



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

April 18, 2019

7:00 PM

151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Action/Discussion**
 - 4.a. Election of Chairperson and Vice-Chairperson
5. **Approval of Minutes**
 - a. Regular Meeting 3-21-19
6. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
7. **Public Hearings**
 - a. RESOLUTION NO. PC-19-04; A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1.
8. **Staff Reports**
9. **Commissioner Comments**
10. **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 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
March 21, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in regular session on March 21, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Scherneck called the meeting to order at 7:15 p.m.

The following were present upon the call of the roll:

Chairperson:	Steve Scherneck
Vice-Chairperson:	William Schaefer - absent
Commissioners:	Kelly Deitman
	Jim Grahlmann
	Tim Spiegelberg - absent
	Jaci Daggett

Staff:	Tracy Case - Sr. Planner
	Dave Lindsay – Town Engineer
	Todd Bjerkaas – Director – Planning & Development
	Marty Ostholthoff – Planning Manager
	Lisa Bartley – PC Secretary/Town Clerk Pro-Tem

2. PLEDGE OF ALLEGIANCE

Chairperson Scherneck led the pledge of allegiance.

3. APPROVAL OF AGENDA

Agenda Item 4.a. was removed. Commissioner Grahlmann motioned and Commissioner Deitman seconded to approve the Amended Agenda. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. February 7, 2019 – Regular Meeting

Commissioner Grahlmann motioned and Commissioner Daggett seconded to approve the meeting minutes of the February 7, 2109 - Regular Meeting. Voice vote was taken. Motion Carried unanimously.

5. PUBLIC COMMENT

There were none.

6. PUBLIC HEARING

a. Resolution PC-19 - 003 – Cottonwood Hollow F5 FP

Chairperson Schernecké verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:18 p.m.

Marty Ostholthoff provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Chairperson Schernecké opened the Public Comment portion at 7:23 p.m. Those wishing to speak: There were none.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations. Chairperson Schernecké closed the Public Comment portion at 7:24p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 7:25 p.m.

Commissioner McAllister motioned and Commissioner Daggett seconded to approve **Resolution No. PC-19-003**, a Resolution Recommending Approval of a Final Plat for Cottonwood Hollow Filing 5.

Voting was as follows:

Yes: McAllister, Daggett, Grahlmann, Deitman

No: None

Absent: Schaefer, Spiegelberg

Chairperson Schernecké declared the motion carried.

7. STAFF REPORTS

Lisa Bartley notified the Commissioners hard copy packets would no longer be provided for meetings. Marty Ostholthoff inquired regarding starting meetings earlier – 6:00 p.m. No decision was made. Todd Bjerkaas notified the Commissioners of upcoming QJ training on May 22, 2019.

8. COMMISSIONER COMMENTS

None

9. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Schernecké declared the motion carried. The meeting was adjourned at 7:30p.m.

Introduced and Approved this 18th day of April, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary



Staff Report

Firestone City Centre Subdivision Filing No. 3, Amendment 1

Final Plat

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

April 18, 2019

Applications

This staff report is for the Firestone City Centre Subdivision Filing No. 3, Amendment 1, Final Plat ("Final Plat"). The applicant for this submittal is THF Firestone Development, LLC.

Notice

Pursuant to the Town of Firestone Municipal Code ("Code") and Town of Firestone Development Regulations ("Regulations"), proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process

The approximate location of the Final Plat is southwest corner of Firestone Boulevard and Jake Jabs Boulevard. This is a final plat of Firestone City Centre Subdivision Filing No. 3, Amendment 1.

Site Analysis

The Final Plat is comprised of two lots and one tract with a total area of 3.2 acres. These lots/tract are being created by re-subdividing Tract C, Firestone City Centre Subdivision Filing No. 3. The property is generally flat and developed with a restaurant on Lot 1, and two multi-tenant in-line commercial buildings on Lot 2. Tract A is created for the existing monument sign which is maintained by the owner.

Plan Analysis

The Final Plat is proposed to create individual lots for the existing buildings.

