



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

February 18, 2021

7:00 PM

2 Park Avenue

Firestone, CO 80504

1. Access Information

- 1.a. Firestone Planning is inviting you to a scheduled Zoom meeting.

Topic: My Meeting

Time: Feb 18, 2021 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83914377118>

Meeting ID: 839 1437 7118

One tap mobile

+16699009128,,83914377118# US (San Jose)

+12532158782,,83914377118# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 839 1437 7118

Find your local number: <https://us02web.zoom.us/j/83914377118>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Election of Officers

* 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.

6. Approval of Minutes

- a. Regular Meeting 10-15-2020

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

8. Public Hearings

- a. **Resolution PC 21-01 - A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR THE FIRELIGHT PARK PLANNED UNIT DEVELOPMENT**

9. Staff Reports

10. Commissioner Comments

11. 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
October 15, 2020**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on October 15, 2020, at 2 Park 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:	vacant
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Jaci Daggett John Damsma Dennis Haney Casey O'Donnell Jim Sutton

Staff:	Todd Bjerkaas – Director, Planning and Development Marty Ostholthoff – Planning Manager Lisa Bartley – PC Secretary
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2. PLEDGE OF ALLEGIANCE

Vice-Chairperson Spiegelberg led the pledge of allegiance.

3. APPROVAL OF AGENDA

Secretary notified the Commission the minutes from the 8-20-20 meeting were in the wrong location on the agenda. Commissioner Haney motioned and Commissioner Damsma seconded to approve the Agenda with the appropriate change. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. August 20, 2020 – Regular Meeting

Commissioner Haney motioned and Commissioner Daggett seconded to approve the meeting minutes of the August 20, 2020 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5. PUBLIC COMMENT

None

6.PUBLIC HEARING

- a. **Resolution PC-20-16–A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR 19 & 26 CROSSINGS FILING NO. 1**
- b. **Resolution PC-20-17–A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 1, 19 & 26 CROSSINGS FILING NO. 1**

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:04 p.m.

Marty Ostholtzoff, Planning Manager, provided a general overview of the proposed application requests and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Mickey Leyba, Permontes Group, 105 Sunset St, Longmont, CO 80501, and Don Strain, 39236 Longs Peak Ct, Severance, CO representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Vice-Chairperson Spiegelberg 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. Vice-Chairperson Spiegelberg closed the Public Hearing at 7:27 p.m.

Commissioner Daggett motioned and Commissioner Haney seconded to approve **Resolution PC-20-16 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR 19 & 26 CROSSINGS FILING NO. 1**

Voting was as follows:

Yes: Daggett, Damsma, Haney, O'Donnell, Spiegelberg, Sutton

No: None

Absent: None

Vice-Chairperson Spiegelberg declared the motion carried.

Commissioner Daggett motioned and Commissioner Damsma seconded to approve **Resolution PC-20-17– A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 1, 19 & 26 CROSSINGS FILING NO. 1**

Voting was as follows:

Yes: Daggett, Damsma, Haney, O'Donnell, Spiegelberg, Sutton

No: None

Absent: None

Vice-Chairperson Spiegelberg declared the motion carried.

c. **Resolution PC-20-18–A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:30 p.m.

Todd Bjerkaas, Director, Planning & Development, 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.

overview of the application request and offered to answer any questions.

Vice-Chairperson Spiegelberg opened and closed the Public Comment portion at 8:04 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. Vice-Chairperson Spiegelberg closed the Public Hearing at 8:11 p.m.

Commissioner Haney motioned and Commissioner O'Donnell seconded to approve **Resolution PC-20-18 – A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

Voting was as follows:

Yes: Daggett, Damsma, Haney, O'Donnell, Spiegelberg, Sutton

No: None

Absent: None

Vice-Chairperson Spiegelberg declared the motion carried.

7. STAFF REPORTS

Todd Bjerkaas

- Welcomed new Commissioners Casey O'Donnell and Jim Sutton.
- No anticipated meetings for the remainder of 2020

8. COMMISSIONER COMMENTS

Vice-Chairperson directed staff to add election of officers to the agenda of the first PC meeting of 2021

9. ADJOURNMENT

A motion was made to Adjourn. Voice vote was taken. Vice-Chairperson Spiegelberg adjourned the meeting at 8:18 p.m.

Introduced and Approved this 18th day of February, 2021.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary



Staff Report

Firelight Park Outline Development Plan

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

February 18, 2021

Applications

This staff report is for the proposed Firelight Park PUD Outline Development Plan (“ODP”). The applicant for the ODP is Firelight Development, Inc.

Notice

Pursuant to the Firestone Development Code, proper notification of the public hearing was published. Proof of notification to owners of interest and surrounding property owners and proof of posting the property have been provided by the applicant.

Location and Process

The location of the proposed ODP is the north east corner of the intersection of State Highway 119 and Fairview Street. The ODP is a step in the Firestone Development Review process prior to future development occurring on the property.

Site Analysis

The proposed ODP area is approximately 73.69 acres in size. The site is currently largely undeveloped and previously used for agricultural purposes. A vacant house sits in the southwest corner of the property and an operating oil and gas facility is located in the northern portion of the property.

ODP Analysis

The original Firelight Park ODP was approved in 2008 when the property was annexed into the Town. The original ODP has expired and the applicant is looking to re-establish the ODP and make some modifications from what was proposed in 2008. The subject application was originally received by the Town in spring of 2020, prior to the adoption of the Firestone Development Code (FDC).

2008 ODP

The original ODP allowed for Residential-B (R-B) land uses on approximately 37 acres of the property on the northern half of the property and Regional Commercial / Mixed Use land uses on approximately 36 acres on the southern half of the property.

The approved density for the residential area was 3 to 6 dwelling units per acre allowing up to 240 units in the R-B area plus densities above that in the commercial / mixed use area.

The floor area ratio (FAR) for the commercial portion was 0.25 to 0.5 that allowed between 250,000 to 500,000 sf of commercial.

The building heights permitted were 35 feet for R-B and 50 feet for the RC and mixed use buildings. The other aspects of the development were to follow the Firestone Development Regulations.

2021 ODP

The currently proposed ODP retains the two main land uses from the original ODP: Residential-B (R-B) and Regional Commercial (RC). However, the areas on which these land uses are applied have been modified.

With this ODP, the property is sectioned into three planning areas. The northern 35 acres (planning area 1) of the site would continue to be R-B land uses and the southern 20 acres (planning area 3) becomes strictly RC (no mixed use component). The middle portion of the property – approximately 14 acres – (planning area 2) would become a flex area –

either R-B or RC depending on the timing of the build out of the northern residential area and of the southern commercial area.

The floor area ratio (FAR) for the commercial portion (planning area 3) remains the same between the two ODPs: 0.25 to .5 FAR. Due to the smaller commercial area, the FAR would result in approximately 225,000 square feet (sf) to 450,000 sf of commercial, which is 25,000 sf less potential commercial floor area than the original ODP. The 20 acres does allow for a junior box store and a number of pad sites to locate on the site. If a big box was interested, the 14 acre middle portion (planning area 2) could be combined with the southern portion to accommodate the lot acreage needs of a big box.

The ODP does follow the FDC dimensional standards for much of the potential development. The RC area (planning area 3) follows the dimensional standards of the FDC. In regard to the R-B land uses, there are a few areas where the ODP does differ from the FDC:

- Minimum lot size
 - One single-family detached lot option at 4,000 sf versus 4,500 sf minimum
 - Single-family attached and townhomes: 1,700 sf for front and side-loaded product versus 2,000 sf
 - Single-family alley-loaded product: 1,400 sf versus 1,500 sf
- Minimum lot width
 - Single-family detached: 40' with 45' for corner lot versus 45' with 55' for corner lot
 - Single-family attached: 20' interior, 25' end unit and 25 – 30' for corner lot versus 25' with 35' at corner lot
- Maximum building height
 - Single-family attached townhomes: 40' versus 35'
- Setback
 - Single family detached: 15' rear for the 4,000 sf lot versus 20'
 - Single-family attached front setback - face of structure or porch 10' versus 14'
 - Single-family attached rear setback: 12' versus 20'

Staff has reviewed the proposal and supports the modifications from the code in this circumstance. Only a portion of the overall lots will have modified dimensional standards. The specific lots that will allow the modified standards will be reviewed at the time of preliminary plat. The modifications proposed do allow for different housing product types within the Town.

Circulation

Vehicular access to the residential (northern) portion of the site will be from Fairview Street. Specific locations will be determined at the time of preliminary plat. Access to the commercial (southern) portion of the site will be from Fairview Street but also a right-in/right-out access on Highway 119. Pedestrian access will be provided adjacent to all public streets and through an internal trail system.

Utility and Services

No infrastructure improvements are proposed with the ODP application. The property will be served by Left Hand Water District for water service and St. Vrain Sanitation District for sanitary sewer services. Additional utility and service details/studies will be provided if/when subsequent development review applications are submitted.

Public Land Dedication

Open space and park dedication will be provided as part of the development of each planning area. The open space and park dedication will follow the Firestone Development Code standards and occur at the time of final platting. The metropolitan district will maintain the dedicated open space and park areas.

