

ORDINANCE NO. 979

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, AND LOCATED WITHIN THE OAK MEADOWS PLANNED UNIT DEVELOPMENT FROM PUD RESIDENTIAL-B TO PUD RESIDENTIAL-C; AND APPROVING AN APPLICATION TO AMEND THE OAK MEADOWS PUD OUTLINE DEVELOPMENT PLAN TO ALLOW FOR RESIDENTIAL DEVELOPMENT

WHEREAS, Innovative Development Holdings LLC and Oak Meadows Limited (the “Applicant”), who are the fee owners of certain real property described as Lots 1-18 and Tracts A- B, Oak Meadows Townhomes (the “Property”), which is approximately 4.47 acres in size and located within the Oak Meadows Planned Unit Development (PUD), have submitted an application for the rezoning of the Property from PUD R-B (Planned Unit Development/Residential-B) to PUD R-C (Planned Unit Development/Residential-C) and to amend the existing Oak Meadows PUD Outline Development Plan (the “ODP Amendment”), to accommodate the development of townhomes on the Property (the “Application”); and

WHEREAS, the ODP Amendment would modify the existing development standards contained in the approved Oak Meadows PUD ODP to allow for residential townhome development on approximately 4.47 acres of the Property that is currently zoned PUD R-B and, to that extent, would only modify density standards as it relates that proposed residential townhome use on the Property and within that portion of the Oak Meadows PUD. However, the ODP Amendment would not change the zoning, height, bulk, landscaping architectural or other land use standards of the Oak Meadows PUD ODP as it relates to other property for other allowable uses or other use areas throughout the Oak Meadows PUD, as originally approved and contained in the Oak Meadows PUD Outline Development Plan; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on the Application held on August 20, 2020, rendered a decision recommending approval of the Application; and

WHEREAS, on September 9, 2020, the Board of Trustees conducted a public hearing on the Application; and

WHEREAS, after reviewing the record of the Planning and Zoning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the Application is complete, that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code, and relevant Town subdivision and zoning ordinances, regulations, and policies.

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission's findings of fact in this case, as detailed in the Resolution PC 20-14.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this ordinance.

Section 3. The land described as Tract B, Oak Meadows Townhomes, which consists of approximately 4.47 acres, more or less, shall be zoned Town of Firestone PUD R-C (Planned Unit Development/Residential-C).

Section 4. The Oak Meadows PUD Outline Development Plan Amendment No. 4, attached hereto as Exhibit A, is hereby approved, conditioned upon satisfaction of the following conditions:

a. Provide an updated title commitment showing Innovative Development Holdings LLC and Oak Meadows Limited as owner when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

b. All minor, technical corrections to the Oak Meadows PUD Outline Development Plan Amendment No. 4 shall be made to the Town's satisfaction within thirty (30) days of the effective date of this approval.

As it relates to the Property, the Oak Meadows PUD Outline Development Plan Amendment No. 4 hereby establishes additional density standards as it relates to the PUD R-C use and, to that extent, modifies and amends the approved development standards within the PUD, as contained in the Oak Meadows PUD Outline Development Plan. Except as explicitly provided in the ODP Amendment, the existing height, bulk, landscaping, architectural, or any other standards as it relates to the Property, along with the zoning or other land use standards for other use areas throughout the Oak Meadows PUD, as originally approved and contained in the Oak Meadows PUD Outline Development Plan, remain in place and shall remain in full force and effect. In the event of any conflict between Oak Meadows PUD Outline Development Plan and the Oak Meadows PUD Outline Development Plan Amendment No. 4, the Oak Meadows PUD Outline Development Plan Amendment No. 4 shall prevail.

Section 5. Upon timely compliance with all conditions set forth in Section 4 above, the Board of Trustees certifies a change in the Zoning Map zoning the property described herein to Town of Firestone PUD R-C (Planned Unit Development/Residential-C) Zoning District.

