FIRESTONE
COLORADO

**PLANNING AND ZONING COMMISSION**

**REGULAR MEETING AGENDA**
January 9, 2020
7:00 PM
151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**

2. **Pledge of Allegiance**

3. **Approval of Agenda**

4. **Action/Discussion**

   **4.a.** Election of Chairperson and Vice-Chairperson

5. **Approval of Minutes**

   a. Regular Meeting 11-07-19

6. **Public Comment** * (maximum time permitted for all Public Comment is 30 minutes)

7. **Public Hearings**

   a. **Resolution PC-20-01**:A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1 FOR CROSSROADS PLANNED UNIT DEVELOPMENT, AN AMENDMENT OF A PORTION OF CROSSROADS PLANNED UNIT DEVELOPMENT, LOT 4 OF THE FIRST REPLAT OF AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TRACT H FIRESTONE CITY CENTRE FILING 3, AND TRACT E FIRESTONE CITY CENTRE FILING 3

   b. **Resolution PC-20-02:** A RESOLUTION RECOMMENDING APPROVAL OF AN INITIAL ZONING OF PROPERTY PROPOSED TO BE ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE CARBON VALLEY PIT ANNEXATION, AND RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR SUCH PROPERTY

8. **Staff Reports**

* 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.

## 9. Commissioner Comments

## 10. Adjournment

* Individuals that desire to address the Board of Trustees 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.

If you need special assistance in order to participate in a Board of Trustees 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
## November 7, 2019

**1.CALL TO ORDER**

The Planning and Zoning Commission of the Town of Firestone met on September 19, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Gillard called the meeting to order at 7:00 p.m.

The following were present upon the call of the roll:

| | |
|---|---|
| Chairperson: | Chris Gillard |
| Vice-Chairperson: | Tim Spiegelberg – Excused |
| Commissioners: | Kelly Deitman |
| | John Damsma - Excused |
| | Troy McAllister |
| | Jaci Daggett |
| | Dennis Haney |
| Staff: | Todd Bjerkaas – Director – Planning & Development |
| | Marty Ostholthoff – Planning Manager |
| | Millissa Berry - Sr. Planner |
| | Matt Thompson – Sr. Planner |
| | Tracy Case – Building Div. Mgr. |
| | Lisa Bartley – PC Secretary/Acting Town Clerk |

**2.PLEDGE OF ALLEGIANCE**

Chairperson Gillard led the pledge of allegiance.

**3.APPROVAL OF AGENDA**

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

**4.APPROVAL OF MINUTES**

**a. September 19, 2019 – Regular Meeting**
Commissioner McAllister motioned and Commissioner Haney seconded to approve the meeting minutes of the September 19, 2019 - Regular Meeting. Voice vote was taken. Motion carried unanimously.

**5.PUBLIC COMMENT**
There were none.

Unapproved

## 6.ACTION/DISCUSSION

**a. Resolution No. PC-19-14** – A RESOLUTION FINDING THE BIGHORN URBAN RENEWAL PLAN TO BE IN CONFORMITY WITH THE FIRESTONE MASTER PLAN AND RECOMMENDING APPROVAL OF SAID URBAN RENEWAL PLAN

Paula Mehle – Director Economic Development/FURA provided a general overview of the presentation. She also offered to answer any questions.

Commissioner McAllister motioned and Commissioner Deitman seconded to approve **Resolution No. PC-19-14** - A RESOLUTION FINDING THE BIGHORN URBAN RENEWAL PLAN TO BE IN CONFORMITY WITH THE FIRESTONE MASTER PLAN AND RECOMMENDING APPROVAL OF SAID URBAN RENEWAL PLAN

Voting was as follows:
Yes: Daggett, Haney, Deitman, McAllister,
No: None
Absent: Spiegelberg, Damsma
Chairperson Gillard declared the motion carried.

## 7.PUBLIC HEARING

**a. Resolution PC-19-15** – A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, APPROVING LOT 3, DEL CAMINO JUNCTION BUSINESS PARK FIFTH MONOR PLAT, AGRA HOLDINGS, L.P. BUIDLING EXPANSION FINAL DEVELOPMENT PLAN NO. 2

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:10 p.m.

Matt Thompson, Sr. Planner, 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.

Jerry Davidson, Perception Design Group Inc, 6901 S. Pierce St, Littleton, CO 80128, representing the applicant, and David Wagner, Agra Holdings, 11347 Business Park Cir, Firestone, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Gillard opened and closed the Public Comment portion at 7:18 p.m. Those wishing to speak:
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.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application.
Chairperson Gillard closed the Public Hearing at 7:21 p.m.

Commissioner McAllister motioned and Commissioner Daggett seconded to approve **Resolution PC-19-15** – A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, APPROVING LOT 3, DEL CAMINO JUNCTION BUSINESS PARK FIFTH MONOR PLAT, AGRA HOLDINGS, L.P. BUIDLING EXPANSION FINAL DEVELOPMENT PLAN NO. 2

Unapproved

Voting was as follows:
Yes: Daggett, Deitman, McAllister, Haney
No: None
Absent: Spiegelberg and Damsma
Chairperson Gillard declared the motion carried.

**b. Resolution PC-19-16** – A RESOLUTION RECOMMENDING APPROVAL AN AMENDMENT TO SECTION 16.12.8 OF THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS PERTAINING TO LANDSCAPING OF SINGLE-FAMILY RESIDENTIAL LOTS.

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:22 p.m.

Millissa Berry, Sr. Planner, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. She also offered to answer any questions.

Chairperson Gillard opened and closed the Public Comment portion at 7:25 p.m. Those wishing to speak:
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.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application.
Chairperson Gillard closed the Public Hearing at 7:34 p.m.

Commissioner Deitman motioned and Commissioner Daggett seconded to approve with conditions **Resolution PC-19-16** – A RESOLUTION RECOMMENDING APPROVAL AN AMENDMENT TO SECTION 16.12.8 OF THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS PERTAINING TO LANDSCAPING OF SINGLE-FAMILY RESIDENTIAL LOTS.

Voting was as follows:
Yes: Daggett, Deitman, McAllister, Haney
No: None
Absent: Spiegelberg and Damsma
Chairperson Gillard declared the motion carried.

## 8.STAFF REPORTS

Marty Ostholthoff
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 7:48 p.m.

Unapproved

Introduced and Approved this 9th day of January, 2020.

TOWN OF FIRESTONE, COLORADO

_____
Chris Gillard, Chairperson

ATTEST

_____
Lisa Bartley, Secretary/Acting Town Clerk

Unapproved

# AGENDA INFORMATION MEMORANDUM

FIRESTONE
TOWN BOARD OF TRUSTEES

**AIM#:** 7.a.

**Public Hearings**

**Meeting Date:** January 9, 2020

**Initiated By:** Matt Thompson

**Dept:** Planning & Development

**AGENDA TITLE**

**Resolution PC-20-01**:A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1 FOR CROSSROADS PLANNED UNIT DEVELOPMENT, AN AMENDMENT OF A PORTION OF CROSSROADS PLANNED UNIT DEVELOPMENT, LOT 4 OF THE FIRST REPLAT OF AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TRACT H FIRESTONE CITY CENTRE FILING 3, AND TRACT E FIRESTONE CITY CENTRE FILING 3

**SUMMARY**

See attached Staff Report.

**HISTORY AND PREVIOUS BOARD ACTION**

The first amended Outline Development Plan (ODP) revises the previously approved Crossroads Planned Unit Development Outline Development Plan (ODP) approved by they Board of Trustees on December 10, 1998 and recorded on July 15, 1999 at Reception No. 2707036.

**RECOMMENDATION**

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-20-01, a resolution recommending approval of the application to the Board of Trustees with conditions.

**ALTERNATIVES**

N/A

**ATTACHMENTS**

1. 7.a - First Amendment to the Crossroads PUD Outline Development Plan Staff Report
2. 7.a - Reso. PC-20-01 First Amendment to the Crossroads PUD ODP
3. 7.a - First Amended Crossroads PUD ODP

**FINANCIAL CONSIDERATIONS**

N/A

# Staff Report

## First Amendment to the Crossroads Planned Unit Development, Outline Development Plan, An Amendment of a portion of Crossroads PUD ODP, Lot 4 of the First Replat of the American Furniture Warehouse Subdivision, Tract H Firestone City Centre Filing 3, and Tract E Firestone City Centre Filing 3

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

**January 9, 2020**

**Applications**
This staff report is for First Amendment to the Crossroads Planned Unit Development (PUD), Outline Development Plan (ODP), an amendment to a portion of the Crossroads PUD ODP, Lot 4 of the First Replat of the American Furniture Warehouse, Tract H Firestone City Centre Filing 3, and Tract E Firestone City Centre Filing 3. The applicant for the ODP is A-Quire, 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 ODP is south of Firestone Blvd., accessed from Jake Jabs Blvd. Tract E is both south of City Centre Road and west of Jake Jabs Blvd. Lot 4 and Tract H are both southeast of Jake Jabs Blvd. The ODP is a step in the Firestone Development Review process prior to subdivision and site planning.

