



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

April 6, 2023

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. March 16, 2023 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: Resolution PC-23-05:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL B (PUD R-B) AND PUD REGIONAL COMMERCIAL (PUD RC) TO RESIDENTIAL C (R-C) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS
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 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

TOWN OF FIRESTONE,
COLORADO
Planning & Zoning Commission
MINUTES
March 16, 2023

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met on March 16, 2023, at 9900 Park Avenue, Firestone, Colorado. Vice-chairperson Spiegelberg called the meeting to order at 6:00 PM.

The following were present upon the call of the roll:

Chairperson: Dennis Haney- **EXCUSED**

Vice-Chairperson: Tim Spiegelberg

Commissioners: Jaci Daggett
John Damsma
Amber Harper
Jim Sutton
Patrick Hanafin

Staff: Marty Ostholthoff – Planning Manager
Todd Bjerkaas– Director of Planning and Development
Matt Thompson- Senior Planner
Miriam Luna Gonzalez- Deputy Town Clerk

2. Pledge of Allegiance

Vice Chairperson Spiegelberg led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Sutton, **second** by Commissioner Damsma, to Approve the Agenda, All in Favor, **Motion carried**.

4. Approval of Minutes

Motion by Commissioner Daggett, **second** by Commissioner Sutton, to Approve the Minutes, All in Favor, **Motion carried**.

a. January 19, 2023 Planning and Zoning Commission Meeting Minutes

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

There was no one present that wished to give public comment.

6. Public Hearings

a. **PUBLIC HEARING: Resolution PC-23-03**: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE COTTONWOOD HOLLOW OUTLINE DEVELOPMENT PLAN TO ALLOW FOR PARCEL SIZE ADJUSTMENTS AND DENSITY ADJUSTMENTS TO BLOCK 2 OF THE

COTTONWOOD HOLLOW FILING 4 SUBDIVISION

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided.

Vice-Chairperson Spiegelberg opened the Public Hearing at 6:10 PM for

Resolution PC-23-03. The Commissioners had no disclosures.

Matt Thompson, Senior Planner, provided a general overview of the proposed resolution. He also offered to answer any questions.

Paul Shoukas and Luke Breedlove, the applicant, gave a presentation.

Micheal Bowles, a Weld County resident, gave public comment regarding water floods.

The commissioners' questions regarding the proposed application request were answered.

Motion by Commissioner Sutton, **second** by Commissioner Harper, to Approve **PUBLIC HEARING: Resolution PC-23-03**: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE COTTONWOOD HOLLOW OUTLINE DEVELOPMENT PLAN TO ALLOW FOR PARCEL SIZE ADJUSTMENTS AND DENSITY ADJUSTMENTS TO BLOCK 2 OF THE COTTONWOOD HOLLOW FILING 4 SUBDIVISION

Roll Call Vote:

Yes: Commissioner Daggett, Commissioner Damsma, Vice-Chairperson Spiegelberg, Commissioner Harper, Commissioner Sutton, Commissioner Hanafin

No: None

Abstain: None

Motion Carried.

- b. **PUBLIC HEARING: Resolution PC-23-04**: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR COTTONWOOD HOLLOW FILING NO. 4A

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided.

Vice-Chairperson Spiegelberg opened the Public Hearing at 6:29 PM for

Resolution PC-23-04. The Commissioners had no disclosures.

Matt Thompson, Senior Planner, provided a general overview of the proposed resolution. He also offered to answer any questions.

Paul Shoukas, the applicant, gave a presentation.

There was no one who wished to give public comment.

Commissioners' questions regarding the proposed application request were answered.

Motion by Commissioner Damsma, **second** by Commissioner Harper, to Approve **PUBLIC HEARING: Resolution PC-23-04**: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR COTTONWOOD HOLLOW FILING NO. 4A

Roll Call Vote:

Yes: Commissioner Daggett, Commissioner Damsma, Vice-Chairperson Spiegelberg, Commissioner Harper, Commissioner Sutton, Commissioner Hanafin

No: None

Abstain: None

Motion Carried.

