



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

June 6, 2024
6:00 PM

9900 Park Avenue, Firestone, CO 80504

Town of Firestone Board and Commission meetings can be viewed live online at www.firestoneco.gov/Agendas

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. April 4, 2024, Planning and Zoning Commission Meeting Minutes
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. **PUBLIC HEARING: PC RESOLUTION 24-03:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE BAREFOOT LAKES OUTLINE DEVELOPMENT PLAN
- 7. Staff Reports**
- 8. Commissioner Comments**
- 9. Adjournment**

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

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM No.: 4.a

Approval of Minutes

Meeting Date: June 6, 2024

Initiated By:

Department: Planning & Development

AGENDA ITEM

April 4, 2024, Planning and Zoning Commission Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. DRAFT 4 -4-2024 Planning & Zoning Commission Meeting Minutes



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
April 4, 2024

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on April 4, 2024, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chairperson Sutton called the meeting to order at 6:02 PM

The following were present upon the call of the roll:

Chair: Jim Sutton
Vice Chair: Tim Spiegelberg, Excused
Commissioners: Amber Harper
Dennis Haney
John Damsma
Patrick Hanafin
Pat Conner

Staff: **Present:** Todd Bjerkaas, Director of Planning & Development; Pam Howard, Planning Manager; Matt Thompson, Senior Planner; Missy Carranco, Deputy Town Clerk; Eric DeBolt, IT Manager

2. Pledge of Allegiance

Chairperson Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Haney, **second** by Commissioner Damsma, for approval of the Agenda. All in Favor. **Motion carried.**

4. Approval of Minutes

a. January 18, 2024, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Damsma, **second** by Commissioner Haney for Approval of the Minutes. All in Favor. **Motion carried.**

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

No one came forward for public comment.

6. Public Hearings

- a. **PUBLIC HEARING: PC RESOLUTION 24-02:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FRONTIER ESTATES FILING NO. 2 PRELIMINARY SUBDIVISION PLAT

Matt Thompson, Town of Firestone Senior Planner, and Chelsey Green, Director of Entitlements for Meritage Homes, gave presentations on Frontier Estates Filing No. 2 Preliminary Plat.

Kaley Hinley, a Firestone resident, spoke about her concerns about the lot size and the safety of the trail crossing.

Eva Paulson, a Firestone resident, spoke regarding the proposed community. As a resident of the neighboring community, she voiced the safety concerns with connecting a new community to the old community.

Lee Coldaway, a Firestone resident, expressed her concerns about the new development and the influx of a larger population into the town.

Jason Boone, a Firestone resident, agrees with previous speakers and is worried about his safety concerns with the proposed community.

Matt Thomson, Senior Planner, and Chelsey Green of Meritage Homes responded to the Commissioner's questions.

Motion by Commissioner Haney, **second** by Commissioner Hanafin, to Approve **PUBLIC HEARING: PC RESOLUTION 24-02:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FRONTIER ESTATES FILING NO. 2 PRELIMINARY SUBDIVISION PLAT

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Hanafin, Commissioner Conner

No: Commissioner Damsma, Commissioner Harper

Abstain: None

Motion carried

7. Staff Reports

Pam Howard, Planning Manager, introduced Pat Young, an Alternate Commissioner appointed by Mayor Peterson.

Pam also reminded the Commissioners of the upcoming Planning Commission Work Session before the meeting on April 18, 2024, for Training from Hayashi & Macsalka, LLC

8. Commissioner Comments

No Commissioner Comments

9. Adjournment

Motion by Commissioner Harper, **second** by Chairperson Haney, to adjourn. All in Favor. **Motion carried.**

Introduced and Approved the _____ of _____, 2024.

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Missy Carranco, Secretary

DRAFT

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.a

Public Hearings

Meeting Date: June 6, 2024

Initiated By: Matt Thompson

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: PC RESOLUTION 24-03: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE BAREFOOT LAKES OUTLINE DEVELOPMENT PLAN

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-24-03, a resolution recommending approval of the 1st Amendment to the Barefoot Lakes ODP, now referred to as the Barefoot PUD, to the Board of Trustees with the following condition:

1. All remaining technical corrections to the PUD requested by Town staff shall be made to the Town staff's satisfaction.

SUMMARY

The proposed amendment is being named the "Barefoot Lakes PUD" (the "PUD") and will apply to the parcels north of Ronald Reagan Boulevard and northwest of County Road 9 ½ ("Planning Area 11"). The area north of Ronald Reagan Blvd, referred to by the developer as "Barefoot Village," is planned to include a grid street pattern to provide for more housing diversity, focusing on walkability, high-quality amenities, and open spaces. A Neighborhood Park is proposed for the center of Barefoot Village and is planned to include limited retail uses in the southwest corner. The PUD refers to this commercial corner as the "Retail Amenity."

HISTORY AND PREVIOUS BOARD ACTION

The Barefoot Lakes ODP (the "Original ODP") was originally approved by the Board of Trustees of the Town of Firestone by Ordinance No. 872 on May 27, 2015, which implemented Planned Unit Development (PUD) zoning for the phased mixed-use project.

ATTACHMENTS

1. Barefoot PUD PC Staff Report
2. Reso PC-24-03 Barefoot PUD
3. Proposed Barefoot PUD
4. Original Barefoot Lakes ODP



Staff Report

**Barefoot Lakes Outline
Development Plan (ODP)
Amendment
Barefoot PUD**

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

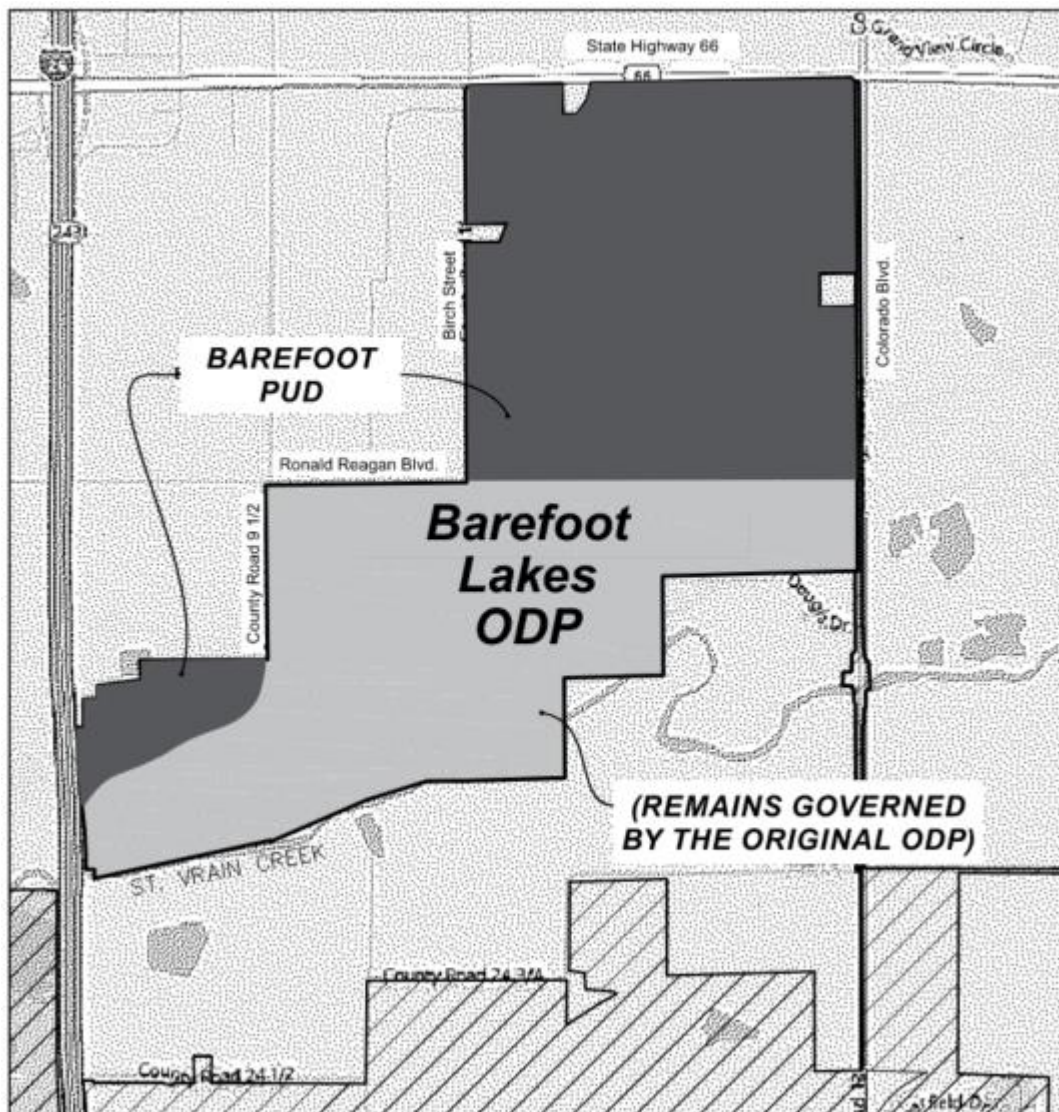
June 6, 2024

GENERAL INFORMATION

Purpose: The applicant proposes the first amendment to the Barefoot Lakes Outline Development Plan (ODP) for the Barefoot development, now referred to as the Barefoot PUD (Planned Unit Development). The PUD applies to the parcels north of Ronal Reagan Boulevard and northwest of County Road 9-1/2.

Applicant: Barefoot LLC
6465 Greenwood Plaza Blvd. #700
Centennial, CO 80111

Location: The site is north of Ronal Reagan, east of Birch Street, west of Colorado Blvd., south of HWY 66, and northeast of Country Road 9-1/2



Existing Conditions:

Existing Zoning: PUD NC, RC, R-A, R-B, R-C (Neighborhood Center, Regional Commercial, Residential A, Residential B, Residential C)

Existing Use: Vacant land, agriculture, single-family residential, oil and gas, and Number 3 Outlet Ditch

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Agriculture use, single-family farmhouse, oil and gas facility
SOUTH	PUD, NC – Neighborhood Center, R-A Residential A, R-B Residential B, R-C Residential C	Barefoot Lakes Subdivision
EAST	AG (Weld County)	Vacant land, agriculture use, and oil/gas facility
WEST	Town of Mead, RSF - 4	Vacant land, agriculture use, and oil/gas facility

Proposed ODP Amendment and History

The Barefoot Lakes ODP (the “Original ODP”) was originally approved by the Board of Trustees of the Town of Firestone by Ordinance No. 872 on May 27, 2015, which implemented Planned Unit Development (PUD) zoning for the phased mixed-use project. Since the original approval, much of the property south of Ronald Reagan Blvd has been developed with residential homes, the Cove, parks, and open spaces.

The proposed amendment is being named the “Barefoot PUD” (the “PUD”) and will apply to the parcels north of Ronald Reagan Boulevard and northwest of County Road 9 ½ (“Planning Area 11”). The area north of Ronald Reagan Blvd, referred to by the developer as “Barefoot Village,” is planned to include a grid street pattern to provide for more housing diversity with a focus on walkability, high-quality amenities, and open spaces. A Neighborhood Park is proposed for the center of Barefoot Village and is planned to include limited retail uses in the southwest corner. The PUD refers to this commercial corner as the “Retail Amenity.”

The PUD carries over some standards of the Original ODP, and includes new standards to accommodate the uniqueness of the proposed development while maintaining the continuity of the Barefoot community. Some of the areas addressed include:

- Updated underlying zoning districts to restrict commercial development only to the desired areas
- Modified dimensional and design standards to support new residential product types
- Clarifies parks and open space requirements as contemplated in the Annexation Agreement and Original ODP while modernizing the language to match the Firestone Development Code (FDC)

- Establishes Signage Standards to ensure consistency in sign design and location throughout both Barefoot Lakes and Barefoot Village

Staff has reviewed the proposal and supports the modifications to the ODP.

Approval Criteria and Staff Analysis

Rezoning Approval Criteria and Staff Analysis:

The Barefoot PUD application was reviewed for compliance with the Approval Criteria from Section 16.7.4.E of the FDC. Staff makes the following findings:

- A. The proposed zoning promotes the health, safety, or welfare of the inhabitants of the Town and the purposes of this FDC; and

Staff: *The modifications proposed promote the health, safety, and welfare of the inhabitants of the Town and the purpose of the FDC.*

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan.

Staff: *The proposed modifications are generally consistent with the Town's Master Plan. The Master Plan shows this property as medium-density residential, mixed-use, and commercial. The PUD is generally consistent with the medium-density residential, mixed-use, and commercial land use designations as identified in the Town's Master Plan. The Town of Firestone is also working to replace the 2013 Comprehensive Master Plan. The applicant and consultants have worked closely with the Town to ensure the project meets the Town's vision for the new Comprehensive Master Plan.*

- C. Adequate facilities and services (including street and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: *Adequate facilities and services will be provided to serve the subject property and maintain adequate levels of service to existing development. The streets have been planned in a traffic-conscientious design that will create easy access to the proposed Neighborhood Park, amenities, and future school site while also dispersing the traffic of future property owners in their daily activities. Drainage facilities have been designed in conformance with the Town of Firestone Standards and Criteria, State statutes, and conform with previous and surrounding Master Drainage Studies.*

Waterlines will be looped throughout the site with connections to lines within Ronald Reagan Boulevard and Birch Street. The site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Frederick-Firestone Fire Protection District. Sanitary sewer will run throughout the site and will outfall to the south and into Pinnacle Street within Barefoot Lakes Filing 6. It will then flow and connect to an existing sanitary main located south of the Pelican Shores Subdivision. A small portion of sanitary will outfall to an existing stub located at Ronald Reagan Blvd. and Birch Street and flow through Barefoot Lakes Filing 4. Dry utilities will be provided by United Power and Black Hills Energy.

The small number of natural drainage ways and non-jurisdictional wetlands on the site, where feasible, will be left undisturbed as long as storm runoff can be safely conveyed in the historic pattern.

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The proposed modifications are not likely to result in significant adverse impacts on the natural environment. A Phase 1 ESA and Biological Assessment has been provided as part of the application to address wetland and wildlife concerns and concluded that no federal or state-listed species were found on the property and no recognized environmental conditions were identified except for the oil and gas operations on the site. Since the study has been performed, the applicant has worked with the oil and gas companies to remove the oil and gas facility on site and plug and abandon all wells.*

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: *The proposed modifications are not likely to result in significant adverse impacts upon other properties in the vicinity of this property, as it will allow for development consistent with existing residential subdivisions in the area.*

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff: *The proposed uses will be compatible in scale with uses on other properties in the vicinity of the subject property.*

- G. The proposed zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Staff: *The proposed modifications are generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential lots and limited commercial development to the Town.*

PUD District Approval Criteria and Staff Analysis:

The Barefoot PUD application was reviewed for compliance with the Approval Criteria from Section 16.7.5.B of the FDC. Staff makes the following findings:

- A. The PUD district zoning is generally consistent with the purpose of the PUD zone district as set forth in FDC Subsection 2.4.E.;

Staff: *The PUD is generally consistent with the purpose of the PUD zone district as outlined in FDC subsection 2.4.E.*

- B. The PUD district and the PUD district plan comply with all applicable standards and criteria stated in Section 7.5.;

Staff: *The PUD complies with all applicable standards and criteria from Section 7.5.*

- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;

Staff: *The proposed development cannot be accomplished with any single existing Zoning District established in the FDC. Without the proposed PUD, the site would need to be zoned in multiple areas. Additionally, multiple variances would be required to allow the site to develop consistently with the existing areas of Barefoot Lakes.*

- D. The PUD district and the PUD district plan establish permitted uses that are compatible with existing land uses adjacent to the subject property;

Staff: *The proposed PUD district plan establishes permitted uses that are compatible with the existing land uses adjacent to the subject property. The property to the south is Barefoot Lakes, which is residential. The properties to the west and north in the Town of Mead have residential subdivisions in the planning process. The proposed commercial uses will be limited in scope so as not to affect the surrounding residential negatively.*

- E. The PUD district and the PUD district plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD district plan (e.g., through decreases in building height, through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

Staff: *The proposed changes to the design standards outlined in the PUD are compatible through appropriate transitions at the boundaries of the PUD district. In addition, adequate buffers are proposed for the County properties to the east and north, and to the proposed residential to the west and north in the Town of Mead.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	May 22, 2024
Property Posted:	May 22, 2024
Letters to Adjacent Property Owners:	May 21, 2024

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-24-03, a resolution recommending approval of the 1st Amendment to the Barefoot Lakes ODP, now referred to as the Barefoot PUD, to the Board of Trustees with the following condition:

1. All remaining technical corrections to the Barefoot PUD requested by Town staff shall be made to the Town staff's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-24-03

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF AN APPLICATION TO AMEND THE BAREFOOT LAKES
OUTLINE DEVELOPMENT PLAN**

WHEREAS, Barefoot LLC, (the “Applicant”), as the owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted an application to amend the existing Barefoot Lakes Outline Development Plan (the “Original ODP”) as it relates to the areas of the Original ODP north of Ronald Reagan Blvd, including renaming the document to the Barefoot PUD (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

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

**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 Barefoot PUD, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Barefoot PUD requested by Town staff shall be made to the Town staff’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 2024.

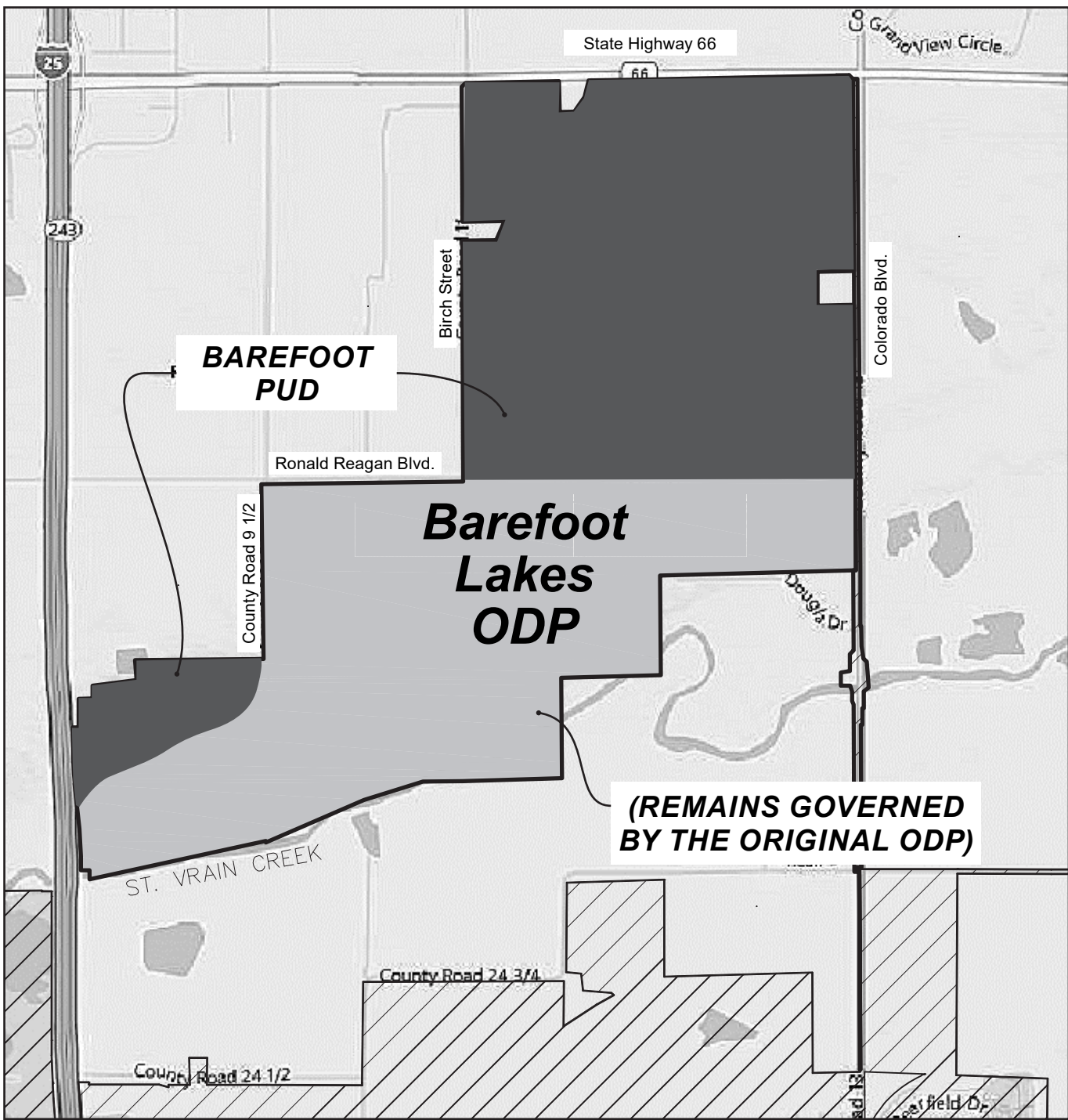
Chairperson

ATTEST:

Secretary

EXHIBIT A
BAREFOOT PUD

VICINITY MAP



Note: Boundaries are approximate

1" = 2,000'

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 2024 by Ordinance No. _____.

