



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

December 5, 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. Approval of September 5, 2024, Meeting Minutes
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. **PUBLIC HEARING PC 24-06:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE
 - b. **PUBLIC HEARING PC 24-07:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE TOWN OF FIRESTONE MASTER 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: December 5, 2024

Initiated By:

Department: Town Clerk

AGENDA ITEM

Approval of September 5, 2024, Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. 09-05-2024 Planning Commission Meeting Minutes DRAFT



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
September 5, 2024

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on September 5, 2024, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chair Sutton called the meeting to order at 06:00 PM

The following were present upon the call of the roll:

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

2. Pledge of Allegiance

Chair Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Haney, **second** by Commissioner Young, for Approval of Agenda All in Favor, **Motion carried.**

4. Approval of Minutes

a. Approval of the August 1, 2024, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Damsma, **second** by Commissioner Haney, for Approval of the August 1, 2024, Planning and Zoning Commission Meeting Minutes

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Damsma, Commissioner Conner, Commissioner Young

No: None

Abstain: None

Motion carried

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

No members of the public came forward to provide comments.

6. Public Hearings

a. PUBLIC HEARING: RESOLUTION PC-24-05 - A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE

Chair Sutton opened the Public Hearing at 6:12 PM by stating its purpose. Pam Howard, the Town of Firestone's Planning Manager, then presented updates on the Firestone Development Code.

The Chair invited public comments, but no one came forward.

Pam Howard, Planning Manager, responded to all questions.

The Chair closed the Public Hearing at 6:20 PM.

Motion by Commissioner Haney, **second** by Commissioner Young, to approve **PUBLIC HEARING: RESOLUTION PC-24-05 - A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

Roll Call Vote:

Yes: Commissioner Haney, Commissioner Damsma, Commissioner Conner, Commissioner Young

No: None

Abstain: None

Motion carried

7. Staff Reports

There were no staff reports submitted for this meeting.

8. Commissioner Comments

There were no commissioner comments provided during this meeting.

9. Adjournment

Motion by Commissioner Haney, **second** by Commissioner Conner, for adjournment. 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: December 5, 2024

Initiated By: Pam Howard

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING PC 24-06: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE

RECOMMENDATION

Staff recommends approval of Resolution PC 24-06

SUMMARY

Resolution PC 24-06 recommends approval of Ordinance 1056 to the Town of Firestone Board of Trustees. Ordinance 1056 amends those portions of the Firestone Development Code (FDC) that regulate residential group homes. The text amendment provides and updates language that is consistent with current Colorado state statutes and case law regarding residential group homes and provides better clarity and consistency of regulations, definitions, and enforcement between sections of the FDC.

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. Resolution PC-24-06
2. Ordinance 1056

FIRESTONE PLANNING & ZONING COMMISSION

RESOLUTION NO. PC-24-06

**A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION
RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE
AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

WHEREAS, a Unified Development Code (“UDC”) has been identified as a critical tool in the implementation of the Town’s updated master plans; and

WHEREAS, the UDC, entitled the Firestone Development Code (“FDC”) establishes land use regulations and promotes orderly development within the Town of Firestone; and

WHEREAS, the FDC is a compilation of development regulations included in zoning, subdivision, and other land use and development related ordinances and regulations; and

WHEREAS, the Town of Firestone identifies a benefit to amend certain provisions of Title 16 to address the efficacy of administering the FDC and to guide the growth and development of the Town; and

WHEREAS, the Firestone Planning & Zoning Commission has reviewed the draft amendments to the FDC, and considered the merits of these amendments in a public hearing on December 5, 2024; and

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

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

1. That the Firestone Planning & Zoning Commission recommends approval of an ordinance amending Title 16 of the Firestone Municipal Code as detailed in Exhibit A.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE FIRESTONE PLANNING AND ZONING COMMISSION THE 5TH DAY OF DECEMBER, 2024.

