land uses.

The Firestone Trail runs north-south along the east side of Colorado Boulevard/Weld County Road 13, approximately one mile west of the site. With the development of Grant Avenue, a trail connection could be made from the site to the Firestone Trail in the future, providing a regional recreational amenity for the future residents of the development.

The Town of Firestone Master Plan designates two land uses for the project site: Residential High Density and Commercial. The commercial portion is located at the southern end of the site, in the northwest corner of the intersection of Frontier Street and Grant Avenue. The plan for The Vistas at Saddleback complies with the Firestone Master Plan by placing commercial uses in the designated area, and by proposing a higher density for the residential portion of the site.

C. Environmental Information

A General Ecological Resources Survey of the site was completed by Western Environment and Ecology, Inc., on June 20th, 2018. The survey examined the site for existing wetlands and potential threatened or endangered species, as well as performing a general ecological inventory. This study resulted in a determination that no existing wetlands occur on the site, an assessment with which the U.S. Army Corps of Engineers concurred in a Jurisdictional Determination dated August 9, 2018.

The study further determined that the site is home to a colony of black-tailed prairie dogs and recommends that they be humanely removed or relocated. Due to the Prairie Dog colony, the site may also provide seasonal habitat for Burrowing Owls and Mountain Plovers. It is recommended that surveys be performed prior to construction between March 1st and November 1st to determine if Burrowing Owls and Mountain Plovers are present.

A Phase 1 Environmental Site Assessment of the site was completed by Western Environment and Ecology, Inc., on June 14th, 2018. The only potential Recognized Environmental Conditions on site concerned an abandoned oil and gas well on site.

This well, API# 05-123-19746, was plugged and abandoned on 8/16/2017, with the well bore cemented to a depth of 1070 feet. Soil sampling beneath the oil storage and produced water tanks indicated no contamination above COGCC standards.

Well operator has confirmed that the flowline was removed on 10/03/2017. Correspondence confirming removal of flowline has been included with this submittal. Additionally, the well will be excavated and surveyed at the time of FP/FDP.

D. Utilities

Water: Town of Firestone
Sewer: St. Vrain Sanitation District
Gas: Black Hills Energy
Electric: United Power
Telephone: CenturyLink
Cable: Comcast/Xfinity

E. Service Requirements

Police Protection: Firestone Police Department
Fire Protection: Frederick Firestone Area Fire Protection District
Schools: St. Vrain Valley School District No. RE1J
Recreation: Carbon Valley Park and Recreation District (Petition for Inclusion has been submitted)

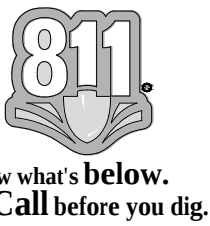
F. Grading Concept

The elevation of the property ranges between 4,972 feet and 5,000 feet above sea level. The site is generally flat, with a slight downward slope from south to north.

Over lot grading of the site during development will strive to generally follow the natural contours of the site. An agreement has been reached between the Saddleback Golf Course and The Vistas development to utilize their pond on the northwest side of the Coal Ridge Ditch (South Platte Canal) for off-site storage of storm water drainage/detention.

The New Coal Ridge Ditch, which is adjacent to the northwest side of the property but does not lie within it, will not be affected by on-site grading. No water flow from the site will be directed into the ditch. Fencing along property lines shared with The New Coal Ridge Ditch will be designed at the time of Preliminary Plat. This fencing plan will be provided in order to minimize the risks inherent to the proximity of the open ditch conditions.

THE VISTAS AT SADDLEBACK NARRATIVE	
NAME OF APPLICATION:	THE VISTAS AT SADDLEBACK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	FEBRUARY 25, 2019
REVISION DATE:	SEPTEMBER 9, 2019
SHEET <u>2</u> OF <u>9</u>	



ARCHITECT / PLANNER



OWNER/CLIENT

VISTAS AT SADDLEBACK, LLC
ATTN: REX BRANDT
2898 NORTH SPEER BLVD, UNIT 401
DENVER, CO 80211
OFFICE PHONE: (303) 667-8684

THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
NARRATIVE

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181043
DRAWN BY: LR/NS
CHECKED BY: NS/KP

ISSUE RECORD

TEXT	DATE
ODP Submittal	02/25/19
1st Resubmittal	06/13/19
2nd Resub. (admin)	09/09/19

SHEET TITLE

NARRATIVE

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OUTLINE DEVELOPMENT PLAN THE VISTAS AT SADDLEBACK PLANNED UNIT DEVELOPMENT

NARRATIVE (CONT.)
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 3 OF 9

NARRATIVE (CONT.)

G. Park Development

As stated in the project concept, the main amenity for The Vistas will be the Saddleback Golf Course. The Vistas will provide connectivity throughout the development to maximize access to the golf course, and the design of the community is such that views over the golf course and onto the Rocky Mountains are maximized.

In terms of on-site amenities, the project will provide one or two small pocket parks as well as interior trails for the use of its residents and visitors. Amenities in these parks may potentially include, but are not limited to, an enclosed dog park, xeriscape gardens, seating, picnic shelter, bocce ball court, and concrete trails.

Additionally, each Paired Home and Town Home will be fronting on community open space in the form of shared courtyards. These courtyards will be formally landscaped with a native and xeric planting scheme to reduce water consumption and will include concrete walks through the Town Home and Paired Home tracts leading to each home.

Overall open space will be provided and designed according to the Town of Firestone Development Regulations, including a 10% minimum public land dedication. Location and configuration of public lands to be determined at Preliminary Plat/Preliminary Development Plan.

H. Building Height

All residential buildings within the subject property shall not exceed 35 feet in height.
All Assisted Living/Senior Housing and Commercial buildings shall not exceed 45 feet in height.

I. Circulation Systems

Primary transportation access to the site will be provided via the future Frontier Street ROW (to be dedicated at FP/FDP) and Grant Street. Internal streets will consist of public rights-of-way and private access drives for rear-loaded Paired Homes and Town Homes. All internal public rights-of-way will be designed as either residential streets or residential streets with medians, per the Town of Firestone Development Regulations and sheet 10 of this ODP.

J. Development Schedule

This project will be phased as product demand determines during development. Development is expected to occur over a 10-year period. This ODP will expire 10 years from date of recordation.

L. Private Maintenance and Enforcement

Design guidelines and covenants will be developed for The Vistas at Saddleback that will govern the use, maintenance, and continued protection of the PUD and any of its parks, open spaces, or common areas, as well as enforcing the water reduction requirements as outlined in the Potable Water Requirement Reduction Guidelines named above.

LAND USE SUMMARY

PLANNING AREA	EX. ZONE	PROP. PUD LAND USE CATEGORY	AREA	DENSITY RANGE	MIN. UNITS	MAX. UNITS
PL. AREA 1	RESIDENTIAL-1	RESIDENTIAL-B	38.88 AC	5 DU/AC - 14 DU/AC	155	432
PL. AREA 2	RESIDENTIAL-1	REGIONAL COMMERCIAL	8.61 AC	N/A	N/A	N/A
TOTAL:			47.49 AC			

ARCHITECT / PLANNER



88 Inverness Circle East,
Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
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THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
NARRATIVE (CONT.)

PROFESSIONAL STAMP

PROJECT INFORMATION

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SHEET TITLE

NARRATIVE
(CONT.)