Mayor _____

ATTEST: Town Clerk _____

ACCEPTANCE BLOCK

By signing this PUD, the St. Vrain Lakes Metropolitan District No. 1 acknowledges and accepts all of the requirements and intent set forth herein.

Barefoot LLC, A Colorado Limited Liability Company

AUTHORIZED REPRESENTATIVE _____

STATE OF COLORADO)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2024 by:

Witness my hand and official seal _____

Notary Public _____

My commission expires _____

OWNERS / DEVELOPERS

Barefoot LLC
6465 S. Greenwood Plaza Blvd., Suite 700
Centennial, CO 80111
Tel: (303) 706-9451
Email: Anastasia.Urban@brookfieldpropertiesdevelopment.com

TECHNICAL CONSULTANTS

CIVIL ENGINEER:
Redland
8000 South Lincoln St., Suite 206
Littleton, CO 80122
Tel: (720) 283-6783
Email: Fred.Tafoya@redland.com

LANDSCAPE ARCHITECT:
Design Workshop
1390 Lawrence Street, Suite 100
Denver, CO 80204
Tel: (303) 623-5186
Email: Jake.Sippy@designworkshop.com

Barefoot PUD
(FKA Barefoot Lakes ODP)

Town of Firestone
Weld County
State of Colorado

SHEET 1 OF 4

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

EXCEPTING THEREFROM THE FOLLOWING PARCELS OF LAND:

LOT A, RECORDED EXEMPTION NO. 1207-25-2 RE-4103 RECORDED AT RECEPTION NO. 3303561
LOT A, RECORDED EXEMPTION NO. 1207-25-2 RE-1450 RECORDED AT RECEPTION NO. 2305632
U.R.E.A. PARCEL RECORDED AT RECEPTION NO. 1606745
RIGHT-OF-WAY FOR STATE HIGHWAY NO. 66, WELD COUNTY ROAD 11, WELD COUNTY ROAD 13 AND WELD COUNTY ROAD 28

LOTS 1, 2, AND TRACT D OF BLOCK 16, ST. VRAIN LAKES FILING NO. 1

PROJECT NARRATIVE

HISTORY; INTERPRETATION; CONFLICTING PROVISIONS; TRANSITIONAL REGULATIONS

The **Barefoot Lakes Outline Development Plan (ODP)** was approved by the Board of Trustees of the Town of Firestone, Colorado (Town) by Ordinance No. 872 on May 27, 2015 that, among other things, implemented **Planned Unit Development (PUD)** zoning for the phased mixed-use project. Pursuant to the corresponding Development and Vested Rights Agreement between the Town and Barefoot LLC also dated May 27, 2015 (Vesting Agreement), the ODP was designated as the site-specific development plan for vesting purposes for an initial vesting period of fifteen (15) years. To ensure reasonable certainty, stability and fairness in the planning process, the Vesting Agreement establishes that if there is a direct conflict or inconsistency between the ODP and Town codes, regulations and requirements, to the extent of such conflict or inconsistency, the ODP will control and such codes, regulations and requirements will not apply so long as there is consistency with the ODP.

Since the approval of the ODP, the Town has amended the **Firestone Development Code (FDC)** which is incorporated into Title 16 of the *Firestone Municipal Code*, and such amendments affect the process and regulations that apply to the ODP and the project. Under Section 16.1.9.D.2 of the FDC, preliminary approvals such as the ODP and PUD zoning granted prior to the adoption of the FDC amendments may be processed for a final decision in accordance with the preliminary approval and applicable terms of the FDC in place at the time of preliminary approval even if the application does not comply with one or more requirements of the FDC.

The two development approvals after ODP, previously referenced as preliminary and final development plans, to implement the PUD were eliminated in the FDC and replaced with the PUD requirements set forth in Section 16.7.5. As a result, this document shall be referred to as a PUD instead of an ODP, and all process requirements of Section 16.7.5 of the FDC shall apply. With regard to any other non-procedural requirements, those set forth in the ODP shall control in compliance with both the Vesting Agreement and FDC unless a different standard or requirement is included herein in which case the standard or requirement in this PUD shall control. If the standards or requirements of this PUD conflict with those in the FDC, the standards or requirements of this PUD shall control. If the ODP and this PUD are silent on a standard or requirement, then the FDC shall control.

This PUD only applies to the property described in the Legal Description, which generally consists of the parcels north of Ronald Reagan Boulevard and northwest of County Road 9-1/2. The portion excluded in the Legal Description and depicted on the Vicinity Map are not subject to this PUD and shall be governed by the ODP.

LAND USE, ZONING AND DENSITY

- General Notes on Land Uses
 - The maximum dwelling units (DU) for all of Barefoot (ODP + PUD property) will remain at 5,131 DU. There is no minimum number of DU required.
 - The maximum commercial square footage for all of Barefoot (ODP + PUD property) will remain at 735,000 square feet. There is no minimum square footage required.
 - The ODP contemplated several options for school sites. The final location and acreage of the school site or sites will be determined by agreement with the Saint Vrain Valley School District (School District).
 - The location and acreage of a fire station site will be determined by agreement with the Frederick-Firestone Fire Protection District (Fire District).
- Section 16.3.2.A.3.a.ii. – Model home landscaping improvements may be deferred until weather permits without delaying issuance of a Temporary Certificate of Occupancy.
- The required density for certain zoning districts is modified to the following:
 - R-B: Min/Max density shall be 3.5 Min / 12 Max (DU / Gross acres)
 - R-C: Min/Max density shall be 3.5 Min / 18 Max (DU / Gross acres)

USE STANDARDS

- The permitted uses set forth in Table 3-1 of the FDC are applicable in this PUD, unless otherwise permitted herein as follows:
 - Dwelling, Live/Work shall be permitted as a Special Review Use in the Neighborhood Commercial (NC) zone.

- HOA/Metro District Facilities, Greenhouses, Demonstration/Community Garden, General Assembly, and General Outdoor Recreation (Commercial, Minor) uses shall be Permitted Use by Right in the Old Town Commercial (OTC) zone.
 - Shared Lot Single Family shall be permitted in R-B zones. There is a maximum of four hundred (400) units of this type permitted.
 - Workforce (SFD- Alley Loaded) shall be permitted in R-B zones. There is a maximum of four hundred (400) units of this type permitted.
 - SFD - Small Lot shall be permitted in R-B zones. There is a maximum of four hundred (400) units of this type permitted.
 - There is a maximum of one thousand (1,000) units of the combined total units of the Shared Lot Single Family, Workforce, and Small Lot unit types permitted.
 - Where Flex zoning is identified on the Land Use map (page 2) Commercial and Residential uses are not permitted together on the same lot except as otherwise permitted by this PUD and the FDC. The applicable standards will be determined during the Preliminary Plat or FDP, depending on the proposed use.
- The southwest corner of the Neighborhood Park is intended to allow for some light retail, including retail with food and beverage uses and outdoor seating areas. To avoid confusion, this commercial corner will be referred to as the Retail Amenity in the remainder of this PUD. Within the Retail Amenity:
 - Alcoholic beverages may be consumed in accordance with State law and the Town Municipal Code licensing requirements.
 - Speakers and entertainment shall be permitted.
 - Outdoor entertainment shall be allowed as an accessory use in the Retail Amenity area.
 - Section 16.3.3 - Accessory Uses and Structures is modified with the following:
 - 16.3.3.G.1.d.i – There is no minimum lot size required for ADUs.
 - 16.3.3.G.1.d.ii – There is no minimum unit size required for ADUs.
 - 16.3.3.G.1.d.v – Off-street parking is not required for ADUs if there is adjacent on-street parking.
 - Section 16.3.4.B.5 and 16.3.4.E- Temporary Uses and Structures are modified with the following:
 - Temporary food and retail services such as (but not limited to) mobile food vendors are permitted on lots, tracts, and parks in the model home sales area and Retail Amenity. They are permitted to be adjacent to existing or new residences when scheduled and programmed by Barefoot LLC or the Metropolitan District. Applicable Town licenses and permits shall be obtained.
 - Section 16.4.1 - The *Dimensional and Density Standards* table is modified with the following:

Product Type	Minimum Lot standards		Min. Setbacks (ft)			
	Area (sf)	Width* (ft)	Front	Side (at Street)	Side (at Tract or Lot)	Rear
Townhouse - Alley Loaded	1,200	16	10	8	5**	2
Duplex - Alley Loaded	2,600	35	10	8	5**	2
Single Family Detached (SFD) - Front Loaded	4,500	45	14***	8	5	20
SFD - Alley Loaded	3,000	35	10	8	5	2
SFD - Motorcourt	2,000	40	10 (from local street) 5 (from motorcourt)	8	5	10
SFD - Garden Court	1,900	32	10 (from local street) 5 (from garden court)	8	5	2
SFD - Small Lot	3,000	50	10 (primary structure) 20 (garage measured to back of sidewalk) 12.5 (garage measured to property)	8	5	10
Workforce (SFD - Alley Loaded)	1,600	23	10	8	5	2
Shared Lot (Single Family)	1,500 / DU	N/A	Standards based on product type			
Multifamily	1,200 / DU	N/A	20	20	10	20
Accessory Structure	N/A	N/A	N/A	10	5	5
* Minimum lot width at corner lots or at the end units of attached Townhouse buildings to be 5 feet greater than standard dimension given in table.						
** Zero lot line setbacks are permitted for attached units. Side setback applies to the side of building not attached.						
*** Garages with doors facing the street shall be set back at least 5' from primary building front, but no less than 20' from front property line.						
Note: Net area is the size of the lot, not to include tracts, streets and street right-of-way.						
Note: Setbacks for multiple principal buildings on a single lot shall be established in a Final Development Plan (FDP) .						

Product Type	Max Height (ft)	Min. Porch Setbacks (ft)			Off-Street Parking Spaces
		Front	Side (at Street or Tract)	Side (at Lot)	
Townhouse - Alley Loaded	40	6*	4	5	1**
Duplex - Alley Loaded	35	2*	4	5	2
Single Family Detached (SFD) - Front Loaded	35	6*	4	5	2
SFD - Alley Loaded	35	2*	4	5	2
SFD - Motorcourt	40	2 from motorcourt	2	5	2
SFD - Garden Court	35	3 Street 1 Court	2	5	1***
SFD - Small Lot	35	2	2	5	2
Workforce (SFD - Alley Loaded)	35	6	4	5	1
Shared Lot (Single Family)	35	Standards based on product type			2
Multifamily	45	N/A	N/A	N/A	See FDC Table 6.6-1
Accessory Structure	25	N/A	N/A	N/A	N/A
* Where porches are closer than 10' to the front property line, they must be a minimum of 8' deep, corner lots must wrap corner or have additional feature on side street and interior lots must extend a minimum of 80% building frontage (not including garage). For a porch that wraps the corner, the side must be a minimum of 6' deep.					
** One (1) space in up to 35% of units per building (SFA), otherwise two (2) spaces.					
*** One (1) space in up to 20% of units per block (SFD), otherwise two (2) spaces.					

SHEET INDEX

ODP-1	Vicinity Map, Signature Block, Legal Description, and Narrative (Including: History, Land Use, Zoning and Density, Use Standards, Design Standards)
ODP-2	Narrative Continued (Including: Design Standards Continued, Parks, Open Space and Trails, Land Use Districts and Zoning Map)
ODP-3	Signage and Wayfinding
ODP-4	Signage and Wayfinding Continued

- Section 16.4.2.A.1.B.viii – Where a driveway for a townhome or attached dwelling unit feeds from an alley the driveway may fully encroach into one of the interior side setbacks up to the property line. Such encroachments shall not interfere with side lot drainage.

DESIGN STANDARDS

- This section modifies sections 16.5 - Subdivision Standards, Design and Improvements, and 16.6 - Development and Design Standards, except for Parks and Open Space, which is addressed under a separate heading below.
- Section 16.5.4.H - Alleys will be in Tracts instead of right-of-way. A thirty (30) foot utility easement will be provided in all areas where more than one utility service needs to be provided. The tract does not need to be thirty (30) feet, but can be as narrow as twenty-six (26) feet, centered in the thirty (30) foot utility easement.
- Section 16.6.2.B.1 - The requirement to preserve existing ditches shall include a provision that allows for modifications to existing ditches that are acceptable to the Ditch Owner (to be recorded by separate Agreement).
- Section 16.6.4.E.1 – Native grass areas are not required to have permanent irrigation; however, these areas will have an appropriate irrigation strategy for establishment that might include temporary irrigation or permanent irrigation.
- The community seeks to be consistent with the character of fencing south of Ronald Reagan Blvd. For this reason the FDC fencing sections (16.6.4.H and 16.6.2.D.2.a.iii) are modified with the following:
 - A fence along a street side yard is limited to four (4) feet in height where it is not closer to the front street than the face of the principal structure. Beyond that point it is considered a front yard fence and is limited to forty-two (42) inches in height.
 - Where a detached walk or trail is in place, adjacent fencing must be a minimum of two (2) feet from the edge of the sidewalk. Gates must open inward so they do not open out into the open space tract or street right-of-way.
 - The buffer space for existing ditches will be utilized for open space trails. A fence separating the ditch and trail is required where a trail comes within twenty (20) feet of the edge of a ditch.
 - Fencing is not required around the commercial uses at the Retail Amenity except where required for screening per Section 16.6.4(G).
 - Perimeter Fencing
 - Perimeter Fencing is defined as fencing that is both parallel to and within a distance of fifty (50) feet of one of the following roads: State Highway 66, Colorado Blvd., Ronald Reagan Blvd., and Birch St.
 - Perimeter fencing is not required to have columns at any interval, termini or change in direction.
 - Rather than requiring perimeter fencing (where provided) to have an "interruption" every two hundred (200) feet, the distance between "interruptions" and/or the ends of a fence run will not exceed two hundred seventy-five (275) feet.
 - "Interruptions" in perimeter fencing shall include changes of direction, changes of height, changes of pattern, or termini.
- Section 16.6.4.E.2 -
 - For the perimeter Arterial and collector streets, and the interior collector streets that form the community entries, the requirement for one tree per every forty (40) feet of street frontage does not indicate that a tree must be planted every forty (40) feet. Instead, these streets are allowed to disburse the required number of trees (measured at one tree per every forty (40) feet of the street length) along that street as part of the community placemaking strategy. Spacing between trees should not exceed two hundred (200) feet unless otherwise approved by the Planning Director as part of the overall placemaking strategy. Trees placed in medians can count towards the total number of street trees.
 - Where streets have a detached walk and border an area with parallel parking, such as the street bordering the Neighborhood Park and Retail Amenity, the requirement for live groundcover or paving shall also include synthetic turf, crusher fines or other aggregate surfacing materials as approved by the Planning Director.
- Section 16.6.4.E.4 - The gross front yard area shall also exclude walkways and patios. Single-family Attached dwelling units shall follow the requirements for multi-family front yard landscaping, but are not required to a minimum for the rear yards when the garages are alley-loaded.
- Section 16.6.4.F.2.b - Artificial turf shall also be allowed in parks as part of a playground or athletic field.
- Section 16.6.5.D.2.d.i - Driveway paving requirements shall be expanded to include vehicular rated pavers with a concrete apron.
- Section 16.6.5.D.2.e - The view corridors at the end of cul-de-sacs and dead-end streets can be used for utility easements and drainage. The view corridor does not have to be in alignment with the approach road, but should be placed at the angle with greatest benefit for context, utilities, access, etc. The minimum width of a view corridor is thirty (30) feet.
- Replace the language in section 16.6.5.F.2.c with the following: multi-family developments shall provide internal trails and walkways that connect all units to parking and amenities, and to adjacent off-site trails and walkways.
- Section 16.6.5.G.1 - Townhomes are not required to provide bicycle parking.
- Section 16.6.6 - General modifications to Off-street Parking include the following:
 - On-street parking (public or private streets) shall count towards "off-street guest parking" requirements for alley-loaded single family attached dwelling units.
 - No more than thirty-five percent (35%) of Alley-Loaded Townhome units, or twenty percent (20%) of SFD - Garden Court units will be permitted with one (1) off-street parking space. This shall be measured for each whole building (for attached units) or block (for detached units).
 - Guest parking shall be provided for at one (1) space per four (4) attached townhome DU's and may be provided on-street.
 - Workforce Housing products are permitted to have one (1) off-street parking space per unit. A supplemental exhibit demonstrating where additional guest parking is provided will be submitted with the plat application.

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BAREFOOT PUD
(FKA BAREFOOT LAKES ODP)
FIRESTONE, WELD COUNTY, CO

COVER AND
NARRATIVE

SHEET NUMBER

ODP-1

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:

BAREFOOT

Sheet:

Name of Application: Barefoot
Type of Submittal: Planned Unit Development (PUD)
Preparation Date: 01 / 16 / 2024
Revision #1: 03 / 20 / 2024
Revision #2: 05 / 14 / 2024
Revision #3: 05 / 30 / 2024
Revision #4:
Sheet 1 of 4

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14. For the purposes of housing diversity, the following are considered to be distinct unit types in this PUD (although it is not required that all of these unit types have to appear in this PUD):
- A. Single family detached, front loaded
 - B. Single family detached, alley loaded
 - C. Single family detached, motor court
 - D. Single family detached, garden court
 - E. Single family detached, "small lot"
 - F. Duplexes
 - G. Townhomes
 - H. Workforce
 - I. Shared Lot Single Family
 - J. Multi-family
15. Section 16.6.7. E.6.a.ii shall be modified with: Each residential lot shall be provided with lot frontage on the motor court which provides access to a public street, or private street with dedicated public access easement;
16. Section 16.6.7. E.6.a.v shall be deleted as it relates to Shared Lot (Single Family) products.
17. Section 16.6.8.B.5.e shall be deleted.
18. Section 16.6.14 – To clarify the Standards to Accommodate oil and Gas Wells and Facilities:
- A. The setbacks from wells are measured from the center point of the well (as surveyed in the field and recorded in the Final Plat.) This applies to both active and plugged and abandoned wells.
 - B. Setbacks from associated above ground appurtenances are measured from the edge of the equipment.
 - C. Parks, trails, berms and plants may be placed within the three hundred fifty (350) foot setback, subject to the Surface Use Agreement with the Operator. Trails shall maintain at least a one hundred fifty (150) foot setback
 - D. Park tracts not owned by the Town may include plugged and abandoned wells. The fifty (50) foot building setback requirement applies to park structures (such as play equipment and shade structures).