Chairperson

ATTEST:

Secretary

EXHIBIT A

ORDINANCE NO. 1056

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING CHAPTER 3 OF TITLE 16 (FIRESTONE DEVELOPMENT CODE) OF THE FIRESTONE MUNICIPAL CODE, PERTAINING TO THE REGULATION OF GROUP HOMES

WHEREAS, Title 16 of the Firestone Municipal Code was enacted to adopt the Firestone Development Code (“FDC”), which establishes comprehensive regulations pertaining to the use and development of land within the Town of Firestone, along with procedures for review and approval of all applications for development activity within the Town, including staff and review board assignments and decision-making responsibilities; and

WHEREAS, Chapter 3 of the FDC currently regulates the zoning of group homes of various types; and

WHEREAS, the Board of Trustees finds that it is permissible under current case law to impose supplemental zoning regulations upon residential group homes that are designed, on the whole, to promote these housing opportunities within the community, by ensuring the owners or operators of these homes are providing accommodations, care and support for their residents’ individualized, disability-related needs, assisting owners and operators in gaining compliance from group home residents, and ensuring that group home owners or operators are complying with their licensing requirements and not operating their homes in unsafe manners or in ways that create public nuisances; and

WHEREAS, the Board of Trustees desires to amend certain provisions of Chapter 3 of the FDC to accomplish this objective and to facilitate the integration of residential group homes into the Town; and

WHEREAS, the Board of Trustees believes these amendments will improve the understanding and administration of the FDC regarding those regulations and their underlying goals; and

WHEREAS, the Board of Trustees finds and declares this ordinance promotes the public health, safety and welfare of the public, including but not limited to its citizens and residents.

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

Section 1. The “Group Home, Residential” use type of the “Group Living” use category row within Table 3-1 (Table of Permitted Uses) of Section 16.3.1 of the Firestone Development Code is repealed in its entirety and reenacted to read as follows:

USE TYPE	RESIDENTIAL				COMMERCIAL				OTHER			Use Standards		
	RR	R-A	R-B	R-C	OTR	NC	RC	LI	OTC	DR	AG	OS	PLI	
Group Home, State-licensed	P	P	P	P	P						P			16.3.2.A.4

Section 2. Section 16.3.2.A.4, “Group Home, Residential,” of the Firestone Municipal Code is repealed in its entirety and reenacted to read as follows:

4. Group homes, state-licensed.

The following requirements apply to all state-licensed group homes, as defined in Section 16.11.3:

- a. *Generally.* All group homes:
 - i. Shall obtain and maintain all required state, county, and local licenses and all other certifications required from any other applicable certifying or regulatory body for occupation and operation.
 - ii. Shall comply with all standards, rules, regulations and policies promulgated and adopted by the applicable state, county, and local licensing authority or other designated certifying or regulatory body.
 - iii. Shall comply with all applicable state statutes, including without limitation all provisions of Art. 80 of Title 27, Colorado Revised Statutes, as amended, and C.R.S. §31-23-303, as amended, and all applicable fire, building and safety codes, as adopted by the Town.
 - iv. *Separation requirements.* No group home within any residential zone district shall be located on an adjacent lot or parcel or within the spacing requirements provided in C.R.S. § 31-23-303(2), as amended.
 - v. *Threats to Public Safety.* As authorized by 42 U.S.C. § 3604(f)(9), no group home shall provide housing to any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical danger to the property of others.
- b. *Supplemental Standards for Recovery Residences.* The following supplemental standards apply to all residential group homes, as defined in Section 16.11.3, which qualify and receive certification as “recovery residences” pursuant to C.R.S. §27-80-129:
 - i. Meetings or gatherings on-site that are consistent with this Code’s definition of a Family use shall be allowed, however they shall only be for residents, family of residents, and necessary persons required for the support, care and supervision of

the resident persons. This does not permit conducting ministerial activities of any private or public organization or agency or permit types of treatment activities or the rendering of services in a manner substantially inconsistent with the activities otherwise permitted in the particular zoning district.