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

The Planning Commission and Board of Trustees may approve a final plat application if it meets the intent of the Regulations and complies with the Code. In deciding whether to approve, approve with modifications or disapprove a final plat, the Planning Commission and Board of Trustees shall be guided by the following standards from Section 16.12.075 of the Code:

1. Whether the plat conforms to all requirements and standards of this title and the Firestone Development Regulations;
2. Whether approval of the plat will promote the purposes of this title and be consistent with the town's comprehensive plan, applicable zoning requirements and other applicable federal, state and town laws;
3. Whether improvements in or serving the proposed subdivision will comply with the requirements and standards of the town's design criteria and construction specifications; and
4. Whether the plat conforms with all other ordinances, resolutions, regulations, agreements and policies governing the subdivision thereof.

Planning Commission or Board of Trustees Action

The Planning Commission Board or Board of Trustees has the following options relative to the action on applications in general. As necessary additional information relative to continuances, etc. can be provided by the Town Attorney.

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
- D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

Town staff recommends the Planning Commission approve draft Resolution PC-19-04, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-04

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR
FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT
1.**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat for Firestone City Centre Subdivision Filing No. 3, Amendment 1; and

WHEREAS, all materials related to the application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

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

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final plat for Firestone City Centre Subdivision Filing No. 3, Amendment 1, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of April, 2019.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Firestone City Centre Subdivision Filing No. 3, Amendment 1
Final Plat
Conditions of Approval

1. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Technical corrections to the Firestone City Centre Subdivision Filing No. 3, Amendment 1 final plat shall be made to the Town's satisfaction

FINAL PLAT

FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1

A REPLAT OF TRACT C, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11. TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED THE FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

TRACT C, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AS PER THE PLAT RECORDED OCTOBER 01, 2010 AT RECEPTION NO. 3722597 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF WELD, STATE OF COLORADO, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 3.259 ACRES (141,970 SQ. FT.), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC UTILITIES AND/OR CENTURY LINK, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER

OWNER: THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
MICHAEL H. STAENBERG, MANAGER

NOTARY CERTIFICATE

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____.

BY MICHAEL H. STAENBERG, AS MANAGER OF THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER OF THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDER CONSENT

THE UNDERSIGNED, ASSOCIATED BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS THE BENEFICIARY OF A DEED OF TRUST RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3958290 AND THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF EASEMENTS AS SHOWN ON THIS FINAL PLAT OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1, AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.

BY: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____.

20____, BY _____, AS _____, OF ASSOCIATED BANK,
NATIONAL ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