3 OF 9

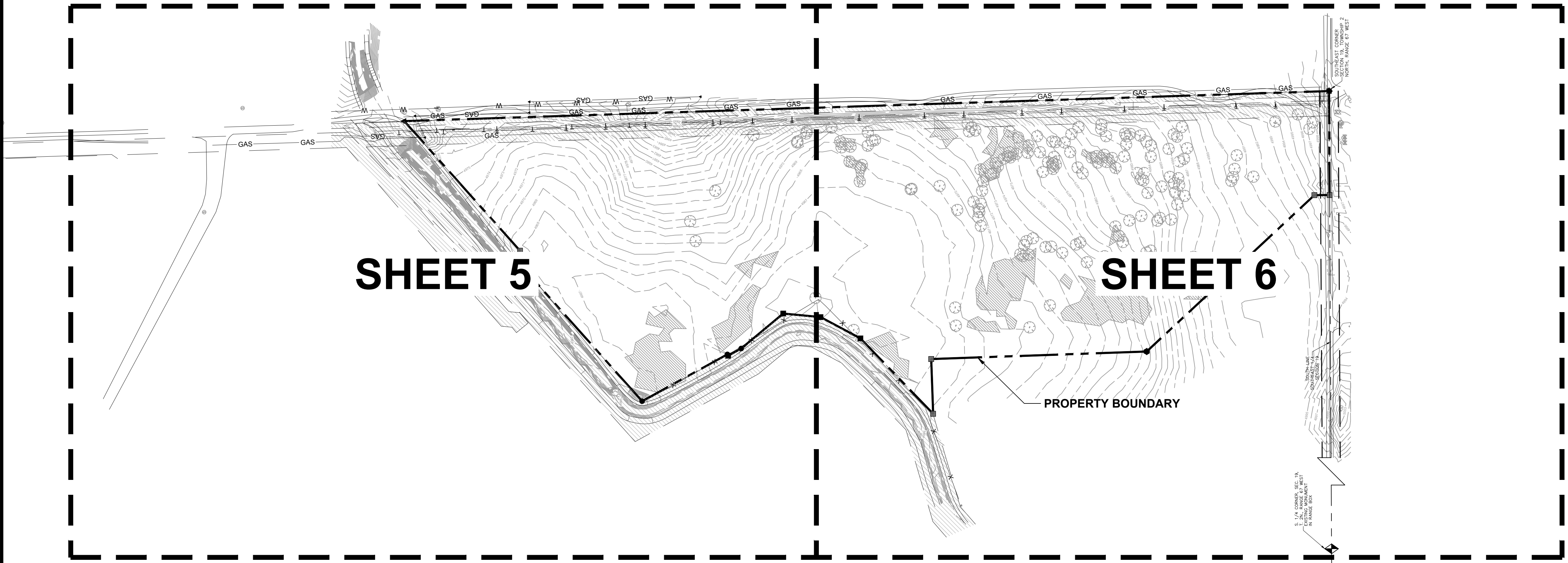


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Call before you dig.

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OUTLINE DEVELOPMENT PLAN
THE VISTAS AT SADDLEBACK
PLANNED UNIT DEVELOPMENT

OVERALL EXISTING CONDITIONS PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 4 OF 9



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING CONTOURS (1' INTERVAL)
- GAS — EXISTING GAS
- W — EXISTING WATER
- T — EXISTING TELEPHONE LINE
- X — EXISTING FENCE
- EXISTING EASEMENT
- EXISTING SCRUB VEGETATION
- EXISTING TREES
- EXISTING REBAR & ALUMINUM CAP, P.L.S. 22576
- EXISTING REBAR & CAP, P.L.S. 19606
- EXISTING #4 REBAR, NO CAP
- EXISTING ALUMINUM CAP, P.L.S. 24305
- EXISTING ALUMINUM CAP, ILLEGIBLE

THE VISTAS AT SADDLEBACK OVERALL EXISTING CONDITIONS PLAN	
NAME OF APPLICATION:	THE VISTAS AT SADDLEBACK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
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SHEET 4 OF 9	



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88 Inverness Circle East,
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Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
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THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN

FIRESTONE, COLORADO

OVERALL EXISTING CONDITIONS PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

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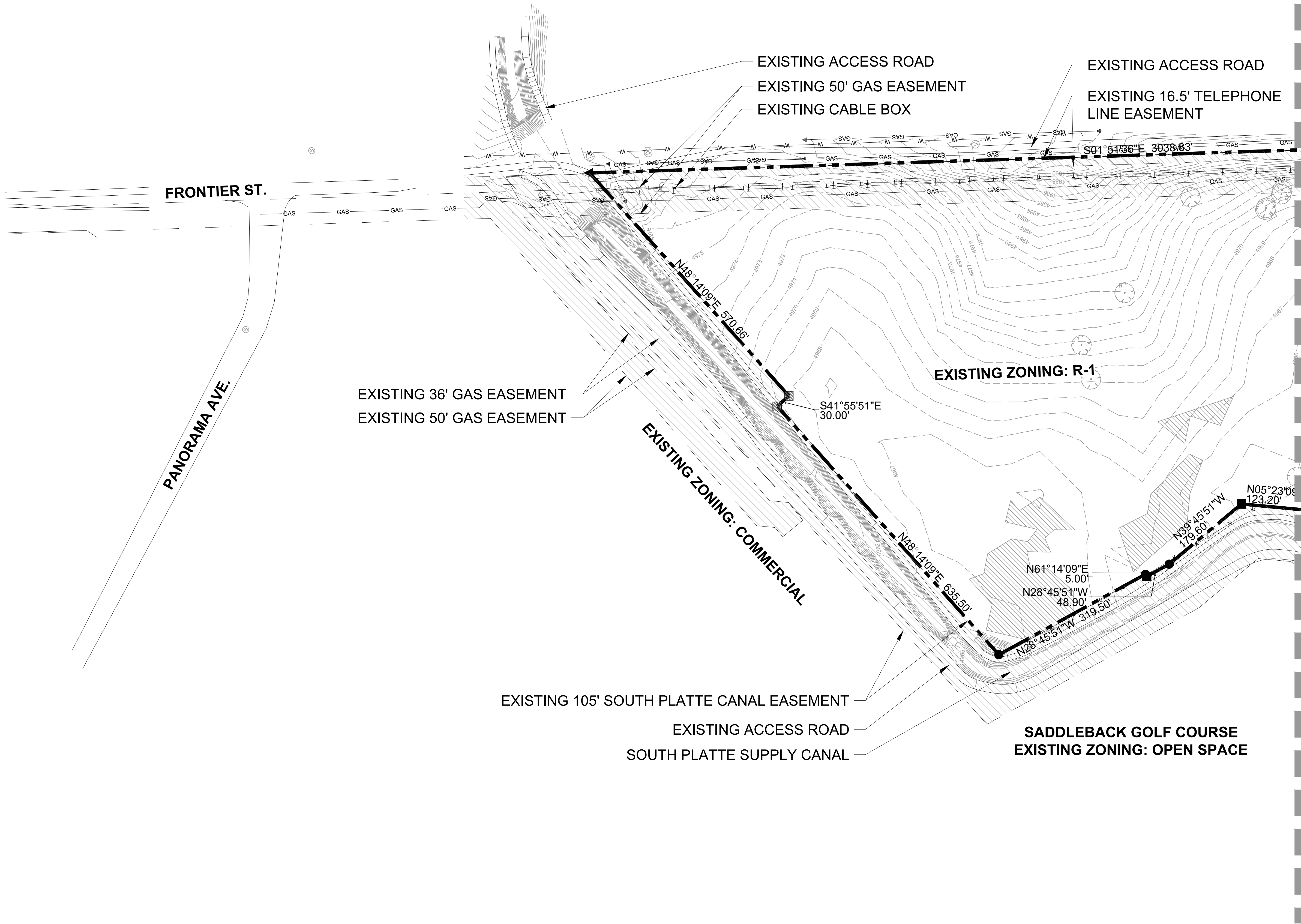
OVERALL
EXIST. COND.
PLAN