PARKS, OPEN SPACE AND TRAILS

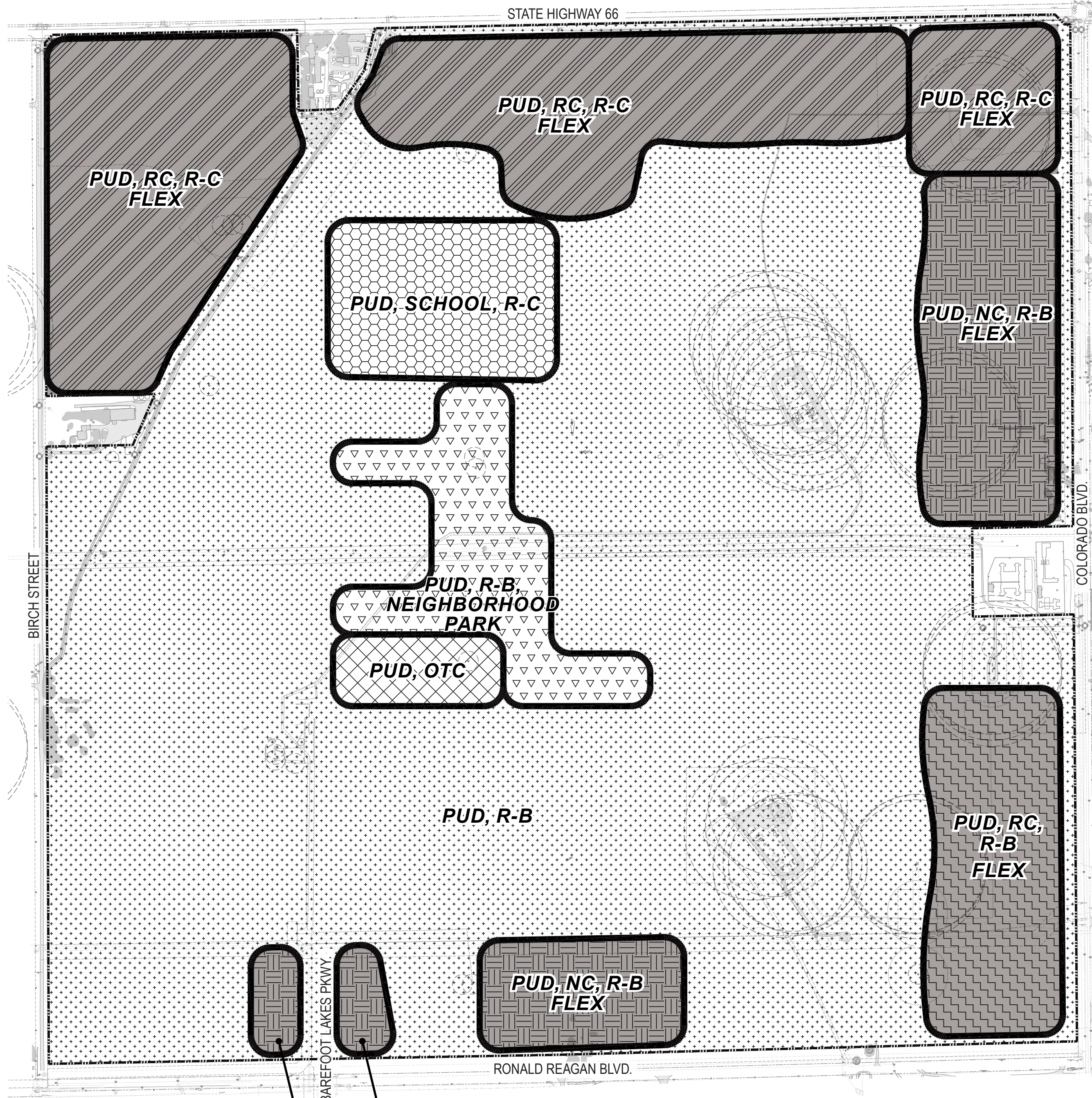
1. Section 16.6.3 – Parks, Open Space, and Trails shall apply, except as modified herein.
2. The parks and open space totals will be calculated holistically over the entire Barefoot community (including the area of the Original ODP).
3. Parks:
- A. Amount of Park Land to be dedicated: Section 16.6.3.B.3 shall not apply; instead, Parks will be provided in accordance with the below standards and the Annexation Agreement (Rec. #4149332, recorded on 10/12/2015)
 - i. The Original ODP used terms (such as Regional Park) that have since been redefined in the more recently adopted FDC. For clarity, this PUD updates terms to correlate with the current FDC language.
 - ii. A Neighborhood Park will be provided, and it will be approximately twenty-five (25) acres. A community amenity that is Metro District common space with a retail amenity of up to five (5) acres can be credited towards the park acreage.
 - iii. There will be a minimum of four (4) Pocket Parks north of Ronald Reagan Blvd., one (1) in each quadrant of the Section.
 - iv. There will be a Pocket Park in the area northwest of County Road 9-1/2 if it includes residential uses.
 - B. Characteristics of Parkland to be Dedicated and Constructed:
 - i. Medians that are wider than forty (40) feet measured from the top back of curb are permitted as Pocket Parks.
 - ii. Pocket Parks can spread their required components over multiple locations within their intended service area. For example, the current wording of the code could be interpreted to require one pocket park in Filing 7; instead, that Filing has several small pocket parks planned with smaller footprints to allow closer proximity to more lots.
 - iii. Neighborhood Parks are not required to be owned by the Town.
 - C. Timing of Park Construction:
 - i. The Neighborhood Park may be phased in both platting and construction. The community amenity, which is the first phase of the Neighborhood Park, will be Final Platted and constructed concurrently with Filing 8. The remainder of the Neighborhood Park shall be platted and constructed proportionately with the Filings that abut the Park.
4. Open space:
- A. Amount of Open Space to be Dedicated: Section 16.6.3.C.3 shall not apply; instead, open space will continue to be provided in accordance with the Annexation Agreement (Rec. #4149332, recorded on 10/12/2015) which required that a minimum of ten (10) percent of the total area will be dedicated as open space.
 - B. Characteristics of Open Space to be Dedicated:
 - i. Roadways crossing open space do not make that open space non-contiguous.
 - ii. The Town may approve an area of open space less than three-hundred (300) feet wide and not containing a trail, if it is a branch off of a larger open space that is at least three-hundred (300) feet wide.
 - iii. Easements, setbacks and buffer spaces, where the land has been improved for open space character with some combination of native seeding, trails, trees, shrubs, or landforms.
 - iv. Detention basins, where the shape has been artfully articulated and incorporated into the overall landscape character. Open space is not required to be owned by the town.
5. Regional Connectivity:
- A. The existing Regional Trail along the East side of Barefoot Lakes Pkwy will continue north of Ronald Reagan Blvd to the Neighborhood Park on the same side of Barefoot Lakes Pkwy.
 - B. The trail linking to the pedestrian underpass will continue north of Ronald Reagan Blvd.
 - C. A Regional Trail will connect the Neighborhood Park to Colorado Blvd.
 - D. Working in conjunction with the School District, there will be connectivity of the school site to parks and/or open space.

Barefoot PUD
(FKA Barefoot Lakes ODP)

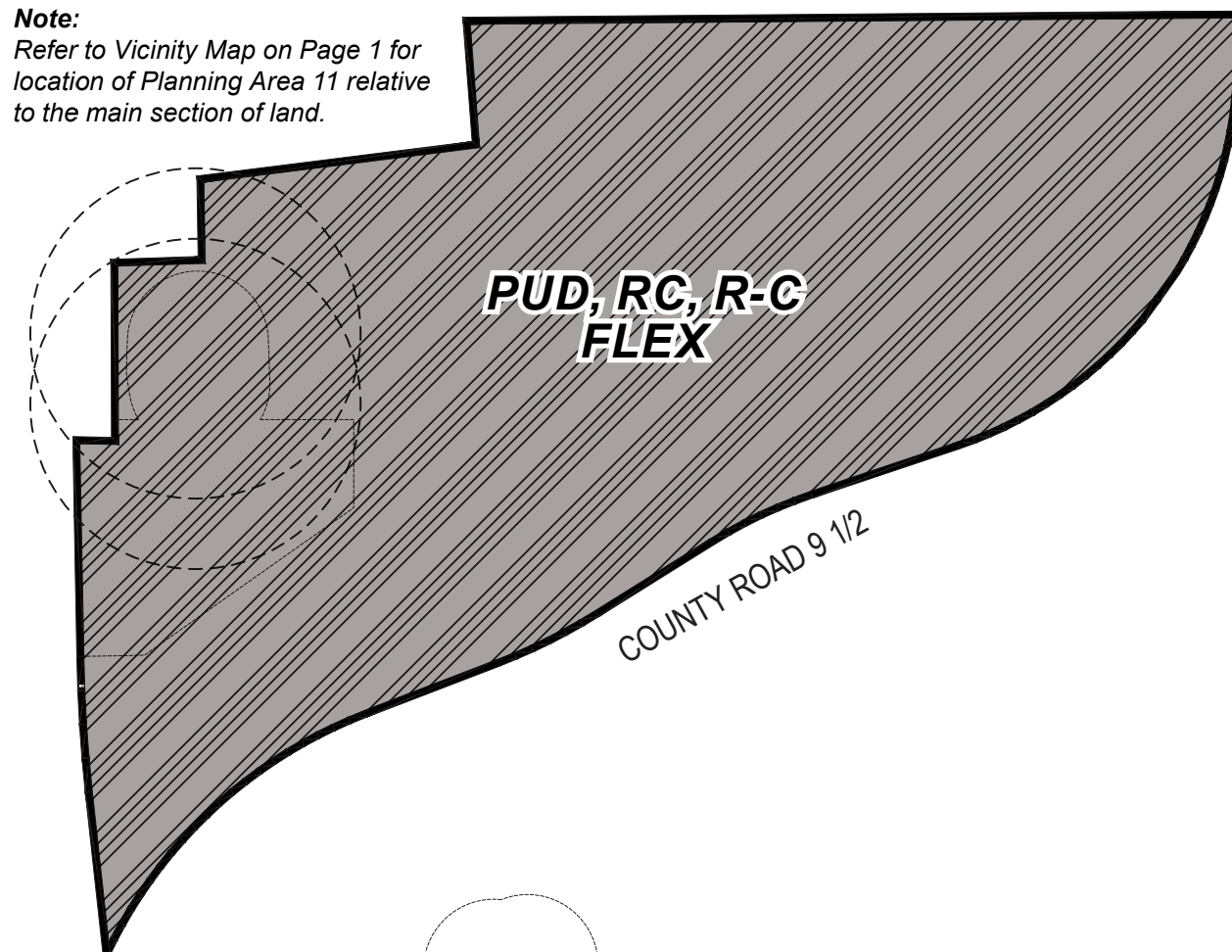
Town of Firestone
Weld County
State of Colorado

SHEET 2 OF 4

LAND USE DISTRICTS AND ZONING



Note:
Refer to Vicinity Map on Page 1 for
location of Planning Area 11 relative
to the main section of land.



LEGEND

- PUD, R-B
- PUD, School, R-B
- PUD, Neighborhood Park, R-B
- PUD, OTC
- PUD, RC, R-C
- PUD, RC, R-B
- PUD, NC, R-B
- Flex Zoning
(Combined with other zoning designations)

Note: Zone boundaries are approximate.

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BAREFOOT PUD
(FKA BAREFOOT LAKES ODP)

FIRESTONE, WELD COUNTY, CO

NARRATIVE
AND PLANS

SHEET NUMBER

ODP-2

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT
Sheet:

Name of Application: Barefoot
Type of Submittal: Planned Unit Development
(PUD)
Preparation Date: 01 / 16 / 2024
Revision #1: 03 / 20 / 2024
Revision #2: 05 / 14 / 2024
Revision #3: 05 / 30 / 2024
Revision #4:
Sheet 2 of 4

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Barefoot PUD
(FKA Barefoot Lakes ODP)

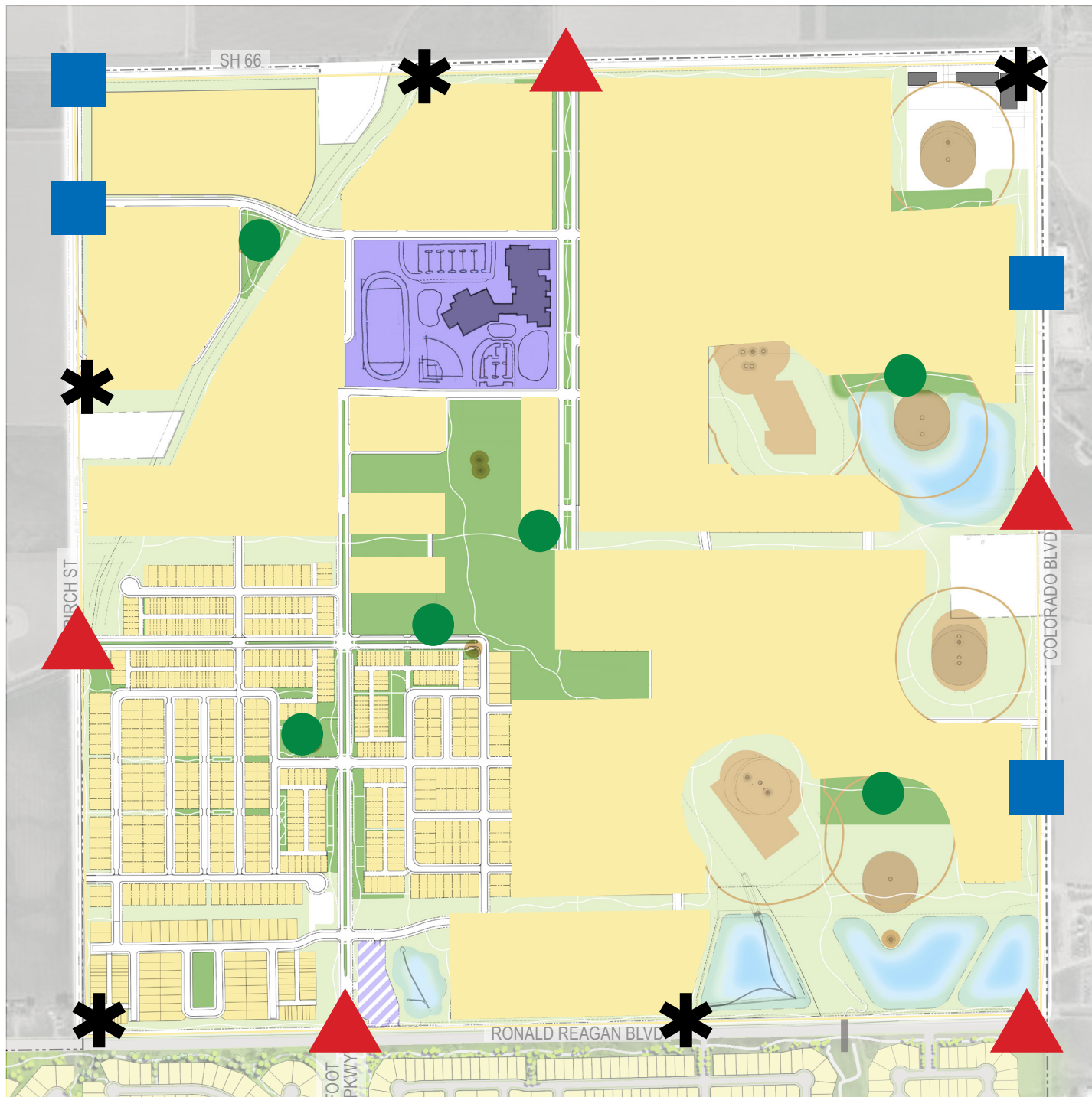
Town of Firestone
Weld County
State of Colorado

SHEET 3 OF 4

TYPEFACE MAY CHANGE IN
SCHEMATIC DESIGN

BAREFOOT VILLAGE

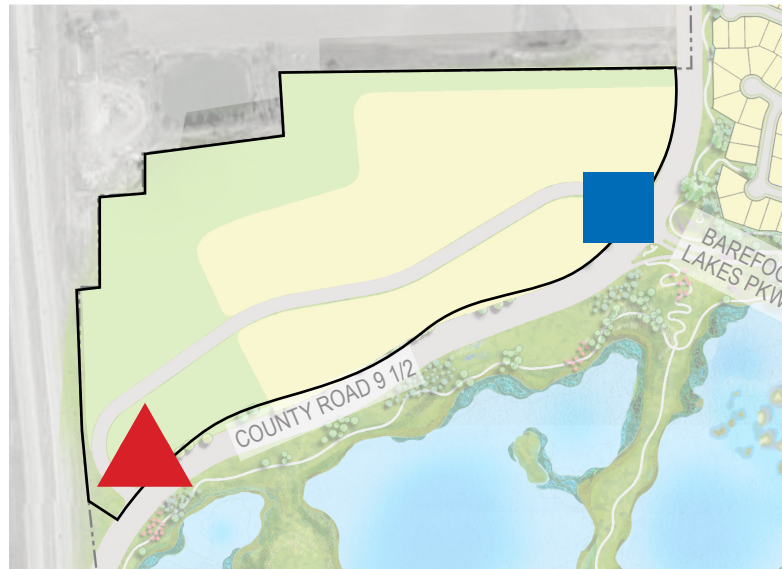
1 LOGO ART



SITE KEYNOTES:

VARIOUS SIGN TYPES AND WHERE
THEY'RE FOUND ON THE PLAN

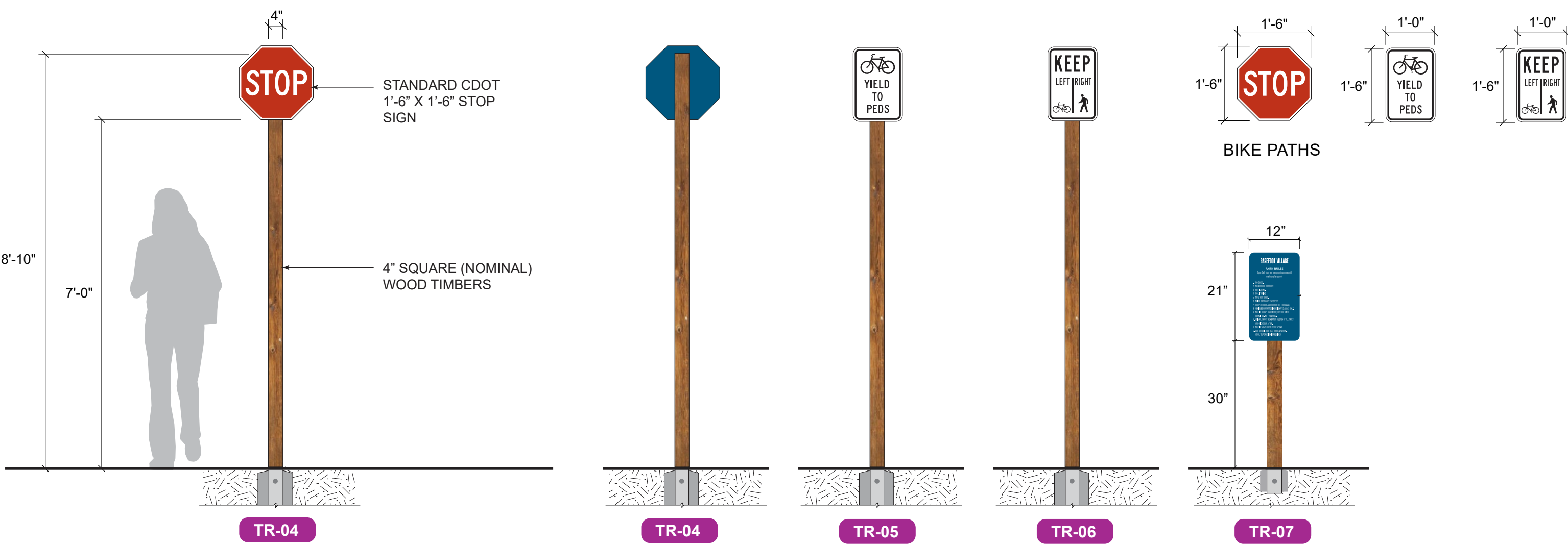
- PRIMARY MONUMENT **MT-01**
- SECONDARY MONUMENT **MT-02**
- PARK IDENTITY **PID-03**
- LARGE PERIMETER TEMPORARY SIGNS
(MAY ALSO BE LOCATED AT PRIMARY AND
SECONDARY MONUMENT LOCATIONS)
NOTE: PEDESTRIAN AND BIKE SIGN
LOCATIONS TO BE DETERMINED



NOTE:
1. LOCATION PLAN IS PRELIMINARY. FINAL
LOCATIONS AND QUANTITIES TO BE
DETERMINED DURING FINAL PLAT PROCESS.