**Site Analysis**
The ODP amendment is proposed on Lot 4 (12.622 acres) of the First Replat of the American Furniture Warehouse, Tract H (6.669 acres) Firestone City Centre Filing 3, and Tract E (21.197 acres) Firestone City Centre Filing 3, which is approximately 40.488 total acres in size. The site is generally flat and developable, gently sloping from west towards the east. There are five existing curb cuts for access points into Tract E, three off of City Centre Road and two off of Jake Jabs Blvd. Site access to Lot 4 and Tract H will be from Jake Jabs Blvd. On Tract E the only significant encumbrance are easements on the southern portion of the property. The property to the south of Tract E has an abandoned oil and gas well, which has a small portion of the oil and gas operations area on Tract E. The only encumbrance on Lot 4 is a 30' non-exclusive utility easement along the southeastern property line. Tract H has quite a few encumbrances on it, including: a 60' wide drainage easement, memorandum of agreement for a possible drill site pad, 8" sanitary easement, and a 20' pipeline easement.

**ODP Analysis**
The first amended Outline Development Plan (ODP) revises the previously approved Crossroads Planned Unit Development Outline Development Plan dated 7/15/1999 at reception no. 2707036. The amendment revises the present zoning for Lot 4 and Tract H from EC (Employment Center) to R-C (Residential – High Density). Tract E zoning will remain RC (Regional Commercial) with uses in R-C also allowed on Tract E.

The original goals of the PUD concept for Planning Area 1 (Lot 4 and Tract H) focused on creating an attractive living and working environment using innovative site and design techniques to respond to the site's natural features. The original goals focused on:

- Compactness – walkability to commercial areas, employment centers and open spaces from the residents.
- Opportunities for local employment in shops and businesses close to residents.
- Protecting the enhanced Godding Hollow.

Building upon the original goals, crossroads first amended ODP will feature:

- Convenient access to the I-25 corridor and close proximity to existing and future retail uses.

- A multi-family neighborhood with a variety of unit types and a neighborhood amenity building with a swimming pool and a common gathering location.
- A high quality architectural design solution to complement the Firestone rural character.
- A neighborhood texture that emphasizes interconnecting streets and pedestrian connections.
- An intent to create a natural area for trail connections and small gathering spaces.

Within Planning Area 2 PUD (Tract E) the intent is a mixed use zone with allowed uses outlined within the RC (Regional Commercial) and R-C (Residential High-Density). Residential and commercial land uses would be permitted in the same buildings. The following criteria shall be met for Planning Area 2:

- Provide opportunity for a mix of uses including retail, office, entertainment, and residential.
- Provide an intentional formal gathering place to include multi-use public spaces.
- Prioritize interconnecting streets and pedestrian circulation between the planning areas.
- Create a walkable environment, connecting all proposed uses and existing surrounding uses that celebrates the Firestone Trail connection.
- Density of residential uses with PUD shall not exceed 20 DU/AC.
- Provide higher concentrations of mixed-use residential uses in the southern portion of Planning Area 1 and transition to lower concentrations closer to Firestone Blvd.

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

**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**
Public infrastructure and utilities are available to the site. 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 and Zoning Commission approve draft Resolution PC-20-01, a resolution recommending approval of the application to the Board of Trustees with conditions.

**FIRESTONE PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. PC-20-01**

**A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1 FOR CROSSROADS PLANNED UNIT DEVELOPMENT, AN AMENDEMENT OF A PORTION OF CROSSROADS PLANNED UNIT DEVELOPMENT, LOT 4 OF THE FIRST REPLAT OF AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TRACT H FIRESTONE CITY CENTRE FILING 3, AND TRACT E FIRESTONE CITY CENTRE FILING 3**

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. 1 for an Amendment of a portion of Crossroads Planned Unit Development Outline Development Plan, Lot 4 of the First Replat of the American Furniture Warehouse Subdivision, Tract H Firestone City Centre Filing 3, and Tract E Firestone City Centre Filing 3; 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 First Amendment to the Crossroads Planned Unit Development (PUD), Outline Development Plan (ODP), an amendment to a portion of the Crossroads PUD ODP, Lot 4 of the First Replat of the American Furniture Warehouse Subdivision, Tract H Firestone City Centre Filing 3, and Tract E Firestone City Centre Filing 3, subject to the conditions set forth on "Exhibit A" attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of January, 2020.

_____

Chairperson

ATTEST:

_____
Lisa Bartley, Secretary

**EXHIBIT A**

**Outline Development Plan an Amendment of a portion of Crossroads PUD ODP, Lot 4 of the First Replat of the American Furniture Warehouse Subdivision, Tract H Firestone City Centre Filing 3, and Tract E Firestone City Centre Filing 3**

**Conditions of Approval**

**General**

1. Provide an updated title commitment showing THF Firestone Development, L.L.C. 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. 1 an Amendment of a portion of Crossroads PUD ODP, Lot 4 of the First Replat of the American Furniture Warehouse Subdivision, Tract H Firestone City Centre Filing 3, and Tract E Firestone City Centre Filing 3, shall be made to the Town's satisfaction.

# FIRST AMENDED OUTLINE DEVELOPMENT PLAN

# CROSSROADS PUD

AN AMENDMENT OF A PORTION OF CROSSROADS PUD ODP
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
COVER SHEET

SHEET 1 OF 5

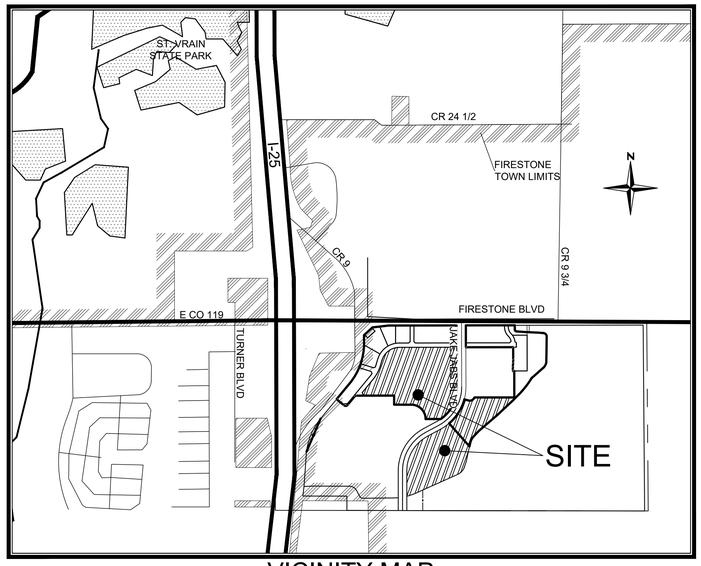
## PROJECT TEAM


*OWNER*
THF Firestone Development, L.L.C.
2127 Innerbelt Business Drive, Suite 200
St. Louis, Missouri 63114
314.513.1500 voice
Contact: Max Gansline
Email: mgansline@tgsproperties.com

*DEVELOPER*
12295 Olive Boulevard
St. Louis Missouri 63141
314.567-1221 voice
Contact: Kent Evans
Email: kevans@walpertproperties.com

*CIVIL ENGINEER*
Redland
1500 W. Canal Court
Littleton, Colorado 80120
720.283.6783 voice
Contact: Travis Frazier , P.E.
Email: tfrazier@redland.com

*Surveyor*
Aztec Consultants, Inc
300 E Mineral Ave, Suite 1
Littleton, Colorado 80122
303.713.1898 voice
Contact: Shaun Lee, PLS
Email: slee@aztecconsultants.com


VICINITY MAP
1" = 1000'

## LEGAL DESCRIPTION

LOT 4 OF THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION AS PER THE PLAT RECORDED SEPTEMBER 2, 2006 AT RECEPTION NO. 3408227, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 12.622 ACRES MORE OR LESS

TRACT H FIRESTONE CITY CENTRE FILING 3 AS PER THE PLAT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. 3722597, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 6.669 ACRES MORE OR LESS.

TRACT E FIRESTONE CITY CENTRE FILING 3 AS PER THE PLAT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. 3722597, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 21.197 ACRES MORE OR LESS.

TOTAL AREA OF APPRECIATION CONTAINING 40.488 ACRES MORE OR LESS.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1996), ALONG THE EASTERLY LINE OF LOT 2, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, WHICH BEARS SOUTH 23°14'40" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

## BENCHMARK

TOWN OF FIRESTONE BENCHMARK NO. 6. CHISELED SQUARE ON SOUTH END HEAD WALL OF DITCH CROSSING UNDER INTERSTATE 25
ELEVATION = 4856.97 (TOWN OF FIRESTONE 1929 DATUM).