4 OF 9

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OUTLINE DEVELOPMENT PLAN
THE VISTAS AT SADDLEBACK
PLANNED UNIT DEVELOPMENT

EXISTING CONDITIONS MAP
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 9



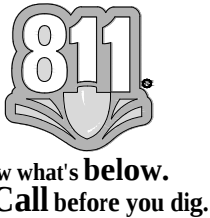
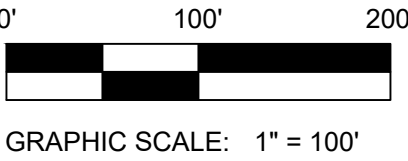
LEGEND

- PROPERTY BOUNDARY
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- EXISTING FENCE
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- EXISTING ALUMINUM CAP, P.L.S. 24305
- EXISTING ALUMINUM CAP, ILLEGIBLE

MATCHLINE - REF. SHEET 6

THE VISTAS AT SADDLEBACK EXISTING CONDITIONS PLAN	
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SHEET 5 OF 9



ARCHITECT / PLANNER



OWNER/CLIENT

VISTAS AT SADDLEBACK, LLC
ATTN: REX BRANDT
2898 NORTH SPEER BLVD, UNIT 401
DENVER, CO 80211
OFFICE PHONE: (303) 667-8684

THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
EXISTING CONDITIONS MAP

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181043
DRAWN BY: LR/NS
CHECKED BY: NS/KP

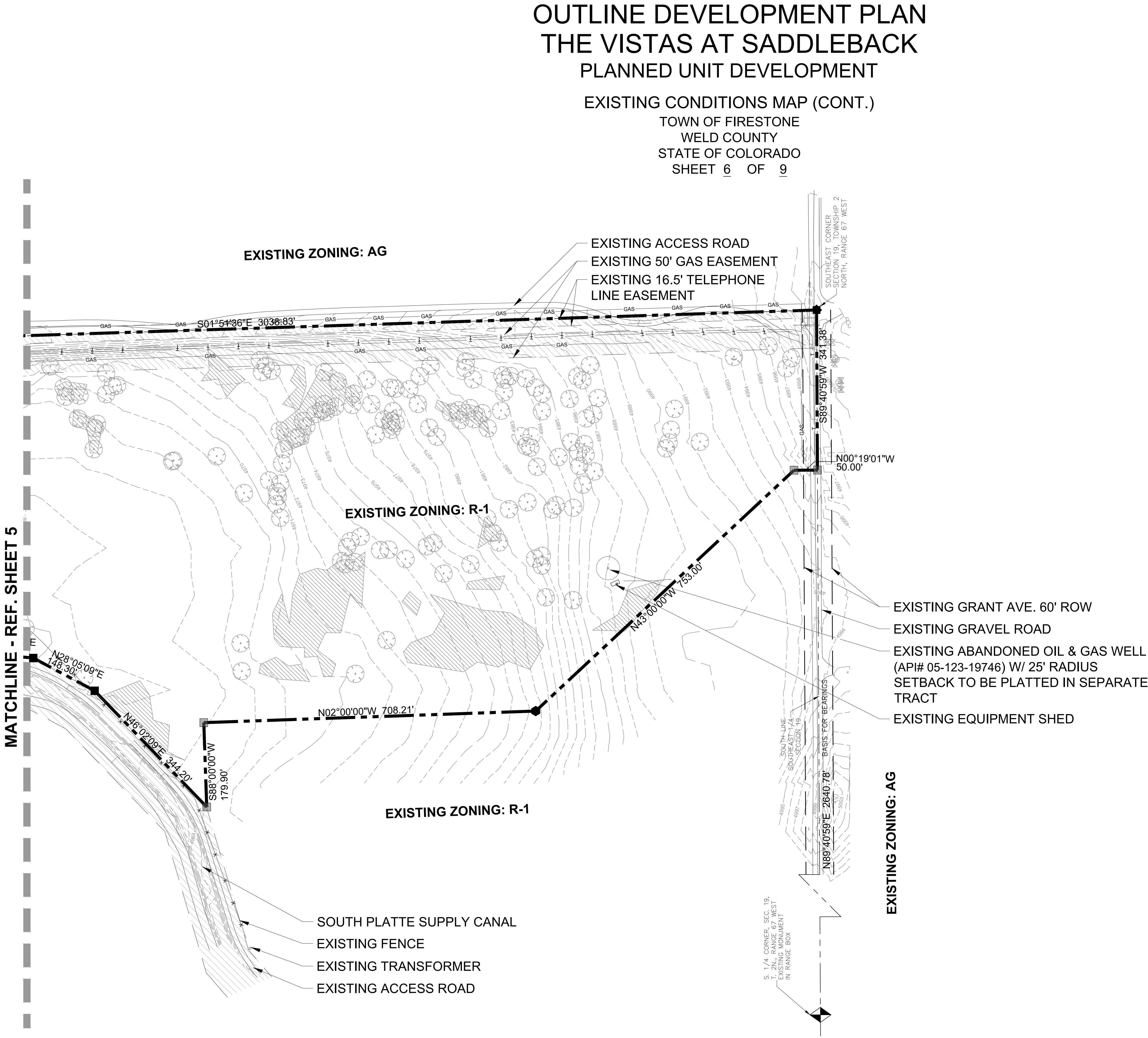
ISSUE RECORD

TEXT	DATE
ODP Submittal	02/25/19
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SHEET TITLE

EXISTING
CONDITIONS
PLAN
5 OF 9

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Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778
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THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
EXISTING CONDITIONS PLAN (CONT.)

PROFESSIONAL STAMP

PROJECT INFORMATION

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SHEET TITLE

EXISTING
CONDITIONS
PLAN (CONT.)