Section 6. If the conditions set forth in Section 4 of this ordinance are not timely fulfilled, the approval of the Oak Meadows PUD Outline Development Plan Amendment No. 4 provided for by Section 4 of this ordinance shall be void and ineffectual, unless the timeframe for

compliance is extended by resolution adopted by the Board of Trustees.

Section 7. The Board of Trustees directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk index, file and make the Ordinance available to the public.

Section 8. 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 be declared unconstitutional or invalid.

Section 9. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 9th day of September, 2020.

TOWN OF FIRESTONE, COLORADO



Bobbi Sindelar
Bobbi Sindelar, Mayor

ATTEST:

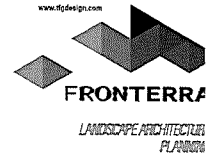
Jessica Koenig
Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi
William P. Hayashi, Town Attorney

EXHIBIT A
Oak Meadows PUD Outline Development Plan Amendment No. 4

**OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4
OAK MEADOWS PUD**
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE PLAN & NARRATIVE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 3



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ODP - NARRATIVE

PROJECT CONCEPT
THIS FOURTH AMENDED OUTLINE DEVELOPMENT PLAN ("ODP") IS AN AMENDMENT TO THE PREVIOUSLY APPROVED AMENDMENT OF THE OAK MEADOWS PLANNED UNIT DEVELOPMENT. THIS AMENDMENT REVISES THE PRESENT ZONING OF THE SUBJECT PARCEL (PARCEL PA1), COMPRISING 4.474 ACRES, FROM PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-B") LAND USE CATEGORY TO PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-C") LAND USE CATEGORY.

THE EXISTING ZONING OF THE PARCELS SURROUNDING THE SUBJECT PARCEL IS NOT IMPACTED BY THIS AMENDMENT TO THE ODP. THE ADJACENT PARCELS TO THE NORTH, WHICH FOR THE MOST PART HAVE BEEN FULLY BUILT OUT, ARE PART OF FILING 2, OAK MEADOWS SUBDIVISION, AND ARE ZONED PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL-B ("R-B") LAND USE CATEGORY. THE PARCEL ACROSS OAK MEADOWS BOULEVARD TO THE EAST OF THE SUBJECT PARCEL IS ZONED PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL-C ("R-C") LAND USE CATEGORY, AND IS CURRENTLY BEING DEVELOPED AS A MULTI-FAMILY RESIDENTIAL COMPLEX. THE ADJACENT PARCELS TO THE SOUTH OF THE SUBJECT PARCEL ARE ZONED PLANNED UNIT DEVELOPMENT WITH A NEIGHBORHOOD COMMERCIAL ("NC") LAND USE CATEGORY, AND ARE PART OF THE DEVELOPMENT KNOWN AS OAK MEADOWS VILLAGE, WHICH AT THIS TIME HAS BEEN PARTIALLY BUILT OUT. THE ADJACENT PARCEL TO THE WEST OF THE SUBJECT PARCEL HAS BEEN DESIGNATED AND DEVELOPED AS OPEN SPACE / DETENTION AREA AND IS OWNED BY THE TOWN OF FIRESTONE.