7. Elections

Motion by Commissioner Harper, **second** by Commissioner Damsma, to appoint commissioner Sutton to serve as Chair for the Planning and Zoning Committee.

Roll Call Vote:

Yes: Commissioner Daggett, Commissioner Damsma, Vice-Chairperson Spiegelberg, Commissioner Harper, Commissioner Sutton

No: None

Abstain: None

Motion Carried.

Motion by Commissioner Sutton, **second** by Commissioner Damsma, to appoint commissioner Speigleberg to serve as Vice-Chair for the Planning and Zoning Committee.

Roll Call Vote:

Yes: Commissioner Daggett, Commissioner Damsma, Vice-Chairperson Spiegelberg, Commissioner Harper, Commissioner Sutton

No: None

Abstain: None

Motion Carried.

8. Staff Reports

Todd Bjerkaas, Director of Planning and Development, congratulated the new reappointees and new appointees. He also mentioned that the next planning and zoning meeting will be April 6th, 2023. He also provided clarity to a previous comment on sidewalks.

9. Commissioner Comments

The commissioners introduced themselves.

10. Adjournment

Motion by Commissioner Damsma, **second** by Commissioner Harper, to Adjourn, All in Favor,
Motion carried.

Introduced and Approved the 6 of April 2023.

TOWN OF FIRESTONE, COLORADO

ATTEST

Dennis Haney, Chair

Miriam Luna Gonzalez, Secretary

DRAFT

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: April 6, 2023

Initiated By: Marty Ostholthoff

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-23-05: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL B (PUD R-B) AND PUD REGIONAL COMMERCIAL (PUD RC) TO RESIDENTIAL C (R-C) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-05, a resolution recommending approval of the Vistas at Saddleback Rezoning application to the Board of Trustees with the following conditions:

1. Technical corrections to the Vistas at Saddleback zoning map shall be made to the Town's satisfaction.

SUMMARY

The landowner is proposing that the Vistas at Saddleback property be rezoned from PUD Residential B (PUD R-B) and PUD Regional Commercial (PUD RC) to Residential C (R-C) for 43.23 acres and Neighborhood Center (NC) for 4.25 acres at the northwest corner of Grant Avenue and Frontier Street.

HISTORY AND PREVIOUS BOARD ACTION

The subject property was annexed and zoned by the Town in 1976 as part of the Zadel Annexation. The property is now known as the Vistas at Saddleback with the current PUD zoning being approved in 2019.