- ii. No client, resident or occupant of a recovery residence, who has been discharged for possessing alcohol, nonprescription drugs, or illicit drugs or otherwise discharged according to the recovery residence's discharge and transfer policy, shall enter or remain upon the premises of the recovery residence, unless that person has been expressly invited onto or permitted to remain upon the premises by the owner or operator thereof.
- iii. No owner or operator of a recovery residence shall encourage, permit, or allow any individual, including a client:
 - (1) to engage or continue engaging in any criminal activity or other acts in violation of the Firestone Municipal Code occurring on or within the premises; or
 - (2) to use, adapt, or modify all or a part of the premises in any way to conceal or facilitate the commission of any activity that constitutes a felony, misdemeanor, business offense or petty offense under federal, state or municipal law, whether occurring on- or off-premises.
- iv. The owner or operator of a recovery residence shall notify the Director if the recovery residence's Colorado Agency for Recovery Residences ("CARR") certification is revoked, suspended, limited, modified, or denied for any reason, or if the owner or operator has voluntarily surrendered the recovery residence's CARR certification. Written notification shall be provided within (10) days of CARR's action or decision on the certification or the date of surrender
- v. The owner or operator of a recovery residence shall semi-annually (by March 31 and September 30 of each year), and otherwise upon request by the Town, provide a certificate to the Town, in a form provided by the Town, documenting compliance with this section and verifying adherence to all CARR certification and inspection requirements.

Section 3. Section 16.11.3, "Definitions," of the Firestone Municipal Code is hereby amended as follows:

A. The definition of ***Group home, large*** shall be repealed in its entirety and reenacted to read in full as follows:

Group home, large. A group home for nine (9) or more persons who do not live in a Family, according to Section 16.11.3, Family, and who meet this Code's definition of a Group Living use, according to Section 16.11.3, Group Living.

B. The definition of ***Group home, residential*** shall be repealed in its entirety and reenacted to read in full as follows:

Group home, state-licensed. A group home for eight (8) or fewer persons who do not live in a Family, according to Section 16.11.3, Family, but do meet this Code's definition of Group Living, according to Section 16.11.3, Group Living, that either:

1. qualify and receive licensure as a "community residential home" for the exclusive use of persons with intellectual and developmental disabilities pursuant to C.R.S. §§25.5-10-202 and 31-23-303(2)(a), as amended;
2. qualify and receive licensure as a "group home for the aged" pursuant to C.R.S. §31-23-303(2)(b)(II), as amended;
3. qualify and receive licensure as a "group home for persons with behavior or mental health disorders" pursuant to C.R.S. §§27-65-102 and 31-23-303(2)(b.5), as amended; or
4. qualify and receive certification as a "recovery residence" pursuant to C.R.S. §§27-80-129 and 31-23-303(2)(b.5), as amended.

C. The definition of ***Group home, small*** shall be repealed in its entirety and reenacted to read in full as follows:

Group home, small. A group home for eight (8) or fewer persons who do not live in a Family, according to Section 16.11.3, Family, and who do meet this Code's definition of a Group Living use, according to Section 16.11.3, Group Living.

D. The definition of ***Group homes for the aged*** shall be repealed in its entirety.

E. The definition of ***Group homes for the mentally ill*** shall be repealed in its entirety.

Section 4. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts was declared unconstitutional or invalid.

Section 5. Violations of this ordinance shall be punishable in accordance with Section 1.16.010 of the Municipal Code of the Town of Firestone, Colorado.

Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED BY
TITLE this __ day of _____, 2024.