Consistency

The application is generally consistent with the Firestone Master Plan, Development Regulations and Municipal Code. The ODP is, in general, consistent with the Firestone Development Code for the RC and R-B zones. Differentiations from the FDC are called out in the ODP.

Fiscal Impacts

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

For your general reference, below are the conditions and standards of approval for a PUD district that were stated in the Firestone Development Regulations. This set of criteria is being applied due to the timing of the application submittal versus using the zoning criteria found in the FDC.

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.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-21-01, a resolution recommending approval of the application with conditions to the Board of Trustees.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 21-01

**A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE
DEVELOPMENT PLAN FOR FIRELIGHT PARK 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 Firelight Park 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 Firelight Park Planned Unit Development, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of February 2021.

Chairperson

ATTEST:

Secretary/Clerk Pro-Tem

EXHIBIT A
Outline Development Plan
Firelight Park PUD
Conditions of Approval

General

1. Provide an updated title commitment showing Firelight Development, Inc. 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 Firelight Park Planned Unit Development shall be made to the Town's satisfaction.

OUTLINE DEVELOPMENT PLAN

FIRELIGHT PARK

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 3

LEGAL DESCRIPTION

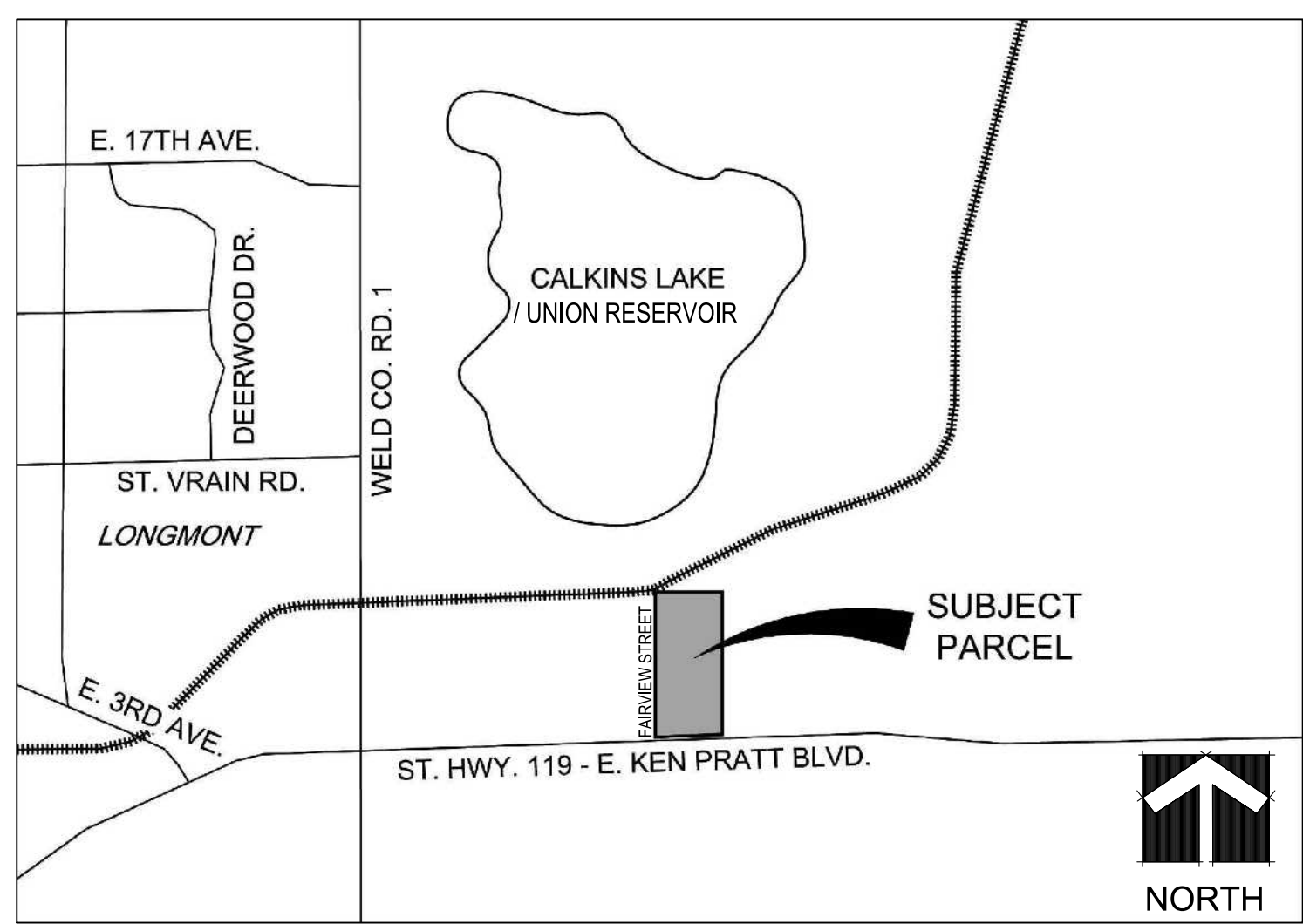
LOTS A AND B, RECORDED EXEMPTION NO. 1313-05-3 RE-2794,
RECORDED AT RECEPTION NO. 2789721, LOCATED IN THE SW 1/4 OF SECTION 5,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD,
STATE OF COLORADO.

LAND USE SUMMARY

Planning Area	Use	Acres	Density Range (DU/AC) FAR	Anticipated Units	% of Total Acres
PA-1 PUD R-B	Medium Density Residential	35.25 (25.20) ⁽¹⁾	4-10 DU/Ac	101-252 DUs	47.9%
PA-2 PUD R-B / PUD RC	Medium Density Residential / Commercial	14.21	4-10 DU/Ac / 0.25 -0.50 FAR	57-142 DUs – 154,746 SF – 309,493 SF	19.3%
PA-3 PUD RC	Commercial	20.66	0.25 -0.50 FAR	224,987 SF – 449,975 SF	28.0%
	Fairview Street ROW	3.57			4.8%
	O/G well Radius	(10.05)			
TOTAL		73.69			100%

(1) Developable area net of oil and gas well radius

VICINITY MAP



OWNER

FIRELIGHT DEVELOPMENT, INC.
1426 ONYX CIRCLE
LONGMONT, CO 80504
CONTACT: DALE BRUNS
EMAIL: DALEBRUNS@ZEPHYMGMT.COM

DEVELOPER

FIRELIGHT DEVELOPMENT, INC.
1426 ONYX CIRCLE
LONGMONT, CO 80504
CONTACT: DALE BRUNS
EMAIL: DALEBRUNS@ZEPHYMGMT.COM

SURVEYOR

ATWELL, INC.
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
PHONE: 303.462.1100
CONTACT: BRIAN C. RITZ, PLS
EMAIL: BRITZ@ATWELL-GROUP.COM

NOTICE:

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

APPROVAL

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

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

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE

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

OWNER: DALE BRUNS
(FIRELIGHT DEVELOPMENT, INC.)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20 _____, BY _____
WITNESS MY HAND & OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHEET INDEX

- 1
- COVER SHEET
- 2
- GENERAL NOTES
- 3
- DEVELOPMENT PLAN

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	FIRELIGHT PARK
TYPE OF SUBMITTAL:	ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	COVER
PREPARATION DATE:	1-11-2021
REVISIONS DATE:	2-10-2021
REVISIONS DATE:	
REVISIONS DATE:	
REVISIONS DATE:	
SHEET 1 OF 3	

APPLICANT:

FIRELIGHT DEVELOPMENT, INC.
DALE BRUNS
1426 ONYX CIRCLE,
LONGMONT, CO 80504

CIVIL ENGINEER

ATWELL
ATWELL
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

PLANNER

henry design group
HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
303.446.2368

FIRELIGHT PARK

FIRESTONE, COLORADO

OUTLINE DEVELOPMENT PLAN

DRAWN BY: AY

CHECK BY: KH

SHEET TITLE

COVER SHEET

SHEET NUMBER

1 of 3

OUTLINE DEVELOPMENT PLAN
FIRELIGHT PARK

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

PROJECT CONCEPT

- A. THE FIRELIGHT PARK PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN (PUD) IS A 73.69 - ACRE MIXED-USE NEIGHBORHOOD. THE PUD WILL PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT USING INNOVATIVE SITE PLANNING AND DESIGN TECHNIQUES THAT RESPOND TO THE EXISTING SITE CONDITIONS AND EXISTING ADJACENT LAND USES. THE PUD IS INTENDED TO MEET THE GOALS OF THE TOWN OF FIRESTONE'S PUD DISTRICT AS STATED IN THE TOWN'S LAND DEVELOPMENT CODE.

THE PUD WILL ALLOW FOR A VARIETY OF RESIDENTIAL HOUSING TYPES ATTRACTIVE TO A VARIETY OF HOUSEHOLDS. HOUSING MAY INCLUDE SINGLE FAMILY DETACHED HOMES, SMALL LOT SINGLE FAMILY HOMES, PAIRED HOMES AND SINGLE FAMILY ATTACHED OR TOWNHOMES.

THE PUD ALSO PROVIDES FOR A MIXTURE OF RETAIL AND SERVICE COMMERCIAL AND BUSINESSES LOCATED ALONG THE FRONTAGE OF HWY. 119 FOR MAXIMUM VISIBILITY AND ACCESS.