ATTACHMENTS

1. Staff Report
2. Resolution PC-23-05
3. Vistas at Saddleback - Zoning Map
4. Neighborhood Meeting Summary



Staff Report

The Vistas at Saddleback

Rezoning

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

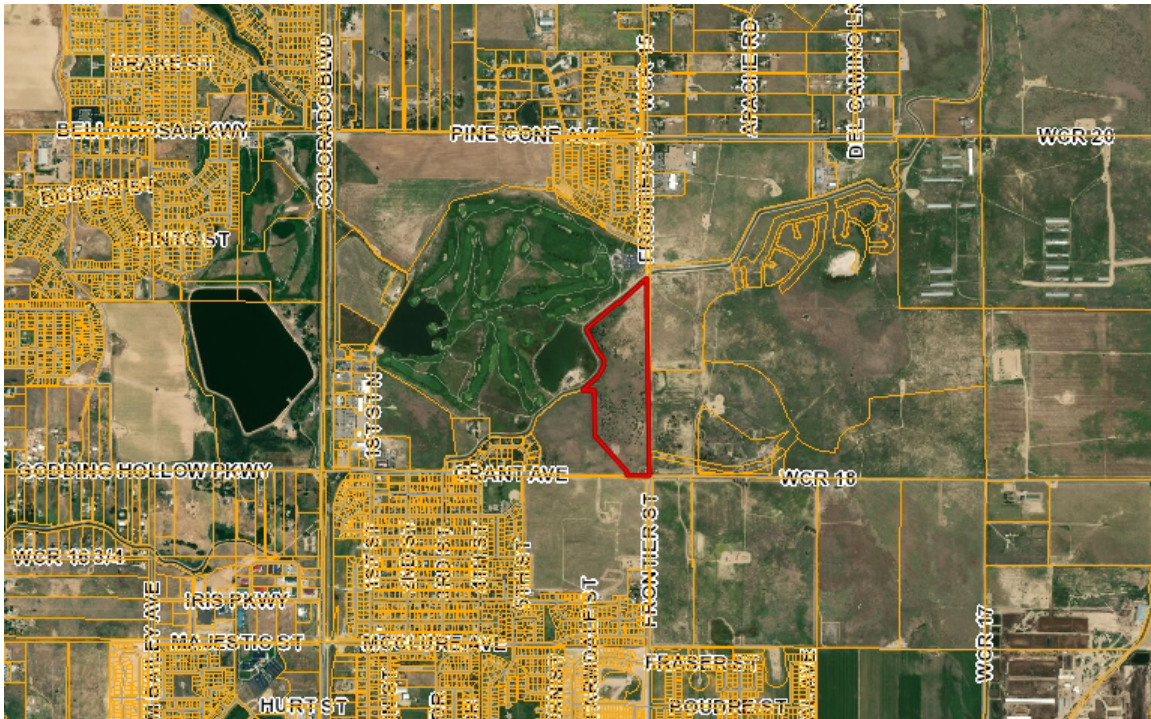
April 6, 2023

GENERAL INFORMATION

Purpose: This staff report is for the Vistas at Saddleback rezoning, proposing Residential C (R-C) for the majority of the site, and Neighborhood Center (NC) at the corner of Grant Avenue and Frontier Street.

Applicant: Vistas at Saddleback, LLC
1732 Crestview Drive
Durango, CO 81301

Location: The Vistas at Saddleback property is located on the northwest corner of Grant Avenue and Frontier Street as outlined in red on the following map.



Existing Conditions:

Existing Zoning: PUD Residential B (PUD R-B) and PUD Regional Commercial (PUD RC)

Existing Use: Vacant land

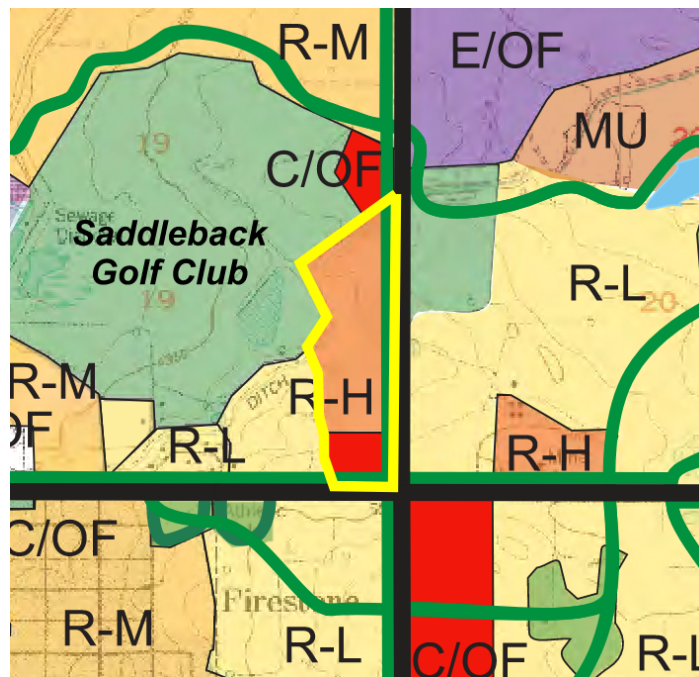
Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	PUD OS (Saddleback Golf Club ODP)	Golf course
SOUTH	Residential B (R-B)	Vacant land
EAST	Residential A (R-A)	Vacant land, large lot residential
WEST	PUD OS (Saddleback Golf Club ODP)	Golf course
	Residential B (R-B)	Vacant land

Vistas at Saddleback Rezoning - Plan Analysis

The landowner is proposing that the 47.5 acre Vistas at Saddleback property be rezoned from PUD Residential B (PUD R-B) to Residential C (R-C) and from PUD Regional Commercial (PUD RC) to Neighborhood Center (NC).