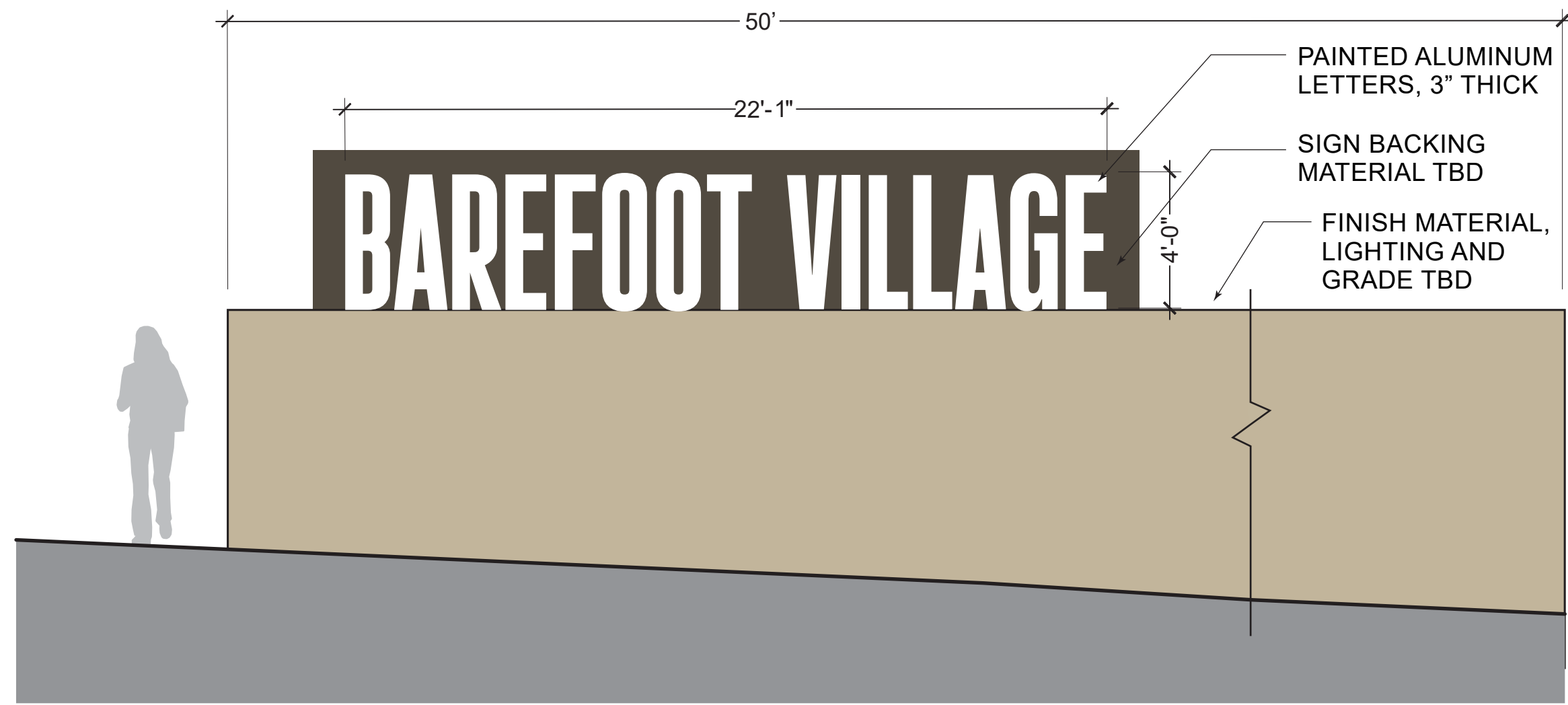
2. THERE IS NO LIMIT TO THE NUMBER OF
PARK IDENTITY SIGNS ALLOWED

2 PRELIMINARY SIGN LOCATION PLAN



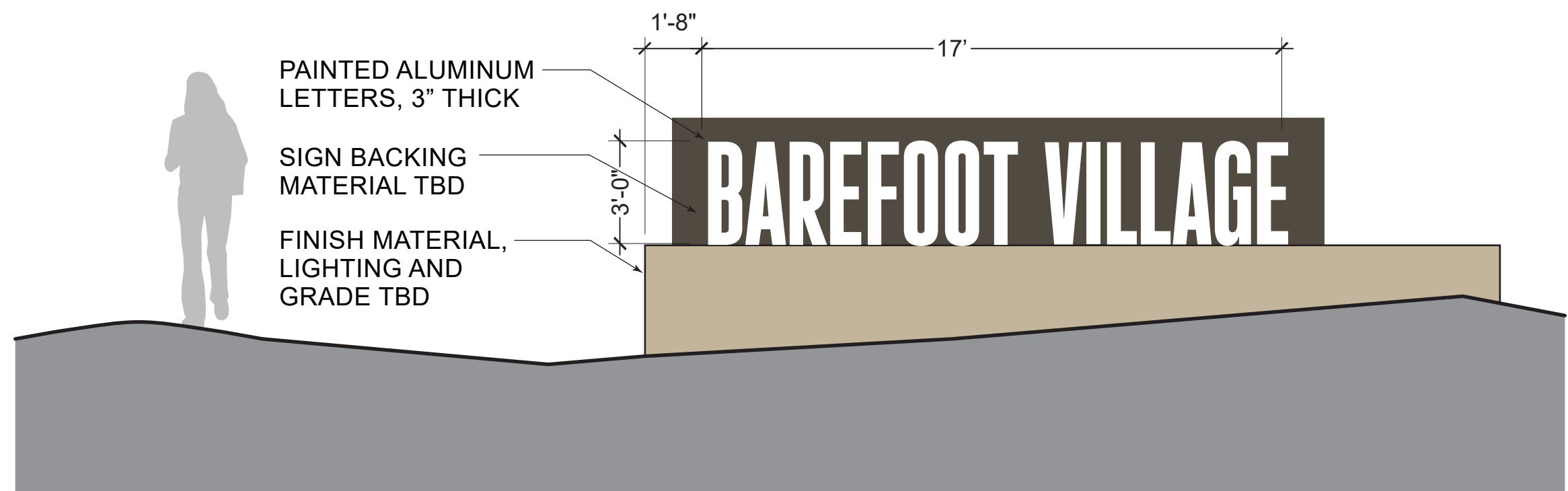
3 TRAIL SIGNS

SCALE: 1/2" = 1'-0"



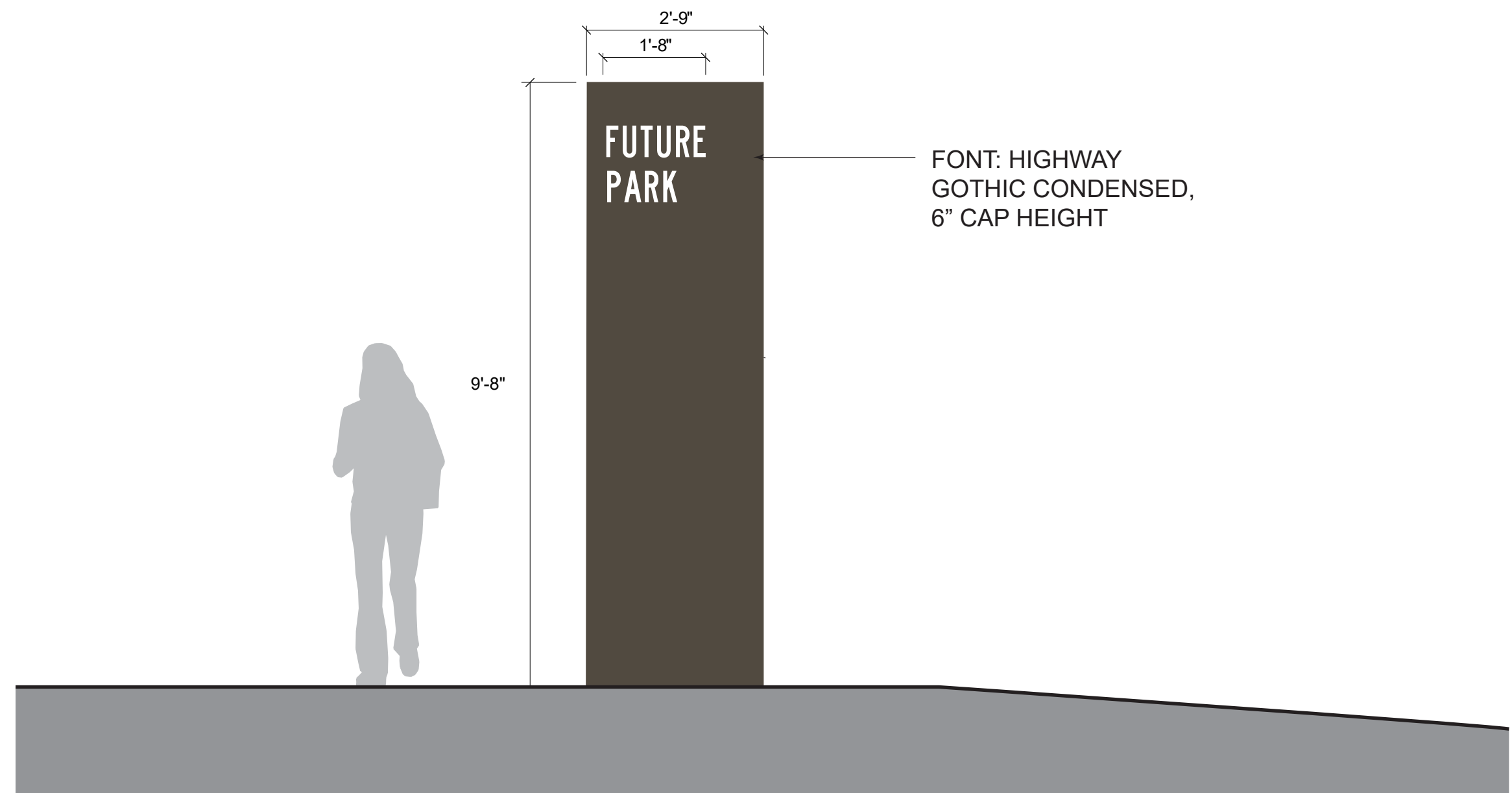
4 PRIMARY MONUMENT

NOTE: SIGN MAY CHANGE
IN SCHEMATIC DESIGN



5 SECONDARY MONUMENT

NOTE: SIGN MAY CHANGE
IN SCHEMATIC DESIGN



6 PARK IDENTITY

NOTE: SIGN MAY CHANGE
IN SCHEMATIC DESIGN

BAREFOOT PUD (FKA BAREFOOT LAKES ODP)

FIRESTONE, WELD COUNTY, CO

SIGNAGE STANDARDS

SHEET NUMBER

ODP-3

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT

Sheet:

Name of Application: Barefoot
Type of Submittal: Planned Unit Development
(PUD)
Preparation Date: 01 / 16 / 2024
Revision #1: 03 / 20 / 2024
Revision #2: 05 / 14 / 2024
Revision #3: 05 / 30 / 2024
Revision #4:
Sheet 3 of 4

SIGNAGE STANDARDS

1. Residential Identity Signs
- A. The signs proposed for this Barefoot PUD area vary from the Town standards. They carry on the design and character established as part of the existing Barefoot Lakes monuments, and are in scale with a development that is comprised of nearly a mile of frontage on each of its four sides. The intent is to carry forth the signs established for Barefoot Lakes, but slightly altered to build off the character of the more urban layout north of Ronald Reagan Blvd.

B. Within the area of this PUD Amendment there are several types of freestanding residential signs that follow a scale hierarchy: Primary Monuments, Secondary Monuments, Park Identity signage, and Trail Signs. The graphic concepts for signs in this package are for provided to indicate general massing and measurements; the final sign designs may differ from these representative graphics.
2. Permanent Residential Identity Sign Standards:
- A. Section 16.6.12.G.2.b – The Preliminary Sign Location Plan depicts the approximate locations where the Primary and Secondary Monuments are allowed. Park Identity sign locations may change as the filings are designed, but in general each Park is allowed a Park Identity sign, except for the large Neighborhood Park which is allowed four (4). Trail signs are not located at this time and are not limited in quantity.

B. The Permanent Community Signs table is intended to modify Table 6.12-2: Single-Family Residential Sign Standards in the FDC.

C. Section 16.6.12.G.2.b.v – Freestanding signs shall be spaced at least twenty-five (25) feet from adjacent freestanding signs, unless those freestanding signs are part of a singular design gesture or is intentionally segmented for artistic purposes.

D. Section 16.6.12.G.2.b.vi – “landscape bed” in this instance does not indicate a perennial landscape bed, but is generally indicative of a buffer space from walkways, trails and drives. This buffer can also be native grasses, shrubs, aggregate, or some other material as a part of the sign’s overall artistic intent.

E. Section 16.6.12.G.2.e - The Town of Firestone Identification requirement does not apply to signs in this community.
3. Temporary Sign Standards:
- A. The Permissible Temporary Signs per Location table at right modifies FDC table 6.12-6: Standards For Temporary Freestanding Signs.

B. Refer to the exhibits at right for examples of the four Temporary Sign Types. Note that actual design and detailing may vary by building, product, or Filing.

Permanent Community Signs					
Sign Type	Sign Category	Maximum Number	Maximum Area *	Maximum Height (Sign / Base)	Allowed Illumination
Primary Monument	Freestanding	Per Preliminary Sign Location Plan	110 sf	6 / 10	Yes
Secondary Monument	Freestanding	Per Preliminary Sign Location Plan	80 sf	5 / 7	Yes
Park Identity	Freestanding	1 per Pocket Park 4 per Neighborhood Park	40 sf	10 (sign and base)	Yes

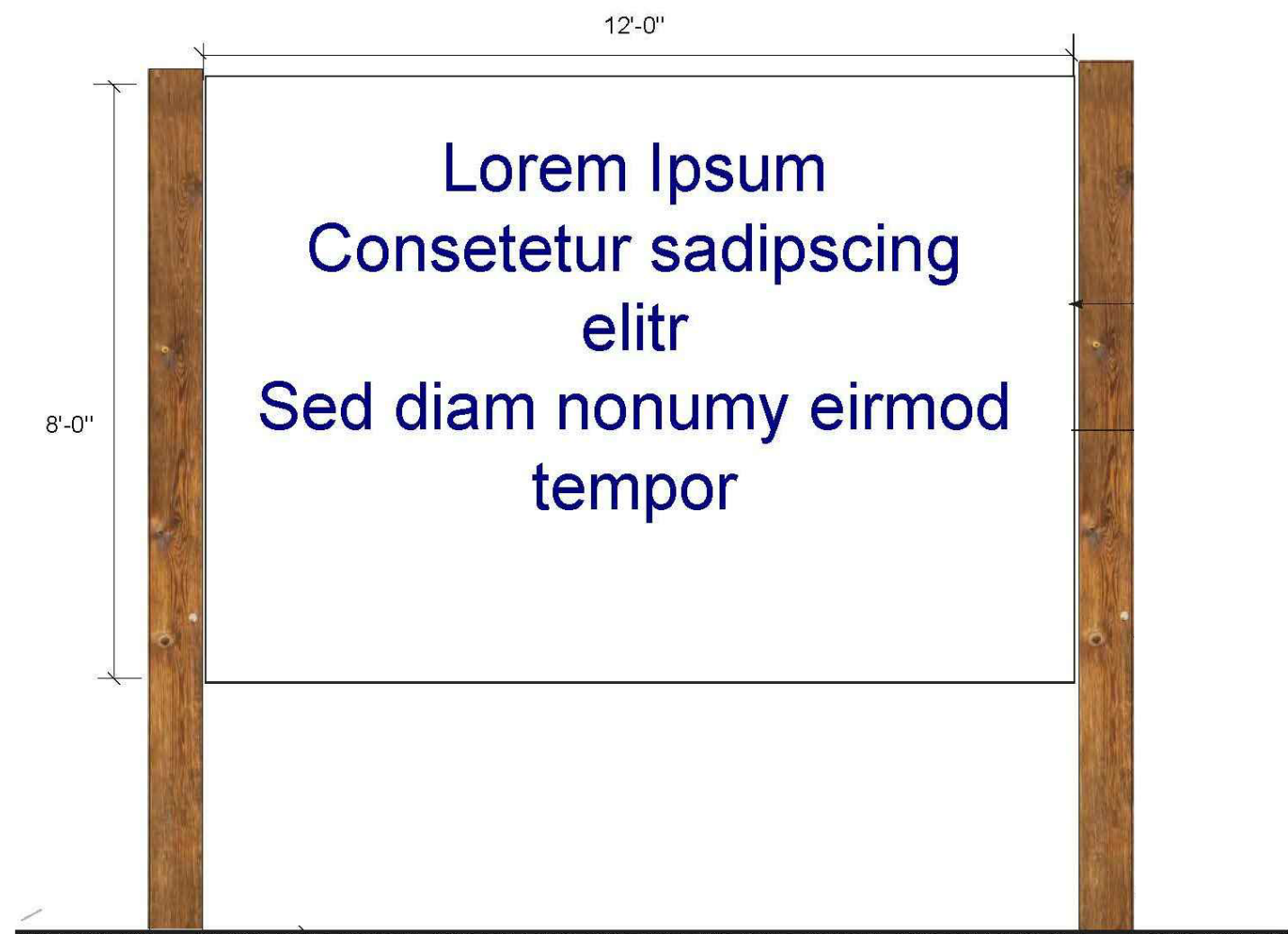
* Messaging face area is the total surface area of type and characters; the total face area can be comprised of multiple pieces. If backing material is used, it does not count toward sign measurements.

Permissible Temporary Signs per Location					
Locations	Arterial Road	Collector Road	Local Road	Model Home Lot/ Complex	Individual Lot
Freestanding Signs - Large	Allowed			Not allowed	
Number of Signs Allowed	One per block length			None	
Maximum Sign Area	90 square feet			None	
Maximum Sign Height	12 feet			None	
Minimum Setback	10 feet			None	
Lighting	Allowed			None	
Freestanding Signs - Medium	Allowed				Not allowed
Number of Signs Allowed	Three per block length			One per model complex	None
Maximum Sign Area	40 square feet				None
Maximum Sign Height	8 feet				None
Minimum Setback	1 foot behind sidewalk				None
Lighting	Allowed				None
Freestanding Signs - Small	Not allowed			Allowed	
Number of Signs Allowed	None			One per model lot	One per lot
Maximum Sign Area	None			6 square feet	
Maximum Sign Height	None			3 feet	
Minimum Setback	None			1 foot behind sidewalk	
Lighting	None			Not allowed	
Flag Pole/Flag	Not allowed			One per model complex	Not allowed
Number of Flag Poles Allowed	None			One per model complex	None
Maximum Flag Area	None			90 square feet	None
Maximum Flag Pole Height	None			40 feet	None
Minimum Setback	None			1 foot behind sidewalk	None
Lighting	None			Allowed	None
Pole Banners	Allowed			Allowed	
Number of Signs Allowed	Nine per 5 miles	Three per mile		One per model lot	One per 15 linear feet
Maximum Sign Area	300 square feet	60 square feet		60 square feet	24 square feet
Maximum Sign Height	6 feet			4 feet	
Minimum Setback	None			1 foot behind sidewalk	
Lighting	Not Allowed			Not allowed	
Sidewalk Signs	Not Allowed			Allowed	
Number of Signs Allowed	None			One per model lot	One per lot
Maximum Sign Area	None			9 square feet	
Maximum Sign Height	None			3 feet	
Minimum Setback	None			None	
Lighting	None			Not allowed	
Flutter Flags	Not Allowed			Not Allowed	

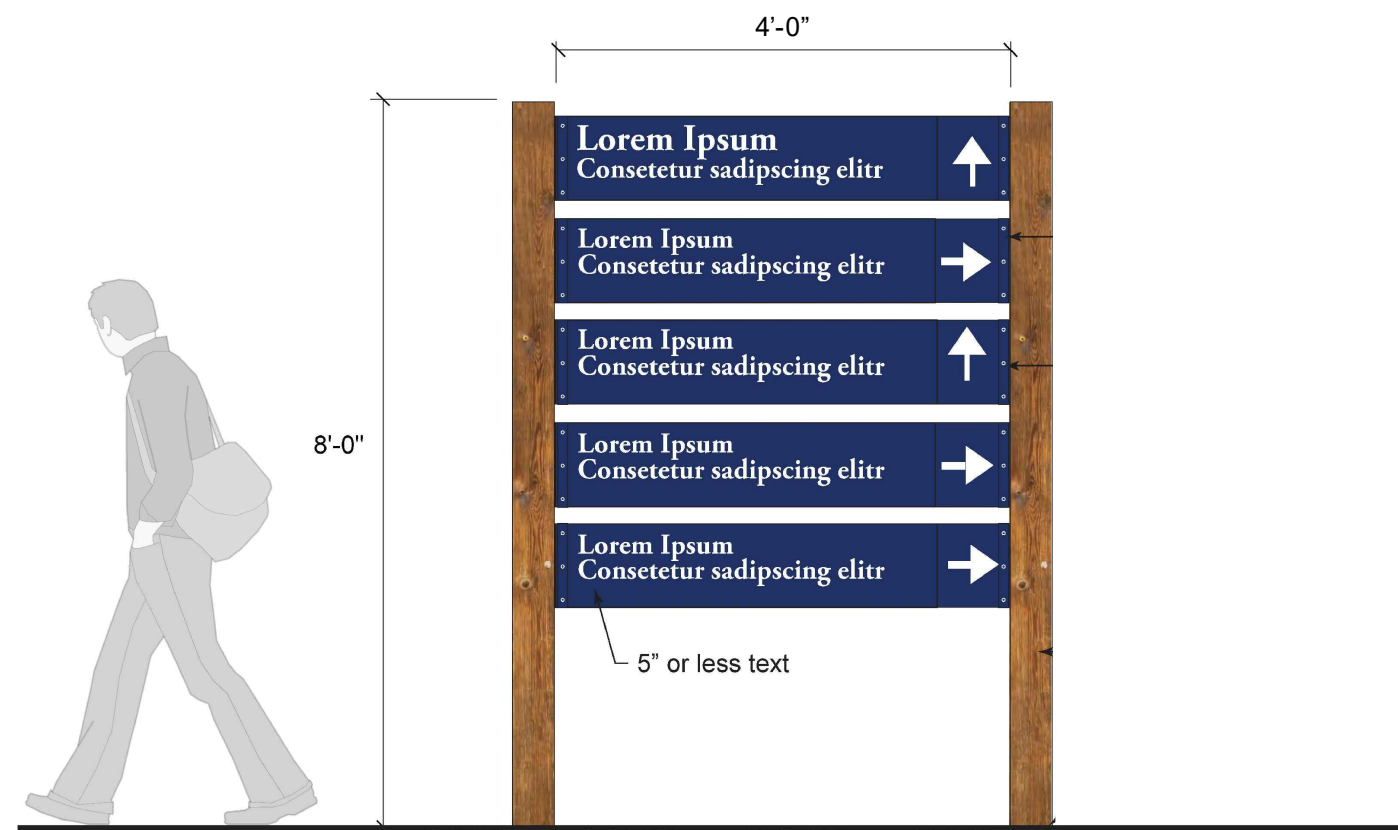
Barefoot PUD
(FKA Barefoot Lakes ODP)