811 Know what's **below.** **Call** before you dig.

## 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

## ACCEPTANCE BLOCK AND NOTARY

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

THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
MICHAEL H. STAENBERG, MANAGER

STATE OF MISSOURI )
) SS
COUNTY OF ST. LOUIS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20_____,
BY MICHAEL H. STAENBERG, THE MANAGER OF THF FIRESTONE INVESTORS, L.L.C, THE MANAGER OF THF FIRESTONE DEVELOPMENT, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

_____
MY COMMISION EXPIRES

| CROSSROADS PUD | |
|---|---|
| COVER SHEET | |
| NAME OF APPLICATION: | CROSSROAD PUD |
| TYPE OF SUBMITTAL | OUTLINE DEVELOPMENT PLAN - 1ST AMENDMENT |
| FILING NUMBER: | N/A |
| PHASE NUMBER: | N/A |
| PREPARATION DATE: | 09.10.2018 |
| REVISION DATE: | 10.16.2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 1 OF 5


Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 W. Canal Court
Littleton, Colorado 80120
REDLAND.COM


DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 17022
HORZ. SCALE
VERT. SCALE

NOTES
NO.
DATE

1ST AMENDMENT CROSSROADS PUD
OUTLINE DEVELOPMENT PLAN

**COVER SHEET**

SHEET 1

I:\2017\17022 - Lot 4 Firestone Apartments\CADD\Sheet Sets\ODP\17022 Crossroads ODP Amd Cover.dwg tab: 1 COVER SHEET Jan 02, 2020 - 4:19pm Jgmther

# FIRST AMENDED OUTLINE DEVELOPMENT PLAN
# CROSSROADS PUD

AN AMENDMENT OF A PORTION OF CROSSROADS PUD ODP
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
NARRATIVE SHEET



## PROJECT CONCEPT

THE FIRST AMENDED OUTLINE DEVELOPMENT PLAN (ODP) REVISES THE PREVIOUSLY APPROVED CROSSROADS PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN (ODP) DATED 7/15/1999 AT RECEPTION NO. 2707036. THIS AMENDMENT REVISES THE PRESENT ZONING FOR THE SUBJECT PARCEL, COMPRISING 40.488 AC, FROM PLANNED UNIT DEVELOPMENT WITH EMPLOYMENT CENTER (EC) LAND DESIGNATION TO PLANNED UNIT DEVELOPMENT WITH HIGH-DENSITY RESIDENTIAL (R-C) OR REGIONAL COMMERCE (RC) LAND USE DESIGNATION .

THE ORIGINAL PROJECT CONCEPT FOCUSED ON CREATING AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT USING INNOVATIVE SITE AND DESIGN TECHNIQUES TO RESPOND TO THE SITE'S NATURAL FEATURES.

BUILDING UPON THE ORIGINAL GOALS, CROSSROADS FIRST AMENDED ODP WILL FEATURE:

- COMPACTNESS - WALKABILITY TO COMMERCIAL AREAS, EMPLOYMENT CENTERS AND OPEN SPACES FROM THE RESIDENTS.
- OPPORTUNITIES FOR LOCAL EMPLOYMENT IN SHOPS AND BUSINESSES CLOSE TO RESIDENTS.
- PROTECTING THE ENHANCED GODDING HOLLOW.
- CONVENIENT ACCESS TO THE I-25 CORRIDOR AND CLOSE PROXIMITY TO EXISTING AND FUTURE RETAIL USES.
- A MULTI-FAMILY NEIGHBORHOOD WITH A VARIETY OF UNIT TYPES AND A NEIGHBORHOOD AMENITY BUILDING WITH A SWIMMING POOL AND A COMMON GATHERING LOCATION.
- A HIGH QUALITY ARCHITECTURAL DESIGN SOLUTION TO COMPLEMENT THE TOWN'S RURAL CHARACTER.
- A NEIGHBORHOOD TEXTURE THAT EMPHASIZES INTERCONNECTING STREETS AND PEDESTRIAN CONNECTIONS.
- AN INTENT TO CREATE A NATURAL AREA FOR TRAIL CONNECTIONS AND SMALL GATHERING SPACES.

THE FIRST AMENDED ODP WOULD PERMIT DEVELOPMENT OF MULTI-FAMILY RESIDENTIAL UNITS. THE SITE PROXIMITY OFFERS DIRECT ACCESS TO I-25 CORRIDOR AND EXITING RETAIL USES SUCH AS AFW, HOME DEPOT AND SURROUNDING PAD SITES. IT IS ANTICIPATED THAT THE UNITS WOULD RANGE FROM 1, 2 AND 3-BEDROOM UNITS WITH AN ESTIMATED RANGE OF 620 SF TO 1,363 SQUARE FEET. A PRIVATE NEIGHBORHOOD AMENITY BUILDING AND SWIMMING POOL WILL PROVIDE A COMMON GATHERING LOCATION FOR ALL RESIDENTS.

THE FIRST AMENDED ODP IS COMPATIBLE WITH THE SURROUNDING LAND USES AND WILL PROVIDE AN EFFECTIVE TRANSITION BETWEEN THE NEIGHBORHOOD COMMERCIAL TO THE NORTHWEST AND THE EXISTING RESIDENTIAL USES TO THE SOUTHEAST.

THE EXISTING ZONING OF THE PARCELS SURROUNDING THE FIRST AMENDED ODP IS NOT IMPACTED BY THIS AMENDMENT. THE ABUTTING PARCELS TO THE WEST AND EAST, WHICH FOR THE MOST PART HAVE BEEN BUILT OUT, ARE PART OF THE ORIGINAL ODP. TO THE SOUTH AND WEST IS AMERICAN FURNITURE WAREHOUSE AND TO THE EAST THE EAGLE CREST RESIDENTIAL NEIGHBORHOOD. DIRECTLY ADJACENT TO THE SOUTHEAST IS THE GODDING HOLLOW AND A STORM DRAINAGE EASEMENT WITH AN EXISTING PARALLEL TRAIL CONNECTION. THE AREA SOUTH OF THE PROPERTY IS ZONED EC, RC PUD, AND OS PUD WITHIN THE TOWN OF FIRESTONE.

## REGIONAL IMPACTS

THE FIRST AMENDED ODP IS COMPATIBLE WITH THE TOWN OF FIRESTONE MASTER PLAN, BUILDING UPON THE “COMMUNITY IN MOTION” MOTTO. THE ADDITION OF RESIDENTIAL HOUSING WITHIN THE HIGH INTENSITY ZONE ALONG I-25 CORRIDOR SUPPORTS THE VISION TO PRESERVE THE AGRICULTURAL COMMUNITY ALONG THE PERIMETER AND PROVIDES RESIDENTS WITHIN CLOSE PROXIMITY TO THE EXISTING RETAIL CENTERS ALONG FIRESTONE BLVD. PAYING HOMAGE TO THE GODDING HOLLOW CORRIDOR REINFORCES THE HISTORIC WATERWAYS OF THE AREA AND OFFERS PEDESTRIAN CONNECTIONS. THE DEVELOPMENT CONTEMPLATED FOR THE PROPERTY REFLECTS CONSIDERATION OF VEHICULAR ACCESSIBILITY, ESTABLISHED STREETS AND CONVENIENT CIRCULATION FOR RESIDENTS, AS WELL AS EMERGENCY VEHICLES, TO MINIMIZE ANY IMPACT ON THE FUNCTIONALITY OF THE NEARBY STREETS AND INTERSECTIONS.

## ENVIRONMENTAL INFORMATION

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE.

REFER TO THE "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT UPDATE, 80-ACRE UNDEVELOPED PARCEL, SOUTHEAST CORNER OF THE STATE HIGHWAY 119 AND INTERSTATE 25, FIRESTONE, COLORADO", PREPARED BY KUMAR AND ASSOCIATES FOR QUADRANT CENTENNIAL PARTNERS, LLC, DATED JANUARY 16, 2006.

## UTILITIES

THE DEVELOPMENT SHALL BE SERVICED BY THE FOLLOWING UTILITY COMPANIES:

- GAS - BLACK HILLS ENERGY
- ELECTRIC - UNITED POWER
- TELEPHONE - CENTURY LINK
- WATER - TOWN OF FIRESTONE
- SANITARY SEWER - ST. VRAIN SANITATION DISTRICT

ALL UTILITIES REQUIRED FOR DEVELOPMENT EXIST ON-SITE OR DIRECTLY ADJACENT TO THE PROPERTY. AS A RESULT, NO OFFSITE MAIN EXTENSION ARE ANTICIPATED.

THERE ARE SEVERAL GAS LINES AND WELLS ADJACENT TO THE SITE. ALL SITE DEVELOPMENT WORK WILL BE IN ACCORDANCE WITH RELEVANT STATE AND LOCAL ORDINANCES.