FEATURES OF THE PUD INCLUDE:

1. AN INTERCONNECTED PUBLIC STREET SYSTEM THAT IS BICYCLE AND PEDESTRIAN FRIENDLY. ALL STREETS WILL BE TREE LINED WITH DETACHED SIDEWALKS. TRAILS ARE PROVIDED IN ALL GREEN COURT/OPEN SPACE AREAS. HOMES FACING THE PUBLIC STREETS AND GREEN COURTS WILL HAVE INTERESTING ELEVATIONS, THEREBY ENHANCING THE PEDESTRIAN EXPERIENCE.
2. COMMON OPEN SPACE AND A POCKET PARK PROVIDE AREAS FOR PASSIVE AND ACTIVE RECREATIONAL OPPORTUNITIES.
3. A NON-POTABLE WATER SYSTEM MAY BE UTILIZED FOR THE AUTOMATIC IRRIGATION SYSTEM FOR ALL COMMON AREAS.
4. ENHANCED FENCING, BERMING AND LANDSCAPING WILL BE PROVIDED TO SCREEN THE OIL AND GAS WELL FACILITIES FROM VIEW, TO THE EXTENT POSSIBLE FROM THE HOMES.
5. CONDITIONS, COVENANTS, AND RESTRICTIONS WILL BE PROVIDED TO ENSURE COHESIVE ARCHITECTURE AND LANDSCAPING THROUGHOUT THE NEIGHBORHOOD.

- B. PUD R-B CONSISTS OF APPROXIMATELY 35.25 ACRES OF MEDIUM DENSITY SINGLE FAMILY DETACHED RESIDENTIAL, PAIRED HOMES AND/OR TOWNHOMES. THE NET DEVELOPABLE AREA IS 25.2 ACRES NOT INCLUDING THE OIL AND GAS WELL RADIIUS. THE PROPOSED DENSITY IS BETWEEN 4 AND 10 DWELLING UNITS PER ACRE AND THE NEIGHBORHOOD WILL INCLUDE BETWEEN 101 AND 252 DWELLING UNITS.

PUD R-B/PUD RC CONSISTS OF 14.21 ACRES LOCATED BETWEEN THE PUD R-B AND PUD RC AREAS. THE AREA MAY BE DEVELOPED AS COMMERCIAL DEVELOPMENT OR A SUBSEQUENT PHASE OF THE RESIDENTIAL DEVELOPMENT LOCATED IN PLANNING AREA 1. IF DEVELOPED AS RESIDENTIAL THE DENSITY SHALL BE BETWEEN 4 AND 10 DWELLING UNITS PER ACRE AND 57 AND 142 DWELLING UNITS. IF DEVELOPED AS COMMERCIAL THE DENSITY SHALL BE BETWEEN 0.25 FAR AND 0.50, 1 FAR FOR A TOTAL SQUARE FOOTAGE OF BETWEEN 154,746 AND 309,493 SQUARE FEET.

PUD RC CONSISTS OF 20.66 ACRES AND IS PROPOSED FOR COMMERCIAL AT A DENSITY OF BETWEEN 0.25, 1 AND 0.50, 1 FLOOR AREA RATIO AND BETWEEN 224,987 AND 449,975 SQUARE FEET OF COMMERCIAL, OFFICE AND EMPLOYMENT DEVELOPMENT. A MINIMUM OF 60 PERCENT OF THE COMMERCIAL AREA WILL INCLUDE COMMERCIAL USES. IF FUTURE MARKET CONDITIONS WARRANT, ADDITIONAL SECOND AND THIRD FLOOR OFFICES AND OR RESIDENTIAL USES IN A VERTICAL MIX MAY BE PROVIDED. ADDITIONAL DETAIL REGARDING THE CHARACTER AND SPECIFIC USES WILL BE PROVIDED AT THE TIME OF PRELIMIANRY PLAT FOR EACH PORTION OF THE SITE.

- C. THE PROPOSED PUD DISTRICT IS COMPATIBLE WITH ADJACENT EXISTING AND PROPOSED DEVELOPMENT AND WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE SURROUNDING AREA. FIRELIGHT PARK IS SURROUNDED BY EXISTING OR PLANNED URBAN DEVELOPMENT WITHIN BOTH THE CITY OF LONGMONT AND TOWN OF FIRESTONE. ADJACENT LAND USES INCLUDE:

NORTH: WELD COUNTY, WITHIN THE FIRESTONE MASTER PLAN AS MIXED USE

WEST: CITY OF LONGMONT, SMUCKERS PLANT; CONCEPTS DIRECT BUILDING AND VACANT LAND ZONED FOR EMPLOYMENT USES

SOUTH: CITY OF LONGMONT, VISTA BUSINESS PARK

EAST: WELD COUNTY, LONGVIEW LAND-LEASE MANUFACTURED HOUSING COMMUNITY

- D. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF HIGHWAY 119, AN ARTERIAL STREET; AND FAIRVIEW STREET, A COLLECTOR STREET LOCATED WITHIN BOTH THE CITY OF LONGMONT AND TOWN OF FIRESTONE'S JURISDICTION. SITE ACCESS AND PEDESTRIAN CONNECTIONS WILL PROVIDE CONNECTIVITY TO THE ADJACENT PROPERTIES. GIVEN THE INFILL NATURE OF THE SITE, TRANSPORTATION, UTILITY EXTENSIONS AND LIFE SAFETY SERVICES ARE READILY AVAILABLE TO SERVE THE SITE.

- F. THE PLANNED STREET AND TRAILS NETWORK WILL PROVIDE INTERNAL STREET CIRCULATION, FOR THE TYPE OF TRAFFIC GENERATED BY THE ANTICIPATED MIX OF USES WITHIN THE PUD. APPROPRIATE SETBACKS AND LANDSCAPING WILL PROVIDE BUFFERING FROM FAIRVIEW STREET AND HWY. 119. A COMBINATION OF BERMS AND LANDSCAPING WILL BUFFER THE HOMES FROM THE OIL AND GAS PRODUCTION FACILITY.

- G. ENVIRONMENTAL CONDITIONS

1. THE OLIGARCHY DITCH TRAVERSES THE NORTHERN PORTION OF THE SITE. THE INTENT IS TO RELOCATE THE DITCH IN A 60-FOOT WIDE EASEMENT PARALLELING THE NORTHERN PROPERTY LINE.
2. THERE IS AN EXISTING OIL AND GAS PRODUCTION FACILITY LOCATED IN THE NORTHERN ONE-THIRD OF THE SITE IN THE PUD R-B RESIDENTIAL PLANNING AREA. SETBACKS IN COMPLIANCE WITH THE TOWN OF FIRESTONE AND THE SURFACE USE AGREEMENT IS PROVIDED. NO BUILDINGS ARE PROPOSED WITHIN THE SETBACK AREA.
3. A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT PREPARED BY A.G. WASSENAR, INC. DATED JAN 11, 2020 PROVIDES INFORMATION OF HISTORIC AND CURRENT SITE CONDITIONS. THE SITE HAS BEEN USED FOR AGRICULTURAL PURPOSES SINCE 1904. THE PHASE 1 ENVIRONMENTAL ASSESSMENT HAS BEEN PROVIDED TO THE TOWN.
4. TERRACON PREPARED A GEOTECHNICAL REPORT DATED NOVEMBER 18, 2005. THE REPORT INDICATES SHALLOW GROUNDWATER THAT WILL LIKELY LIMIT OR PRECLUDE BASEMENT-LEVEL CONSTRUCTION UNLESS MEASURES ARE TAKEN TO MITIGATE THE GROUNDWATER. A LETTER PREPARED BY OLSSON DATED JULY 28, 2020 ADDRESSES THE GROUNDWATER CONDITIONS AND CHANGES SINCE THE 2005 REPORT. THE TERRACON REPORT AND OLSSON LETTER HAVE BEEN PROVIDED TO THE TOWN.
5. A LETTER FROM THE DEPARTMENT OF ARMY CORPS OF ENGINEERS DATED JULY 31, 2020 STATES WETLANDS AND WATERWAYS WITHIN FIRELIGHT PARK ARE NOT CONSIDERED WATERS OF THE UNITED STATES. THE LETTER HAS BEEN PROVIDED TO THE TOWN.
6. NATIVE VEGETATION CONSISTS OF DISTURBED GRASSES DUE TO FARMING AND WEEDS. INTRODUCED TREES ARE PRESENT ADJACENT TO THE EXISTING HOME LOCATED IN THE SOUTHWEST CORNER OF THE SITE. DUE TO THE REMOVAL OF THE HOME PRIOR TO CONSTRUCTION IN THE PUD R-C AREA, IT IS LIKELY THE TREES WILL NEED TO BE REMOVED PRIOR TO CONSTRUCTION.
6. PRAIRIE DOGS WILL BE TREATED IN ACCORDANCE WITH TOWN OF FIRESTONE CODE.