THIS AMENDMENT TO THE O.D.P. WOULD PERMIT DEVELOPMENT OF TWO-FAMILY, SINGLE-STORY AND TWO-STORY, RESIDENTIAL BUILDINGS. IT IS ANTICIPATED THAT EACH DWELLING UNIT WILL BE CONSTRUCTED ON ITS OWN PLATTED LOT; SUCH LOTS WOULD BE A MINIMUM OF 3,500 SQUARE FEET IN AREA, AND THE INDIVIDUAL DWELLING UNITS WOULD BE NOT LESS THAN 850 SQUARE FEET, AS REQUIRED BY THE TOWN CODE. THE SIZE AND ARCHITECTURE OF THE BUILDINGS CONTEMPLATED FOR THE DEVELOPMENT WOULD BE CONSISTENT WITH THOSE IN THE ADJACENT SINGLE-FAMILY PORTION OF OAK MEADOWS AND MATCH THE ARCHITECTURE IN THE CURRENTLY APPROVED FDP. EACH OF THE DWELLING UNITS WOULD INCLUDE AN ENCLOSED 2-CAR GARAGE, WITH SUFFICIENT INDIVIDUAL DRIVEWAY SPACE TO ACCOMMODATE TWO ADDITIONAL VISITOR VEHICLES. ADDITIONAL UNALLOCATED VISITOR'S PARKING WOULD ALSO BE PROVIDED THROUGHOUT THE DEVELOPMENT SO THAT THE AVERAGE OFF-STREET PARKING IS NOT LESS THAN 2.25 SPACES PER DWELLING UNIT.

THIS AMENDED ODP IS COMPATIBLE WITH THE SURROUNDING LAND USES BY EXPANDING THE APPROVED SINGLE-FAMILY ATTACHED DWELLINGS TO THE WEST SIDE OF THE PARCEL, AND PROVIDES AN EFFECTIVE VISUAL AND FUNCTIONAL TRANSITION BETWEEN THE NEIGHBORHOOD COMMERCIAL DEVELOPMENT TO THE SOUTH OF THE SUBJECT PARCEL AND THE MULT-FAMILY AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS TO THE EAST AND NORTH, RESPECTIVELY. THE PROPOSED AMENDMENT OF THE ZONING FOR THE SUBJECT PARCEL PROVIDES THE NEIGHBORHOOD, AS WELL AS THE TOWN OF FIRESTONE, WITH ACCOMMODATION FOR COUPLES OR SMALL FAMILIES WHO MAY BE TRANSITIONING FROM MULT-FAMILY RESIDENTIAL DWELLINGS TO SINGLE-FAMILY DWELLINGS, OR VICE VERSA.

DEVELOPMENT OF THE PARCEL UNDER THIS AMENDED ODP WOULD PRESERVE ACCESSIBILITY THROUGH THE PARCEL TO THE PARKS AND OPEN SPACES PROVIDED FOR IN THE ORIGINAL ODP FOR THE OAK MEADOWS DEVELOPMENT, APPROVED BY THE TOWN IN 1997, AS WELL PROVIDE A CORRIDOR FOR A PEDESTRIAN CONNECTION TO THE REGIONAL FIRESTONE TRAIL IDENTIFIED IN THE TOWN OF FIRESTONE COMPREHENSIVE PLAN. DEVELOPMENT OF THE PARCEL WILL ALSO PROVIDE OPEN SPACE, WITHIN THE DEVELOPMENT, FOR THE USE OF RESIDENTS OF THE DWELLINGS.

REGIONAL IMPACTS
THIS AMENDED ODP IS COMPATIBLE WITH THE GOALS OF THE TOWN OF FIRESTONE MASTER PLAN, PROVIDING SMALLER, AFFORDABLE RESIDENTIAL DWELLINGS WITHIN REASONABLE PROXIMITY OF ESTABLISHED COMMERCIAL AND INSTITUTIONAL LAND USES, AS WELL AS OTHER FORMS AND DENSITIES OF RESIDENTIAL DEVELOPMENTS, AND BEING READILY ACCESSIBLE FROM KEY ARTERIAL STREETS. THE DEVELOPMENT CONTEMPLATED FOR THE PROPERTY REFLECTS CONSIDERATION OF VEHICULAR ACCESSIBILITY FROM ADJACENT, ESTABLISHED STREETS AND CONVENIENT CIRCULATION THROUGH THE DEVELOPMENT FOR RESIDENTS, AS WELL AS EMERGENCY VEHICLES, TO MINIMIZE ANY IMPACT ON THE FUNCTIONALITY OF NEARBY STREETS OR INTERSECTIONS.