## GRADING CONCEPT

THE SITE HAS BEEN OVERLOT GRADED. THE SITE SLOPES TO THE NORTHEAST BETWEEN 1% AND 3%. AN EXISITING STORM DRAINAGE SWALE LIES ALONG THE EASTERN PROPERTY LINE AND CONVEYS STORM FLOWS FROM THE PROPERTY TO A REGIONAL DETENTION AND WATER QUALITY FACILITY.

## SERVICE REQUIREMENTS

| | |
|---|---|
| POLICE PROTECTION: | TOWN OF FIRESTONE |
| FIRE PROTECTION: | FREDRICK-FIRESTONE PROTECTION DISTRICT |
| STREET MAINTENANCE: | TOWN OF FIRESTONE (PUBLIC STREETS) |
| RECREATION: | CARBON VALLEY RECREATION DISTRICT |
| SCHOOLS: | ST VRAIN VALLEY SCHOOL DISTRICT |

## CIRCULATION SYSTEMS

THERE IS DIRECT ACCESS TO LOT 4 AND TRACT H FROM JAKE JABS BOULEVARD, WHICH WAS CONSTRUCTED AS PART OF THE OVERALL FIRESTONE CITY CENTRE INFRASTRUCTURE IMPROVEMENTS. AN EXISTING ACCESS TO TRACT H WAS CONSTRUCTED WITH THE HOME DEPOT. TWO ADDITIONAL ACCESS POINTS ONTO JAKE JABS BOULEVARD ARE ANTICIPATED WITH FUTURE DEVELOPMENT AND DESIGNATED ON THE PLAN.

TRACT E HAS DIRECT ACCESS TO CITY CENTRE ROAD. THERE ARE 5 EXISTING CURB CUTS FOR TRACT E THAT WILL BE UTILIZED FOR FUTURE ACCESS

NO ADDITIONAL RIGHTS OF WAY ARE REQUIRED FOR THE DEVELOPMENT.

Know what's **below.** **Call** before you dig.

CROSSROADS PUD

NARRATIVE SHEET

| | |
|---|---|
| NAME OF APPLICATION: | CROSSROAD PUD |
| TYPE OF SUBMITTAL | OUTLINE DEVELOPMENT PLAN - 1ST AMENDMENT |
| FILING NUMBER: | N/A |
| PHASE NUMBER: | N/A |
| PREPARATION DATE: | 09.10.2018 |
| REVISION DATE: | 10.16.2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |



Redland
WHERE GREAT PLACES BEGIN
720.283.4783 Office
5680 Greenwood Plaza Blvd
Littleton, Colorado 80120
REDLAND.COM

DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 17022
HORZ. SCALE
VERT. SCALE

NOTES

| NO. | DATE |
|---|---|

1ST AMENDMENT CROSSROADS PUD
OUTLINE DEVELOPMENT PLAN

**NARRATIVE SHEET**

SHEET 2

I:\2017\17022 - Lot 4 Firestone Apartments\CADD\Sheet Sets\ODP\17022 Crossroads ODP Amd Cover.dwg, tab: 2 NARRATIVE SHEET Jan 02, 2020 - 4:20pm JJgnther

# FIRST AMENDED OUTLINE DEVELOPMENT PLAN
# CROSSROADS PUD

AN AMENDMENT OF A PORTION OF CROSSROADS PUD ODP
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
NARRATIVE SHEET

SHEET 3 OF 5

## LAND USE AND ZONING

- THE EXISTING PROPERTY IS ZONED PLANNED UNIT DEVELOPMENT WITH EMPLOYMENT CENTER (EC) LAND DESIGNATION. THE EXISTING AREAS TO THE SOUTH AND EAST OF THE PROPERTY ARE ZONED R-B PUD.

### LAND USE & ZONING TABLE

| Planning Area | LEGAL | ZONE DISTRICT | GROSS AREA |
|---|---|---|---|
| Planning Area 1 | LOT 4 THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION TRACT H FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3 | PUD R-C | 19.29 AC |
| Planning Area 2 | TRACT E FIRESTONE CITY CENTRE SUBDIVISION FILLING NO. 3 | PUD-RC | 21.197 AC |

### DEVELOPMENT SCHEDULE

IT IS ANTICIPATED THE PHASE I DEVELOPMENT WILL BEGIN IN SUMMER OF 2020 AFTER APPROVAL OF FINAL DEVELOPMENT PLAN. IT IS PROJECTED TO TAKE 2 TO 3 YEARS FOR FULL BUILD OUT. THIS SCHEDULE IS BASED ON CURRENT MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMANDS.

### PARK DEVELOPMENT

DEDICATION OF ANY PUBLIC OPEN SPACE AND RESPONSIBILITY FOR MAINTENANCE FOR OPEN SPACE WITHIN SCOPE OF THE FIRST AMENDED ODP WILL BE SET FORTH IN THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS AND REQUIRED DEDICATIONS WILL BE MADE AT THE TIME OF FINAL PLATTING.

STRONG PEDESTRIAN AND BICYCLE CONNECTIONS WILL BE MADE ALONG JAKE JABS BLVD., GODDING HOLLOW AND THROUGH THE NEIGHBORHOOD TO THE SURROUNDING NEIGHBORHOODS AND RETAIL SERVICES.

### PRIVATE MAINTENANCE AND ENFORCEMENT

A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO ADMINISTER AND ENFORCE APPROPRIATE COVENANTS AND CONDITIONS WITHIN THE DEVELOPMENT. DETAILS OF APPLICABLE COVENANTS AND SITE MAINTENANCE PROVISIONS WILL BE ADDRESSED DURING THE COURSE OF PRELIMINARY /FINAL DEVELOPMENT PLAN PROCESS.

## DENSITY

THE PLANNING AREA 1 PUD R-C DEVELOPMENT STANDARDS ARE OUTLINED IN THE SUMMARY CHART BELOW.

| USE | USE | MAXIMUM DENSITY (GROSS) | MAXIMUM BUILDING HEIGHT (See Note 1) | SITE PERIMETER BUILDING SETBACK (See Note 3) | BUILDING SEPERATION | DETACHED ACCESSORY BUILDING SETBACKS | MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT | PARKING REQUIREMENT | OPEN SPACE (GROSS AREA) |
|---|---|---|---|---|---|---|---|---|---|
| **PUD - R-C** | | | | | | | | | |
| Planning Area 1 | Multi-Family | 18 du/ac | 3 Story 45 FT<br>4 Story 50 FT | 20 FT | 25 FT | 15 FT (See Note 2) | 25 FT | 1.5 sp/ 1 bedroom<br>2.25 sp/ 2 bedroom<br>2.5 sp/ 3 bedroom | 20% |
| | Carriage Units | | 35 FT | 20 FT | 0 Ft | | 25 FT | | |
| | Detached Garage | | 25 FT | 20 FT | 0 FT | | 25 FT | | |

NOTES:
1. "BUILDING HEIGHT" MEANS THE VERTICAL DISTANCE FROM THE GRADE TO THE HIGHEST POINT OF COPING OF A FLAT ROOF, OR THE DECKLINE OF A MANSARD ROOF, OR TO THE AVERAGE HEIGHT OF THE HIGHEST GABLE OF A PITCHED, HIP OR GAMBREL ROOF, AS DIAGRAMED IN THE FIRESTONE DEVELOPMENT REGULATIONS. (ORD. 331 §1, 1996; PRIOR CODE §10-32(F))
2. MEASURED FROM BUILDING TO PAVEMENT OR WALK
3. MEASURED FROM BUILDING TO PROPERTY LINE OR ROW

### PLANNING AREA 2 PUD- RC INTENT STATEMENTS

WITHIN THE MIXED USE (RC) ZONE DISTRICT ALLOWED USES SHALL BE ALL USES OUTLINED WITHIN THE REGIONAL COMMERCIAL (RC) AND HIGH-DENSITY RESIDENTIAL (R-C). RESIDENTIAL AND COMMERCIAL LAND USES PERMITTED IN THE RC AREA SHALL BE PERMITTED IN THE SAME BUILDINGS.