6 OF 9

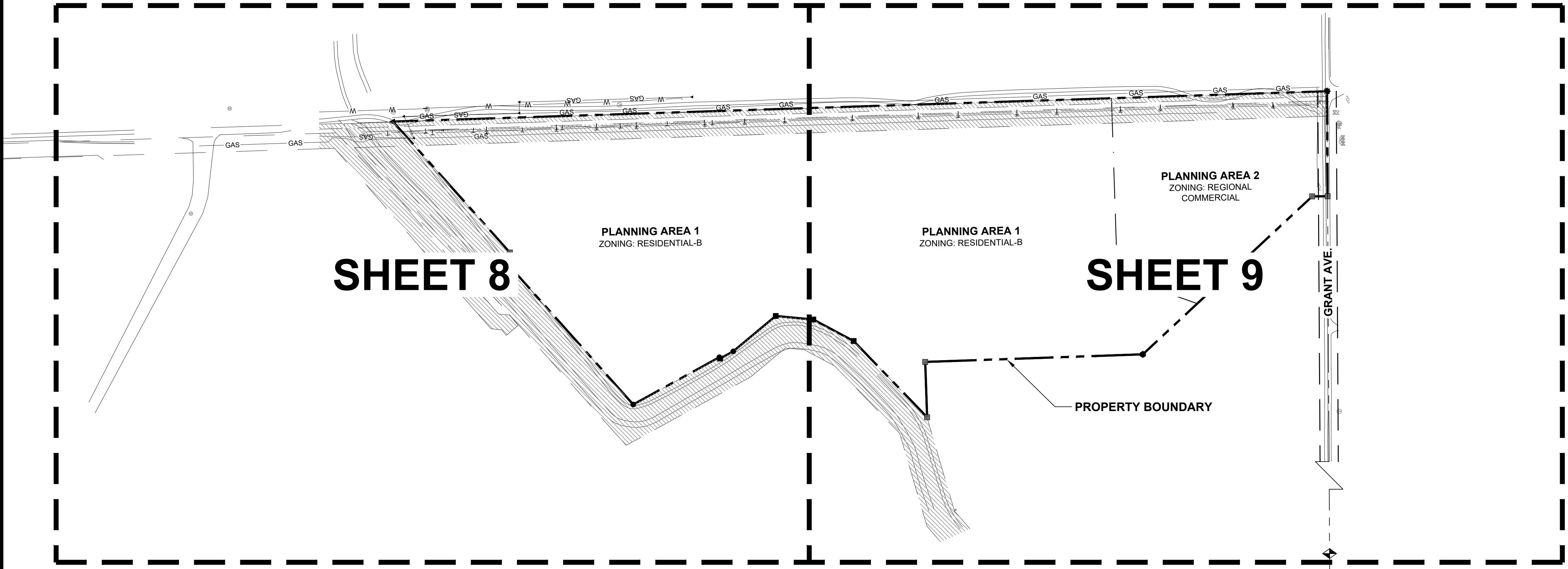
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OUTLINE DEVELOPMENT PLAN
THE VISTAS AT SADDLEBACK
PLANNED UNIT DEVELOPMENT

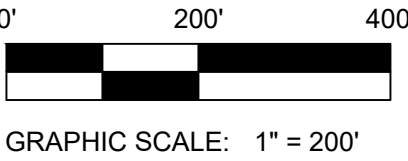
OVERALL ODP MAP
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 7 OF 9

LEGEND

- PROPERTY BOUNDARY
- GAS — EXISTING GAS
- W — EXISTING WATER
- T — EXISTING TELEPHONE LINE
- EXISTING EASEMENT
- EXISTING REBAR & ALUMINUM CAP, P.L.S. 22576
- EXISTING REBAR & CAP, P.L.S. 19606
- EXISTING #4 REBAR, NO CAP
- EXISTING ALUMINUM CAP, P.L.S. 24305
- EXISTING ALUMINUM CAP, ILLEGIBLE



THE VISTAS AT SADDLEBACK OVERALL ODP MAP	
NAME OF APPLICATION:	THE VISTAS AT SADDLEBACK
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PHASE NUMBER:	
PREPARATION DATE:	FEBRUARY 25, 2019
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SHEET 7 OF 9	



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THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
OVERALL ODP MAP

PROFESSIONAL STAMP

PROJECT INFORMATION

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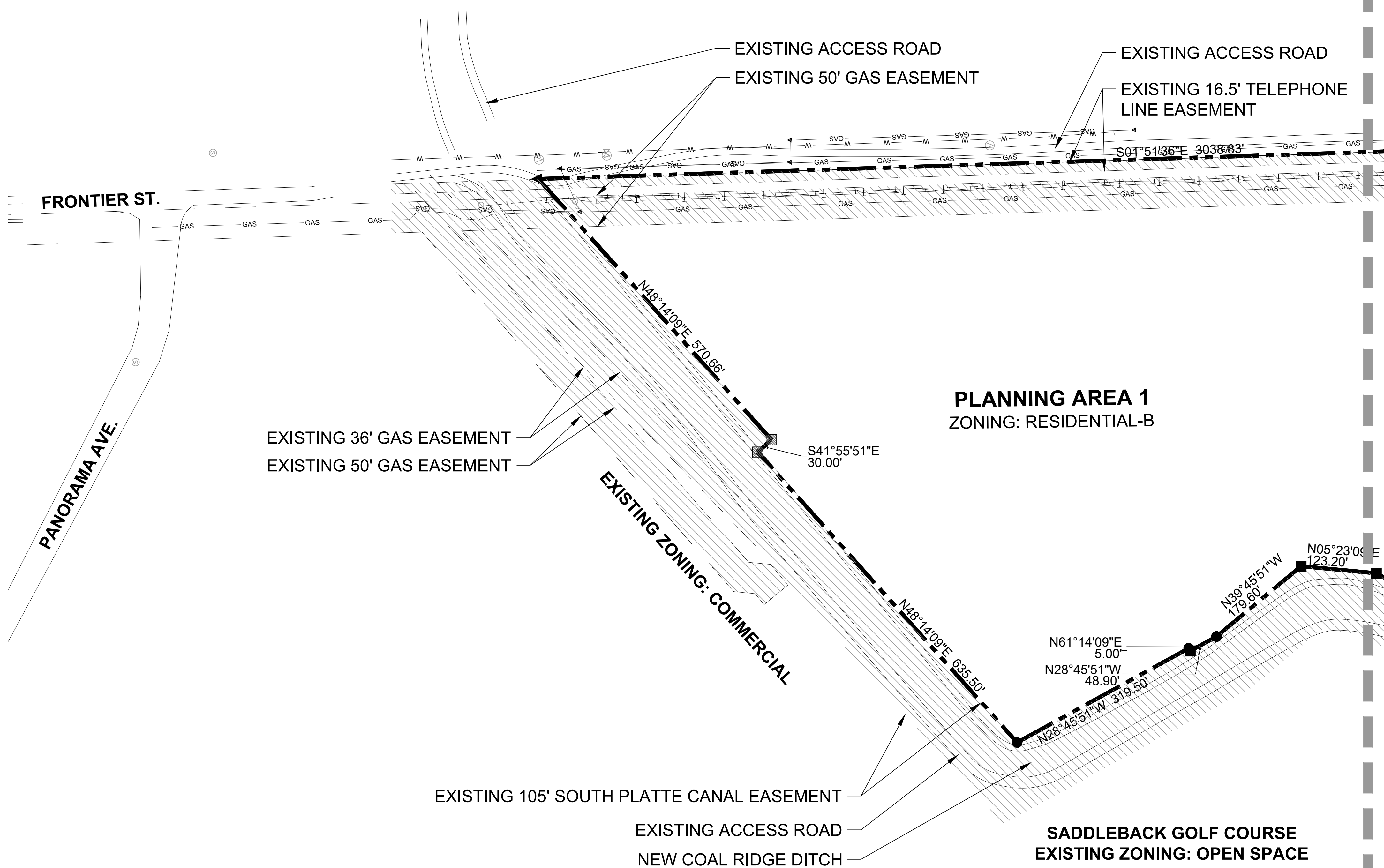
OVERALL
ODP MAP

7 OF 9

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OUTLINE DEVELOPMENT PLAN
THE VISTAS AT SADDLEBACK
PLANNED UNIT DEVELOPMENT

OUTLINE DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 8 OF 9



LEGEND

- PROPERTY BOUNDARY
- GAS EXISTING GAS
- W EXISTING WATER
- T EXISTING TELEPHONE LINE
- /// EXISTING EASEMENT
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- ▲ EXISTING #4 REBAR, NO CAP
- ⊛ EXISTING ALUMINUM CAP, P.L.S. 24305
- ⬢ EXISTING ALUMINUM CAP, ILLEGIBLE