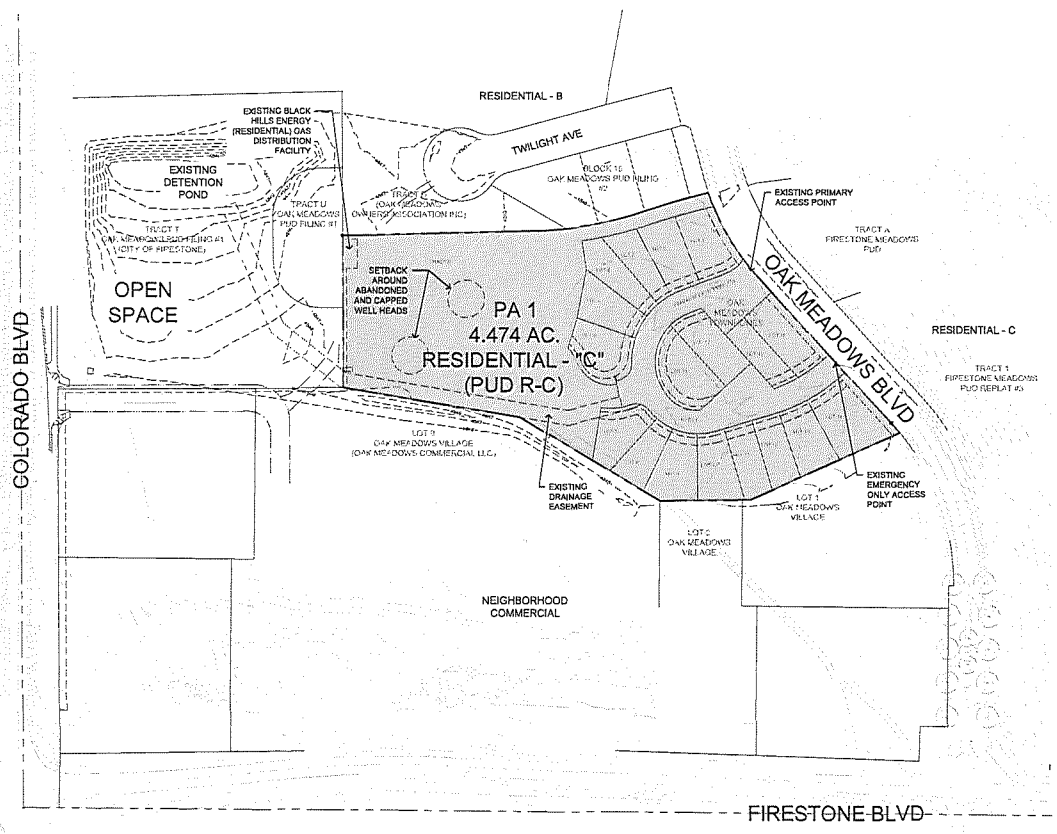
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OAK MEADOWS PUD
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4
FIRESTONE, COLORADO
COUNTY OF WELD

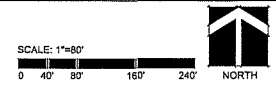
PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: ODP

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SHEET TITLE:
SITE PLAN & NARRATIVE
SHEET NUMBER:
2
SHEET 2 OF 3



ODP - SITE PLAN

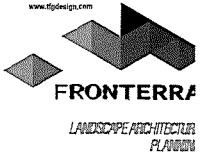


LAND USE SUMMARY

	PLANNING AREA IDENTIFICATION	LAND USE CATEGORY	GROSS AREA	RESIDENTIAL LOT AREA	CIRCULATION/ ACCESS AREA	OPEN SPACE / GAS FACILITY AREA
PLANNED	PA 1	PUD R-C	4,474 AC.	2,835 AC.	0,845 AC.	0,794 AC.
			100.00%	63.37%	18.89%	17.74%