UTILITIES

WATER SERVICE: LEFT HAND WATER DISTRICT
SEWER SERVICE: ST. VRAIN SANITATION DISTRICT
GAS: XCEL ENERGY
ELECTRIC: UNITED POWER
TELEPHONE: CENTURY LINK
CABLE TV: COMCAST

WATER WILL BE PROVIDED THROUGH AN EXTENSION OF LEFT HAND WATER DISTRICT'S LINE THAT CURRENTLY EXISTS JUST EAST OF THE PROPERTY ALONG SH 119. THE 12-INCH LINE WILL BE EXTENDED ACROSS THE PROPERTY'S SH 119 FRONTAGE AND THEN BORED UNDER SH 119 TO THE SOUTH TO TIE INTO AN EXISTING WATERLINE IN VISTA VIEW DRIVE. SANITARY WILL CONNECT TO THE EXISTING ST. VRAIN SANITATION DISTRICT'S 8-INCH LINE LOCATED IMMEDIATELY EAST OF THE PROPERTY.

DRY UTILITIES WILL BE CONNECTED FROM ONSITE FACILITIES OR EXTENDED AS NECESSARY FROM NEARBY FACILITIES.

SERVICE PROVIDERS

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

GRADING AND DRAINAGE CONCEPT

THE SITE GENERALLY DRAINS FROM NORTHWEST TO THE SOUTHEAST CORNER OF THE SITE. OVERLOT GRADING OF THE SITE WILL STRIVE TO MAINTAIN THE NATURAL DRAINAGE PATTERN WHILE BALANCING THE AMOUNT OF CUT AND FILL. IT IS ANTICIPATED ALL DEVELOPED RUNOFF WILL BE CONVEYED TO WATER QUALITY/DETENTION PONDS, ONE TO BE LOCATED ALONG THE NORTHERN EDGE OF THE OIL AND GAS WELL SETBACK, AND ALSO AT THE SOUTHEAST CORNER OF THE RESIDENTIAL AREA FOR THE RESIDENTIAL DEVELOPED RUNOFF. THE DEVELOPED RUNOFF FOR THE COMMERCIAL DEVELOPMENT WILL BE DIRECTED TO A WATER QUALITY/DETENTION POND LOCATED ALONG THE NORTHEASTERN AREA OF THE COMMERCIAL PROPERTY.

CIRCULATION SYSTEMS

ACCESS TO THE RESIDENTIAL PORTIONS OF THIS PUD WILL BE FROM INTERNAL LOCAL STREETS WITH ACCESS TO FAIRVIEW STREET. ACCESS TO THE COMMERCIAL AREA WILL BE FROM HWY. 119 AND FAIRVIEW STREET. PEDESTRIAN ACCESS WILL BE PROVIDED ADJACENT TO ALL PUBLIC STREETS AND THROUGH AN INTERNAL TRAIL SYSTEM THROUGH GREEN COURTS. TRAILS AND SIDEWALKS WILL CONNECT RESIDENTS, EMPLOYEES AND VISITORS WITH SITE AMENITIES AND COMMERCIAL FACILITIES.

EXISTING LAND USE

THE SITE HAS BEEN HISTORICALLY USED FOR ACTIVE FARMING AND OIL AND GAS PRODUCTION FOR MANY YEARS.

ZONING DISRICT

ALL ZONE DISTRICTS SHALL COMPLY WITH THE TOWN OF FIRESTONE DEVELOPMENT CODE UNLESS OTHERWISE SPECIFIED WITHIN THIS PUD.

LAND USE CATEGORY

ALL LAND USES DETAILED WITHIN THIS PUD SHALL COMPLY WITH THE LAND USES SET FORTH IN THE TOWN OF FIRESTONE DEVELOPMENT CODE AS AMENDED UNLESS OTHERWISE SPECIFIED IN THIS PUD.

DEVELOPMENT SCHEDULE

IT IS ANTICIPATED THAT THE INITIAL PHASE OF DEVELOPMENT WILL OCCUR IN THE RESIDENTIAL PUD R-B AREA UPON COMPLETION OF THE ENTITLEMENT PROCESS. IT IS ANTICIPATED THE 14.2-ACRE PUD R-B/PUD RC MAY BE DEVELOPED AS A SUBSEQUENT PHASE OF THE RESIDENTIAL DEVELOPMENT LOCATED IN THE PUD-R-B AREA. IT IS LIKELY THE COMMERCIAL DEVELOPMENT WILL FOLLOW THE RESIDENTIAL DEVELOPMENT. HOWEVER, SOME COMMERCIAL LOTS WITHIN THE PUD RC AREA MAY OCCUR UPON APPROVAL OF A PLAT AND IN ADVANCE OF SUBSEQUENT PHASE OF RESIDENTIAL DEVELOPMENT IN THE PUD R-B/PUD RC AREA. FUTURE PHASES AND ULTIMATE BUILDOUT OF THE NEIGHBORHOOD WILL BE BASED ON MARKET CONDITIONS.

PARK DEVELOPMENT/OPEN SPACE

OPEN SPACE WILL BE PROVIDED AS PART OF THE DEVELOPMENT OF EACH PLANNING AREA WITHIN THE PUD. OPEN SPACE WILL BE CALCULATED AS A PERCENTAGE OF THE PUD R-B AREAS. OPEN SPACE WITHIN THE PUD R-B/RC WILL BE PROVIDED IF THE PLANNING AREA IS DEVELOPED WITH RESIDENTIAL USES. GREEN COURTS AND POCKET PARKS ARE PROVIDED WITHIN THE OPEN SPACE AREAS. THE OIL AND GAS FACILITY AND ASSOCIATED SETBACKS ARE NOT INCLUDED WITHIN THE OPEN SPACE CALCULATION. FINAL LOCATIONS AND ACRES PROVIDED OF PUBLIC LAND DEDICATION WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT AND FINAL PLAT. IT IS ANTICIPATED THE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.

LANDSCAPING AND IRRIGATION

LANDSCAPING WILL BE DESIGNED AND INSTALLED USING XERISCAPE TECHNIQUES. ALL LANDSCAPING SHALL BE PROVIDED BY THE DEVELOPER/BUILDER.

PRIVATE MAINTENANCE AND ENFORCEMENT

DESIGN GUIDELINES AND COVENANTS DEVELOPED FOR FIRELIGHT PARK WILL GOVERN THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE PUD AND PARKS, TRAILS, OPEN SPACE, COMMON AREAS, OR JOINT OWNERSHIP AREAS.

DEFINITIONS

SFD: SINGLE FAMILY DETACHED DWELLING: IS DEFINED AS A DETACHED BUILDING DESIGNED EXCLUSIVELY FOR OCCUPANCY BY ONE FAMILY, BUT NOT INCLUDING MOBILE HOMES, AS DEFINED BY THE TOWN OF FIRESTONE DEVELOPMENT CODE. SFD CAN ALSO INCLUDE PATIO HOMES WHICH HAS A YARD COMMON TO NEIGHBORING UNITS AND FOR WHICH THE ONLY OUTDOOR PROPERTY ATTACHED TO THE DWELLING UNIT IS LIMITED TO AN ENCLOSED PATIO.

SFA: SINGLE FAMILY ATTACHED PAIR OR TOWNHOME DWELLING: IS DEFINED AS A STRUCTURE COMPRISED OF TWO OR MORE DWELLING UNITS CONNECTED BY SHARED WALLS, EACH OF WHICH HAS DIRECT ACCESS TO THE OUTSIDE AT STREET LEVEL, AND EACH OF WHICH HAS A SEPARATELY CONVEYABLE LEGAL OWNERSHIP INTEREST.

SFA: SINGLE FAMILY ATTACHED COMMON LOT DWELLING: IS DEFINED AS A DWELLING CONTAINING THREE (3) ATTACHED DWELLING UNITS, WHERE EACH HOME IS LOCATED SIDE-BY-SIDE AND TOTALLY SEPARATED FROM EACH OTHER BY AN UNPIERCED WALL, EXTENDING FROM GROUND TO ROOF DESIGNED EXCLUSIVELY FOR OCCUPANCY BY THREE OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER. SINGLE FAMILY ATTACHED IS TYPICALLY ON A COMMON LOT WHEREAS A TOWNHOME SITS ON AN INDIVIDUALLY OWNED LOT FOR EACH DWELLING. THE DIFFERENT DWELLING UNITS ARE ARRANGED ON A SIDE-BY-SIDE, RATHER THAN A STACKED, CONFIGURATION.

COMMERCIAL: IS DEFINED AS ALL USES IN THE REGIONAL COMMERCIAL (RC) AND NEIGHBORHOOD COMMERCIAL (NC), AND LIGHT INDUSTRIAL (LI) LAND USE CATEGORIES AS FURTHER DEFINED IN THE TOWN OF FIRESTONE DEVELOPMENT CODE.

PERMITTED LAND USES

PLANNING AREA 1: PUD R-B (RESIDENTIAL – B)

LAND USES INCLUDE ALL PERMITTED USES IN THE MEDIUM-DENSITY RESIDENTIAL (R-B) DISTRICT AS PROVIDED IN TABLE 3-1 OF THE TOWN OF FIRESTONE DEVELOPMENT CODE.

PLANNING AREA 2: PUD R-B / PUD RC (RESIDENTIAL – B OR REGIONAL COMMERCIAL)

LAND USES INCLUDE ALL PERMITTED USES IN THE MEDIUM-DENSITY (R-B) DISTRICT AS PROVIDED IN TABLE 3-1 OF THE TOWN OF FIRESTONE DEVELOPMENT CODE IF DEVELOPED AS A RESIDENTIAL.