LAND USE SUMMARY

PLANNING AREA	EX. ZONE	PROP. PUD LAND USE CATEGORY	AREA	DENSITY RANGE	MIN. UNITS	MAX. UNITS
PL. AREA 1	RESIDENTIAL-1	RESIDENTIAL-B	38.88 AC	5 DU/AC - 14 DU/AC	155	432
PL. AREA 2	RESIDENTIAL-1	REGIONAL COMMERCIAL	8.61 AC	N/A	N/A	N/A
TOTAL:			47.49 AC			

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PLANNING AREA 1 - ZONING AREA "RESIDENTIAL-B"

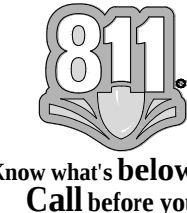
THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION WHENCE THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION BEARS SOUTH 89°40'59" WEST; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION NORTH 01°51'36" WEST 701.32 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°05'19" WEST 576.89 FEET; THENCE SOUTH 19°17'02" WEST 275.25 FEET; THENCE NORTH 42°59'54" WEST 241.89 FEET; THENCE NORTH 02°00'00" WEST 708.21 FEET; THENCE SOUTH 88°00'00" WEST 179.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH PLATTE SUPPLY CANAL; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TEN COURSES; NORTH 46°02'09" EAST 344.20 FEET;
THENCE NORTH 28°05'09" EAST 148.30 FEET; THENCE NORTH 05°23'09" EAST 123.20 FEET; THENCE NORTH 39°45'51" WEST 179.60 FEET; THENCE NORTH 28°45'51" WEST 48.90 FEET; THENCE NORTH 61°14'09" EAST 5.00 FEET; THENCE NORTH 28°45'51" WEST 319.50 FEET; THENCE NORTH 48°14'09" EAST 635.50 FEET; THENCE SOUTH 41°55'51" EAST OF 30.00 FEET; THENCE NORTH 48°14'09" EAST 570.66 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 01°51'36" EAST 2337.51 FEET TO THE POINT OF BEGINNING.
CONTAINING 38.876 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR PLANNING AREA 2 - ZONING AREA "REGIONAL COMMERCIAL"

THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER SOUTH 89°40'59" WEST 341.38 FEET; THENCE NORTH 00°19'01" WEST 49.97 FEET; THENCE NORTH 42°59'54" WEST 511.13 FEET; THENCE NORTH 19°17'02" EAST 275.25 FEET; THENCE NORTH 88°05'19" EAST 576.89 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 01°51'36" EAST 701.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.612 ACRES, MORE OR LESS.

THE VISTAS AT SADDLEBACK OUTLINE DEVELOPMENT PLAN	
NAME OF APPLICATION:	THE VISTAS AT SADDLEBACK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	FEBRUARY 25, 2019
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SHEET 8 OF 9



ARCHITECT / PLANNER



OWNER/CLIENT

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ATTN: REX BRANDT
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DENVER, CO 80211
OFFICE PHONE: (303) 667-8684

THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
OUTLINE DEVELOPMENT PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181043
DRAWN BY: LR/NS
CHECKED BY: NS/KP

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SHEET TITLE

OUTLINE DEVELOPMENT PLAN
8 OF 9

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MATCHLINE - REF. SHEET 8

OUTLINE DEVELOPMENT PLAN THE VISTAS AT SADDLEBACK PLANNED UNIT DEVELOPMENT

OUTLINE DEVELOPMENT PLAN (CONT.)
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 9 OF 9

EXISTING ZONING: AG

EXISTING ACCESS ROAD
EXISTING 50' GAS EASEMENT
EXISTING 16.5' TELEPHONE
LINE EASEMENT

PLANNING AREA 2
ZONING: REGIONAL
COMMERCIAL

PLANNING AREA 1
ZONING: RESIDENTIAL-B

EXISTING ABANDONED OIL
& GAS WELL (API#
05-123-19746) W/ 25' RADIUS
SETBACK TO BE PLATTED
IN SEPARATE TRACT

EXISTING GRANT AVE.
60' ROW
EXISTING GRAVEL ROAD

EXISTING ZONING: AG

EXISTING ZONING: R-1

NEW COAL RIDGE DITCH
EXISTING TRANSFORMER
EXISTING ACCESS ROAD

NOTE:
1) ACCESS TO TRACT SHALL BE PROVIDED THROUGH PLANNING AREA 5.

LEGEND

- PROPERTY BOUNDARY
- EXISTING GAS
- EXISTING WATER
- EXISTING TELEPHONE LINE
- EXISTING EASEMENT
- EXISTING REBAR & ALUMINUM CAP, P.L.S. 22576
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LAND USE SUMMARY

PLANNING AREA	EX. ZONE	PROP. PUD LAND USE CATEGORY	AREA	DENSITY RANGE	MIN. UNITS	MAX. UNITS
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TOTAL:			47.49 AC			

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PLANNING AREA 1 - ZONING AREA "RESIDENTIAL-B"

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THENCE SOUTH 88°05'19" WEST 576.89 FEET; THENCE SOUTH 19°17'02" WEST 275.25 FEET; THENCE NORTH 42°59'54" WEST 241.89 FEET; THENCE NORTH 02°00'00" WEST 708.21 FEET; THENCE SOUTH 88°00'00" WEST 179.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH PLATTE SUPPLY CANAL; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TEN COURSES; NORTH 46°02'09" EAST 344.20 FEET; THENCE NORTH 28°05'09" EAST 148.30 FEET; THENCE NORTH 05°23'09" EAST 123.20 FEET; THENCE NORTH 39°45'51" WEST 179.60 FEET; THENCE NORTH 28°45'51" WEST 48.90 FEET; THENCE NORTH 61°14'09" EAST 5.00 FEET; THENCE NORTH 28°45'51" WEST 319.50 FEET; THENCE NORTH 48°14'09" EAST 635.50 FEET; THENCE SOUTH 41°55'51" EAST OF 30.00 FEET; THENCE NORTH 48°14'09" EAST 570.66 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 01°51'36" EAST 2337.51 FEET TO THE POINT OF BEGINNING.
CONTAINING 38.876 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR PLANNING AREA 2 - ZONING AREA "REGIONAL COMMERCIAL"

THAT PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER SOUTH 89°40'59" WEST 341.38 FEET; THENCE NORTH 00°19'01" WEST 49.97 FEET; THENCE NORTH 42°59'54" WEST 511.13 FEET; THENCE NORTH 19°17'02" EAST 275.25 FEET; THENCE NORTH 88°05'19" EAST 576.89 FEET TO THE EAST LINE OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 01°51'36" EAST 701.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.612 ACRES, MORE OR LESS.

THE VISTAS AT SADDLEBACK OUTLINE DEVELOPMENT PLAN (CONT.)	
NAME OF APPLICATION:	THE VISTAS AT SADDLEBACK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	FEBRUARY 25, 2019
REVISION DATE:	SEPTEMBER 9, 2019
SHEET 9 OF 9	



ARCHITECT / PLANNER



OWNER/CLIENT

VISTAS AT SADDLEBACK, LLC
ATTN: REX BRANDT
2898 NORTH SPEER BLVD, UNIT 401
DENVER, CO 80211
OFFICE PHONE: (303) 667-8684

THE VISTAS AT SADDLEBACK
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO
OUTLINE DEVELOPMENT PLAN (CONT.)