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS PUD	
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4	
NAME OF APPLICATION: OAK MEADOWS PUD	
TYPE OF SUBMITTAL: OUTLINE DEVELOPMENT	
FILING NUMBER: 218-1701FS	
PROJECT NUMBER: 2	
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 2 OF 3	

**OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4
OAK MEADOWS PUD**
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
NARRATIVE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 3



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ODP - NARRATIVE

ECONOMIC DEVELOPMENT RATIONALE

THE RESIDENTIAL DEVELOPMENT THAT WILL BE MADE POSSIBLE THROUGH THIS AMENDED ODP WILL PROVIDE A CATEGORY OF HOUSING THAT CONTINUES TO BE IN DEMAND FOR FIRESTONE. THIS HOUSING WILL PROVIDE A CONVENIENT TRANSITION BETWEEN RENTAL ACCOMMODATION, WHICH IS JUST NOW BECOMING AVAILABLE IN THE COMMUNITY, AND TRADITIONAL SINGLE-FAMILY HOMES. IT WILL ALLOW FOR AFFORDABLE HOME AND PROPERTY OWNERSHIP FOR TOWN CITIZENS WHO MAY BE MIGRATING EITHER INTO OR OUT OF THE HOME OWNERSHIP MARKET; YOUNG COUPLES WHO WANT TO BEGIN TO BUILD EQUITY IN THE COMMUNITY, OR SENIORS WHO ARE DOWNSIZING, BUT WANT TO MAINTAIN AN OWNERSHIP POSITION. THIS DEVELOPMENT WILL HELP TO RETAIN THESE CITIZENS, AT BOTH ENDS OF THE OWNERSHIP SPECTRUM, AS MEMBERS OF THE FIRESTONE COMMUNITY, AS WELL AS POTENTIALLY DRAWING OTHERS IN SIMILAR CIRCUMSTANCES INTO THE COMMUNITY. THESE CITIZENS WILL PAY PROPERTY TAXES AND WILL SHOP AND PAY SALES TAXES AT LOCAL BUSINESSES, AS WELL AS, POSSIBLY WORKING IN THE COMMUNITY, THUS CONTRIBUTING TO THE FINANCIAL AND ECONOMIC HEALTH OF THE TOWN. THESE RESIDENTS WILL ALSO ENHANCE THE HEALTH AND VITALITY OF THE TOWN, THROUGH NON-FINANCIAL CONTRIBUTIONS OF THEIR TIME, EFFORT, EXPERIENCE, TALENT AND WISDOM.

ENVIRONMENTAL INFORMATION

THE PROPERTY IS RELATIVELY FLAT, SLOPING GENTLY TOWARD THE EXISTING OPEN SPACE / DETENTION AREA TO THE WEST OF THE SITE. WITH THE EXCEPTION OF TWO EXISTING ABANDONED GAS WELLS AND AN EXISTING ABOVE-GROUND GAS REGULATOR FACILITY THE SITE IS VACANT, AND THERE ARE NO TREES OR UNIQUE HABITATS WITHIN THE BOUNDARIES OF THE SITE, NOR ARE THERE ANY MAJOR DRAINAGE COURSES. THEREFORE, THERE WILL BE NO IMPACTS TO ANY SIGNIFICANT NATURAL FEATURES OR ENVIRONMENTALLY SENSITIVE AREAS.

UTILITIES AND SERVICE REQUIREMENTS

- THE AMENDED ODP WILL BE SERVED BY THE FOLLOWING UTILITIES AND SERVICES:
- POLICE PROTECTION TOWN OF FIRESTONE
 - FIRE PROTECTION FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
 - POTABLE WATER TOWN OF FIRESTONE
 - SANITARY SEWER ST. VRAIN SANITATION DISTRICT
 - GAS SOURCE GAS
 - ELECTRIC POWER UNITED POWER CO.
 - STREET MAINTENANCE PRIVATE PROPERTY OWNER'S ASSOCIATION
 - RECREATION CARBON VALLEY RECREATION DISTRICT