Town of Firestone
Weld County
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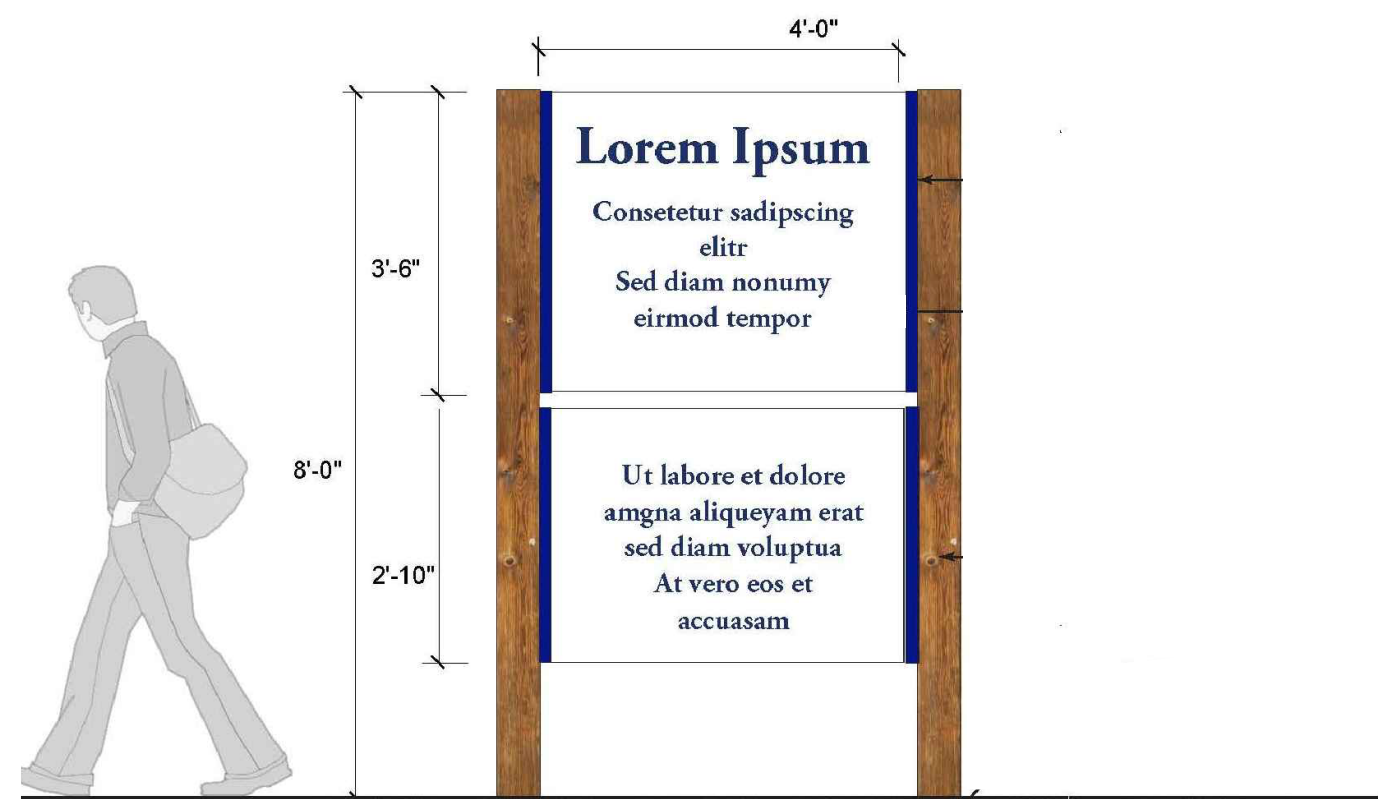
SHEET 4 OF 4



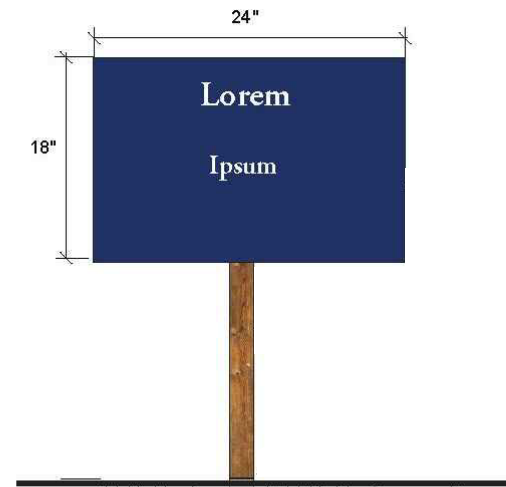
1 TEMPORARY FREESTANDING LARGE (ROAD)
NOT TO SCALE



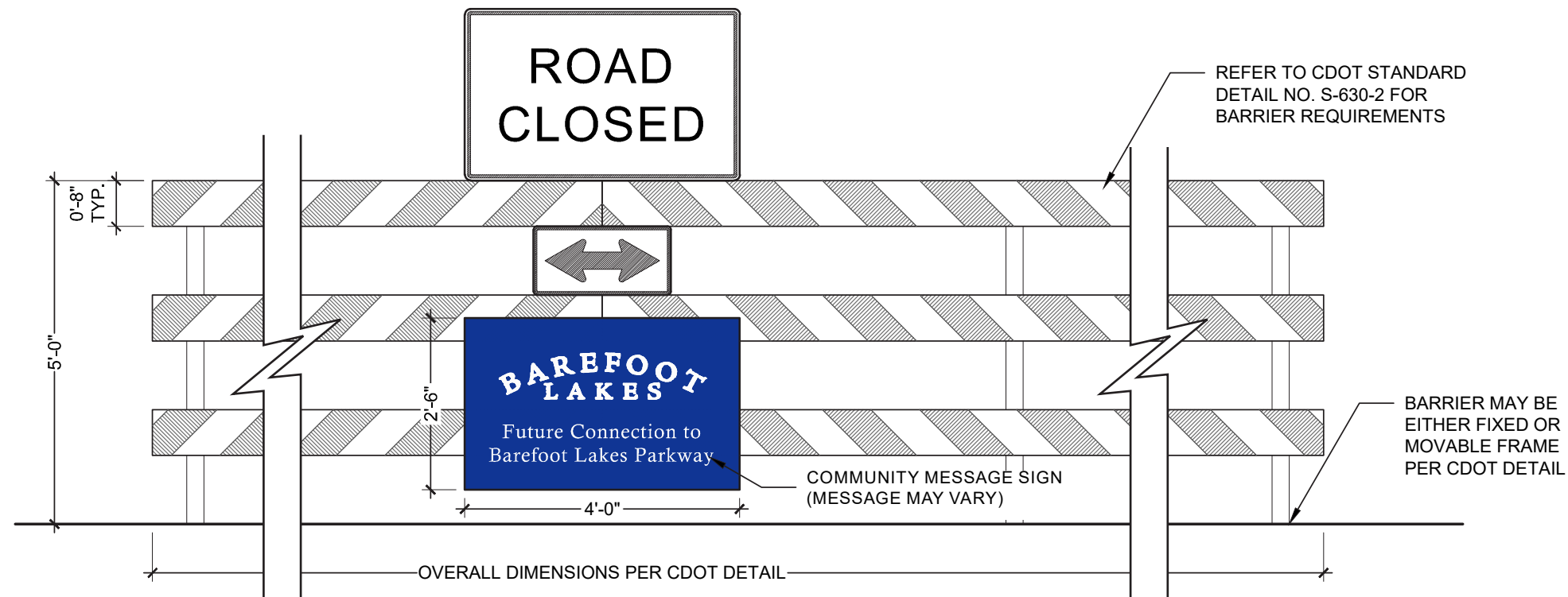
2 TEMPORARY FREESTANDING MEDIUM (ROAD)
NOT TO SCALE



3 TEMPORARY FREESTANDING MEDIUM (LOT)
NOT TO SCALE



4 TEMPORARY FREESTANDING SMALL (LOT)
NOT TO SCALE



5 TEMPORARY ROAD BARRIER
NOT TO SCALE

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BAREFOOT PUD
(FKA BAREFOOT LAKES ODP)

FIRESTONE, WELD COUNTY, CO

SIGNAGE STANDARDS

SHEET NUMBER

ODP-4

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT

Sheet:

Name of Application: Barefoot
Type of Submittal: Planned Unit Development (PUD)
Preparation Date: 01 / 16 / 2024
Revision #1: 03 / 20 / 2024
Revision #2: 05 / 14 / 2024
Revision #3: 05 / 30 / 2024
Revision #4:
Sheet 4 of 4

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Outline Development Plan Barefoot Lakes

Town of Firestone
Weld County
State of Colorado
Sheet 1 of 8

St. Vrain Lakes Metro District No. 1
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Marc.Savela@brookfieldrp.com

Barefoot LLC.
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Tel: (303) 790-6605
Facsimile: (303) 706-6311
Email: Elizabeth Kay Marchetti
Elizabeth.KayMarchetti@brookfieldrp.com

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ftafoya@redland.com

LANDSCAPE ARCHITECT:
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Email: Jake Sippy
jsippy@designworkshop.com

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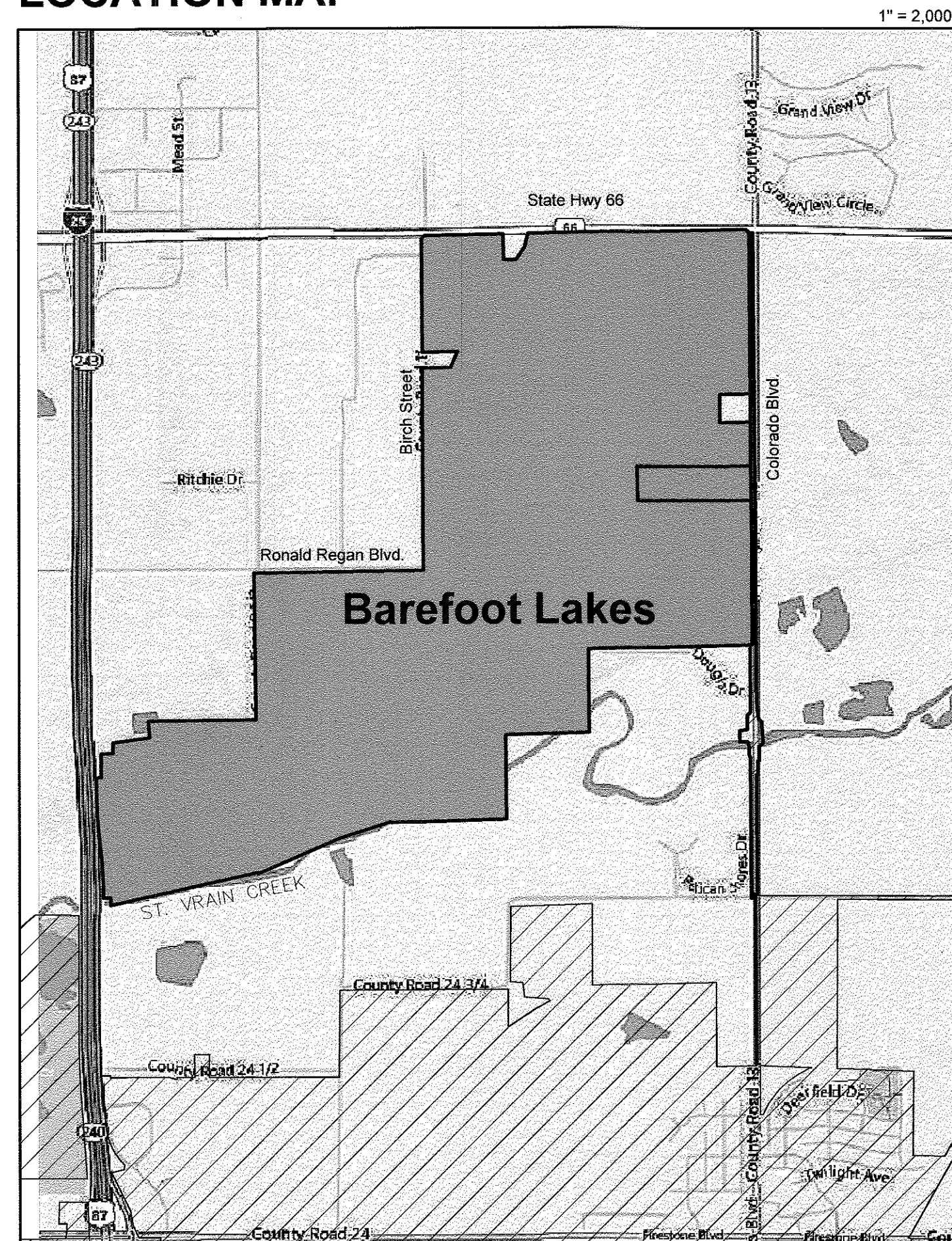
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LOCATION MAP



SHEET INDEX

Legal Description
Project Narrative
Site & Existing Conditions
Land Use, Zoning & Circulation
Transportation, Parks, Trails & Sub-Area Plan
Reference Street Sections
Phasing

ODP 1
ODP1-2
ODP 3
ODP 4
ODP 5
ODP 6-7
ODP 8

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 25, 35 AND 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 TO BEAR SOUTH 00°19'19" EAST, A DISTANCE OF 2,647.60 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 17°35'14" WEST, A DISTANCE OF 97.56 FEET TO A POINT ON THE WESTERLY PRESCRIPTIVE RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13 AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY PRESCRIPTIVE RIGHT-OF-WAY, SOUTH 00°19'19" EAST, A DISTANCE OF 2555.65 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 1506745, IN SAID RECORDS;

THENCE ALONG THE BOUNDARIES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

- DEPARTING SAID WESTERLY PRESCRIPTIVE RIGHT-OF-WAY AND SAID WESTERLY BOUNDARY, SOUTH 88°45'03" WEST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 484.00 FEET;
- SOUTH 00°25'49" EAST, A DISTANCE OF 450.00 FEET;
- NORTH 88°45'03" EAST, A DISTANCE OF 484.00 FEET TO A POINT ON THE WESTERLY PRESCRIPTIVE RIGHT-OF-WAY OF WELD COUNTY ROAD 13;

THENCE ALONG SAID WESTERLY PRESCRIPTIVE RIGHT-OF-WAY, SOUTH 00°25'49" EAST, A DISTANCE OF 2203.95 FEET;

THENCE CONTINUING ALONG SAID WESTERLY PRESCRIPTIVE RIGHT-OF-WAY, SOUTH 00°14'22" EAST, A DISTANCE OF 1,325.58 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°29'41" WEST, A DISTANCE OF 2,802.28 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 36;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, SOUTH 00°19'03" EAST, A DISTANCE OF 1,326.34 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 36;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, SOUTH 88°29'44" WEST, A DISTANCE OF 1,323.13 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SOUTH 00°17'20" EAST, A DISTANCE OF 1,335.11 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, SOUTH 88°21'56" WEST, A DISTANCE OF 1,323.94 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 36;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SOUTH 89°15'43" WEST, A DISTANCE OF 522.99 FEET TO THE NORTHEAST CORNER OF SUBDIVISION EXEMPTION NO. 741 AS RECORDED AT RECEPTION NUMBER 2669206, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION EXEMPTION NO. 741 THE FOLLOWING TWO (2) COURSES:

- SOUTH 72°40'05" WEST, A DISTANCE OF 825.83 FEET;
- SOUTH 66°34'28" WEST, A DISTANCE OF 1,420.78 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE, NORTH 00°42'02" WEST, A DISTANCE OF 21.71 FEET TO THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2261418, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY BOUNDARY, SOUTH 77°43'35" WEST, A DISTANCE OF 2,395.38 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 AS DESCRIBED AT RECEPTION NUMBER 3019961, IN SAID RECORDS;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 25 THE FOLLOWING SEVEN (7) COURSES:

- NORTH 00°01'11" WEST, A DISTANCE OF 119.70 FEET;
- SOUTH 89°58'49" WEST, A DISTANCE OF 114.82 FEET;
- NORTH 00°01'11" WEST, A DISTANCE OF 186.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3,379.26 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'52", AN ARC LENGTH OF 366.52 FEET;
- TANGENT TO SAID CURVE, NORTH 06°14'03" WEST, A DISTANCE OF 601.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3,182.41 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°11'20", AN ARC LENGTH OF 288.21 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 01°04'25" WEST, A DISTANCE OF 483.45 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ST. ACACIUS ANNEXATION NO. 2 TO THE TOWN OF MEAD AS RECORDED UNDER RECEPTION NO. 3187249, IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID ANNEXATION THE FOLLOWING SIX (6) COURSES:

- SOUTH 88°45'13" EAST, A DISTANCE OF 82.35 FEET;
- NORTH 00°11'21" WEST, A DISTANCE OF 379.15 FEET;
- NORTH 88°08'57" EAST, A DISTANCE OF 185.82 FEET;
- NORTH 00°57'37" WEST, A DISTANCE OF 172.01 FEET;
- NORTH 82°52'03" EAST, A DISTANCE OF 590.67 FEET;
- NORTH 04°18'10" WEST, A DISTANCE OF 254.11 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF ST. ACACIUS ANNEXATION NO. 1 TO THE TOWN OF MEAD AS RECORDED UNDER RECEPTION NO. 3187249, IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID ANNEXATION THE FOLLOWING TWO (2) COURSES:

- NORTH 89°31'37" EAST, A DISTANCE OF 1,708.18 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;
- ALONG SAID WEST LINE, NORTH 00°42'02" WEST, A DISTANCE OF 2,327.84 FEET TO A POINT ON A LINE PARALLEL AND 30.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF WESTRIAN RANCH ANNEXATION TO THE TOWN OF MEAD AS RECORDED UNDER RECEPTION NO. 2937346, IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID ANNEXATION THE FOLLOWING THREE (3) COURSES:

- ALONG SAID PARALLEL LINE, NORTH 89°16'34" EAST, A DISTANCE OF 2,685.80 FEET TO A POINT ON A LINE PARALLEL AND 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
- ALONG SAID PARALLEL LINE, NORTH 00°12'43" WEST, A DISTANCE OF 2,684.23 FEET TO A POINT ON A LINE PARALLEL AND 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25;
- ALONG SAID PARALLEL LINE, NORTH 00°13'07" WEST, A DISTANCE OF 519.26 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT A, RECORDED EXEMPTION NO. 1207-25-2 RE-4103 AS RECORDED UNDER RECEPTION NO. 3303561, IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID LOT A THE FOLLOWING THREE (3) COURSES:

- NORTH 88°54'53" EAST, A DISTANCE OF 450.00 FEET;
- NORTH 23°22'49" EAST, A DISTANCE OF 282.43 FEET;

LEGAL DESCRIPTION (Continued)

3. SOUTH 88°54'53" WEST, A DISTANCE OF 563.08 FEET TO A POINT ON A LINE PARALLEL AND 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 AND A POINT ON THE EASTERLY BOUNDARY OF SAID WESTRIAN RANCH ANNEXATION;

THENCE ALONG SAID PARALLEL LINE AND EASTERLY BOUNDARY, NORTH 00°13'07" WEST, A DISTANCE OF 1,788.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 66 AS DESCRIBED IN BOOK 1491 AT PAGE 509, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- NORTH 43°50'07" EAST, A DISTANCE OF 70.70 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF COLORADO HIGHWAY 66 ANNEXATION NUMBER FOUR TO THE TOWN OF MEAD AS RECORDED UNDER RECEPTION NO. 02301640, IN SAID RECORDS;
- ALONG SAID ANNEXATION, NORTH 88°49'43" EAST, A DISTANCE OF 1,245.14 FEET TO THE NORTHWEST CORNER OF LOT A, RECORDED EXEMPTION NUMBER 1207-25-2 RE-1450 AS RECORDED UNDER RECEPTION NO. 2305632 AND THE NORTHWEST CORNER OF BODA ANNEXATION TO THE TOWN OF MEAD AS RECORDED UNDER RECEPTION NO. 3605618, IN SAID RECORDS;

THENCE ALONG THE BOUNDARIES OF SAID LOT A AND SAID BODA ANNEXATION, THE FOLLOWING FIVE (5) COURSES:

- DEPARTING SAID HIGHWAY 66 ANNEXATION NUMBER FOUR, SOUTH 01°10'17" EAST, A DISTANCE OF 411.50 FEET;
- NORTH 87°41'05" EAST, A DISTANCE OF 196.62 FEET;
- NORTH 35°26'31" EAST, A DISTANCE OF 112.28 FEET;
- NORTH 34°20'46" EAST, A DISTANCE OF 124.91 FEET;
- NORTH 14°19'58" EAST, A DISTANCE OF 223.93 FEET TO A POINT ON SAID SOUTHERLY RIGHT- OF-WAY LINE OF STATE HIGHWAY 66 AND THE SOUTHERLY BOUNDARY OF SAID COLORADO HIGHWAY 66 ANNEXATION NUMBER FOUR;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SOUTHERLY ANNEXATION BOUNDARY, NORTH 88°49'43" EAST, A DISTANCE OF 905.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 66 AS DESCRIBED IN DEED RECORDED IN BOOK 1491 AT PAGE 511, IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

- ALONG SAID SOUTHERLY ANNEXATION BOUNDARY, NORTH 88°49'28" EAST, A DISTANCE OF 2,390.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11,420.00 FEET;
- DEPARTING SAID SOUTHERLY ANNEXATION BOUNDARY, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°50'40", AN ARC LENGTH OF 168.31 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 43°43'11" EAST, A DISTANCE OF 68.87 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 1,306.226 ACRES (56,899,212 SQUARE FEET), MORE OR LESS.