IF DEVELOPED AS AN EXTENTION OF PLANNING AREA -3 – PUD RC, LAND USES MAY INCLUDE THOSE PERMITTED IN THE NEIGHBORHOOD CENTER (NC), REGIONAL COMMERCIAL (RC) AND LIGHT INDUSTRIAL (LI) DISTRICT AS PROVIDED IN TABLE 3-1 OF THE TOWN OF FIRESTONE DEVELOPMENT CODE.

PLANNING AREA 3: PUD RC (REGIONAL COMMERCIAL)

LAND USES INCLUDE ALL PERMITTED USES IN THE NEIGHBORHOOD CENTER (NC) OR REGIONAL COMMERCIAL (RC) DISTRICTS AND LIGHT INDUSTRIAL (LI) DISTRICT AS PROVIDED IN TABLE 3.1 OF THE TOWN OF FIRESTONE DEVELOPMENT CODE.

PROHIBITED USES

PROHIBITED LAND USES WITHIN THE PUD INCLUDE ALL PROHIBITED USES AS OUTLINED IN TABLE 3.1 OF THE TOWN OF FIRESTONE DEVELOPMENT CODE AS WELL AS KENNELS, TRUCK STOPS, TRUCK WASHES, RV CAMPER SALES, RETAIL MANUFACTURED HOME SALES CENTERS, AND TRUCK SERVICE CENTERS.

DEVELOPMENT STANDARDS

PLANNING AREA	PA-1 PUD R-B	PA-2 ⁽¹⁾ PUD R-B/PUD RC	PA-3 PUD RC
Land Use	4-10 DU/Ac	4-10 DU/Ac	
Maximum Gross Density Range in DU/Ac		0.25 – 0.50 FAR	0.25 – 0.50 FAR
Maximum Floor Area Ratio			
Anticipated Dwelling Units/Square Feet	101 - 252 DUS	57 – 142 DUS OR 154,746 - 309,493 SF	224,987 – 449,975 SF

MINIMUM LOT SIZE

Single Family Detached			
Front and Side Loaded	4,000 SF	4,000 SF	
Alley Loaded	3,600 SF	3,600 SF	
Paired Homes/Duplexes			
Front and Side Loaded	3,000 SF	3,000 SF	
Alley Loaded	2,100 SF	2,100 SF	
Single Family Attached/Townhomes			
Front and Side Loaded	1,700 SF	1,700 SF	
Alley Loaded	1,400 SF	1,400 SF	
Single Family Attached (Common Lot)	1 Acre	1 Acre	
Commercial		NA	NA

MINIMUM LOT WIDTH

Single Family Detached ⁽²⁾	40-feet	40-feet	
(Front, side, and alley loaded homes)	45-feet corner lot	45-feet corner lot	
Paired Homes/Duplexes	30-feet	30-feet	
(Front and alley loaded homes)	35-feet corner lot	35-feet corner lot	
Single Family Attached/Townhomes	20-feet ⁽³⁾	20-feet ⁽⁵⁾	
(Front and alley loaded homes)	25-feet end units	25-feet end units	
	25-feet corner lot	25-feet corner lot	

MAXIMUM GARAGE DOOR FRONTAGE

40-FOOT WIDE LOT	55%	55%	
50-FOOT WIDE LOT	60%	60%	
(A 2-car garage door shall be no wider than 16-feet and a 3-car garage door shall be no wider than 24-feet)			

MAXIMUM BUILDING HEIGHT

Principal Structure			
Single Family Detached	35 FT	35 FT	
Paired Homes/Duplexes	35 FT	35 FT	
Single Family Attached/Townhomes	40 FT	40 FT	
Commercial		45 FT	45 FT
Accessory Structure			
Residential	25 FT	25 FT	
Commercial		25 FT	25 FT

BUILDING SETBACKS ⁽⁶⁾

Single Family Detached Residential (Front and Alley loaded)			
FRONT			
Front Loaded to Face of Garage	20 FT	20 FT	
Front Loaded to Face of Structure or Porch	14 FT	14 FT	
Alley Loaded	10 FT	10 FT	
Accessory Uses	NA	NA	
INTERNAL SIDE			
Side Loaded to Face of Garage	20 FT	20 FT	
Front Loaded and Alley Loaded to Structure	5 FT	5 FT	
Accessory Uses	5 FT	5 FT	
CORNER SIDE (Alley or Public Street)			
Front Loaded and Alley Loaded To Structure	10 FT	10 FT	
Side Loaded to Face of Garage	20 FT	20 FT	
Accessory Uses	10 Ft	10 FT	
REAR ⁽⁶⁾			
Structure to Lot Line – Front loaded (50-foot-wide lots)	20 FT	20 FT	
Structure to Lot Line – Front loaded (40-foot-wide lots)	15 FT	15 FT	
Structure to Property Line (Rear loaded)	5 FT	5 FT	

Single Family Attached Residential (Townhomes and Paired Homes) (Front and Alley loaded) ⁽⁴⁾

FRONT			
Front Loaded to Face of Garage	20 FT	20 FT	
Front Loaded to Face of Structure or Porch	10 FT	10 FT	
Alley Loaded	10 FT	10 FT	
Building separation front to front on a Garden Court	30 FT	30 FT	
Accessory Uses	NA	NA	
INTERNAL SIDE ⁽⁵⁾			
Side Loaded to Face of Garage	20 FT	20 FT	
Front Loaded and Alley Loaded to Structure	5 FT	5 FT	
Accessory Uses	5 FT	5 FT	
CORNER SIDE (Alley or Public Street)			
Front Loaded and Alley Loaded to Structure	10 FT	10 FT	
Side Loaded to Face of Garage	20 FT	20 FT	
Accessory Uses	10 Ft	10 FT	
REAR			
Structure to Lot Line (Front loaded)	12 FT	12 FT	
Structure to Property Line (Rear loaded)	5 FT	5 FT	

Commercial			
FRONT		20 FT	20 FT
REAR		20 FT	20 FT
SIDE		10 FT	10 FT
CORNER SIDE		10 FT	10 FT
PERIMETER SETBACKS			
Fairview Street	30 FT	30 FT	30 FT
East Boundary	30 FT	30 FT	30 FT
Residential/Commercial interface Buffer (Total of 40 feet to be provided by PA-2 and PA-3)	NA	20 FT	20 FT

OFF STREET PARKING

Residential	Per Town of Firestone Development Code
Commercial	Per Town of Firestone Development Code

NOTES:

- (1) Development standards shall apply based on the type of development.
- (2) A maximum of 57 percent of the total Single Family Detached homes in PA-1 and PA-2 may be 40-feet in width.
- (3) Single family detached lots in PA-2 adjacent to the commercial shall be a minimum of 45-feet wide and shall have a 20-foot-wide rear yard setback.
- (4) In PA-1 and PA-2, the 20-foot-wide Townhomes must be a minimum of two-stories.
- (5) Side yard setbacks on the attached/common party wall shall be 0 feet.
- (6) Encroachment into setbacks is permitted in accordance with the Town of Firestone Land Development Code Section 16.4.2.b.

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	FIRELIGHT PARK
TYPE OF SUBMITTAL:	
FILING NUMBER:	ODP
PHASE NUMBER:	
SHEET TITLE:	GENERAL NOTES
PREPARATION DATE:	1-11-2021
REVISIONS DATE:	2-10-2021
REVISIONS DATE:	
REVISIONS DATE:	
REVISIONS DATE:	
SHEET 2 OF 3	

APPLICANT:



CIVIL ENGINEER



PLANNER

FIRELIGHT DEVELOPMENT, INC.
DALE BRUNS
1426 ONYX CIRCLE,
LONGMONT, CO 80504

ATWELL
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303-462-1100

HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 14C
DENVER, CO 80202
303-446-2568