TOWN OF FIRESTONE, COLORADO

Don Conyac Jr., Mayor

ATTEST:

Missy Carranco, Deputy Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.b

Public Hearings

Meeting Date: December 5, 2024

Initiated By: Todd Bjerkaas

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING PC 24-07: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE TOWN OF FIRESTONE MASTER PLAN

RECOMMENDATION

Staff recommends approval of Resolution PC-24-07.

SUMMARY

Since the purchase of the 252-acre Central Park in 2005, the Town of Firestone has established varying iterations for the vision of Central Park. In 2020, the Parks Open Space & Trails Master Plan adopted Central Park as the #1 priority in the plan. In 2021, a series of eight master plan community meetings were held leading to the current master plan effort which incorporated further public engagement in conjunction with financing and feasibility studies, development alternatives, and an Actionable Plan. Through this process, Central Park is planned to be a mixed-use campus incorporating community and regional amenities identified in six planning areas of Central Park: Civic, Sports Field Complex, Active Outdoor, Naturalized Area, Mixed Use, and Gateway. Resolution PC 24-07 amends the Central Park portion of the 2013 Town of Firestone Master Plan for consistency with the current master plan for Central Park.

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. PC 24-07 Resolution approving Amendment to the Town of Firestone Master Plan
2. Amendment to 2013 Master Plan - Pages 27-29
3. Existing 2013 Master Plan - Pages 27-29

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-24-07

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE TOWN OF FIRESTONE MASTER PLAN

WHEREAS, the Town, acting through its Planning and Zoning Commission, is empowered pursuant to C.R.S. §§ 31-23-201, *et seq.*, to adopt and amend a master or comprehensive plan and one or more community plans to guide current and future growth and development of the municipality; and

WHEREAS, community stakeholders, citizens, property owners, elected officials, staff from the Town of Firestone (“Town”), and the Town’s consultants have engaged in a rigorous, comprehensive, inclusive, transparent and collaborative planning process regarding a master plan for Central Parks which has resulted in the Amendment to the 2013 Town of Firestone Master Plan (the “Plan”), attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, a concepts and preferred alternatives of the master plan for Central Park has been made available on the Town’s website and in public work sessions and the public has been given the opportunity for review and comment; and

WHEREAS, in accordance with C.R.S. § 31-23-208, the Firestone Planning and Zoning Commission, at its meeting held on December 5, 2024, conducted a public hearing on the Plan, following the publication of notice as required by law.

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

Section 1. The Amendment to the 2013 Town of Firestone Master Plan attached hereto as **Exhibit A** is hereby adopted by the Planning and Zoning Commission. Copies of the Amendment to the 2013 Town of Firestone Master Plan have been and will be made available for public inspection at the Firestone Town Hall, 9950 Park Avenue, Firestone, CO 80504, during regular business hours. The Amendment to the 2013 Town of Firestone Master Plan expressly includes a map and descriptive matter intended by the Commission to form the whole of the Amendment to the 2013 Town of Firestone Master Plan.

Section 2. In accordance with C.R.S. § 31-23-208, this Resolution, when attached to the Amendment to the 2013 Town of Firestone Master Plan, shall serve to document the Amendment to the 2013 Town of Firestone Master Plan’s approval by the Planning and Zoning Commission.

Section 3. Following ratification and approval of the Amendment to the 2013 Town of Firestone Master Plan by the Board of Trustees as required by C.R.S. § 31-23-206(1), the Town Manager shall cause to be sent a certified and attested copy of the Amendment to the 2013 Town of Firestone Master Plan to the Board of County Commissioners of Weld County. Attachment by

the Town Manager of a certified copy of this Resolution and a copy of the Board of Trustees resolution ratifying the Amendment to the 2013 Town of Firestone Master Plan shall constitute certification and attestation of the Amendment to the 2013 Town of Firestone Master Plan.

PASSED AND ADOPTED this 5th day of December, 2024.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Amendment to the 2013 Town of Firestone Master Plan



CIVIC

Municipal Center

Existing municipal uses include the Town of Firestone's Town Hall and the Police Department and Municipal Court Building. In addition to the municipal departments and operations conducted within, each building provides community meeting spaces.