THE FOLLOWING CRITERIA SHALL BE MET FOR THE MIXED USED REGIONAL COMMERCIAL (RC) ZONE DISTRICT:

1. PROVIDE OPPORTUNITY FOR A MIX OF USES INCLUDING RETAIL, OFFICE, ENTERTAINMENT, AND RESIDENTIAL.
2. PROVIDE AN INTENTIONAL FORMAL GATHERING PLACE TO INCLUDE MULTI-USE PUBLIC SPACES.
3. PRIORITIZE INTERCONNECTING STREETS AND PEDESTRIAN CIRCULATION BETWEEN THE PLANNING AREAS.
4. CREATE A WALKABLE ENVIRONMENT, CONNECTING ALL PROPOSED USES AND EXISTING SURROUNDING USES THAT CELEBRATES THE FIRESTONE TRAIL CONNECTION.
5. DENSITY OF RESIDENTIAL USES WITHIN PUD-RC SHALL NOT EXCEED 20 DU/AC.
6. PROVIDE HIGHER CONCENTRATIONS OF MIXED-USE RESIDENTIAL USES IN THE SOUTHERN PORTION OF THE PLANNING AREA 1 AND TRANSITION TO LOWER CONCENTRATIONS CLOSER TO FIRESTONE BLVD.

Know what's below. Call before you dig.

| CROSSROADS PUD | |
|---|---|
| NARRATIVE SHEET | |
| NAME OF APPLICATION: | CROSSROAD PUD |
| TYPE OF SUBMITTAL | OUTLINE DEVELOPMENT PLAN - 1ST AMENDMENT |
| FILING NUMBER: | N/A |
| PHASE NUMBER: | N/A |
| PREPARATION DATE: | 09.10.2018 |
| REVISION DATE: | 10.16.2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 3 OF 5

Redland
WHERE GREAT PLACES BEGIN
720.283.4783 Office
15680 Dallas Parkway, Suite 730
Littleton, Colorado 80120
REDLAND.COM

DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 17022
HORZ. SCALE
VERT. SCALE

NOTES
NO.
DATE

1ST AMENDMENT CROSSROADS PUD
OUTLINE DEVELOPMENT PLAN

NARRATIVE SHEET

SHEET 3

I:\2017\17022 - Lot 4 Firestone Apartments\CAD\Sheet Sets\ODP\17022 Crossroads ODP Amd Cover.dwg tab: 3 NARRATIVE SHEET Jan 02, 2020 - 4:20pm djarthur

# FIRST AMENDED OUTLINE DEVELOPMENT PLAN

# CROSSROADS PUD

AN AMENDMENT OF A PORTION OF CROSSROADS PUD ODP
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
ODP MAP SHEET

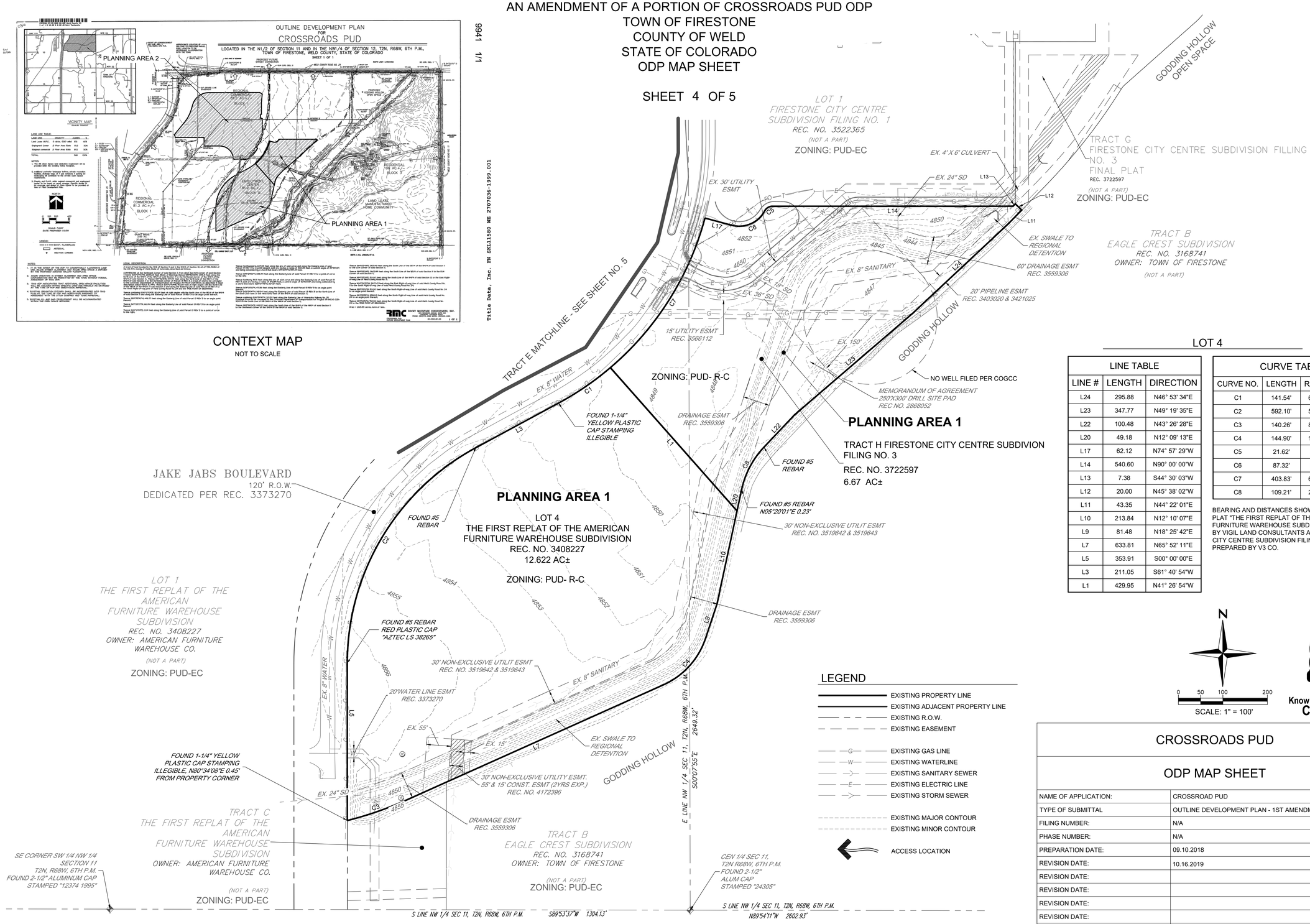
SHEET 4 OF 5




CONTEXT MAP
NOT TO SCALE

9941 1/1

Title Data, Inc. PN SKL111580 WH 2707036-1999.001




LOT 4

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L24 | 295.88 | N46° 53' 34"E |
| L23 | 347.77 | N49° 19' 35"E |
| L22 | 100.48 | N43° 26' 28"E |
| L20 | 49.18 | N12° 09' 13"E |
| L17 | 62.12 | N74° 57' 29"W |
| L14 | 540.60 | N90° 00' 00"W |
| L13 | 7.38 | S44° 30' 03"W |
| L12 | 20.00 | N45° 38' 02"W |
| L11 | 43.35 | N44° 22' 01"E |
| L10 | 213.84 | N12° 10' 07"E |
| L9 | 81.48 | N18° 25' 42"E |
| L7 | 633.81 | N65° 52' 11"E |
| L5 | 353.91 | S00° 00' 00"E |
| L3 | 211.05 | S61° 40' 54"W |
| L1 | 429.95 | N41° 26' 54"W |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA |
| C1 | 141.54' | 670.00' | 12°04'59" |
| C2 | 592.10' | 550.00' | 61°40'54" |
| C3 | 140.26' | 800.00' | 10°02'44" |
| C4 | 144.90' | 175.00' | 47°26'29" |
| C5 | 21.62' | 20.00' | 61°55'39" |
| C6 | 87.32' | 65.00' | 76°58'09" |
| C7 | 403.83' | 670.00' | 34°32'03" |
| C8 | 109.21' | 200.00' | 31°17'11" |

BEARING AND DISTANCES SHOWN ARE PER FINAL PLAT "THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION" PREPARED BY VIGIL LAND CONSULTANTS AND "FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3" PREPARED BY V3 CO.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING R.O.W.
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESS LOCATION

N

0 50 100 200

SCALE: 1" = 100'

811 Know what's below. Call before you dig.

| | |
|---|---|
| NAME OF APPLICATION: | CROSSROAD PUD |
| TYPE OF SUBMITTAL | OUTLINE DEVELOPMENT PLAN - 1ST AMENDMENT |
| FILING NUMBER: | N/A |
| PHASE NUMBER: | N/A |
| PREPARATION DATE: | 09.10.2018 |
| REVISION DATE: | 10.16.2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 4 OF 5


Redland
WHERE GREAT PLACES BEGIN
720.283.4783 Office
15996 Huron Street, Suite 200
Littleton, Colorado 80120
REDLAND.COM


DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 17022
HORZ. SCALE
VERT. SCALE

NOTES

NO.