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 181043
DRAWN BY: LR/NS
CHECKED BY: NS/KP

ISSUE RECORD

TEXT	DATE
ODP Submittal	02/25/19
1st Resubmittal	06/13/19
2nd Resub. (admin)	09/09/19

SHEET TITLE

OUTLINE
DEVELOPMENT
PLAN (CONT.)
9 OF 9



Staff Report

**PROPOSED AMENDMENTS TO SECTION 16.12.8 AND EXHIBIT C OF THE
TOWN OF FIRESTONE DEVELOPMENT REGULATIONS AND SECTION
17.16.070 OF THE MUNICIPAL CODE PERTAINING TO LANDSCAPING OF
SINGLE-FAMILY RESIDENTIAL LOTS**

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

September 19, 2019

Application

This staff report provides details for a Town-initiated proposed ordinance to amend the Firestone Development Regulations and Municipal Code pertaining to landscaping of single-family lots. The amendments would allow for the use of artificial turf in select areas, modify existing standards requiring the use of bluegrass sod as well as correct a discrepancy between the regulations and the code.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published.

Location and Process

The Municipal Codes does not set an exact process for amending the Development Standards or Municipal Code. If adopted, the ordinance would be applied town-wide for single-family residential lots.

Summary

In June of 2019, the Board of Trustees requested staff to investigate the use of artificial turf as an allowed landscape material. The key points for staff to address included:

- Setting a high bar with quality standards
- Being conservative with the permitted location of the material
- Including standards that addressed maintenance over time.

During the preparation of this ordinance, staff:

- Researched the product
- Reviewed a sample of existing ordinances, from communities in Colorado as well as other states
- Contacted nearby communities that allow artificial turf on residential properties
- Discussed product issues and material considerations with industry professionals.

Key aspects of the ordinance include:

- Limitation of use to side and rear yards of single-family residential properties
 - Up to 75% of side and rear yards may contain artificial turf material
- Parameters on the types and style of materials to ensure the artificial turf mimics the appearance of natural grass
- Parameters on installation to ensure proper drainage
- Parameters on maintenance to ensure proper care.

The specific requirements of the artificial turf location, material, installation and maintenance can be found in the draft ordinance included in the packet materials (see the exhibit of the resolution in attachment 6b – PC Reso 19-13 and Exhibit).

The ordinance also includes a definition of artificial turf and amends the definition of landscaping to include the limited use of artificial turf.

While preparing modifications of the Development Regulations and the Municipal Code to allow for the use of artificial turf, staff also modified regulation and code sections that required bluegrass turf to be the major landscape material installed on single-family

residential properties. There currently is a discrepancy between the regulations and the code language in regard to required tree caliper. The proposal is to adjust the code language to match that of the Development Regulations.

Due to these recommended modifications to the Development Regulations and Municipal Code, adjustments were made to overall numbering and ordering of the regulation and code language. A red-lined version of the modified code sections is included in the attachments (6b – Development Regulations & Code – Proposed Changes).

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 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 that the Planning Commission approve draft Resolution PC-19-13, a resolution recommending approval of the proposed development regulations and code amendments, to the Board of Trustees.

Attachments

Staff report
Resolution 19-13 and Exhibit
Red-lined version of amended text
Proof of publication

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-13

A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING SECTION 16.12.8 AND EXHIBIT C OF THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS AND SECTION 17.16.070 OF THE FIRESTONE MUNICIPAL CODE PERTAINING TO LANDSCAPING OF SINGLE-FAMILY RESIDENTIAL LOTS.

WHEREAS, water is increasingly becoming a rare commodity in the region; and

WHEREAS, the Town of Firestone periodically experiences episodes of drought; and

WHEREAS, the proposed amendment to the Town's landscaping requirements will allow residents to conserve water; and

WHEREAS, the Firestone Planning and Zoning Commission has reviewed the ordinance amending Section 16.12.8 and Exhibit C of the Town of Firestone Development Regulations and Section 17.16.070 of the Firestone Municipal Code regarding landscaping of single-family residential lots, and considered the merits of this ordinance; and

WHEREAS, the Firestone Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the ordinance.

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

1. That the Firestone Planning and Zoning Commission recommends approval of the ordinance amending Section 16.12.8 and Exhibit C of the Town of Firestone Development Regulations and Section 17.16.070 of the Firestone Municipal Code, attached hereto as Exhibit A, to the Town of Firestone Board of Trustees with no changes.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE FIRESTONE PLANNING AND ZONING COMMISSION THE __TH DAY OF SEPTEMBER, 2019.

Chairperson

ATTEST:

Secretary/Clerk Pro-Tem

EXHIBIT A

ORDINANCE NO. __

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING SECTION 16.12.8 AND EXHIBIT C OF THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS AND SECTION 17.16.070 OF THE FIRESTONE MUNICIPAL CODE PERTAINING TO LANDSCAPING OF SINGLE-FAMILY RESIDENTIAL LOTS

WHEREAS, water is increasingly becoming a rare commodity in the region; and

WHEREAS, the Town of Firestone periodically experiences episodes of drought; and

WHEREAS, the proposed amendment to the Town's landscaping requirements will allow residents to conserve water; and

WHEREAS, the Town Board of Trustees has determined that the appearance and maintenance of front yard landscaping remains a matter of public interest and concern; and

WHEREAS, the Town acknowledges that private restrictions and covenants may apply in addition to Town standards in regard to the individual use of artificial turf; and

WHEREAS, the Town finds that these proposed Code amendments are necessary to promote the public health, safety, and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AS FOLLOWS:¹

Section 1. Section 16.12.8, Single Family Residential Landscape Standards, of the Firestone Development Regulations is hereby amended, to read as follows:

16.12.8 Single Family Residential Landscape Standards

The following are specific landscaping standards for single-family residential development.

~~A. Shrubs and ground cover plantings shall comprise no less than ten percent of the landscaped area of the front yard. This requirement may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate because of the size of the lots, for potable water conservation reasons, or as shown on an approved FDP. For any new subdivision filing, as developed, seventy-five (75) percent of the front yard, excluding driveways, walkways, porches and patios, shall consist of living plant material such as trees, shrubs, vines, ground cover, flowers or grass. Such landscaping materials must be installed prior to the Town issuing a certificate of occupancy. If seed is used, then the seed must be significantly established prior to the Town issuing a certificate of occupancy. However, a certificate of occupancy may be issued by the Town prior to the seed being significantly established if an automatic sprinkler system has been installed with an electronic timer. Further, if weather conditions do not allow for installation~~

¹ Additions to the current text of the Firestone Development Regulations and Code are indicated by double-underlining, and deletions are indicated by ~~strikethrough~~.

of landscaping at the time a certificate of occupancy could otherwise be issued, then the Town Planner or the building official may grant an extension, not to exceed one hundred eighty days, for the landscaping to be installed or seed to be significantly established. These requirements may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on relevant considerations including, but not limited to, the size of the lots or potable water conservation reasons or as specified in an approved FDP.

B. For any new subdivision filing, there shall be a minimum of one tree of 2-inch caliper for each dwelling planted within the front yard of the dwelling. This requirement may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on the submitted landscape theme, for potable water conservation reasons, or as specified in an approved FDP

C. ~~For any new subdivision filing, as developed, the front lawn areas shall be installed as seed or sod in the front yard Sod must be installed prior to the Town issuing a certificate of occupancy, and if seed is used rather than sod, then the seed must be significantly established prior to the Town issuing a certificate of occupancy. However, a certificate of occupancy may be issued by the Town prior to the seed being significantly established if an automatic sprinkler system has been installed with an electronic timer. Further, if weather conditions do not allow for installation of sod or the significant establishment of seed at the time a certificate of occupancy could otherwise be issued, then the Town Planner or the building official may grant an extension, not to exceed one hundred eighty days, for the sod to be installed or seed to be significantly established. These requirements may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on relevant considerations including, but not limited to, the size of the lots or potable water conservation reasons.~~ Artificial Turf Standards.