FIRELIGHT PARK
FIRESTONE, COLORADO
OUTLINE DEVELOPMENT PLAN

DRAWN BY: AY

CHECK BY: KH

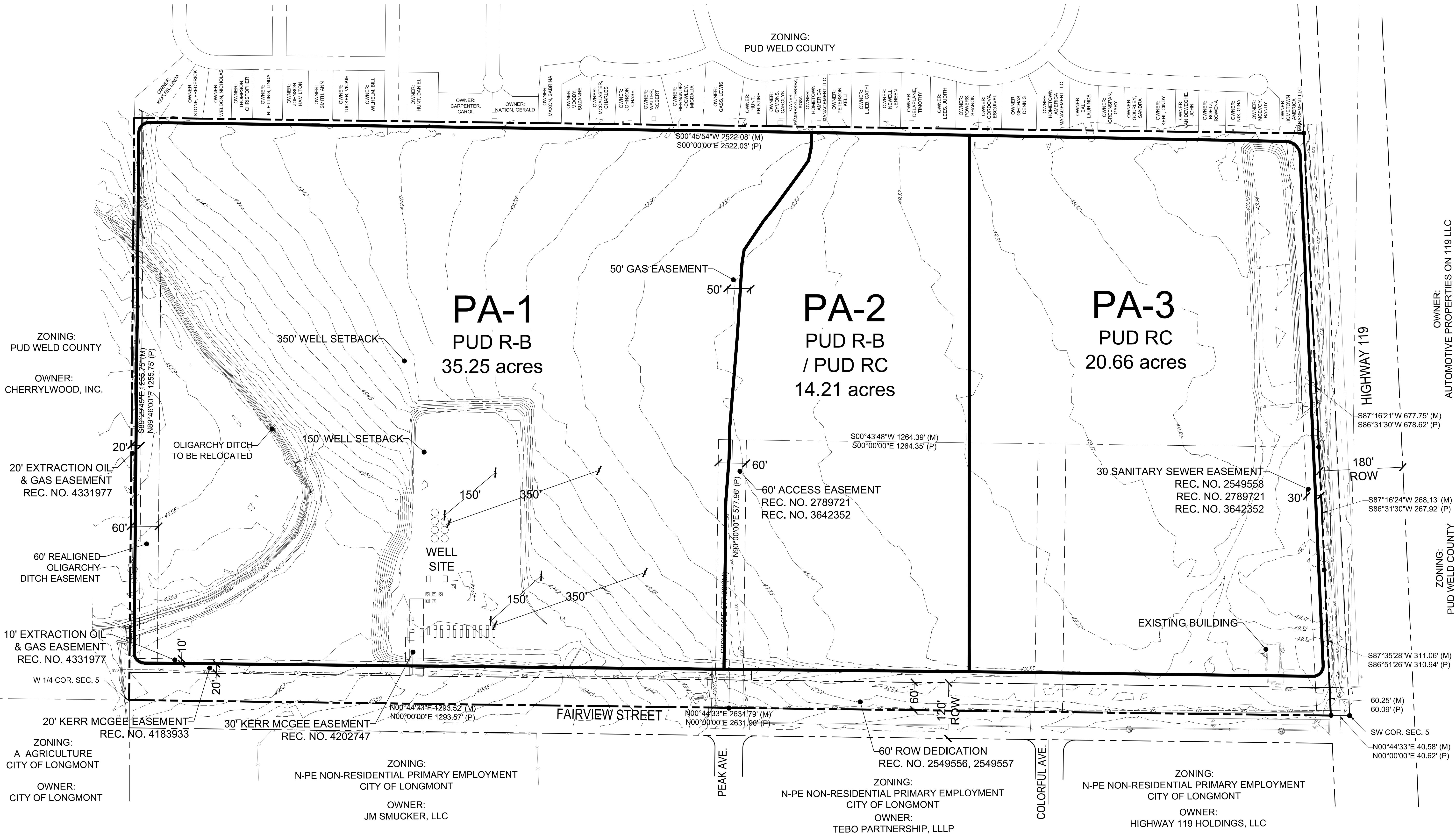
SHEET TITLE

GENERAL
NOTES

SHEET NUMBER

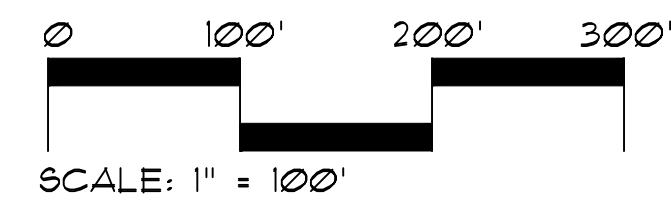
OUTLINE DEVELOPMENT PLAN
FIRELIGHT PARK

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



LEGEND

- SITE BOUNDARY
- PLANNING AREA BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- EXISTING CONTOUR



FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	FIRELIGHT PARK
TYPE OF SUBMITTAL:	ODP
FILING NUMBER:	
PHASE NUMBER:	
SHEET TITLE:	DEVELOPMENT PLAN
PREPARATION DATE:	1-11-2021
REVISIONS DATE:	2-10-2021
REVISIONS DATE:	
REVISIONS DATE:	
REVISIONS DATE:	
SHEET 3 OF 3	

APPLICANT:
FIRELIGHT DEVELOPMENT, INC.
DALE BRUNS
1426 ONYX CIRCLE
LONGMONT, CO 80504

ATWELL
CIVIL ENGINEER
ATWELL
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

PLANNER:
henry design group

HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 14C
DENVER, CO 80202
303.446.2368

FIRELIGHT PARK
FIRESTONE, COLORADO
OUTLINE DEVELOPMENT PLAN

DRAWN BY: AY
CHECK BY: KH

FIRELIGHT PARK PUD OUTLINE DEVELOPMENT PLAN



Planning & Zoning Commission – February 18, 2021

Process



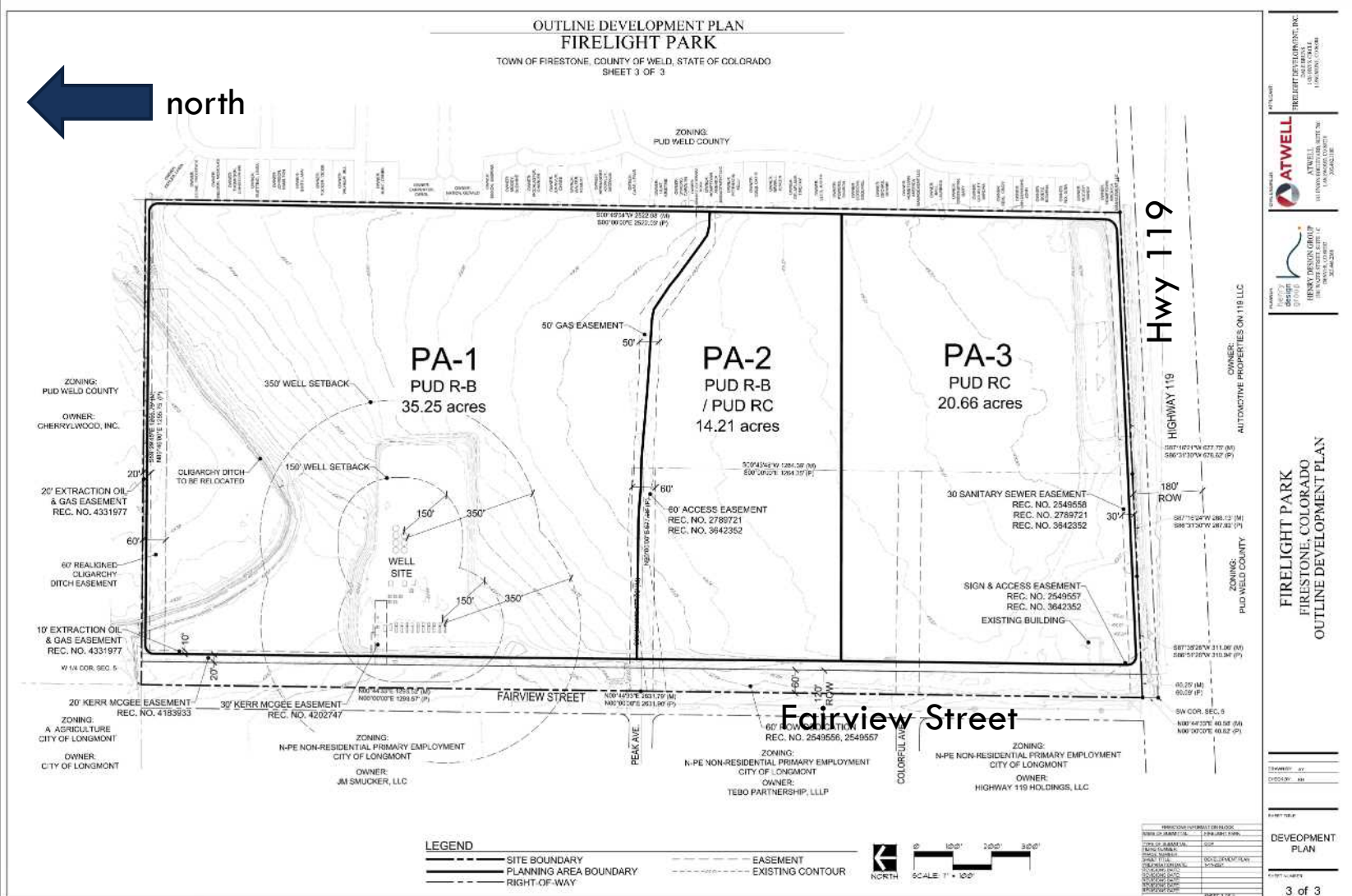
Development Flow Chart | Firestone PUD Zoning



Location



Outline Development Plan (ODP)

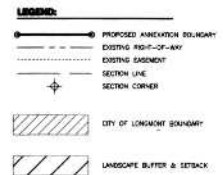
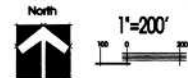


Outline Development Plan (ODP)



FIRELIGHT PARK OUTLINE DEVELOPMENT PLAN

ALL THAT PORTION OF LOT A AND LOT B OF RECORDED EXEMPTION NO. 1313-05-3-RE2794 AND STATE HIGHWAY 119 RIGHT-OF-WAY SITUATED IN SECTIONS 3, 4, 5, 6, 9 AND 10, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 6



NOTES:
A BLANKET EASEMENT COVERING THE ENTIRE PROPERTY WAS GRANTED TO THE RAINBOW EASTERN PIPE LINE COMPANY AT RECEPTION NO. 1835038 OF THE WELD COUNTY CLERK AND RECORDER DATED MAY 14, 1980.
THE CULVERTY DITCH MAY BE RELOCATED IN COOPERATION WITH THE DITCH COMPANY F AND WHEN THE DITCH IS PIPED.