DATE

1ST AMENDMENT CROSSROADS PUD
OUTLINE DEVELOPMENT PLAN

ODP MAP SHEET

SHEET 4

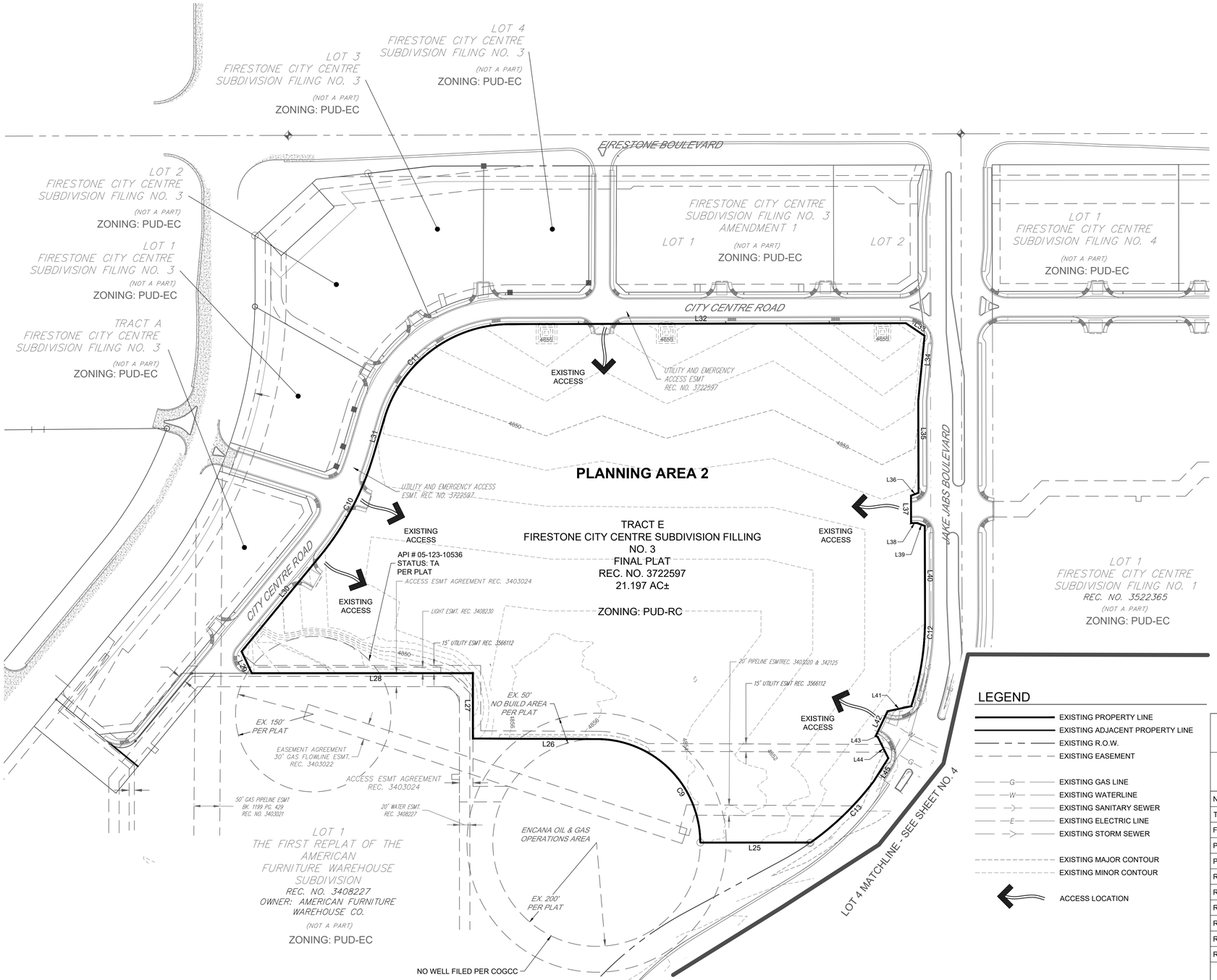
I:\2017\17022 - Lot 4 Firestone Apartments\CAD\Sheet Sets\ODP\17022 Crossroads ODP Amd Sheet.dwg, tab: 4 ODP MAP SHEET Jan 02, 2020 - 4:20pm Jgunther

# FIRST AMENDED OUTLINE DEVELOPMENT PLAN

# CROSSROADS PUD

AN AMENDMENT OF A PORTION OF CROSSROADS PUD ODP
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
ODP MAP SHEET

SHEET 4 OF 5




## TRACT E

| LINE TABLE | | |
|---|---|---|
| LINE NO. | LENGTH | DIRECTION |
| L25 | 212.93' | S89°59'06"W |
| L26 | 239.57' | N89°46'47"W |
| L27 | 126.29' | N0°00'54"W |
| L28 | 426.68' | S89°59'06"W |
| L29 | 46.42' | N25°15'24"W |
| L30 | 239.36' | N39°24'00"E |
| L31 | 74.68' | N16°25'24"E |
| L32 | 764.00' | N89°51'38"E |
| L33 | 43.60' | S55°58'56"E |
| L34 | 125.04' | S5°34'43"W |
| L35 | 178.71' | S0°07'55"E |
| L36 | 15.53' | S68°53'08"W |
| L37 | 53.00' | S0°07'38"E |
| L38 | 12.01' | N89°52'22"E |
| L39 | 15.53' | S69°08'41"E |
| L40 | 179.04' | S0°07'55"E |
| L41 | 46.76' | S77°58'48"W |
| L42 | 53.00' | S25°36'10"W |
| L43 | 4.38' | S64°15'20"E |
| L44 | 45.81' | S26°26'26"E |
| L45 | 52.21' | S32°18'50"W |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE NO. | LENGTH | RADIUS | DELTA |
| C9 | 313.34' | 200.00' | 89°45'53" |
| C10 | 220.76' | 550.50' | 22°58'36" |
| C11 | 324.92' | 253.50' | 73°26'14" |
| C12 | 171.82' | 543.13' | 18°07'31" |
| C13 | 171.06' | 550.00' | 17°49'11" |

BEARING AND DISTANCES SHOWN ARE PER FINAL PLAT "THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION" PREPARED BY VIGIL LAND CONSULTANTS AND "FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3" PREPARED BY V3 CO.

## LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING R.O.W.
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING STORM SEWER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ACCESS LOCATION

N

0 50 100 200

SCALE: 1" = 100'

811 Know what's below. Call before you dig.

## CROSSROADS PUD

## ODP MAP SHEET

| | |
|---|---|
| NAME OF APPLICATION: | CROSSROAD PUD |
| TYPE OF SUBMITTAL | OUTLINE DEVELOPMENT PLAN - 1ST AMENDMENT |
| FILING NUMBER: | N/A |
| PHASE NUMBER: | N/A |
| PREPARATION DATE: | 09.10.2018 |
| REVISION DATE: | 10.16.2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 5 OF 5


Redland
WHERE GREAT PLACES BEGIN
720.283.4783 Office
15996 W. Coal Mine Court
Littleton, Colorado 80120
REDLAND.COM


DRAWN TJF
CHECKED TJF
APPROVED TJF
PROJECT NO. 17022
HORZ. SCALE
VERT. SCALE

NOTES

NO.

DATE

1ST AMENDMENT CROSSROADS PUD
OUTLINE DEVELOPMENT PLAN

**ODP MAP SHEET**

SHEET 5

I:\2017\17022 - Lot 4 Firestone Apartments\CAD\Sheet Sets\ODP\17022 Crossroads ODP Amd Sheet.dwg tab: 5 ODP MAP SHEET Jan 02, 2020 - 4:20pm Jgrither

| AGENDA INFORMATION MEMORANDUM<br><br>FIRESTONE<br>TOWN BOARD OF TRUSTEES | **AIM#:** 7.b.<br><br>**Public Hearings**<br><br>**Meeting Date:** January 9, 2020<br><br>**Initiated By:** Marty Ostholthoff<br><br>**Dept:** Planning & Development |
|---|---|

**AGENDA TITLE**

**Resolution PC-20-02:** A RESOLUTION RECOMMENDING APPROVAL OF AN INITIAL ZONING OF PROPERTY PROPOSED TO BE ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE CARBON VALLEY PIT ANNEXATION, AND RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR SUCH PROPERTY

**SUMMARY**

See attached Staff Report.

**HISTORY AND PREVIOUS BOARD ACTION**

The Town purchased the subject property in 2018.

**RECOMMENDATION**

Town staff recommends the Planning and Zoning Commission approve draft resolution PC-20-02, a resolution recommending approval of the application to the Board of Trustees.

**ALTERNATIVES**

n/a

**ATTACHMENTS**

1. 7.b - CVP Annexation Zoning-ODP PC Staff Report
2. 7.b - Reso. PC-20-02 CVP Initial Zoning
3. 7.b - Carbon Valley PIT ODP

**FINANCIAL CONSIDERATIONS**

n/a

# Staff Report

## Carbon Valley Pit Annexation

## Zoning
## and
## Outline Development Plan

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

**January 9, 2020**

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

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

**Location and Process**
The approximate location of the Carbon Valley Pit Annexation property is south of Zinnia Avenue and one-quarter mile east of Colorado Boulevard as noted below. This property is currently zoned Weld County A-Agricultural. The zoning requested by the applicant is Planned Unit Development with Employment Center (EC) land uses. The applicant is also requesting approval of an Outline Development Plan for the property.