PARKS AND RECREATION

THIS AMENDED ODP IS CONSISTENT WITH THE OPEN SPACE PLAN INCLUDED IN THE ORIGINAL PLAN FOR THE OAK MEADOWS SUBDIVISION. THE FINAL DESIGN FOR THE DEVELOPMENT AND THE FINAL PLAT FOR THE SUBDIVISION OF THE SITE WILL INCLUDE A DESIGNATED EAST-WEST CORRIDOR, ALONG THE NORTH PERIMETER OF THE SITE, CONNECTING THE ADJACENT OPEN SPACE TO THE WEST OF THE SITE WITH OAK MEADOWS BOULEVARD TO THE EAST, AT A POINT THAT IS COMPATIBLE WITH THE EXTENSION OF A PEDESTRIAN CORRIDOR EASTWARD TO CONNECT TO THE FIRESTONE TRAIL.

DEDICATION OF A PEDESTRIAN CORRIDOR THROUGH THE SITE, AND RESPONSIBILITY FOR MAINTENANCE OF OPEN SPACE WITHIN THE SCOPE OF THIS ODP WILL BE AS SET FORTH IN THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS, AND REQUIRED DEDICATIONS WILL BE MADE AT THE TIME OF FINAL PLATTING.

TRAFFIC ACCESS AND CIRCULATION

APPROXIMATE LOCATIONS OF TWO VEHICULAR ACCESS POINTS TO THE SITE ARE SHOWN ON SHEET 1. THE EXACT LOCATION OF THESE ACCESSES AND DETAILS OF THE DRIVEWAYS PROVIDING CIRCULATION THROUGH THE SITE ARE SHOWN IN THE APPROVED FINAL DEVELOPMENT PLAN AND PLAT FOR THE SITE. IN ADDITION TO VEHICULAR ACCESS AND CIRCULATION, PROVISION WILL BE MADE FOR PEDESTRIAN CIRCULATION WITHIN AND THROUGH THE SITE THAT IS SAFE, CONVENIENT AND COMPATIBLE WITH THE REGIONAL TRAIL SYSTEM.

OIL AND GAS COMPANY ACCESS

THE DEVELOPERS OF THE PROPERTY WILL COOPERATE WITH INDIVIDUALS AND/OR COMPANIES OPERATING THE OIL AND GAS WELLS ON THE PROPERTY, AND THE DEVELOPMENT OF THE SITE WILL PRESERVE ADEQUATE AND APPROPRIATE ACCESS TO THOSE ABANDONED AND CAPPED WELLS FOR THE PURPOSE MAINTENANCE. ACCESS WILL BE MAINTAINED TO THE EXISTING ABOVE-GROUND GAS FACILITY AT THE NORTHWEST CORNER OF THE SITE.

LAND USE AND ZONING

THE EXISTING ZONING OF THE LAND WITHIN PARCEL PA-1 IS PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-B") LAND USE CATEGORY. THE IMMEDIATELY SURROUNDING PORTIONS OF THE OAK MEADOWS SUBDIVISION ARE ZONED FOR SINGLE-FAMILY RESIDENTIAL (NORTH OF THE SITE), MULTI-FAMILY RESIDENTIAL (EAST OF THE SITE), NEIGHBORHOOD COMMERCIAL (SOUTH OF THE SITE) AND OPEN-SPACE / DETENTION AREA (WEST OF THE SITE). IT IS PROPOSED THAT THE PROPERTY BE REZONED TO PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-C") LAND USE DESIGNATION.