Library

The High Plains Library District selected Firestone Central Park as the site of a regional library which opened in 2008.

Central Plaza & Amphitheater

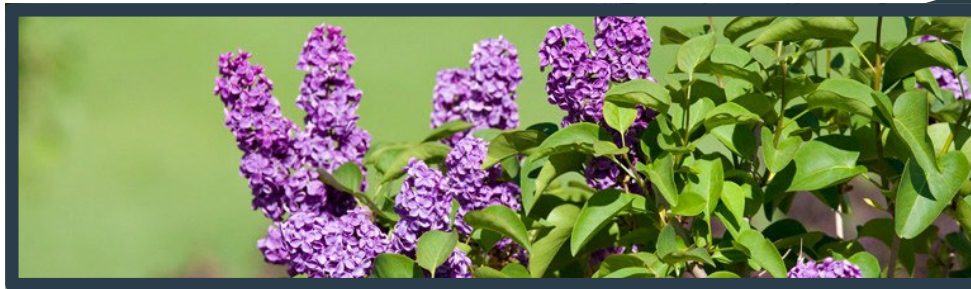
A central plaza and amphitheater was identified as a preferred amenity within the Civic area and would provide a large outdoor gathering space which may be programmed for community events.

Educational Facility

A primary education facility has been identified as a potential complementary civic use within close proximity of the library, Town Hall, and open space and recreational opportunities of Central Park.

Mixed Use

In order to provide structure and activities around the central plaza, mixed-use buildings and spaces may be located within the Civic planning area.



SPORTS FIELD COMPLEX

Active Recreation Fields and Facilities

Active multi-use fields (ex. soccer, lacrosse, baseball, etc.), court facilities (ex. tennis, pickleball, basketball, etc.), indoor recreational facilities, and support buildings and uses would accommodate events at the local, regional, and national levels. Outdoor facilities may be lit for extended use with lights shielded, directed, and distanced from residential to the north. Views to the west will be preserved and emphasized within the design. A sports stadium may be a destination with proximity and access to the Sports Field Complex, Mixed-Use, and Civic planning areas.

LAND USE

12.11 Central Park

Since the purchase of the 252-acre Central Park in 2005, the Town of Firestone has established varying iterations for the vision of Central Park. In 2020, the Parks Open Space & Trails Master Plan adopted Central Park as the #1 priority in the plan. In 2021, a series of eight master plan community meetings were held leading to the current master plan effort which incorporated further public engagement in conjunction with financing and feasibility studies, development alternatives, and an Actionable Plan. Through this process, Central Park is planned to be a mixed-use campus incorporating community and regional amenities. The following information summarizes the existing and planned facilities in six planning areas of Central Park:

- Civic
- Sports Field Complex
- Active Outdoor
- Naturalized Area
- Mixed Use
- Gateway



LAND USE

ACTIVE OUTDOOR

Leash Free Dog Park

A leash free dog park was constructed within Central Park in 2023.

Free Play Areas

Numerous active areas including various types of playground areas, shelters, benches, disc golf, flexible greens, and gathering spaces are planned to be located throughout the Park. These facilities and play areas will all be connected by a pedestrian trail system.

NATURALIZED AREA

Sledding Hill

A hill for sledding and tubing activities incorporated into open space and trails system.

MIXED USE

Land Uses

The mixed-use area shall provide a variety of uses that activate the park including family entertainment and tourism, sports tourism, hospitality, dining, services, and residential.

GATEWAY

Land Uses

The gateway area will provide a transition from Colorado Boulevard, across the Firestone Trail, and into the primary planning areas within the park. Transitional uses may include passive uses such as open space and trails and active uses such as food trucks, commercial services, and waterpark recreation.