**Site Analysis**
The area to be annexed is approximately 60.028 acres and is comprised of vacant land with two vacant commercial buildings. The property is generally flat and would be appropriate for the proposed zoning requested.

**Plan Analysis**
The applicant acquired the property in 2018, and has planned to date, to include on the property a public utility facility. The property was previously used for gravel mining. The land uses proposed are generally consistent with the Firestone Development Regulations.

---

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

---

**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 and Zoning Commission approve draft resolution PC-20-02, a resolution recommending approval of the application to the Board of Trustees.

**FIRESTONE PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. PC-20-02**

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

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

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

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

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

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

PASSED AND ADOPTED this 9th day of January, 2020.

_____
Chair

ATTEST:

_____
Lisa Bartley, Secretary

OUTLINE DEVELOPMENT PLAN

# CARBON VALLEY PIT

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

## LEGAL DESCRIPTION

A PART OF LOT B OF RECORDED EXEMPTION NO. 1311-6-2 RECX13-0023, A RECORDED EXEMPTION LOCATED IN THE NW1/4 OF SECTION 6, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JUNE 19, 2013, AS RECEPTION NO. 3941557 OF THE RECORDS OF WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 6, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 6 BEARS N89°30'04"W, 2503.05 FEET (BASIS OF BEARING), THENCE N89°30'04"W, 45.28 FEET ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 6 TO THE NORTHEAST CORNER OF SAID LOT B; THENCE S00°57'11"W, 36.80 FEET ALONG THE EASTERLY LINE OF SAID LOT B TO THE SOUTHERLY LINE OF WELD COUNTY ROAD 26 ANNEXATION NO. 4, AN ANNEXATION TO THE TOWN OF FIRESTONE RECORDED MAY 28, 2010, AS RECEPTION NO. 3696276 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID LOT B:

THENCE CONTINUING S00°57'11"W, 301.12 FEET;

THENCE S15°13'26"W, 130.94 FEET;

THENCE S02°09'26"E, 523.68 FEET;

THENCE S01°12'22"W, 254.00 FEET;

THENCE S06°48'02"W, 96.36 FEET;

THENCE S00°44'11"W, 421.85 FEET;

THENCE S37°25'26"W, 25.30 FEET;

THENCE S41°47'35"W, 46.72 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 78.07 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 24°51'05", AND BEING SUBTENDED BY A CHORD THAT BEARS S29°22'03"W, 77.46 FEET;

THENCE S16°56'30"W, 20.61 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 64.08 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 26°13'33", AND BEING SUBTENDED BY A CHORD THAT BEARS S30°03'17"W, 63.52 FEET;

THENCE SOUTHWESTERLY, 132.94 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 16°55'35", AND BEING SUBTENDED BY A CHORD THAT BEARS S34°42'17"W, 132.46 FEET;

THENCE S26°14'29"W, 104.30 FEET;

THENCE S31°08'54"W, 54.44 FEET;

THENCE S35°51'35"W, 90.54 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 139.50 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 53°17'06", AND BEING SUBTENDED BY A CHORD THAT BEARS S62°30'08"W, 134.53 FEET;

THENCE S89°08'41"W, 143.86 FEET;

THENCE S82°57'23"W, 116.61 FEET;

THENCE S79°42'23"W, 35.80 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE WESTERLY, 61.55 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 20°09'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S89°46'54"W, 61.23 FEET;

THENCE N80°08'35"W, 60.13 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE WESTERLY, 223.88 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 1180.00 FEET, A CENTRAL ANGLE OF 10°52'14", AND BEING SUBTENDED BY A CHORD THAT BEARS N85°34'42"W, 223.54 FEET;

THENCE WESTERLY, 71.96 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°29'31", AND BEING SUBTENDED BY A CHORD THAT BEARS N82°46'03"W, 71.71 FEET;

THENCE N74°31'17"W, 30.86 FEET TO THE WESTERLY LINE OF SAID LOT B, ALSO BEING THE EASTERLY LINE OF BROOKS FARM FIRST AND SECOND ADDITIONS, AN ANNEXATION TO THE TOWN OF FIRESTONE RECORDED JUNE 15, 2001, AS RECEPTION NO. 2857771 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE N00°56'45"E, 2296.06 FEET ALONG THE WESTERLY LINE OF SAID LOT B AND ALONG THE EASTERLY LINE OF SAID BROOKS FARM FIRST AND SECOND ADDITIONS TO THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 26 ANNEXATION NO. 4;

THENCE LEAVING THE WESTERLY LINE OF SAID LOT B, S89°20'33"E, 1187.43 FEET ALONG THE SOUTHERLY LINE OF SAID WELD COUNTY ROAD 26 ANNEXATION NO. 4 TO THE POINT OF BEGINNING.

AREA = 60.028 ACRES, MORE OR LESS.

TOWN OF FIRESTONE

BY: _____
MAYOR

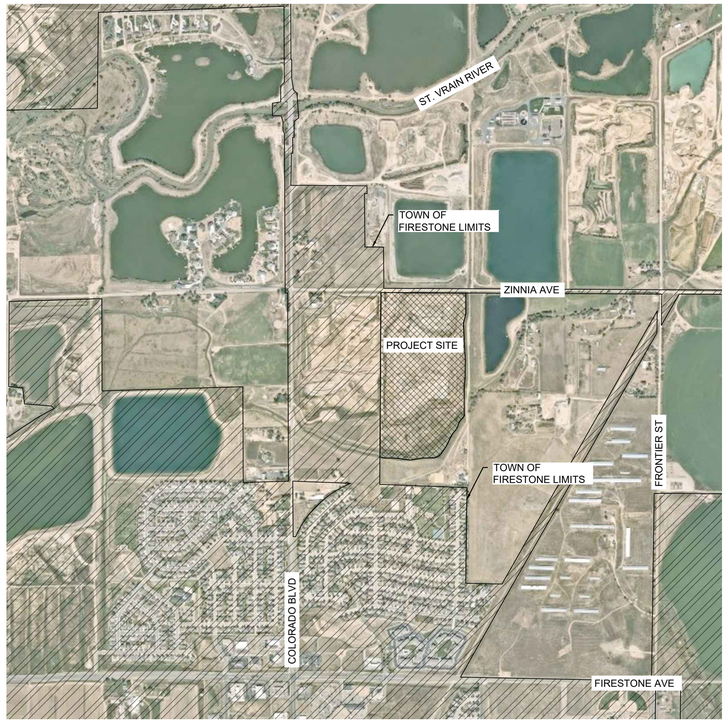
STATE OF COLORADO )
) SS
COUNTY OF WELD )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,A.D., 20 _____, BY _____ AS _____ FOR TOWN OF FIRESTONE, COLORADO.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES




## VICINITY MAP
APPROX. SCALE: 1"=1,000'

## APPROVAL BLOCKS

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

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

MAYOR _____

TOWN CLERK _____

## ACCEPTANCE BLOCK AND NOTARY

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

_____
OWNER (MAYOR, TOWN OF FIRESTONE)

STATE OF COLORADO )
) SS
COUNTY OF WELD )

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

_____

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

## INDEX TO PLANS


| SHEET TITLE | SHEET NUMBER |
|---|---|
| COVER SHEET | 1 |
| NOTES | 2 |
| ODP MAP SHEET | 3 |



APPLICANT/OWNER/DEVELOPER

NAME: TOWN OF FIRESTONE
CONTACT: JULIE PASILLAS
ADDRESS: 151 GRANT AVENUE
P.O. BOX 100
FIRESTONE, COLORADO 80520
PHONE: (303) 531-6276
E-MAIL: jpasillas@firestoneco.gov

ENGINEER

NAME: COLORADO CIVIL GROUP, INC.
CONTACT: DAVE LINDSAY, P.E.
ADDRESS: 2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
PHONE: (970) 278-0029 x 108
E-MAIL: dlindsay@ccginc.us

SURVEYOR

NAME: CIVILARTS.
CONTACT: FRANK N. DREXEL, PLS
ADDRESS: 1500 KANSAS AVENUE, SUITE 2-E
LONGMONT, COLORADO 80501
PHONE: (303) 682-1131
E-MAIL: fdrexel@civilarts.us


| CARBON VALLEY PIT | |
|---|---|
| COVER SHEET | |
| NAME OF APPLICATION: | RESERVOIR #1 |
| TYPE OF SUBMITTAL: | OUTLINE DEVELOPMENT PLAN |
| FILING NUMBER: | |
| PHASE NUMBER: | |
| SHEET TITLE: | COVER SHEET |
| PREPARATION DATE: | OCTOBER 1, 2019 |
| REVISION DATE: | OCTOBER 25, 2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 1 OF 3