FIRELIGHT PARK ODP

OUTLINE DEVELOPMENT PLAN

NAME OF APPLICANT:	FIRELIGHT PARK
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
PLANS NUMBER:	
PHASE NUMBER:	
PROPOSAL DATE:	FEBRUARY 21, 2008
REVISION DATE:	MARCH 5, 2008
REVISION DATE:	MARCH 7, 2008
REVISION DATE:	MAY 27, 2008
REVISION DATE:	JUNE 22, 2008
REVISION DATE:	

COLORADO SURVEY

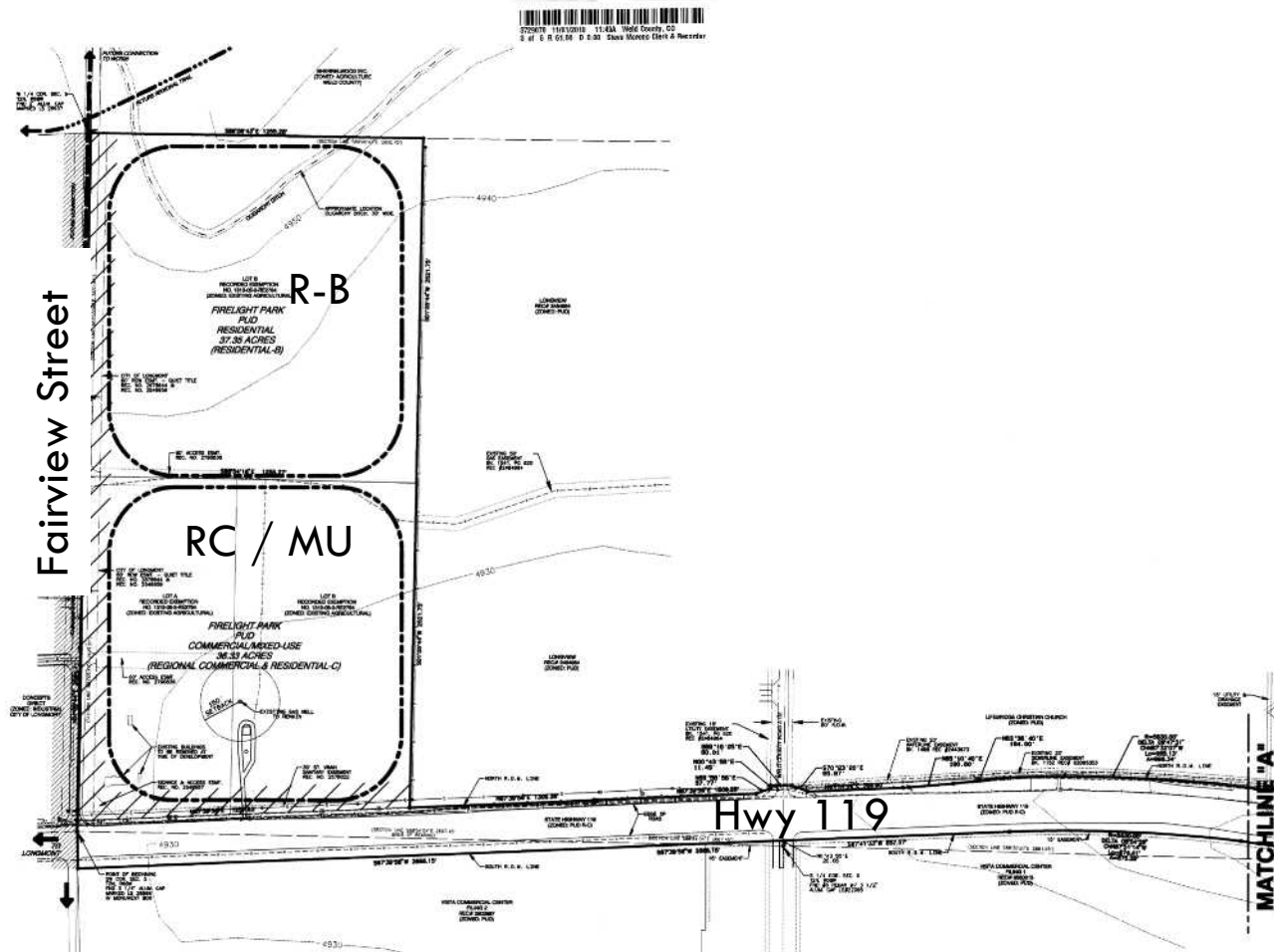
705 West 10th Street, Suite 11
Longmont, CO 80501



TJB Consulting Group
100 South 10th Street, Suite 11
Longmont, CO 80501

Civil Engineering - Site Design - Project Coordination

SHEET 3 OF 6



FIRESTONE
C O L O R A D O



Outline Development Plan (ODP)



STANDARD	PROPOSED	FIRESTONE DEVELOPMENT CODE
Land Use	PUD R-B	PUD R-B
Minimum and Maximum Gross Density Range in DU/Ac	4-10 DU/Ac	5-10 DU/Ac
MINIMUM LOT SIZE		
Single Family Detached		
Front and Side Loaded	4,000 SF	4,500 SF
Alley Loaded	3,600 SF	3,500 SF
Paired Homes/Duplexes		
Front and Side Loaded	3,000 SF	2,000 SF
Alley Loaded	2,100 SF	1,500 SF
Single Family Attached/Townhomes		
Front and Side Loaded	1,700 SF	2,000 SF
Alley Loaded	1,400 SF	1,500 SF
MINIMUM LOT WIDTH		
Single Family Detached (Front, side, and alley loaded homes)	40-feet 45-feet corner lot	45-feet 55-feet corner lot
Paired Homes/Duplexes (Front and alley loaded homes)	30-feet 35-feet corner lot	25-feet 35-feet corner lot
Single Family Attached/Townhomes (Front and alley loaded homes)	20-feet 25-feet end units 25-30 feet corner lot	25-feet 35-feet corner lot
MAXIMUM BUILDING HEIGHT		
Principal Structure		
Single Family Detached	35 FT	35 FT
Paired Homes/Duplexes	35 FT	35 FT
Single Family Attached/Townhomes	40 FT	35 FT (SFD)
BUILDING SETBACKS		
Single Family Detached Residential (Front and alley loaded)		

Outline Development Plan (ODP)



BUILDING SETBACKS

Single Family Detached Residential (Front and alley loaded)

FRONT

Front Loaded to Face of Garage	20 FT	20 FT
Front Loaded to Face of Structure or Porch	14 FT	14 FT
Alley Loaded	10 FT	10 FT

INTERNAL SIDE

Side Loaded to Face of Garage	20 FT	20 FT
Front Loaded and Alley Loaded to Structure	5 FT	5 FT
Alley Loaded	5 FT	5 FT

CORNER SIDE (Alley or Public Street)

Front Loaded and Alley Loaded to Structure	10 FT	10 FT
Side Loaded to Face of Garage	20 FT	20 FT

REAR

Structure to Lot Line	15 -20 FT	20 FT
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(SFD homes 40-feet in width are permitted to have a rear yard setback of 15 feet)

(SFD homes in PA-2 adjacent to Commercial shall be a minimum of 45-feet in width and have a rear yard setback of 30-feet.

Structure to Property Line	5 FT	2 FT
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Single Family Attached Residential (Townhomes and Paired Homes) (Front and Alley loaded)

FRONT

Based on SF Standards

Front Loaded to Face of Garage	20 FT	20 FT
Front Loaded to Face of Structure or Porch	10 FT	14
Alley Loaded	10 FT	10 FT
Building separation front to front on a Garden Court	30 FT	NA

INTERIOR SIDE

Side Loaded to Face of Garage	20 FT	20 FT
Front Loaded and Alley Loaded to Structure	5 FT (0' on attached side)	5 FT (0' on attached side)

CORNER SIDE (Alley or Public Street)

Front Loaded and Alley Loaded to Structure	10 FT	10 FT
Side Loaded to Face of Garage	20 FT	20 FT

REAR

Structure to Lot Line (Front loaded)	12 FT	20 FT
--------------------------------------	-------	-------

Structure to Property Line (Rear loaded)	5 FT	2 FT
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Staff Recommendations



Staff Recommends the Planning & Zoning Commission:

- 1) Approve Resolution PC 21-01; a resolution recommending approval the Firelight Park PUD Outline Development Plan (ODP) with conditions to the Board of Trustees.

Welcome to the Firelight Park PUD Rezoning Planning Commission Hearing

Thursday February 18, 2021
Firestone, Colorado

FIRELIGHT PARK



- Introduction of Team
- Project Location & Context
- Conceptual Site Plan
- Question & Answer Session
(please state your name & address)

APPLICANT

Firelight Development, Inc.
Dale Bruns
Jake Spencer

LAND PLANNER

Henry Design Group, Inc.
Karen Henry, PLA

DEVELOPMENT CONSULTANT

Tahoe Land Services, Inc.
C.J. Kirst

CIVIL ENGINEER

Atwell
Christine Sveum, P.E.