PROJECT NARRATIVE

Project Concept

Barefoot Lakes development (the "Development") is an approximately 1,306 acre master planned community that is intended to be developed as an asset to Firestone and the region. The Barefoot Lakes Outline Development Plan (ODP) establishes the zoning for the property as Planned Unit Development (PUD) and specifies land use categories for planning areas, permitted land uses, overall vehicular and pedestrian trail access points, general locations for open space areas as well as general utility, grading, and drainage patterns. Additional planning and technical utility information will be provided with future Preliminary Development Plans ("PDP"), Preliminary Plats ("P. Plat"), Final Development Plans ("FDP"), and Final Plats ("F. Plat") applications associated with the Development.

This PUD zoning for the property will provide for residential, commercial, mixed-use, open space, and associated public land uses. This ODP will amend and fully restate the currently approved Firestone North Outline Development Plan approved on November 9, 2014. The ODP provides for a community founded on the principles of being a distinctive place, encouraging stewardship of nature, supporting wellness, and inclusive design that provides recreation opportunities for all ages. The development includes walking trails, entry monumentation, playgrounds, and open space that together form the initial phase in a robust active and passive recreation program that includes over 200 acres of open space and parks. The overall recreation vision includes regional, community, and neighborhood amenities including activities such as swimming, hiking, biking, and sports.

Both short- and long-term development of the residential areas within this property will be complementary to the region and will provide a necessary residential base for the Town of Firestone and the expanding regional employment centers.

Regional Impacts

The ODP is generally consistent with the zoning for Barefoot Lakes (formerly known as St. Vrain Lakes) as approved through Weld County. The ODP is also consistent with the vision and current and future goals of Firestone as stated in the Firestone Master Plan. Development of Barefoot Lakes will be complementary to southwest Weld County by expanding mixed-use, commercial centers and will increase the residential base for Firestone.

The Development aims to create a pedestrian-oriented community based on a comprehensive recreation and trail network. In addition, the project intends to furnish open space and trails that will benefit the entire community.

Environmental Information

The Environmental Site Assessment prepared by ERO Resources identified a wetland area north of Planning Area 3 and along St. Vrain Creek with no additional evidence of recognized environmental conditions requiring remediation or protection. Furthermore, since the site had been used for agriculture for many preceding years, there does not appear to be any evidence of additional wetlands, underlying historical or archeological sites, or significant trees based on visual observation of the property.

Grading Concept

The site will be overlaid graded for the uses permitted by this ODP and will maintain existing drainage patterns sloping generally to the southeast. Grading of the site will be performed in a way to generally conform to the site topography and drainage patterns.

The grade of the land has been carefully studied to ensure that the transition between existing and proposed development is as seamless as possible and that it doesn't create any visual barriers or intrusions on privacy.

The streets and lots within the site will be mass-graded to establish the required drainage patterns pursuant to the Town of Firestone criteria. Grading of the various park areas will be done as needed to accomplish construction. Grade forms will be smooth and natural in appearance.

Utilities

The Barefoot Lakes water distribution system generally consists of 8-, 12-, and 16-inch water mains. The community lies within the Little Thompson Water District and will connect to their existing water mains within State Highway (SH) 66 and County Road (CR) 9.5. The system will be looped throughout the community to provide adequate water supply and fire protection. Little Thompson Water District will be the exclusive water provider to all property in the ODP.

The Barefoot Lakes wastewater system will consist of a gravity sanitary sewer, which generally drains from west to east and north to south. St. Vrain Sanitation District is the wastewater service provider to all property in the ODP.

A non-potable water system may be incorporated into the land plan to irrigate open space and/or park areas. Any non-potable water system would be owned, operated and maintained by St. Vrain Lakes Metropolitan District ("SVL Metro"), Little Thompson Water District or a combination thereof.

There are current oil and gas facilities operating within the ODP area under Surface Use Agreement(s) with the mineral interest holder. Copies of existing Surface Use Agreements are on file with the Owner. The Owner/Developer will reference these Surface Use Agreement(s) when preparing the plats and development plans for this property, to ensure compatibility of uses and compliance with these Agreement(s).

Public and Private Infrastructure Development

The development of all regional and local public and private infrastructure serving Barefoot Lakes shall be implemented as identified in the associated Subdivision Improvement Agreements, consistent with the Annexation Agreement and the Development and Vested Rights Agreement governing the Development, and as stated herein. The property is being designed to accommodate a future regional recreation center complex.

Utilities and Service Requirements

The development is planned to be served by the following utility companies:

- Metropolitan Districts - St. Vrain Lakes Metropolitan District ("SVL Metro")
- Gas - Source Gas
- Electric - United Power
- Telephone - Century Link
- Recreation - Town of Firestone, Carbon Valley Park and Recreation District, and/or SVL Metro
- Police Protection - Town of Firestone
- Fire Protection - Frederick-Firestone Fire Protection District
- Potable Water - Little Thompson Water District
- Sanitary Sewer - St. Vrain Sanitation District
- Schools - St. Vrain Valley School District, RE-1J
- Street Maintenance - Town of Firestone
- Storm Water Facility Maintenance (except operation of the lakes) - Town of Firestone
- Lake Management - SVL Metro and/or Little Thompson Water District
- Raw Water Irrigation System (if developed) - SVL Metro and/or Little Thompson Water District

Technology

This ODP contemplates further investigation into the feasibility of providing high-speed Internet fiber directly to individual homes and businesses in some or all areas of the ODP. However, nothing in this ODP obligates the provision of such service.

APPROVAL BLOCK

Approved by the Town Board of Trustees
of the Town of Firestone, Colorado this
27 day of May, 2015 by
Ordinance No. 872
Mayor
Attest: Town Clerk



ACCEPTANCE BLOCK

By signing this ODP, the St. Vrain Lakes Metropolitan District No. 1 acknowledges and accepts all of the requirements and intent set forth herein.

Barefoot LLC, A Colorado Limited Liability Company
FKA Carma Bayshore LLC, A Colorado Limited Liability Company

AUTHORIZED REPRESENTATIVE
Jill Bedore
AUTHORIZED REPRESENTATIVE

STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 16th day of Sept., 2015 by

Jill Bedore
Witness my hand and official seal

Jill Bedore
Notary Public

4-11-18
My commission expires

St. Vrain Lakes Metropolitan District 1

Arcangelo Savela
AUTHORIZED REPRESENTATIVE

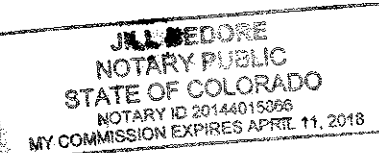
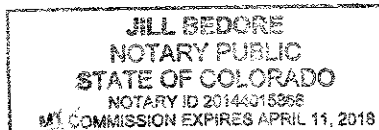
STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 16th day of Sept., 2015 by

Jill Bedore
Witness my hand and official seal

Jill Bedore
Notary Public

4-11-18
My commission expires



NARRATIVE

SHEET NUMBER

ODP-1

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:

BAREFOOT LAKES

Sheet:

NARRATIVE

Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
Revision #1: 05.06.2015
Revision #2: 05.14.2015
Revision #3: 06.26.2015
Revision #4: 08.17.2015
Sheet 1 of 8

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4149335 Pages: 2 of 8
18/12/2015 04:05 PM P Fee:351.00
Carly Koppen - Clerk and Recorder, Weld County, CO
BAREFOOT LAKES OUTLINE DEVELOPMENT PLAN

Outline Development Plan Barefoot Lakes

Town of Firestone
Weld County
State of Colorado
Sheet 2 of 8

PROJECT NARRATIVE Continued

Circulation Systems

Barefoot Lakes Parkway will connect the entire property from the southern to northern boundaries and act as a scenic drive for the community. Refer to proposed street sections (ODP-6 & ODP-7) for reference of street section types that will be included in the development.

Existing and proposed major streets such as arterials and collectors are illustrated in the ODP Circulation Systems Map (ODP-4). While these streets will be designed to complement current Town street standards, the proposed street alignment and classifications are conceptual in nature and subject to change, based on future traffic studies. The street sections are for reference only and will be finalized during the PDP, Preliminary Plat, FDP and/or Final Plat processes.

Land Use, Zoning & Density

Because of the size of this development, this ODP is zoned Planned Unit Development (PUD) with a flexible application of the PUD land use categories. The ODP provides for what is identified as a "Mixed Use" designation on the ODP map sheet. This Mixed Use Land Use designation provides for Residential-A, Residential-B and Residential-C land use categories and the Neighborhood Center land uses throughout the ODP. Regional Commercial land use categories are permitted along the State Highway (SH) 66, Colorado Boulevard, County Road (CR) 9.5 and other major transportation intersections or corridors. Having this flexibility in land use categories provides a wide variety of opportunities to respond to market conditions.

This ODP has identified land use areas created to complement and be compatible with both existing and planned surrounding land uses pursuant to the Firestone Master Plan. The planning areas anticipate that the marketplace will be able to support greater density and mixed-uses in the future. The Mixed Use designation, as provided for in this ODP, is a logical approach to allow the project to best respond and take advantage of maturing market conditions. This will allow for a mix of land use categories within the planning areas so the Town and property owners can:

- Continue to update the master plan for Barefoot Lakes for the long term (25-30 years); and
- Adjust to changing marketplace forces, in both residential and commercial land uses.

A variety of housing types are permitted by this ODP, including single-family detached, single-family attached, and multi-family residential units (including duplexes, triplexes, lofts, patio homes, townhomes, apartments, and condos), the details of which will be further refined during the PDP/FDP development review processes. The single-family residential units may have either front-loaded or alley-loaded (i.e., private alleys) garages. Housing over smaller retail stores (not big box retail) is allowed and may include live/work products. Also, senior group living homes or assisted living communities and facilities are allowed uses. Church schools and/or private/public charter schools are permitted in all planning areas. Final location of these options will be determined during the Preliminary Development Plan, Preliminary Plat, Final Development Plan, and Final Plat processes.

This ODP permits a maximum of 5,131 dwelling units, including a maximum of 1,823 dwelling units zoned Residential-C, excluding units that may be built above commercial space, and an anticipated 735,000 square feet of gross floor area for Regional Commercial and Neighborhood Center land uses. See land use table chart for density (ODP-4).

This ODP anticipates multiple public school sites in Barefoot Lakes: two elementary, one middle school or elementary, and one K-8 school. Planning areas 4, 5, 6, 7, 8, and 9 have been identified as potential locations for such school sites. If the St. Vrain Valley School District elects to not use these sites for construction of schools, these sites can revert to other permitted land uses.

Planning area boundaries may be modified through the PDP, Preliminary Plat, FDP, and/or Final Plat process due to the necessary realignment of any of the streets, parks, open space areas and/or adjacent planning areas.

Building Height

The building height of structures built within the boundary of this ODP shall not exceed the maximum for the PUD land use categories listed in the building height table. Buildings in which residential uses are provided over commercial uses areas as permitted within the Neighborhood Center may be up to 50-feet in height. In Open Space, maximum building height for a non-habitable, architectural or exercise feature, such as a tower, flag pole, or spire will not exceed 75-feet, and must be approved at the time of the FDP.

Proposed Land-Use	Firestone Zoning Categories	Max Height (ft.)
Regional Commercial	(RC)	50-foot
Neighborhood Center	(NC)	35-foot*
Residential-A	(R-A)	35-foot
Residential-B	(R-B)	35-foot
Residential-C	(R-C)	35-foot
Freestanding Garages in R Zoning	(R-A, B, C)	25-foot
Open Space	(OS)	35-foot

*If residential uses are provided over commercial uses, then those mixed-use buildings within the Neighborhood Center Land-Use planning area may be up to 50-feet in height.

The maximum building heights are based on the difference between the first floor finished floor elevation shown on the FDP and the highest point of the roof. The maximum height does not include parapet walls, HVAC screens and chimneys, which can exceed the maximum height by ten feet.

Development Schedule

The property is anticipated to start development in 2015 and continue on until fully developed. Generally, development of the site is anticipated to be phased over the next 25-30 years. The timing of the development will be subject to approval of the development as approved in Weld County, or in Firestone subject to the FDP, Final Plat and related construction drawings. Development will occur in a logical manner, based on infrastructure extension and market conditions. Initial construction is planned to begin in the southwestern portion of the development area, including the single-family detached area. The timing of the commercial spaces, both retail and office, are subject to market conditions. Prior to development, the property may continue to be used for its current agricultural use or other farming activities.

Park Development

This ODP anticipates that specific locations for parks, trails, and open-space components will be identified as appropriate during the PDP, Preliminary Plat, FDP, and Final Plat development processes.

The ODP Parks Sub Area Plan (ODP-5) identifies key areas designated for parks and open space improvements within the overall plan. Anticipated parks and open spaces include:

- Regional park in northern half of the property
- Regional park adjacent to and including Barefoot Lakes
- North/south regional trail corridors within the southern portion of the property
- North/south regional trail within the northern portion of the property
- Trail corridor along the St. Vrain Creek that may connect to the regional Firestone Trail
- Each planning area will include neighborhood parks and open space amenities as required at the PDP/FDP Level

Currently the property is planned to have passive and active recreation including trails, native landscaping, multi-use sports fields, playgrounds, amenity parking, and pedestrian amenities. The developer intends to extend trails to the edge of the property which may allow future connections to regional trails. Additional uses may be added in any of these areas during detailed design at the PDP/FDP process. Final location of each use will be determined at the time of PDP/FDP development review processing.

The entity responsible for the Park maintenance will be identified in the PDP/FDP and associated Subdivision Improvement Agreements, all consistent with the Annexation Agreement and as stated herein.

PROJECT NARRATIVE Continued

Lot Size and Frontage Standards

There will be a mix of residential dwelling unit types and sizes throughout the ODP. Additionally, there will be a variety of residential lot sizes as well. Final lot sizes will be identified during PDP/FDP development review processes.

Below are ranges of typical allowable lot sizes for R-A and R-B within the ODP.

Designation	Typical Size (sf)	Typical Dimensions	Typical Size (sf)	Size Range
Small	2,144	32'x67'	2,100	3,375
Medium	4,500	50'x90'	3,375	5,528
Large	7,370	67'x110'	5,528	8,168
Extra Large	10,890	1/4 ac	8,168	16,335
Estate	21,780	1/2 ac	16,335	43,560

Building Setbacks

Front, rear, and side setbacks shall be established during the PDP/FDP processes. Residential building setbacks shall be appropriate for the type of residential product type being developed.

Commercial building setbacks shall be as described in the Firestone Development Regulations, or as amended during the PDP/FDP process.

In all cases the Owner/Developer shall coordinate proposed building setbacks with utility providers for necessary utility easements.

Community Character: Signage and Landscape Elements

A PUD Sign Program will be developed as part of the PDP/FDP process. The overall signage concept distinguishes between community signs, which convey the overall project identity, neighborhood signs, which identify individual neighborhoods, and commercial centers. Individual neighborhoods, and commercial centers will be identified during the PDP/FDP process, and will be allowed monuments at entries. Parks, trails, and general informational (way finding) signs will follow the theme of either the community or associated neighborhood, and will be described as part of the PDP/FDP process.

The trails, fence types, entry features, and landscape treatment will have a consistent character and material palette. Neighborhood trails will be concrete or crusher fines and will range in width from 5 to 8 feet. Multi-Use trails are depicted as section drawings on ODP-7. The landscape palette will reflect the natural setting of Barefoot Lakes and will be composed of native or adaptive vegetation suitable for the Front Range's semi-arid climate.

Private Maintenance and Enforcement

St. Vrain Lakes Metropolitan District 1 (SVL Metro) and Bayshore Homeowner's Association (Association) have been established to serve the development. SVL Metropolitan will be governed by a Service Plan and the Association will be governed by Covenant's Conditions and Restrictions. SVL Metropolitan and/or Association(s) will be responsible for the maintenance of all common elements as set forth in the ODP. Any private roads, trails, open space, and parks system within the project are expected to be maintained by a special district or homeowner's association.

DESIGNWORKSHOP

Landscape Architecture • Land Planning

Urban Design • Tourism Planning

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BAREFOOT LAKES OUTLINE DEVELOPMENT PLAN WELD COUNTY, COLORADO

NARRATIVE

SHEET NUMBER

ODP-2

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:

BAREFOOT LAKES

Sheet:

NARRATIVE

Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
Revision #1: 05.06.2015
Revision #2: 05.14.2015
Revision #3: 06.26.2015
Revision #4: 08.17.2015
Sheet 2 of 8

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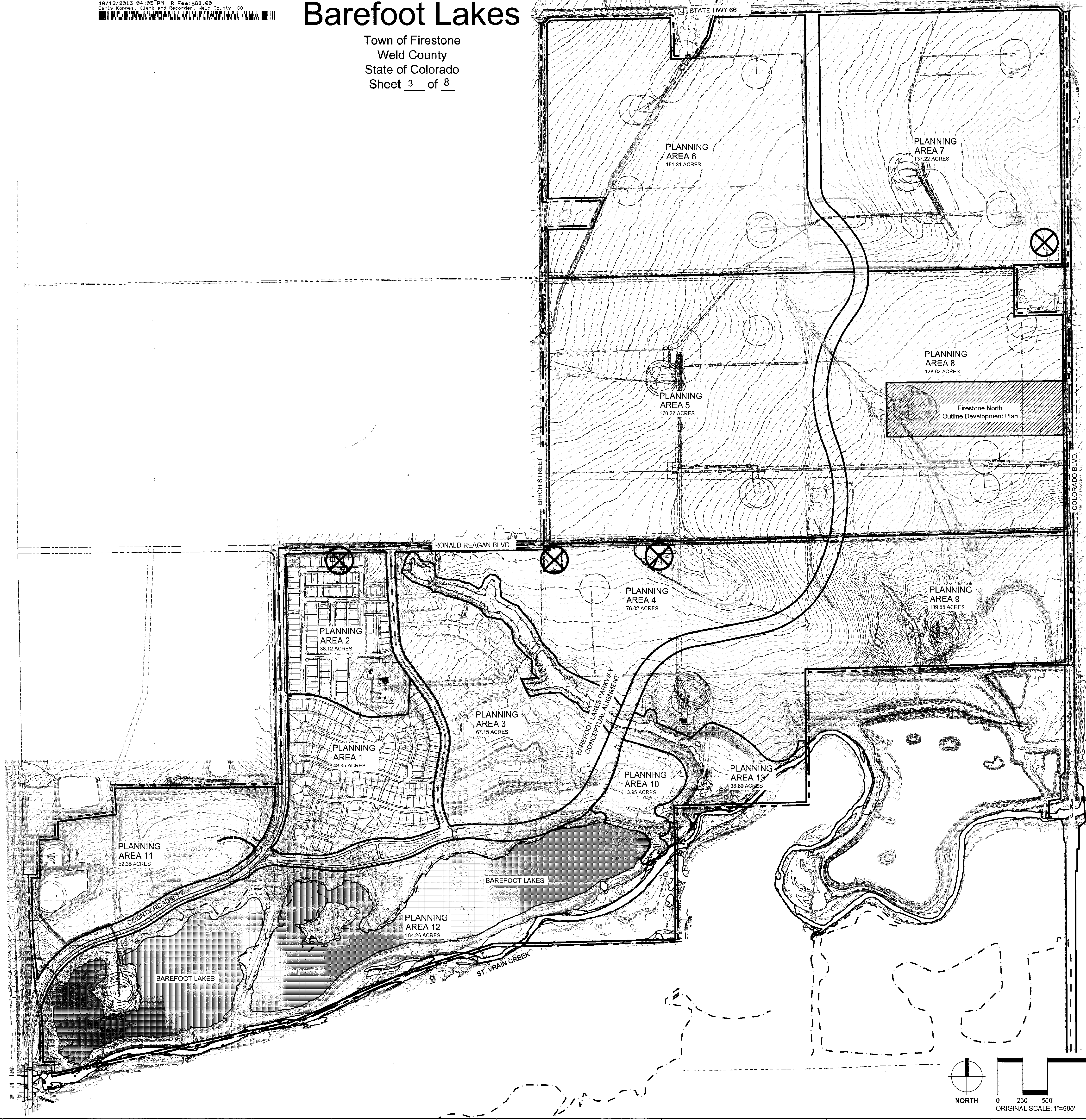
LEGEND