REVISIONS
DESCRIPTION
DATE


CCG COLORADO CIVIL GROUP, INC. ENGINEERING CONSULTANTS
2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
(970) 278-0029


TOWN OF FIRESTONE
CARBON VALLEY PIT

OUTLINE DEVELOPMENT PLAN
COVER SHEET

FILE NAME: 0668.0000.02_RESERVOIR #1_ODP
DESIGNED: LJG
CHECKED: DBL
JOB NO: 0668.0000.02
SCALE: N/A
DATE: OCTOBER 2019

SHEET: 1 OF 3

OUTLINE DEVELOPMENT PLAN

# CARBON VALLEY PIT

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 3

## PROJECT CONCEPT

THE CARBON VALLEY PIT PROPERTY OUTLINE DEVELOPMENT PLAN PROPOSES TO ESTABLISH THE LAND USE OF THE CARBON VALLEY PIT PROPERTY, ACQUIRED BY THE TOWN OF FIRESTONE IN FALL OF 2016. THE OUTLINE DEVELOPMENT PLAN PROPOSES ONE PLANNING AREA WITHIN THE PLANNED UNIT DEVELOPMENT:PA-1 TO BE ZONED AS EMPLOYMENT CENTER (EC) FOR MUNICIPAL USES. THE MUNICIPAL USES SHALL INCLUDE RESERVOIR, PUMP STATIONS, UNDERGROUND UTILITIES AND OTHER ASSOCIATED USES. THE CARBON VALLEY PIT PROPERTY IS APPROXIMATELY 60.028 ACRES IN SIZE AND IS BOUND BY BROOKS FARM FIRST SUBDIVISION TO THE WEST AND ZINNIA AVENUE TO THE NORTH.

## REGIONAL IMPACTS

THE CARBON VALLEY PIT PROPERTY IS PROPOSED TO PROVIDE AN IRRIGATION RESERVOIR WITH ASSOCIATED PUMP STATIONS AND PIPES FOR MUNICIPAL USE. IT IS ANTICIPATED THAT THE PROVISION OF THIS RESOURCE WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE. ITS SIZE AND LOCATION PROVIDES OPPORTUNITY TO OFFER SUCH PUBLIC USES BOTH FOR FIRESTONE AND THE REGION.

## ENVIRONMENTAL INFORMATION

THERE ARE NO KNOWN ENVIRONMENTAL HAZARDS LOCATED ON SITE.

## UTILITIES

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

## GRADING CONCEPT

THE SITE IS GRADED FOR USE AS A WATER STORAGE RESERVOIR. ADDITIONAL GRADING IS EXPECTED RELATED TO THE CONSTRUCTION OF PUMPING STATIONS, ACCESS ROADS AND OTHER IMPROVEMENTS.

## SERVICE REQUIREMENTS

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

## CIRCULATION SYSTEMS

THE PROPERTY IS ADJACENT TO ZINNIA AVENUE ON THE NORTH SIDE. ONLY ONE ACCESS (EXISTING) IS ANTICIPATED. AN INTERNAL ACCESS ROADWAY WILL BE DEVELOPED RELATED TO THE OPERATION AND MAINTENANCE OF THE RESERVOIR AND THE PUMP STATIONS.

## LAND USE AND ZONING

THE CARBON VALLEY PIT PROPERTY PROPOSES TO ESTABLISH AN EMPLOYMENT CENTER (EC) ZONED PLANNED UNIT DEVELOPMENT WITH MUNICIPAL LAND USES TO INCLUDE RESERVOIR, PUMP STATIONS, UNDERGROUND UTILITIES AND OTHER ASSOCIATED USES. THE LAND USES AND DEVELOPMENT STANDARDS FOR THE MUNICIPAL LAND USE CATEGORY SHALL BE AS SPECIFIED IN THIS ODP AND IN THE FIRESTONE DEVELOPMENT REGULATIONS AS MAY BE AMENDED FROM TIME TO TIME.

## DENSITY

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

## BUILDING HEIGHT

BUILDINGS AND WATER PUMPING STATIONS LOCATED WITHIN PA-1 OF THE CARBON VALLEY PIT PROPERTY ODP SHALL BE NO GREATER THAN 50' IN HEIGHT.

## DEVELOPMENT SCHEDULE

INITIAL DEVELOPMENT OF THE SITE IS ANTICIPATED TO BEGIN IN 2020.

## PARK DEVELOPMENT

PARK DEVELOPMENT WILL NOT BE A PART OF THE CARBON VALLEY PIT PROPERTY DEVELOPMENT.

## PARK MAINTENANCE AND ENFORCEMENT

PARK MAINTENANCE WILL NOT BE REQUIRED.

## LAND USE TABLE

| PLANNING AREA | ZONING | LAND USE | AREA (AC) | % AREA |
|---|---|---|---|---|
| PA-1 | EC | MUNICIPAL | 60.028 | 100 |
| | | | TOTAL AREA | 60.028 |

## LINE & CURVE TABLES

LINE TABLE

| LINE # | BEARING | DISTANCE |
|---|---|---|
| L1 | S37°25'26"W | 25.30 |
| L2 | S41°47'35"W | 46.72 |
| L3 | S16°56'30"W | 20.61 |
| L4 | S26°14'29"W | 104.30 |
| L5 | S31°08'54"W | 54.44 |
| L6 | S35°51'35"W | 90.54 |
| L7 | S89°08'41"W | 143.86 |
| L8 | S82°57'23"W | 116.61 |
| L9 | S79°42'23"W | 35.80 |
| L10 | N80°08'35"W | 60.13 |
| L11 | N74°31'17"W | 30.86 |

CURVE TABLE

| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 78.07 | 180.00 | 24°51'05" | S29°22'03"W | 77.46 |
| C2 | 64.08 | 140.00 | 26°13'33" | N30°03'17"E | 63.52 |
| C3 | 132.94 | 450.00 | 16°55'35" | S34°42'17"W | 132.46 |
| C4 | 139.50 | 150.00 | 53°17'06" | N62°30'08"E | 134.53 |
| C5 | 61.55 | 175.00 | 20°09'02" | N89°46'54"E | 61.23 |
| C6 | 223.88 | 1180.00 | 10°52'14" | N85°34'42"W | 223.54 |
| C7 | 71.96 | 250.00 | 16°29'31" | S82°46'03"E | 71.71 |

| CARBON VALLEY PIT NOTES | |
|---|---|
| NAME OF APPLICATION: | CARBON VALLEY PIT |
| TYPE OF SUBMITTAL: | OUTLINE DEVELOPMENT PLAN |
| FILING NUMBER: | |
| PHASE NUMBER: | |
| SHEET TITLE: | NOTES |
| PREPARATION DATE: | OCTOBER 1, 2019 |
| REVISION DATE: | OCTOBER 25, 2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 2 OF 3

REVISIONS

| DESCRIPTION | DATE |
|---|---|
| | |

CCG COLORADO CIVIL GROUP, INC.
ENGINEERING CONSULTANTS
2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
(970) 278-0029

TOWN OF FIRESTONE
CARBON VALLEY PIT

OUTLINE DEVELOPMENT PLAN
NOTES

FILE NAME: 0668.0000.02_RESERVOIR #1_ODP
DESIGNED: LJG
CHECKED: DBL
JOB NO: 0668.0000.02
SCALE: N/A
DATE: OCTOBER 2019

SHEET: 2 OF 3

OUTLINE DEVELOPMENT PLAN

# CARBON VALLEY PIT

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

| CARBON VALLEY PIT | |
|---|---|
| MAP SHEET | |
| NAME OF APPLICATION: | CARBON VALLEY PIT |
| TYPE OF SUBMITTAL: | OUTLINE DEVELOPMENT PLAN |
| FILING NUMBER: | |
| PHASE NUMBER: | |
| SHEET TITLE: | MAP SHEET |
| PREPARATION DATE: | OCTOBER 1, 2019 |
| REVISION DATE: | OCTOBER 25, 2019 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |

SHEET 3 OF 3

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |


CCG COLORADO CIVIL GROUP, INC.
ENGINEERING CONSULTANTS
2204 HOFFMAN DRIVE
LOVELAND, COLORADO 80538
(970) 278-0029


TOWN OF FIRESTONE
CARBON VALLEY PIT

OUTLINE DEVELOPMENT PLAN
MAP SHEET

FILE NAME: 0668.0000.02_RESERVOIR #1_ODP
DESIGNED: LJG
CHECKED: DBL
JOB NO: 0668.0000.02
SCALE: 1"=100'
DATE: OCTOBER 2019

SHEET: 3 OF 3