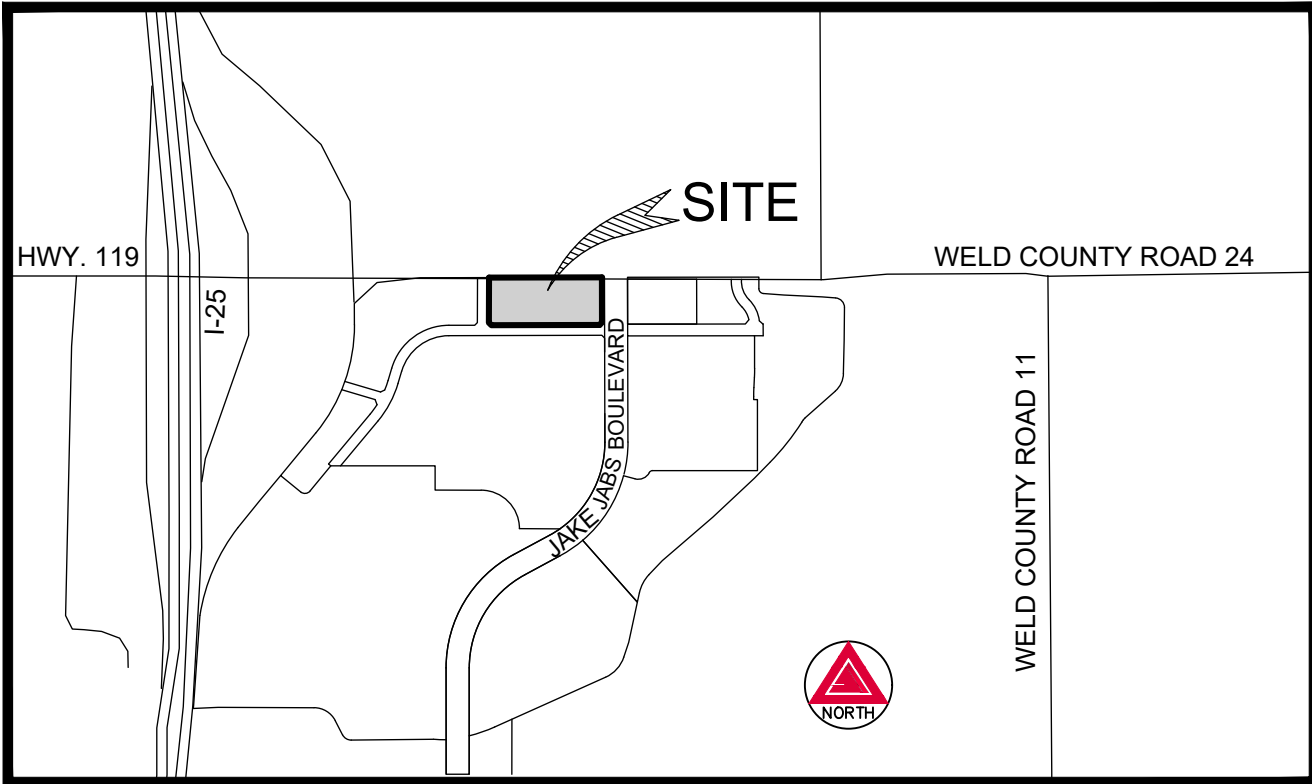
MY COMMISSION EXPIRES

OWNER:
THF FIRESTONE DEVELOPMENT, L.L.C.
2127 INNERBELT BUS CENTER DR. SUITE 200
ST. LOUIS, MISSOURI 63114-5700
314-513-1500
CONTACT: MICHAEL H. STAENBERG
MSTAENBERG@TSGPROPERTIES.COM

DEVELOPER:
THF FIRESTONE DEVELOPMENT, L.L.C.
2127 INNERBELT BUS CENTER DR. SUITE 200
ST. LOUIS, MISSOURI 63114-5700
314-513-1500
CONTACT: MICHAEL H. STAENBERG
MSTAENBERG@TSGPROPERTIES.COM

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: TRAVIS FRAZIER, P.E.
SLEE@AZTECCONSULTANTS.COM

ENGINEER:
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
720-283-6783
CONTACT: TRAVIS FRAZIER, P.E.
TFRAZIER@REDLAND.COM



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

SHEET 1 - DEDICATION, APPROVALS, VICINITY MAP, AND GENERAL NOTES
SHEET 2 - OVERALL BOUNDARY, LOTS

REPLAT STATEMENT

FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1 HAS BEEN CREATED TO SUBDIVIDE TRACT C, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, INTO TWO LOTS AND ONE TRACT.

SURVEYING CERTIFICATE:

I, SHAUN D. LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE TOWN OF FIRESTONE.



BY: SHAUN D. LEE, L.S. NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105(3)(A) C.R.S.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TOWN OF FIRESTONE APPROVAL

THIS IS TO CERTIFY THAT THE FINAL PLAT OF **FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1** WAS APPROVED ON THIS ____ DAY OF _____, 20____, BY RESOLUTION NO. _____, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____

ATTEST: TOWN CLERK _____

FIRESTONE INFORMATION BLOCK

Name of Application	FIRESTONE CITY CENTRE
Type of Submittal	FINAL PLAT, AMENDMENT 1
Filing Number	THREE
Phase Number	N/A
Preparation Date	01-17-2019
Revision Date	04-02-2019
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 of 2

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 54818-51 Drawn By: RBA	FINAL PLAT THE FIRESTONE DEVELOPMENT L.L.C. 2127 INNERBELT BUS CENTER DR. SUITE 200 ST. LOUIS, MISSOURI 63114-5700 314-513-1500	DATE OF PREPARATION: 01-17-2019	
		SCALE:	N/A
		SHEET 1 OF 2	