GENERAL

Internal Street System

A primary internal street system has been identified to conveniently and comfortably provide access to all the key facilities on the site. Secondary streets will be added to provide specific direct access to specific areas.

Views

Building design and location shall use the site's natural topography and descent to the west to preserve, enhance, and frame mountain views to the west.

Flexibility

Although the Central Park master plan identifies distinct planning areas, the plan's intent is to provide flexibility within and between each planning area in support of the overall intent and function of Central Park vision.



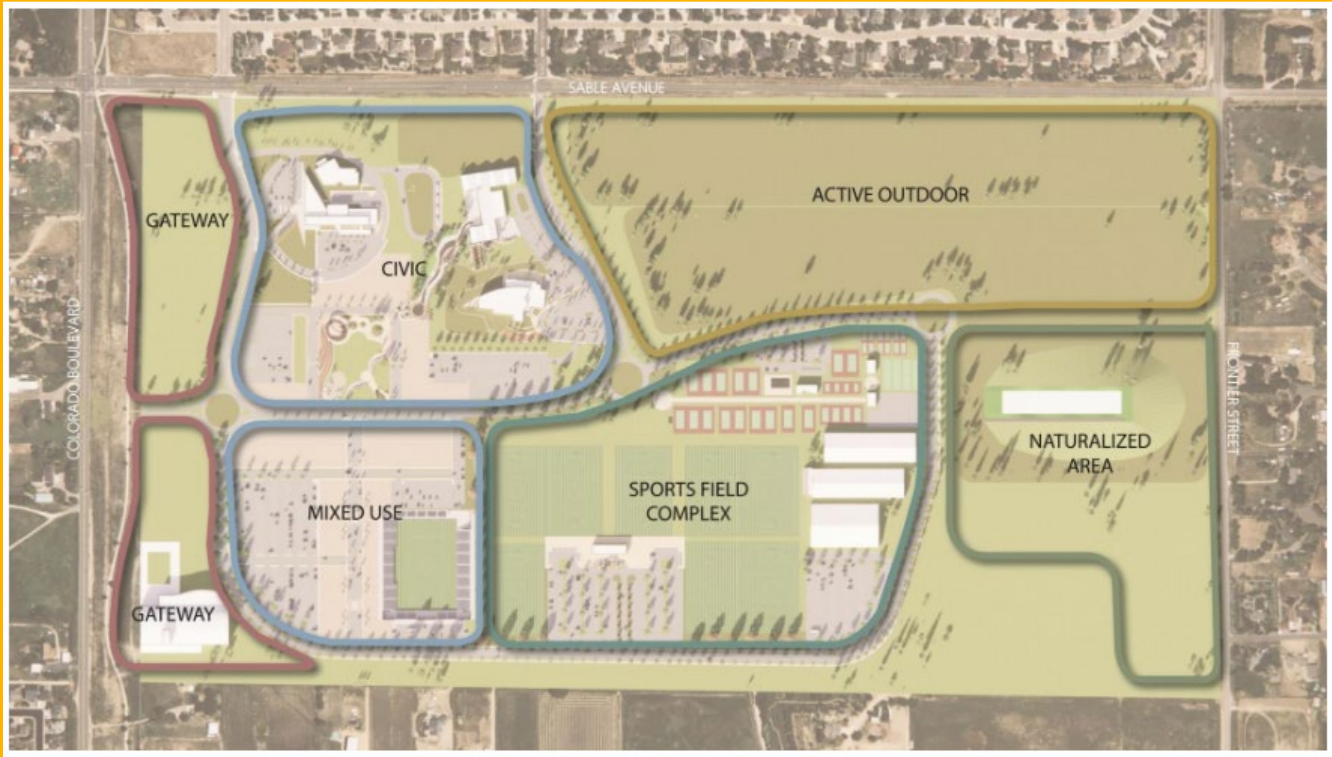


Figure 21: Central Park





Recreation Center

A full service recreation center is planned that would include indoor swimming, water activities, basketball, exercise rooms, running, skating and ice hockey.