THE REZONING IS JUSTIFIED FOR THE FOLLOWING REASONS:

- THE LAND USE IS COMPATIBLE WITH THE EXISTING LAND USES IN THE SURROUNDING AREAS AND WILL HAVE NO ADVERSE IMPACT ON THOSE AREAS.
- THE LAND USE IS CONSISTENT WITH EFFICIENT AND ECONOMIC USE OF THE LAND AND ITS RESOURCES, AND PRESENTS NO ADVERSE IMPACTS WITH RESPECT TO PUBLIC HEALTH, SAFETY OR WELFARE.
- THE LAND USE IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE TOWN OF FIRESTONE MUNICIPAL CODE, AS WELL AS THE OVERALL INTENT AND POLICIES OF THE TOWN'S MASTER PLAN.
- DEVELOPMENT OF THE PROPERTY WILL INCLUDE BUILDINGS OF A SIZE, SETTING AND ARCHITECTURAL STYLE AND DETAIL THAT ARE COMPLEMENTARY TO BOTH THE COMMERCIAL DEVELOPMENT ABUTTING ON THE SOUTH AND THE SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ABUTTING ON THE NORTH AND EAST OF THE SITE, THUS EFFECTING A HARMONIOUS TRANSITION BETWEEN THE RESPECTIVE LAND USES.
- LANDSCAPING OF THE DEVELOPED PROPERTY WILL ENHANCE NOT ONLY THE SITE ITSELF, BUT ALSO THE ENTRANCE TO THE OAK MEADOWS SUBDIVISION, AND WILL BE COMPLEMENTARY TO THE ADJACENT DEVELOPMENTS AND THE OPEN SPACE LINKS THROUGH THE SITE.
- THE SITE IS ADEQUATELY SERVICEABLE WITHIN THE CAPACITY OF EXISTING INFRASTRUCTURE, THUS REQUIRING NO SIGNIFICANT UPGRADING OF EXISTING OFF-SITE MUNICIPAL OR PRIVATE UTILITIES.
- DEVELOPMENT WILL NOT PLACE ANY SIGNIFICANT ADDITIONAL BURDEN ON EXISTING MUNICIPAL SERVICES SUCH AS POLICE OR FIRE PROTECTION.
- DEVELOPMENT WILL NOT ENCROACH UPON OR ADVERSELY IMPACT ANY SENSITIVE ENVIRONMENTAL AREAS OR HABITATS.
- DEVELOPMENT WILL NOT BE LOCATED WITHIN ANY DELINEATED FLOODPLAIN OR GEOLOGICALLY HAZARDOUS AREAS.

DEVELOPMENT DENSITY

DEVELOPMENT DENSITY UNDER THE AMENDED ODP WILL BE CONSISTENT WITH THE REQUIREMENTS AND REGULATIONS SET OUT IN THE TOWN OF FIRESTONE MUNICIPAL CODE AND THE FIRESTONE DEVELOPMENT REGULATIONS. DEVELOPMENT DENSITY, AS CONTEMPLATED FOR THE DEVELOPMENT OF THE PROPERTY, WILL BE LIMITED TO 6.26 DWELLING UNITS PER ACRE, AND THE AREA OF ALL DWELLING LOTS TO BE PLATTED WILL EXCEED THE REQUIRED MINIMUM.

BUILDING HEIGHT

THE MAXIMUM HEIGHT OF BUILDINGS WITHIN THE DEVELOPMENT WILL BE IN COMPLIANCE WITH THE TOWN OF FIRESTONE ZONING CODE AND DEVELOPMENT REGULATIONS, AS MAY BE AMENDED FROM TIME TO TIME.

PRIVATE MAINTENANCE AND ENFORCEMENT

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

OAK MEADOWS PUD

OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

FIRESTONE, COLORADO

COUNTY OF WELD

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: ODP

REVISION:

FIRESTONE INFORMATION BLOCK	
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4	OAK MEADOWS PUD
NAME OF APPLICATION	OAK MEADOWS PUD
TYPE OF SUBMITTAL	OUTLINE DEVELOPMENT
FILING NUMBER	218-1701FS
PHASE NUMBER	2
PREPARATION DATE:	JAN 17 2020
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SHEET 3 OF 3	

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SHEET TITLE:
NARRATIVE

SHEET NUMBER:
3

SHEET 3 OF 3