FINAL PLAT

FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 1

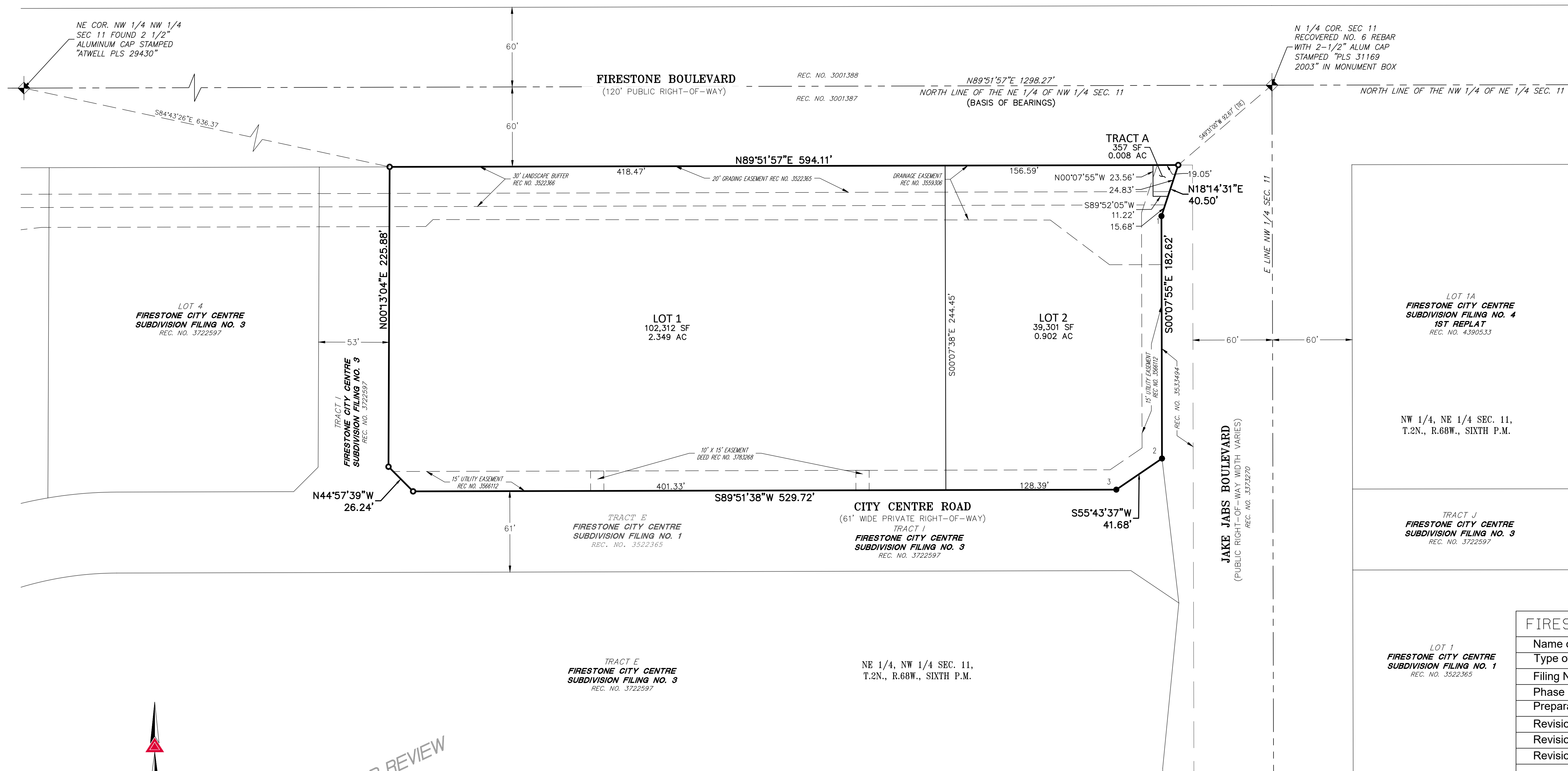
A REPLAT OF TRACT C, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11. TOWNSHIP 2 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

LEGEND

- ◆ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38158"
- 1 ● FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC PLS 33202"
- 2 ● FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "V3 PLS 37993"
- 3 ● FOUND NO. 5 REBAR BENT NO CAP

SW 1/4 SEC 2, T.2N.,
R.68W., SIXTH P.M.



FIRESTONE INFORMATION BLOCK

Name of Application	FIRESTONE CITY CENTRE
Type of Submittal	FINAL PLAT, AMENDMENT 1
Filing Number	THREE
Phase Number	N/A
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DETAIL PAGE ~ SHEET 2 of 2



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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54818-51

Drawn By: RBA

FINAL PLAT
THE FIRESTONE DEVELOPMENT L.L.C.
2127 INNERBELT BUS CENTER DR. SUITE 200
ST. LOUIS, MISSOURI 63114-5700
314-513-1500

DATE OF PREPARATION:	01-17-2019
SCALE:	1" = 40'
SHEET 2 OF 2	