Planetarium and Observatory

Planetarium and observatory facilities are planned for Central Park.

Internal Street System

A primary internal street system has been identified to conveniently and comfortably provide access to all the key facilities on the site. Secondary streets will be added to provide specific direct access to unique areas.

Library

The High Plains Library District selected Firestone Central Park as the site of its new regional library, which opened in 2008.

Botanical Garden and Garden Center

A botanical garden would provide for both native and introduced plant materials. This area would have numerous trails and seating areas, all with great views of the mountains. A specific area is anticipated to be informative to visitors who may be looking for examples of appropriate plants for local yards and gardens. A garden center facility is planned to provide a facility for public education for gardening and horticulture.



Cultural and Community Center

A cultural center has been identified as a key facility for the performing arts and other community activities. This facility will provide for cultural events and provide for a variety of community activities. A museum is planned to be located in a portion of the building. The museum is intended to focus on local history.

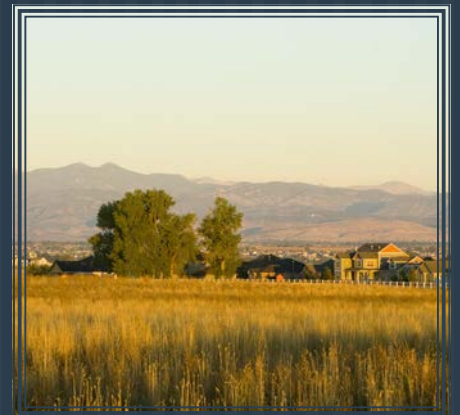
Municipal Center

The facility will be the location of Firestone staff, public service center and meeting facility. Architectural plans were completed for the building in 2009. The materials selected with this design will serve as the main materials and color palette for other Town buildings in Central Park. The building has been designed to qualify as a LEEDs certified building.

LAND USE

12.11 Central Park and Other Public Facilities

The Firestone Board of Trustees, Planning Commission, and Parks, Trails and Recreation Advisory Board have worked diligently with public input to refine the overall master plan for Firestone's 272-acre Central Park, which was acquired by the Town in 2005. Central Park has been planned to be a world-class campus that inspires national and international recognition as a civic, cultural and community center. An Amended Preliminary Development Plan for the Park was approved in 2009. Specific focus has been on architectural styles and themes for building and park amenities. The following information summarizes some of the existing and planned facilities in Central Park:



LAND USE

Lakes, Streams and Water Features

A lake, named Kugel Lake, is planned to be a significant water feature for the property. Additional small accent streams, fountain and other water features are also being considered. The lake is planned to include a swimming beach area, which will incorporate a sand volleyball area for summer use.

Active Areas

Numerous active areas, including various types of playground areas, are planned to be located throughout the Park. These facilities and play areas will all be connected by a pedestrian trail system.

Leash Free Dog Park

A leash free dog park is planned for the area along the southern portion of Central Park.

Active Recreation Fields and Facilities

Active soccer, football, baseball, lighted tennis courts and other facilities. These fields and facilities would be located generally east of the ridge that runs north and south.

Sledding Hill

A sledding hill for winter sledding and tubing activities. This area will also provide for summer play activities. The contours of the hill are planned to blend into the existing topography to create a natural and aesthetically pleasing appearance. The sledding hill has already been started in the northeast portion of Central Park.

Amphitheater

An amphitheater for events, classes, presentations.

Swimming Pools

At least one outdoor swimming pool is desired for Central Park. However, because of the operational costs of such a facility, the feasibility of such an outdoor swimming pool will need to be further evaluated.

Sable Avenue Realignment

The Central Park Preliminary Development Plan provides for the ultimate re-alignment of Sable Avenue further away from the St. Vrain Ranch subdivision and is designed as a curvilinear boulevard.



Figure 21: Central Park