1. Permitted location – Artificial turf shall be permitted in the rear yard and side yards of single-family dwellings per meeting the requirements of these regulations.

2. General Standards

a. Location, materials, appearance, installation, and maintenance of artificial turf areas shall comply with all requirements of these development regulations.

b. Artificial turf shall be natural in appearance and integrated into the overall landscape design.

c. Turf material and aggregate or infill materials shall not be toxic to humans or pets or be harmful to the environment.

3. Locations

a. Artificial turf shall be limited to a maximum of seventy-five (75) percent of the rear or side yard area. A minimum of twenty (25) percent of the rear and side yard landscape area shall be permeable surfaces with living and organic landscape material. The maximum area of artificial turf shall consider other impervious surfaces such as patios and walkways to ensure a minimum of

twenty-five (25) percent of the yard area remains a permeable surface with living and organic landscape material.

- b. A minimum of three (3) foot buffer comprised of permeable surfaces with living and organic landscape material shall be required between the edge of the artificial turf and any property line.
- c. Artificial turf shall not be installed on slopes greater than a five to one (5:1) slope.
- d. Artificial turf placement, particularly under the dripline of trees, shall avoid negative impacts to trees at the time of placement and during the lifespan of the tree.

4. Materials

- a. The blade material shall be made of either lead-free polyethylene, polypropylene, vegetable based product or a blend of the three. Nylon or other plastic shall be prohibited.
- b. Backing
 - i. The backing shall be of a lead-free polyethylene, polypropylene, vegetable based product or a blend of the three. Felt backing is not permitted.
 - ii. The backing shall be permeable with holes spaced in a uniform grid pattern not to exceed four (4) inches by six (6) inches on center.
- c. Materials shall be protected with a minimum of an eight (8) year warranty.
- d. All materials shall be non-flammable.

5. Appearance

- a. Blade yarn colors shall mimic natural turf including green blade color(s) and include a tan thatch layer.
- b. Blade pile height shall be between one and three-quarters (1.75) inches and three (3) inches.
- c. Pile face weight shall be at least seventy (70) ounces.

6. Installation

- a. Artificial turf shall be installed in accordance with manufacturer specifications.

- b. The drainage pattern of the lot shall not be impeded or altered by the installation of artificial turf.
- c. Artificial turf shall be installed over a compacted and porous aggregate base material that is a minimum of three (3) inches deep to allow for adequate drainage both horizontally and vertically and to prevent excessive runoff or pooling. Artificial turf shall not be installed over existing grass or compacted dirt.
- d. Artificial turf shall be anchored at all edges and seams.
- e. Artificial turf seams shall be taped or glued and not sewn.
- f. Artificial turf shall be separated from other landscape areas by a bender board, concrete curbing or similar material to conceal edges of the turf.

7. Maintenance

- a. Artificial turf shall be maintained in a manner to mimic healthy living turf.
- b. Artificial turf shall be cleaned as necessary and groomed to maintain its appearance.
- c. Artificial turf areas shall not contain weeds, holes, tears, stains, discolorations, seam separations, uplifted surfaces, heat degradation, depressions, odors, excessive wear, or similar deformities and measures of deterioration. Damaged or worn areas shall be repaired or removed and replaced in manner that results in consistent appearance with the existing artificial turf.
- d. Artificial turf shall be replaced after the life expectancy has been reached.
- e. Infill material shall be a non-toxic anti-microbial material such as silica sand or acrylic coated sand to prevent odors and bacteria formation. Crumb rubber filler shall be prohibited.

~~D. All front and rear yards of single-family residential developments shall be irrigated and seeded with bluegrass turf seed.~~

~~E D.~~ Landscape improvements shall not commence on any lot prior to actual construction of the residential unit unless approved, in writing, by the Town Planner.

Section 2. Exhibit C, "Definitions," of the Firestone Development Regulations is hereby amended by the addition of the following new term, to be inserted alphabetically, and by the addition to current term, "Landscaping," to read as follows:

Artificial Turf – a manufactured substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all the quality, materials and installation standards outlined in the Development Regulations.

Landscaping – Any combination of living plants, such as trees, shrubs, vines, ground cover, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to fountains, reflecting pools, screening walls, fences and benches. In certain cases, as identified by the Development Regulations, artificial turf may be considered an allowable landscape material.

Section 3. Sub-section 17.16.070(K), Additional standards for R-1, R-2 and R-3 districts and residential land use categories within PUD districts, of the Firestone Municipal Code is hereby amended to read follows:

K. For any new subdivision filing, there shall be a minimum of one tree of ~~one and one-half inch~~ two- (2) inch caliper for each dwelling planted within the front yard of the dwelling. This requirement may be waived or reduced by the board if it determines that such a requirement would be inappropriate based on the submitted landscape theme, water conservations reasons, or as specified in an approved FDP.

Section 4. Sub-section 17.16.070(L), Additional standards for R-1, R-2 and R-3 districts and residential land use categories within PUD districts, of the Firestone Municipal Code is hereby amended to read follows:

L. For any new subdivision filing, as developed, seventy-five (75) percent of the front yard lawn areas, excluding driveways, walkways, porches and patios, shall be installed as seed or sod in the front yard consist of living plant material such as trees, shrubs, vines, ground cover, flowers or grass. ~~Sod~~ Such Landscaping materials must be installed prior to the Town issuing a certificate of occupancy. ~~and if seed is used rather than sod as part of such landscaping,~~ then the seed must be significantly established prior to the Town issuing a certificate of occupancy. However, a certificate of occupancy may be issued by the Town prior to the seed being significantly established if an automatic sprinkler system has been installed with an electronic timer. Further, if weather conditions do not allow for installation of ~~sod or the significant establishment of seed landscaping~~ at the time a certificate of occupancy could otherwise be issued, then the Town Planner or the building official may grant an extension, not to exceed one hundred eighty days, for the ~~sod landscaping~~ to be installed or seed to be significantly established. These requirements may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on relevant considerations including, but not limited to, the size of the lots or potable water conservation reasons or as specified in an approved FDP.

Section 5. Sub-section 17.16.070(M), Additional standards for R-1, R-2 and R-3 districts and residential land use categories within PUD districts, of the Firestone Municipal Code is hereby repealed in its entirety, and the remaining sub-sections of Section 17.16.070 shall be renumbered accordingly.

Section 6. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the

validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declare it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 7. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN
FULL this ___th day of _____, 2019

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

Proposed Modifications to Development Regulations and Municipal Code Text

Development Regulations

16.12.8 Single Family Residential Landscape Standards

The following are specific landscaping standards for single-family residential development.

~~C.A. For any new subdivision filing, as developed, seventy-five (75) percent of the front lawn areas, yard, excluding driveways, walkways, porches and patios, shall be installed as seed or sod in the front yard consist of living plant material such as trees, shrubs, vines, ground cover, flowers or grass. Such landscaping materials Sod must be installed prior to the Town issuing a certificate of occupancy. and if seed is used rather than sod, then the seed must be significantly established prior to the Town issuing a certificate of occupancy. However, a certificate of occupancy may be issued by the Town prior to the seed being significantly established if an automatic sprinkler system has been installed with an electronic timer. Further, if weather conditions do not allow for installation of sod or the significant establishment of seed landscaping at the time a certificate of occupancy could otherwise be issued, then the Town Planner or the building official may grant an extension, not to exceed one hundred eighty days, for the sod landscaping to be installed or seed to be significantly established. These requirements may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on relevant considerations including, but not limited to, the size of the lots or potable water conservation reasons or as specified in an approved FDP.~~

~~A. Shrubs and ground cover plantings shall comprise no less than ten percent of the landscaped area of the front yard. This requirement may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate because of the size of the lots, for potable water conservation reasons, or as shown on an approved FDP.~~

B. For any new subdivision filing, there shall be a minimum of one tree of 2-inch caliper for each dwelling planted within the front yard of the dwelling. This requirement may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on the submitted landscape theme, for potable water conservation reasons, or as specified in an approved FDP.