- ⊗ BUILDINGS TO BE REMOVED
- ODP BOUNDARY
- SEWER
- GAS
- CONTOURS (1-FOOT INTERVAL)
- OTHER UTILITIES (WATER, ELECTRIC)
- SWALE
- PROPOSED FEMA FLOOD PLAIN LIMITS PER CLOMR
- JW --- JURISDICTIONAL WETLAND
- USW --- WATERS OF THE US WETLAND
- EXISTING GAS WELL 150' EASEMENT
- LAKE
- OPEN SPACE
- PLANNING AREA
- FIRESTONE NORTH ODP

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Outline Development Plan
Barefoot Lakes

Town of Firestone
Weld County
State of Colorado
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BAREFOOT LAKES
OUTLINE DEVELOPMENT PLAN
WELD COUNTY, COLORADO

SITE
AND EXISTING
CONDITIONS

SHEET NUMBER

ODP-3

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT LAKES

Sheet:
SITE AND EXISTING CONDITIONS

Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
Revision #1: 05.06.2015
Revision #2: 05.14.2015
Revision #3: 06.26.2015
Revision #4: 08.17.2015
Sheet 3 of 8

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BAREFOOT LAKES LAND-USE TABLE

Total Property Acreage: 1,306

PLANNING AREA	PUD LAND USE CATEGORY*	PARCEL ACREAGE	RANGE OF DWELLING UNITS PER ACRE (DUI/ACRE)	POTENTIAL PLANNED DWELLING UNITS	COMM. SQUARE FOOTAGE (ESTIMATE)
1	RES-A	48.35	3.5	167	
2	RES-A	38.12	3.5	127	
3	RES-A, RES-B	67.15	3.5 - 6	336	
4	MIXED-USE (NC, RES-A, RES-B, RES-C)	76.02	3.5 - 12	382	
5	MIXED-USE (NC, RES-A, RES-B, RES-C)	170.37	3.5 - 12	671	
6	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	151.31	3.5 - 18	941	145,000
7	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	137.22	3.5 - 18	981	145,000
8	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	128.62	3.5 - 18	704	
9	MIXED-USE (NC, RES-A, RES-B, RES-C) + RC	109.55	3.5 - 18	426	145,000
10	RES-A, RES-B, RES-C	13.95	3.5 - 18	70	
11	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	59.38	3.5 - 18	327	300,000
12 (Lake Open Space)	Open Space	184.26			
13 (Open Space)	Open Space	38.89			
Street ROW	Street ROW	82.82			
TOTAL		1,306.00		5,131	735,000

Land Use Key
Flexible Zoning includes the following Firestone PUD land use categories:
R-A = Residential A
R-B = Residential B
R-C = Residential C
RC = Regional Commercial
NC = Neighborhood Center
OS = Open Space (Approved use in all categories and can include Recreation Center per Firestone Code)

Land-Use Table Notes
1. Exact acreage for the planning areas with more than one allowed land use will be determined during the PDP.
2. The number of dwelling units can move within the project as long as the project's maximum number of 5,131 (including a maximum of 1,823 zoned Residential-C) has not been reached.
3. While planning areas 6, 7, 9 and 11 currently identify an estimated acreage for Neighborhood Center, exact residential unit counts and neighborhood center square footages will be specified in the PDP/FDP once market opportunities are known.
4. Two to three school sites are anticipated. Planning areas 4, 5, 6, 7, 8 & 9 have been identified as potential locations for school sites.
5. The number of lots identified in Planning Area 1 and Planning Area 2 are based on the currently recorded subdivision plat titled Weld County Barefoot Lakes Filing No. 1-- A Replat of a Portion of St. Vrain Lakes Filing No. 1.

LEGEND

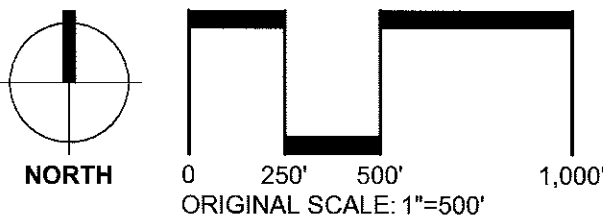
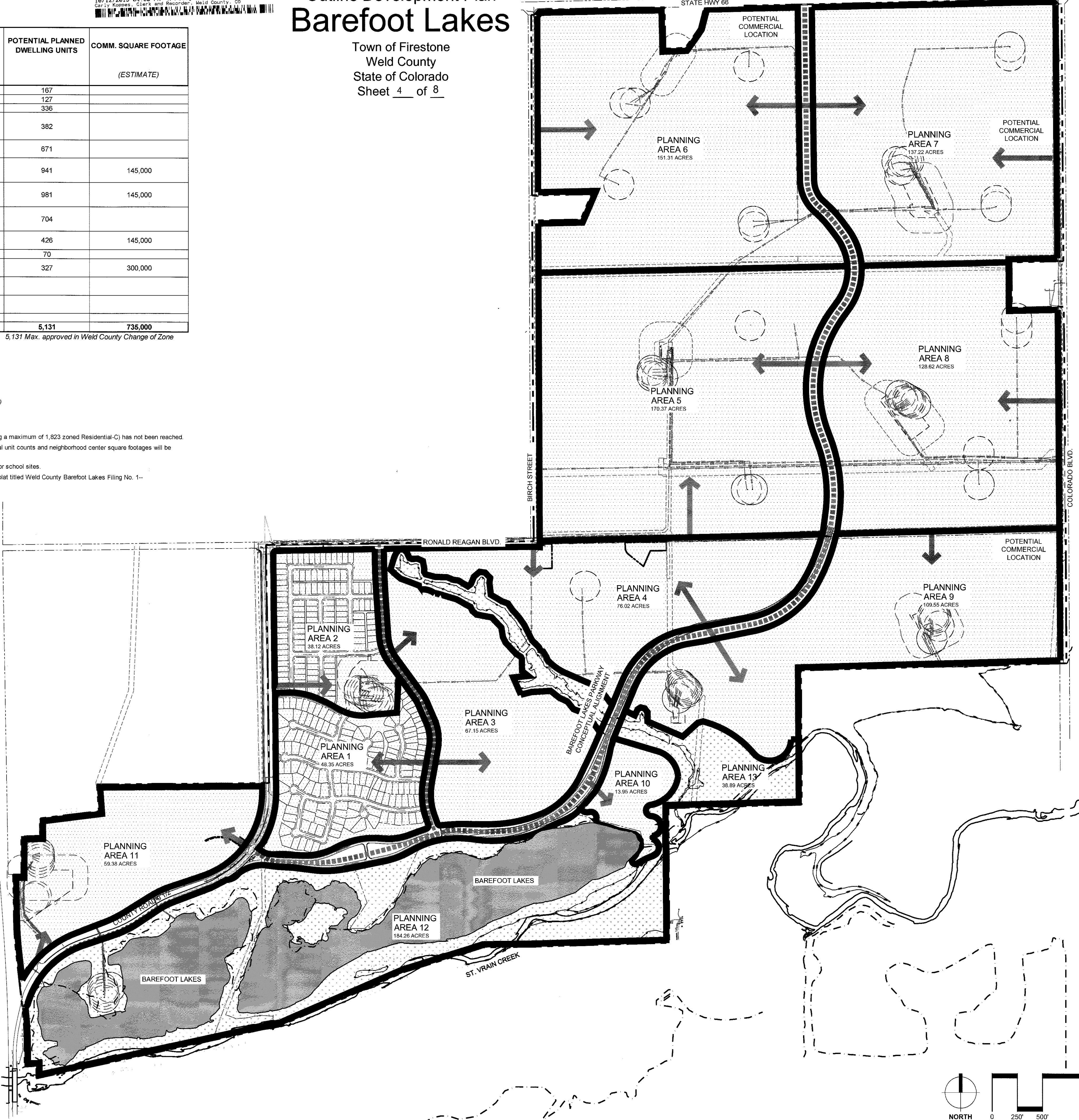
- BUILDINGS TO BE REMOVED
- ODP BOUNDARY
- SEWER
- GAS
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- OTHER UTILITIES (WATER, ELECTRIC)
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- JURISDICTIONAL WETLAND
- WATERS OF THE US WETLAND
- EXISTING GAS WELL 150' EASEMENT
- LAKE
- OPEN SPACE
- PLANNING AREA

CIRCULATION

- PARKWAY (VARIABLE ROW)
- PROPOSED ROAD CONNECTION

Outline Development Plan
Barefoot Lakes

Town of Firestone
Weld County
State of Colorado
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BAREFOOT LAKES
OUTLINE DEVELOPMENT PLAN
WELD COUNTY, COLORADO

LAND USE DISTRICTS,
CIRCULATION SYSTEM,
LAND USE & ZONING

SHEET NUMBER

ODP-4

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT LAKES
Sheet:
LAND USE DISTRICTS, CIRCULATION
SYSTEM, LAND USE & ZONING
Name of Applicant: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
Revision #1: 05.06.2015
Revision #2: 05.14.2015
Revision #3: 06.26.2015
Revision #4: 08.17.2015
Sheet 4 of 8

- LEGEND**
- BUILDINGS TO BE REMOVED
 - ODP BOUNDARY
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 - GAS
 - CONTOURS (1-FOOT INTERVAL)
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- OPEN SPACE
- PLANNING AREA

CIRCULATION

- PARKWAY (VARIABLE ROW)
- PROPOSED ROAD CONNECTION

PARKS & TRAILS

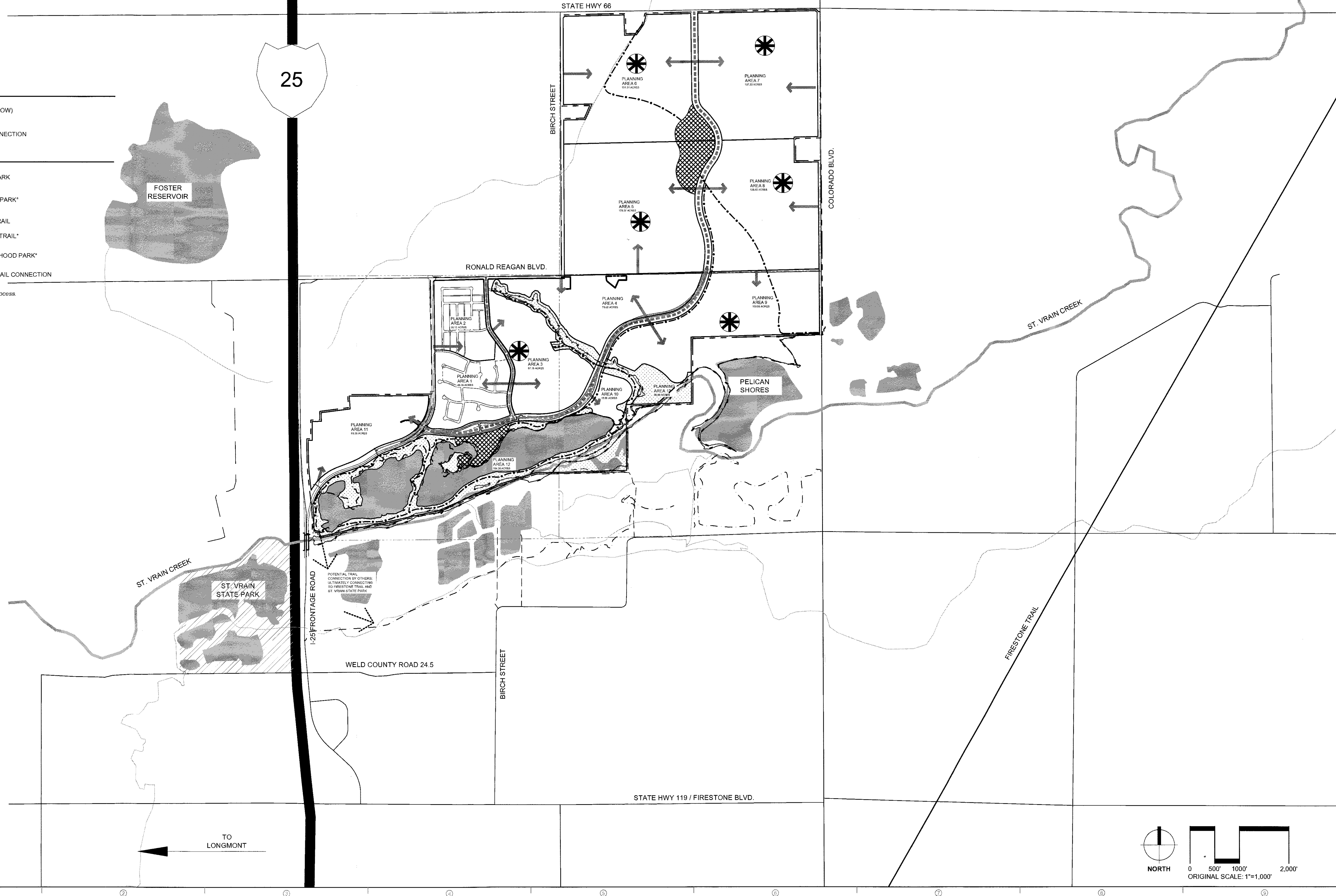
- EXISTING REGIONAL PARK
- PROPOSED REGIONAL PARK*
- EXISTING REGIONAL TRAIL
- PROPOSED REGIONAL TRAIL*
- PROPOSED NEIGHBORHOOD PARK*
- POTENTIAL FUTURE TRAIL CONNECTION BY OTHERS

*Exact location TBD during PDP/FDP process.

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BAREFOOT LAKES OUTLINE DEVELOPMENT PLAN WELD COUNTY, COLORADO

TRANSPORTATION, PARKS AND TRAILS SUB-AREA PLAN

SHEET NUMBER

ODP-5

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT LAKES
Sheet:
TRANSPORTATION, PARK AND TRAILS
SUB-AREA PLAN
Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
Revision #1: 05.06.2015
Revision #2: 05.14.2015
Revision #3: 06.26.2015
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Barefoot Lakes

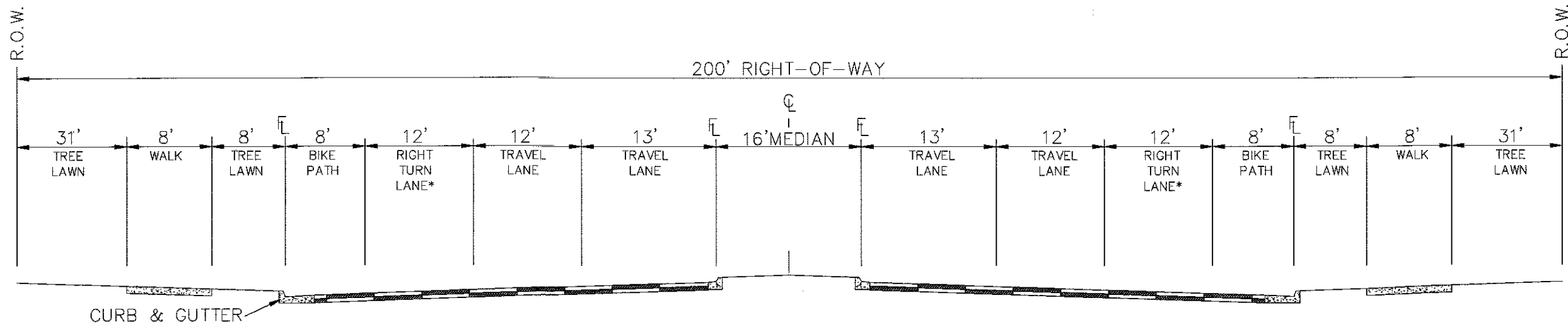
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Weld County
State of Colorado
Sheet 6 of 8

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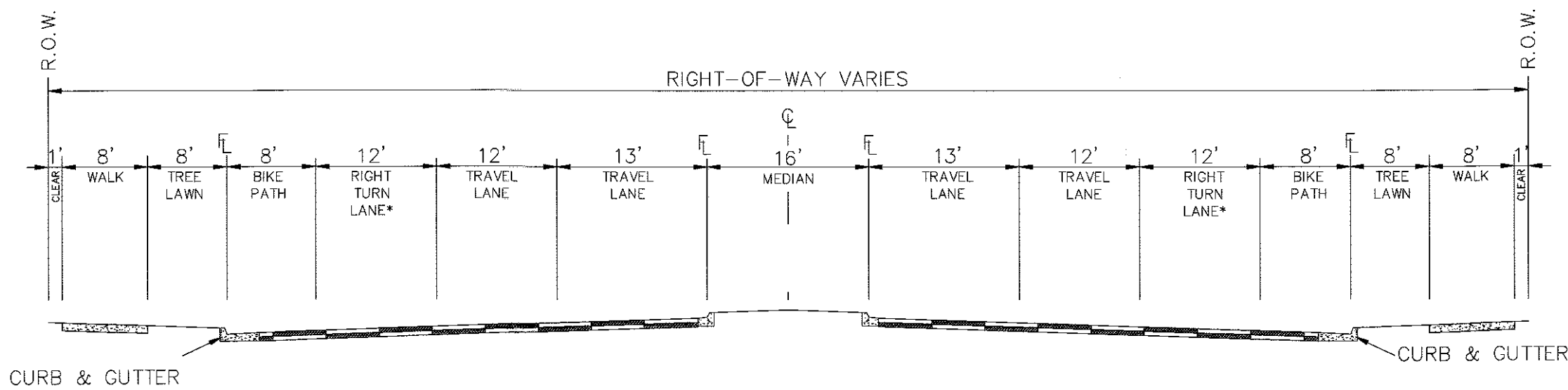
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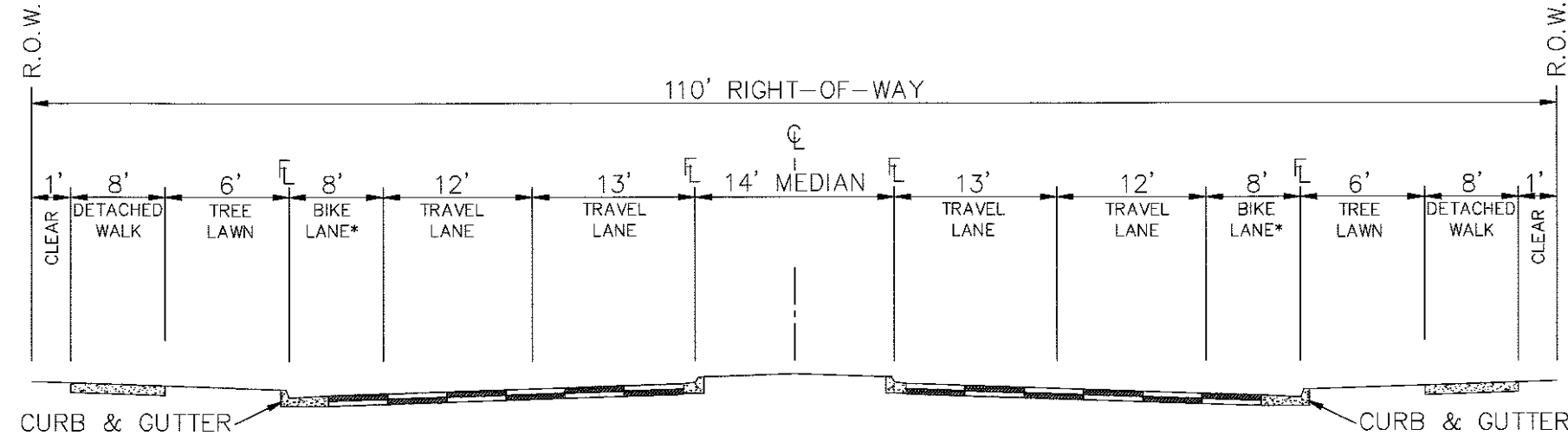
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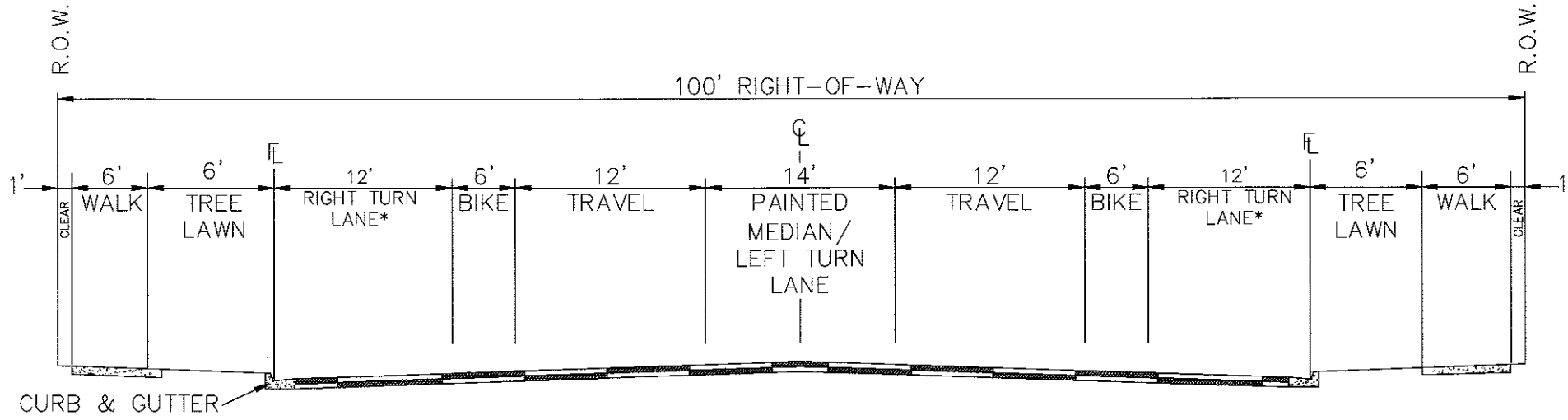
MAJOR ARTERIAL S.H. 66
*TURN LANE PROVIDED WHEN REQUIRED
N.T.S.