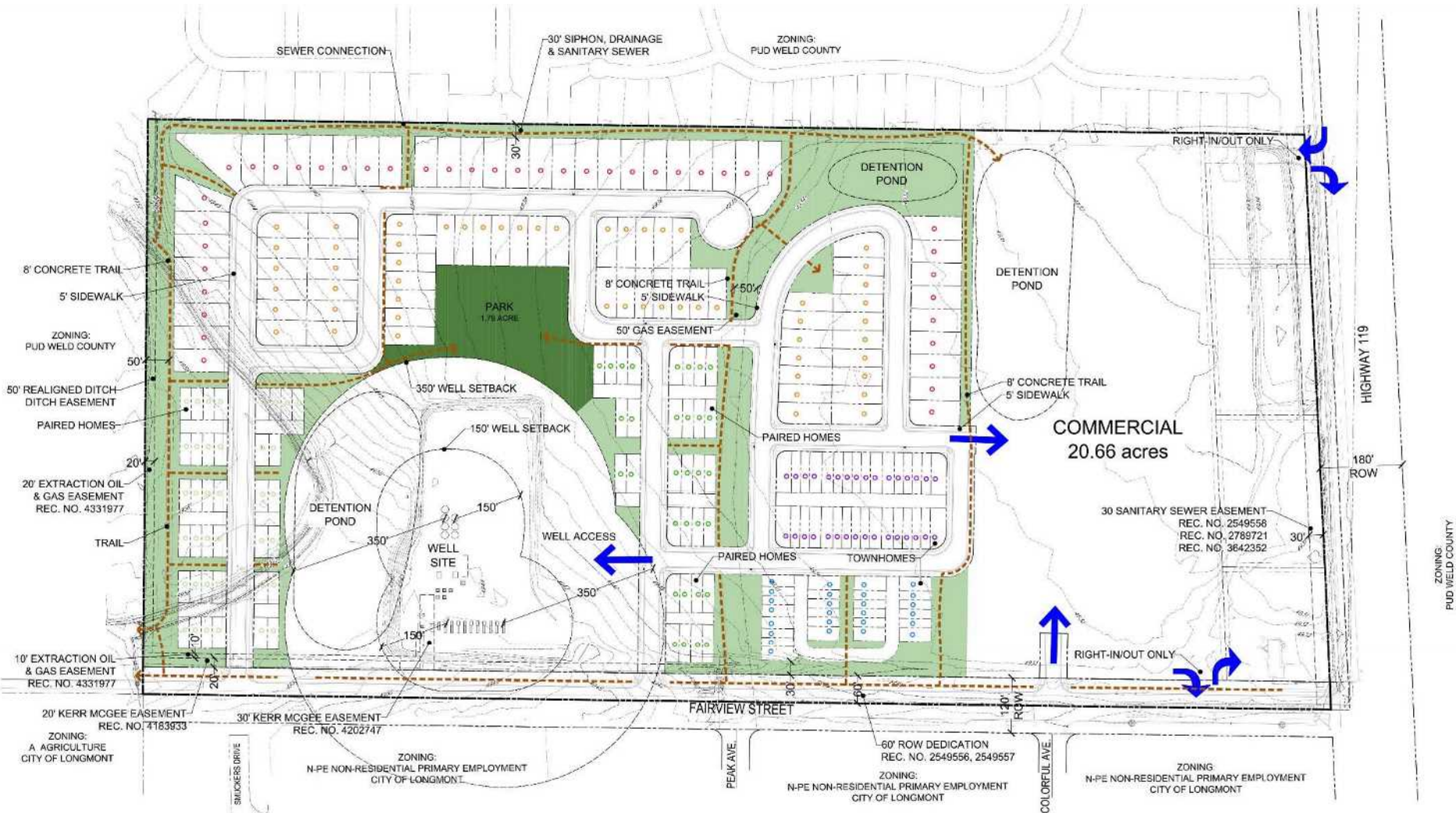
TRAFFIC ENGINEER

LSC Traffic Consultants, Inc.
Christopher McGranahan

FIRELIGHT PARK



FIRELIGHT PARK



SITE SUMMARY

73.69 TOTAL Acres
 • 20.66 Acres COMMERCIAL
 • 11.88 Acres WELL SETBACKS
 • 3.57 Acres DEDICATED TO FAIRVIEW ST. R.O.W.
 37.58 NET RESIDENTIAL Acres

PARKS & OPEN SPACE REQUIRED:

- 3.82 Acres
- ## PARKS & OPEN SPACE PROVIDED:
- 1.79 Acres POCKET PARK
 - 8.08 Acres OPEN SPACE & TRAIL CORRIDORS
 - 1.04 Acre REALIGNED DITCH EASEMENT

LOT SUMMARY

224 TOTAL LOTS/UNITS
 • 32 TOWNHOME LOTS 20' x 70'
 • 26 TOWNHOME LOTS 20' x 85'
 • 38 PAIRED HOME LOTS 25' x 70'
 • 32 PAIRED HOME LOTS 25' x 85'
 • 55 SFD LOTS 40' x 110'
 • 41 SFD LOTS 50' x 110'

----- TRAIL CONNECTION

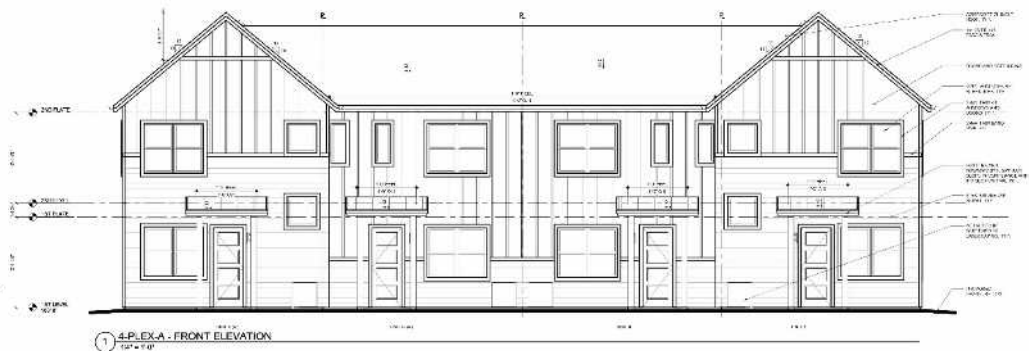
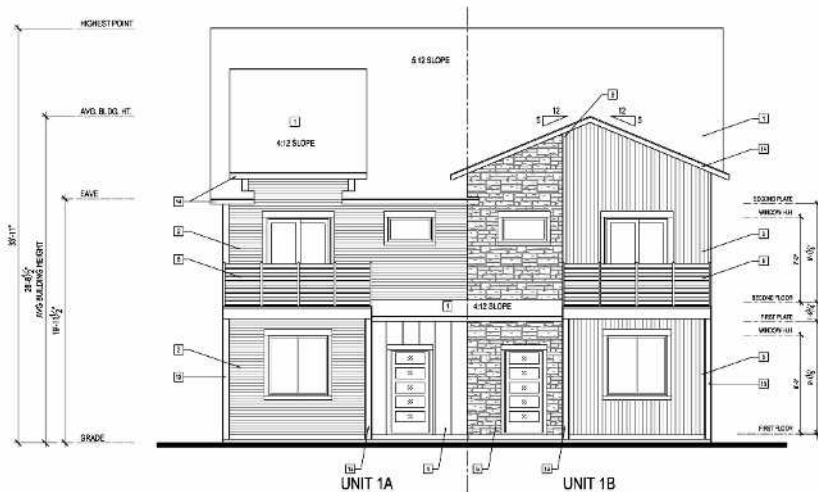
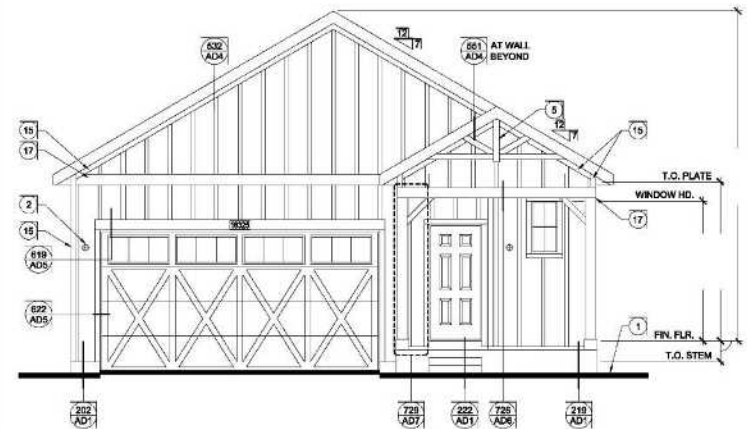


FIRELIGHT PARK

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Landscape Architecture • Planning • Entitlements

February 10, 2021

Ms. Millissa Berry
Town of Firestone
Planning and Development
151 Grant Avenue
Firestone, CO 80520

RE: Firelight Park ODP

Ms. Berry:

I represent Henry Design Group, Inc, in connection with the Firelight Park ODP pending application with the Town of Firestone. Firelight Development, Inc. as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission Hearing and the Town Board public hearing for Firelight Park ODP under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearings will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

Karen Z. Henry, Principal

Henry Design Group, Inc