

## **ORDINANCE NO. 917**

### **AN ORDINANCE APPROVING AN OUTLINE DEVELOPMENT PLAN FOR 19 & 26 CROSSINGS, AN AMENDMENT OF A PORTION OF THE MOUNTAIN VISTAS ODP**

WHEREAS, by Ordinance No. 692 adopted on May 22, 2008, the Board of Trustees of the Town of Firestone approved an Outline Development Plan (“ODP”) for Mountain Vistas, which ODP was recorded with the Weld County Clerk and Recorder on September 9, 2008 at Reception No. 3577172; and

WHEREAS, by Resolution No. 08-54 adopted on May 22, 2008, the Board of Trustees approved a final plat for Mountain Vistas, which plat was recorded with the Weld County Clerk and Recorder on September 9, 2008 at Reception No. 3577173; and

WHEREAS, the Board of Trustees of the Town of Firestone has received a request for approval of an amended ODP for that portion consisting of Lot 1 of the Mountain Vistas final plat, from Mixed Use (MU) and Residential Estate (R-A) to Employment Center (EC) and Regional Commercial (RC) land uses; and

WHEREAS, on April 20, 2017, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, at which the applicant and other interested persons presented testimony to the Commission and at which a number of documents were made a part of the record, and the Commission recommended approval of the application with conditions; and

WHEREAS, all materials related to the proposed ODP amendment have been reviewed by Town Staff and the Firestone Planning and Zoning Commission and found with conditions to be in compliance with Town of Firestone zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Board of Trustees considered the ODP amendment at a duly noticed public hearing held on October 25, 2017; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305; and

WHEREAS, the Board of Trustees finds that the proposed ODP amendment is consistent with the Town’s plan for the area and that the applicant has demonstrated that the proposed ODP amendment meets the applicable criteria of the Town’s ordinances and Development Regulations; and

WHEREAS, the Board of Trustees finds that the proposed ODP amendment should be approved, subject to certain conditions set forth herein.

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

**Section 1.** The Board of Trustees of the Town of Firestone, Colorado hereby approves the proposed Outline Development Plan for 19 & 26 Crossings, an amendment of a portion of the Mountain Vistas ODP, the legal description of which property is set forth in Exhibit A, attached hereto and incorporated herein by reference, subject to the conditions set forth on Exhibit B, attached hereto and incorporated herein by reference. The Town zoning map shall be amended accordingly.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 8<sup>th</sup> day of November, 2017.

\_\_\_\_\_  
Paul Sorensen, Mayor

ATTEST:

\_\_\_\_\_  
Leah Vanarsdall  
Town Clerk

**EXHIBIT A**  
**Outline Development Plan, 19 & 26 Crossings**  
**An Amendment of a portion of the Mountain Vistas ODP**  
**Legal Description**

ODP AND FINAL PLAT

ALL OF LOT 1 MOUNTAIN VISTAS FINAL PLAT, RECORDED SEPTEMBER 9, 2008 AS RECEPTION NO. 3577173 OF THE RECORDS OF WELD COUNTY, LOCATED IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 1,603,863 SQUARE FEET OR 36.820 ACRES, MORE OR LESS

**EXHIBIT B**  
**Outline Development Plan, 19 & 26 Crossings**  
**An Amendment of a portion of the Mountain Vistas ODP**  
**Conditions of Approval**

1. Revise application materials to address comments set forth in the Town Engineer's memorandum dated July 20, 2017, a copy of which is attached hereto as Exhibit B-1.

In the Notary Certificate, add the following text after the name of the signor: "as Member of 19 & 26, LLC."

3. Delete the reference to "PUD MU" under the lot and block reference on the map.
4. In the Service Requirements section, water should be by "Town of Firestone" and Sanitary Sewer by "St. Vrain Sanitation District," consistent with the recorded ODP for Mountain Vistas.
5. The Planning Areas on Sheet 1 are designated using Arabic numerals (1, 2 and 3); the Planning Areas shown on Sheet 2 are designated using a combination of Arabic and Roman numerals (1, II and III). The amended ODP should use either all Arabic or all Roman, and be consistent on both sheets.

**EXHIBIT B-1**  
**Outline Development Plan, 19 & 26 Crossings**  
**An Amendment of a portion of the Mountain Vistas ODP**



Memo

**TO:** Mr. Bruce Nickerson, Town Manager

**FROM:** Dave Lindsay, Colorado Civil Group, Inc., Town Engineer *DL*  
Lindsey Green, Colorado Civil Group, Inc., Town Engineer *LG*

**DATE:** July 20, 2017

**SUBJECT:** 19 & 26 Crossings ODP and Final Plat

**PROJECT No.:** 0668.0279.01

We have completed our review of the 19 & 26 Crossings ODP and Final Plat that was received on June 27, 2017 and we offer the following comments:

**General:**

1. An FDP, Final Drainage Report, Traffic Impact Analysis Report and Water Service Calculations were also received but not reviewed at the request of the applicant in an email dated July 7, 2017.

**Submittal Binder:**

Title Commitment – An updated Title Commitment dated no later than 1 month prior to recording will be required in order to verify the current land owner.

**ODP:**

3. (7.4.8 Parcel Boundaries) – There are a few minor errors with the recorded measurements on the Plat sheet, please revise accordingly.
4. (7.4.9 Utilities) – The ODP needs to list the Town of Firestone as the potable water service provider and St. Vrain Sanitation District as the sanitary sewer service provider.

**Subdivision Plat:**

5. (12.4.6 Legal Description) – Please provide a lot closure for the outer boundary and Lot 1.

6. (12.4.13 Utilities, Rights-of-Way, Easements and Dedications) – Since a site specific FDP is not being processed simultaneously, the new utility easements need to be removed from the Final Plat.
7. (12.4.18 Parcel Boundaries) – There are a few minor errors with the recorded measurements on the Plat sheet, please revise accordingly.
8. General Note – Please add the following note to the Final Plat Notes section:

“Prior to the issuance of any building permits, a site specific FDP will need to be processed and completed in accordance to the current Town criteria.”
9. See returned redlines for any additional comments.

We will forward these comments to the applicant's engineer. Let us know if there is anything else that we can help you with.