~~C. For any new subdivision filing, as developed, front lawn areas shall be installed as seed or sod in the front yard. Sod must be installed prior to the Town issuing a certificate of occupancy, and if seed is used rather than sod, then the seed must be significantly established prior to the Town issuing a certificate of occupancy. However, a certificate of occupancy may be issued by the Town prior to the seed being significantly established if an automatic sprinkler system has been installed~~

~~with an electronic timer. Further, if weather conditions do not allow for installation of sod or the significant establishment of seed at the time a certificate of occupancy could otherwise be issued, then the Town Planner or the building official may grant an extension, not to exceed one hundred eighty days, for the sod to be installed or seed to be significantly established. These requirements may be waived or reduced by the Town Board if it determines that such a requirement would be inappropriate based on relevant considerations including, but not limited to, the size of the lots or potable water conservation reasons.~~

~~D. All front and rear yards of single family residential developments shall be irrigated and seeded with bluegrass turf seed.~~

C. Artificial Turf Standards (see draft ordinance – Exhibit B of resolution)

~~E~~D. Landscape improvements shall not commence on any lot prior to actual construction of the residential unit unless approved, in writing by the Town Planner.

Exhibit C of Development Regs

Artificial Turf – a manufactured substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all the quality, materials and installation standards outlined in the Development Regulations.

Landscaping - Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to fountains, reflecting pools, screening walls, fences and benches. In certain cases, as identified by the Development Regulations, artificial turf may be considered an allowable landscape material.

Municipal Code

17.16.070 - Additional standards for R-1, R-2 and R-3 districts and residential land use categories within PUD districts.

Additional standards for R-1, R-2 and R-3 districts and for residential land use categories within PUD districts shall be as set forth in this section. Where expressly stated, such standards shall further apply to any residential lot within the town.

No changes to subsections 17.16.070(A)-(J)

K. For any new subdivision filing, there shall be a minimum of one tree of ~~one and one-half~~two-inch caliper for each dwelling planted within the front yard of the dwelling. This requirement may be waived or reduced by the Board if it determines that such a requirement would be inappropriate based on the submitted landscape theme, for potable water conservation reasons, or as specified in an approved FDP.

L. For any new subdivision filing, as developed, seventy-five (75) percent of the front lawn area~~yard, excluding driveways, walkways, porches, and patios, shall be installed as seed or sod in the front yard~~consist of living plant material such as trees, shrubs, vines, ground cover, flowers or grass. ~~Such landscaping materials~~ Sod must be installed prior to the Town issuing a certificate of occupancy, ~~and if seed is used rather than sod,~~ then the seed must be significantly established prior to the Town issuing a certificate of occupancy. However, a certificate of occupancy may be issued by the Town prior to the seed being significantly established if an automatic sprinkler system has been installed with an electronic timer. Further, if weather conditions do not allow for installation of ~~sod or the significant establishment of seed~~landscaping at the time a certificate of occupancy could otherwise be issued, then the Town Manager or the building official may grant an extension, not to exceed one hundred eighty days, for the ~~sod~~landscaping to be installed or seed to be significantly established. These requirements may be waived or reduced by the Board if it determines that such a requirement would be inappropriate based on relevant considerations including, but not limited to, the size of the lots or potable water conservation reasons, or as specified in an approved FDP.

~~M. Shrubs and ground cover plantings shall comprise no less than ten percent of the landscaped area of the front yard. This requirement may be waived or reduced by the Board if it determines that such a requirement would be inappropriate because of the size of the lots or for potable water conservation reasons, or as specified in an approved FDP.~~

NM. Eighty-five percent of the exterior color treatment for all residential dwellings and accessory uses shall be muted (excluding glass treatment), unless otherwise approved by the Board based on the unique architectural design of the home.

~~O.N~~ All sloped roofs shall be covered with a muted, earth-tone color roofing material, unless otherwise approved by the Board based on the unique architectural design of the home.

P.O It is unlawful to locate any roll-off trash container or trash container of any type in excess of one hundred ninety-two gallons in a front yard or in a side yard fronting a public street of a residential lot of any zone district of the Town without first obtaining a permit and paying a permit fee of ten dollars. No such trash containers shall be located in a front yard or in a side yard fronting a public street of a residential lot of any zone district of the Town for more than fourteen days in any one-hundred-eighty-day period.

| ~~Q.P~~ Family child care homes shall be permitted home occupations. Nursery schools, day care centers, child care facilities and other child care operations not meeting the definition of "family child care home" shall not be permitted as home occupations because of their tendency to go beyond the limits permitted for home occupations.

**TOWN OF FIRESTONE, COLORADO
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Town of Firestone Planning and Zoning Commission will hold a Public Hearing commencing at 7:00 p.m., Thursday, September 19, 2019 at the Firestone Town Hall, 151 Grant Avenue, Firestone, Colorado 80520. The purpose of the Public Hearing is to consider amendments to the Town of Firestone Development Regulations.

Further Notice is hereby given that the Board of Trustees of the Town of Firestone will hold a Public Hearing commencing at 7:00 p.m., Wednesday, September 25, 2019 at the Firestone Town Hall, 151 Grant Avenue, Firestone, Colorado 80520. The purpose of the Public Hearing is to consider amendments to the Town of Firestone Development Regulations.

Any person may appear at the Public Hearings and be heard regarding the matters under consideration.

The application is on file with the Town of Firestone. For questions or comments contact:

Town of Firestone
Planning & Development Department
8308 Colorado Blvd., Suite 200
Firestone, CO 80504
Phone: (303) 833-3291
Fax: (720) 476-4232

TOWN OF FIRESTONE, COLORADO
Leah Vanarsdall
Town Clerk

Published: Longmont Times Call September 3, 2019--1631069

Prairie Mountain Media, LLC

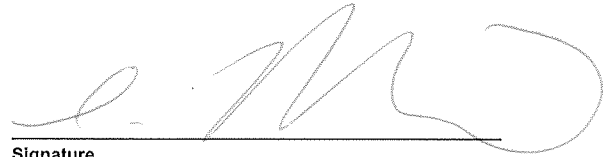
PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

The undersigned, Elizabeth Maes, being first duly sworn under oath, states and affirms as follows:

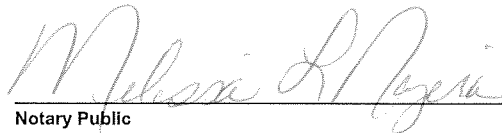
1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Sep 3, 2019

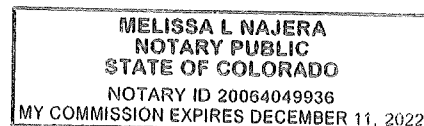

Signature

Subscribed and sworn to me before me this

3rd day of September, 2019.


Notary Public

(SEAL)



Account: 1051150
Ad Number: 1631069
Fee: \$32.77