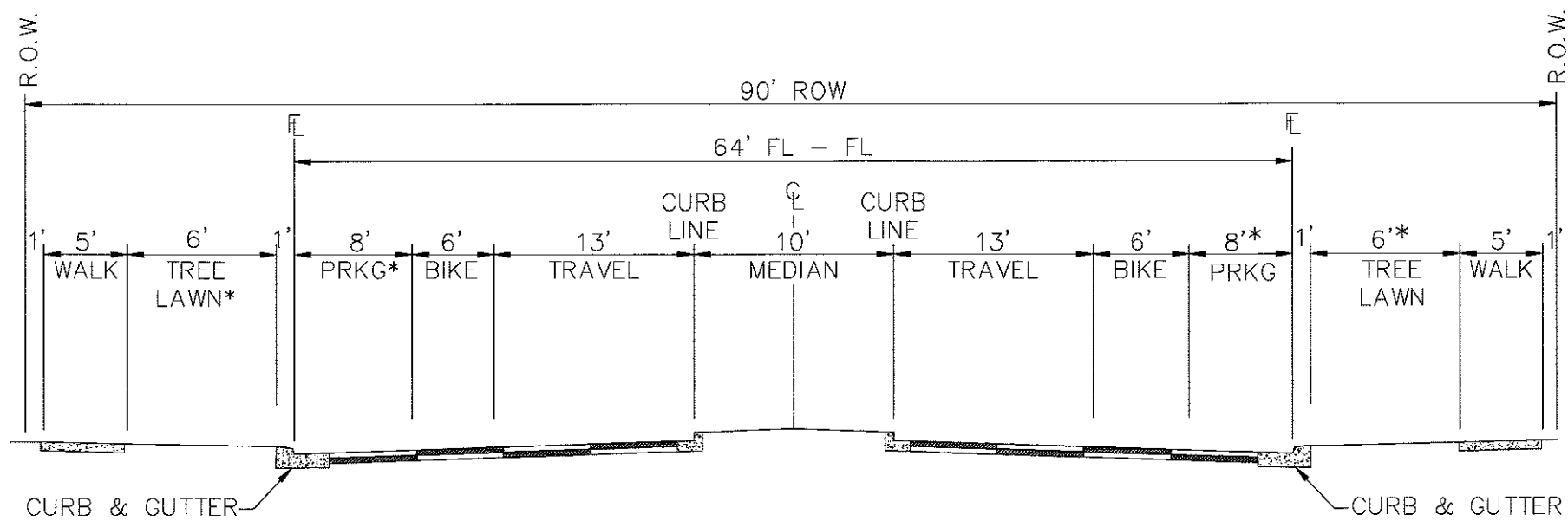
**WCR 9 1/2
MAJOR ARTERIAL - MODIFIED
(WITH BIKE LANES)**
*TURN LANE PROVIDED WHEN REQUIRED



**COLORADO BLVD. & RONALD REGAN BLVD.
MINOR ARTERIAL
(WITH BIKE LANES)**
*TREE LAWN AREA MAY SERVE AS TURN LANE(S) WHEN REQUIRED
N.T.S.



**COLLECTOR - MODIFIED
(WITH BIKE LANES)**
*TURN LANE PROVIDED WHEN REQUIRED
N.T.S.



**COLLECTOR - MODIFIED
(WITH ON STREET PARKING)**
*PARKING AND TREE LAWN AREA MAY SERVE AS TURN LANE(S) AT ARTERIAL INTERSECTIONS

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TO THE TOWN OF FIRESTONE STANDARD ROAD SECTIONS

**BAREFOOT LAKES
OUTLINE DEVELOPMENT PLAN**
WELD COUNTY, COLORADO

**REFERENCE
STREET
SECTIONS**

SHEET NUMBER

ODP-6

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT LAKES

Sheet:
REFERENCE STREET SECTIONS

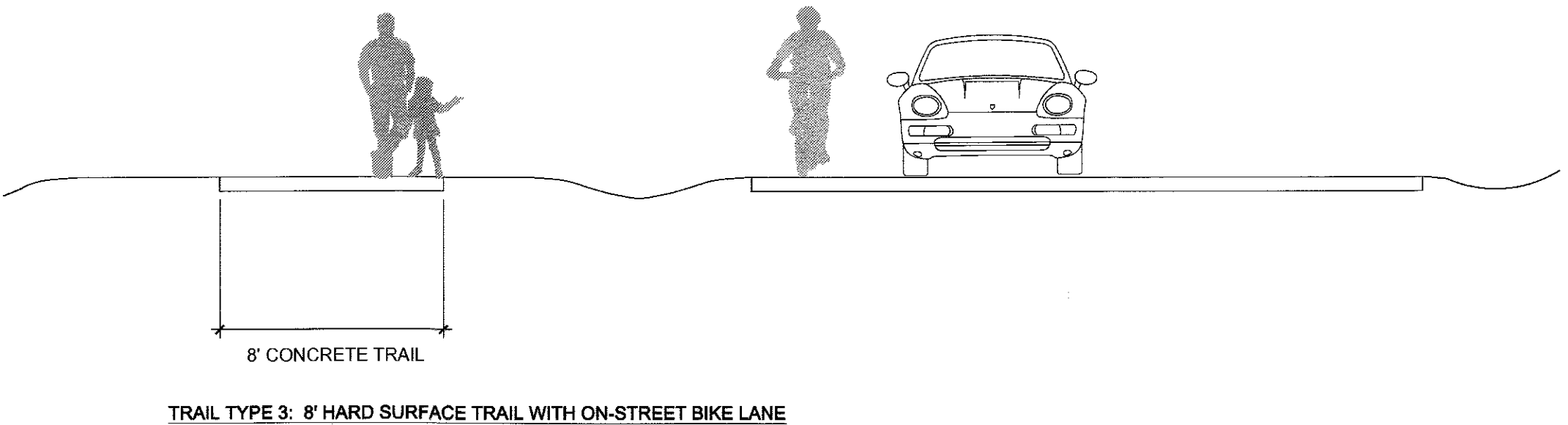
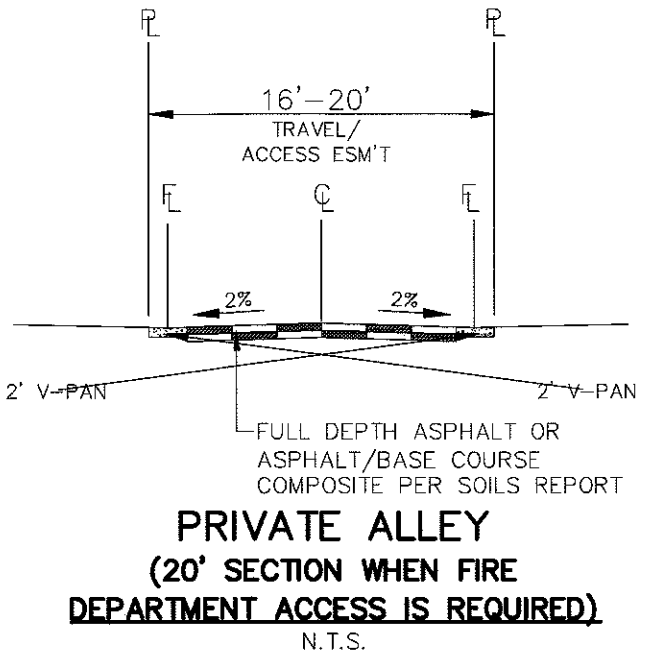
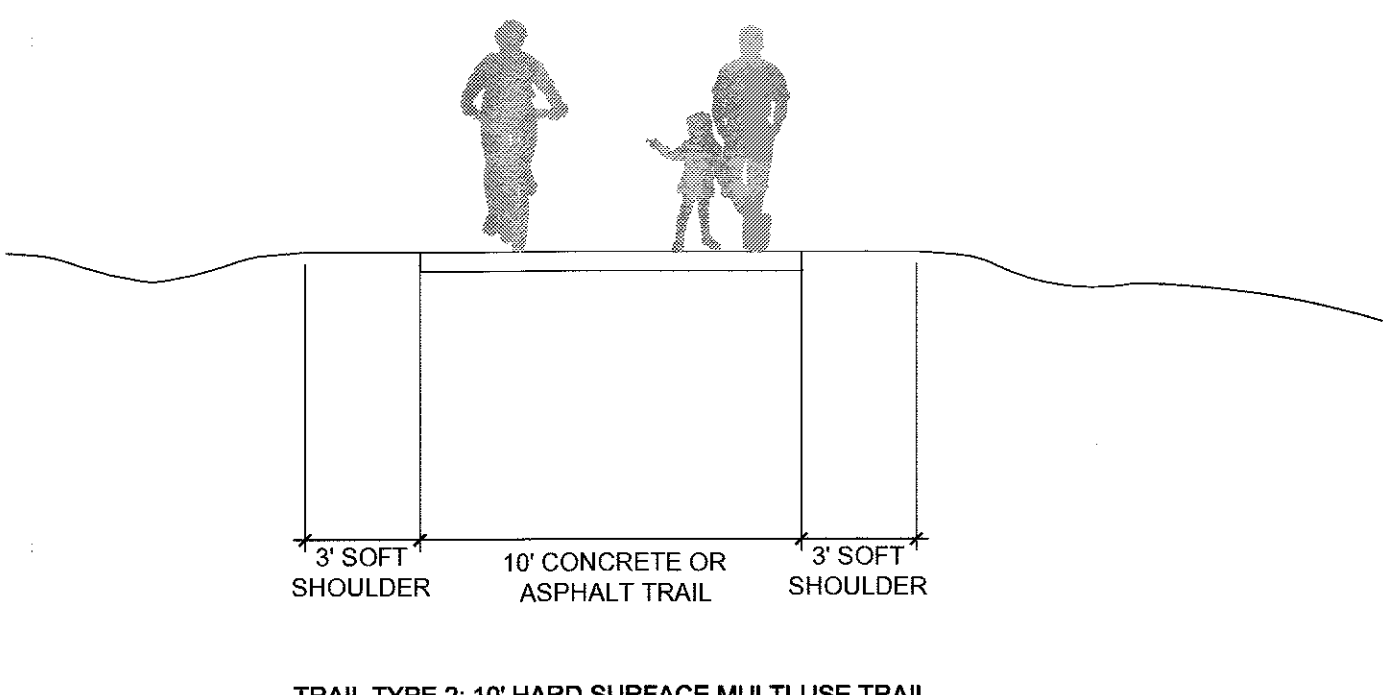
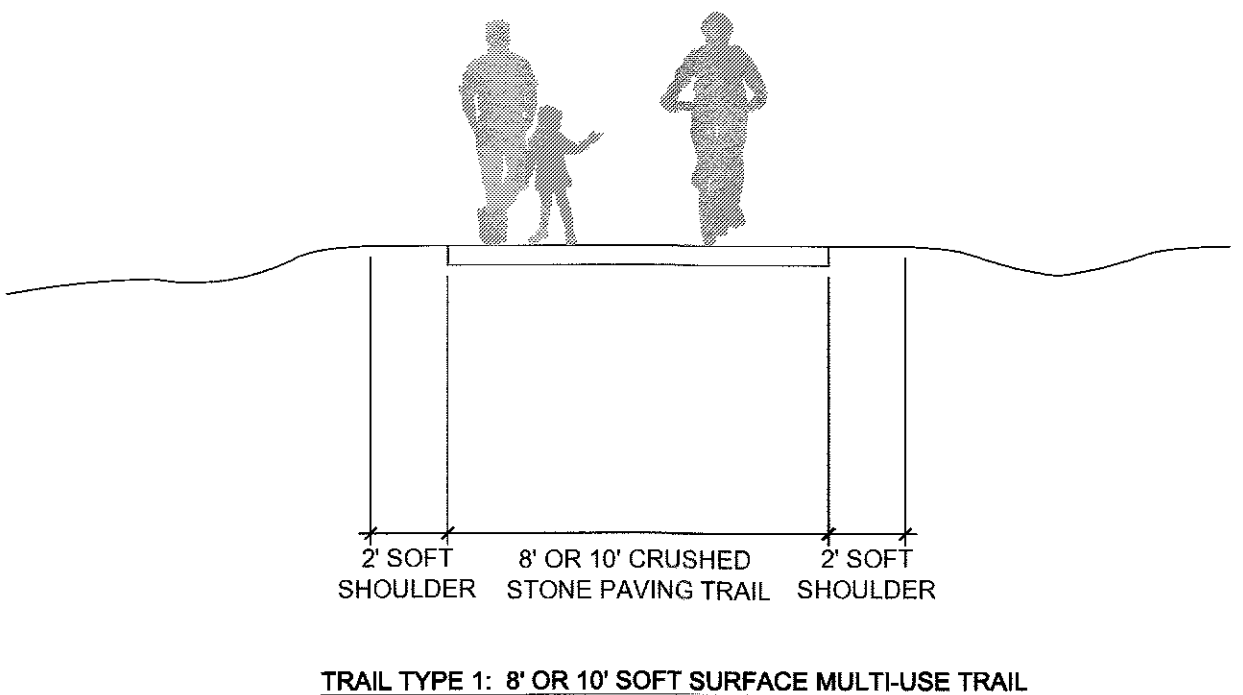
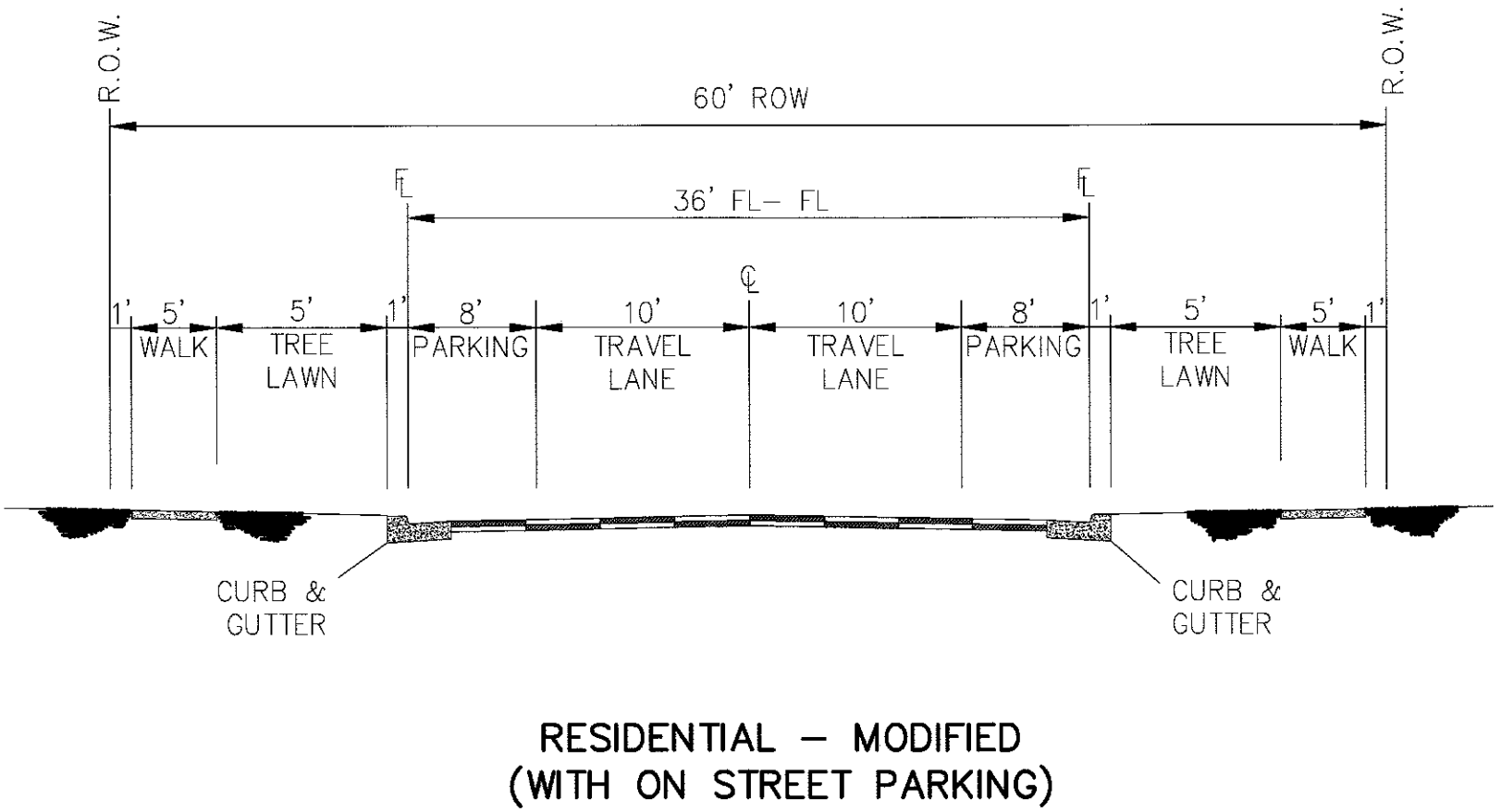
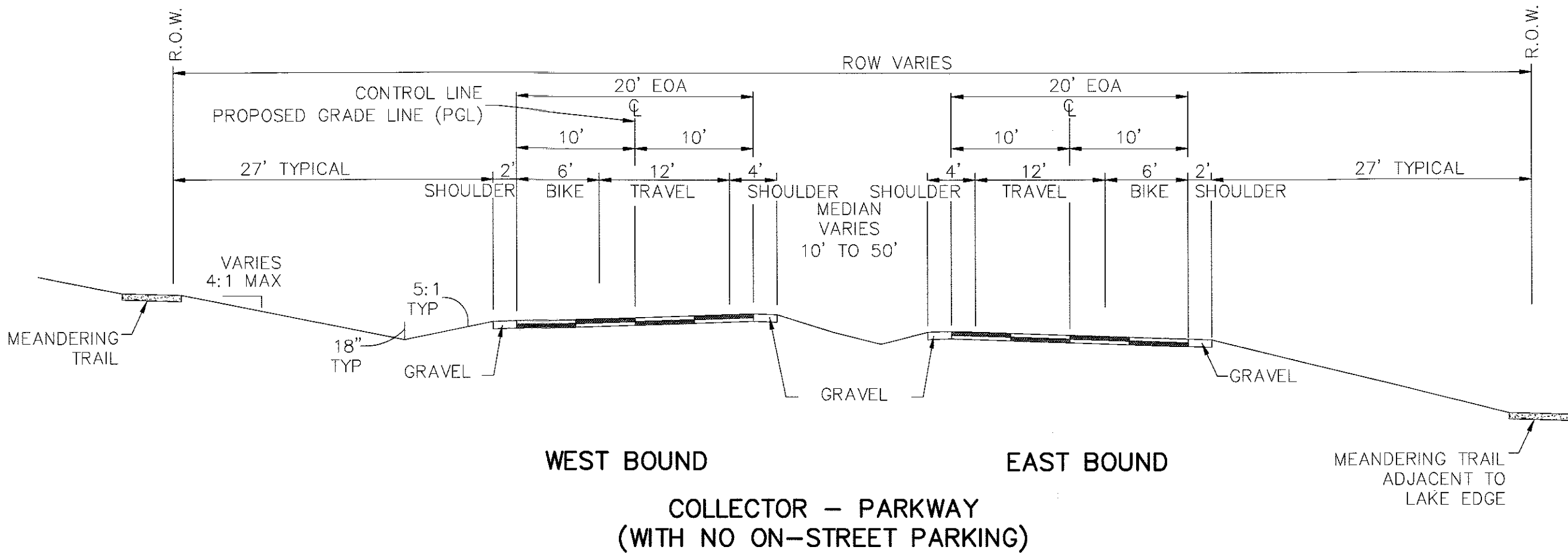
Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
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Revision #4: 08.17.2015
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**REFERENCE
STREET
SECTIONS**

SHEET NUMBER
ODP-7

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK

Development:
BAREFOOT LAKES

Sheet:
REFERENCE STREET SECTIONS

Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
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