The proposed rezoning to R-C and NC is consistent with the 2013 Firestone Master Plan where the future land uses on the property are shown as R-H (Residential High) and C/OF (Commercial/Office) as outlined in yellow on the following map.



Residential High uses identified in the Firestone Master Plan are more based on housing types rather than density. As per the Firestone Master Plan, Residential High should contain housing types such as townhomes, condominiums and apartments. The proposed R-C zoning allows for these housing types.

The Commercial/Office uses identified in the Firestone Master Plan are retail commercial/office, while more regional commercial/office uses should be located near I-25. The proposed NC zoning allows for more neighborhood-oriented retail/office uses versus the larger scale regional commercial/office uses.

APPROVAL CRITERIA AND STAFF ANALYSIS

Rezoning Approval Criteria and Staff Analysis:

The Rezoning application for the Vistas at Saddleback 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 proposed R-C and NC zoning promotes the health, safety, and welfare of the inhabitants of the Town and the purposes of the FDC by providing multiple housing types, parks, open space and area for future commercial development.*

- 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 R-C and NC zoning is generally consistent with the Town's Master Plan by proposing the housing types outlined in the residential high land use designation and providing commercial land uses as shown on the Master Plan Map.*

- 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. In addition, further development review procedures and development standards identified in the Firestone Development Code (FDC) will need to be complied with assuring that the future development of the property will maintain current levels of service to existing developments.*

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

Staff: *The proposed R-C and NC zoning is not likely to result in significant adverse impacts upon the natural environment.*

- 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 rezoning to R-C and NC is not likely to result in significant adverse impacts upon the properties in the vicinity of this property. In addition, further development review procedures and development standards identified in the Firestone Development Code (FDC) will need to be complied with assuring that the future development of the property is compatible with adjacent properties.*

- 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 residential uses permitted through the rezoning will be compatible in scale with existing and future land uses identified on adjacent properties in the area. In addition, further development review procedures and development standards identified in the Firestone Development Code (FDC) will need to be complied with assuring that the future development of the property is compatible with adjacent properties. The proposed commercial uses permitted in the NC zone district are more neighborhood oriented in scale versus the regional commercial uses currently permitted.*

- 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 R-C and NC zoning is generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential development and revenue via a commercial parcel to the Town.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on January 31, 2023 at the Carbon Valley Regional Library. The required notice and summary for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call: March 22, 2023
Property Posted: March 22, 2023
Letters to Adjacent Property Owners: March 21, 2023

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-05, a resolution recommending approval of the Vistas at Saddleback Rezoning application to the Board of Trustees with the following conditions:

- a. Technical corrections to the Vistas at Saddleback rezoning map shall be made to the Town's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-05

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL B (PUD R-B) AND PUD REGIONAL COMMERCIAL (PUD RC) TO RESIDENTIAL C (R-C) AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICTS

WHEREAS, Vistas at Saddleback, LLC (“Applicant”), as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed rezoning for the Property (the “Application”); and

WHEREAS, the Property is located in the PUD Residential B (PUD R-B) and PUD Regional Commercial (PUD RC) zone districts; and

WHEREAS, Applicant has applied for the rezoning of the Property from PUD Residential B (PUD R-B) and PUD Regional Commercial (PUD RC) zone districts to Residential C (R-C) and Neighborhood Center (NC) zone districts; and

WHEREAS, the Firestone Planning and Zoning Commission, at its meeting on April 6, 2023, reviewed the Application and considered the approval criteria set out in Section 16.7.4 of the Firestone Development Code; and

WHEREAS, the Firestone Planning and Zoning Commission wishes to make a recommendation to the Town of Firestone 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 the Board of Trustees approve the Application for the rezoning of the Property from PUD Residential B (PUD R-B) and PUD Regional Commercial (PUD RC) zone districts to Residential C (R-C) and Neighborhood Center (NC) zone districts as shown on **Exhibit A**, attached hereto and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. Technical corrections to the Vistas at Saddleback Zoning Map shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 20__.

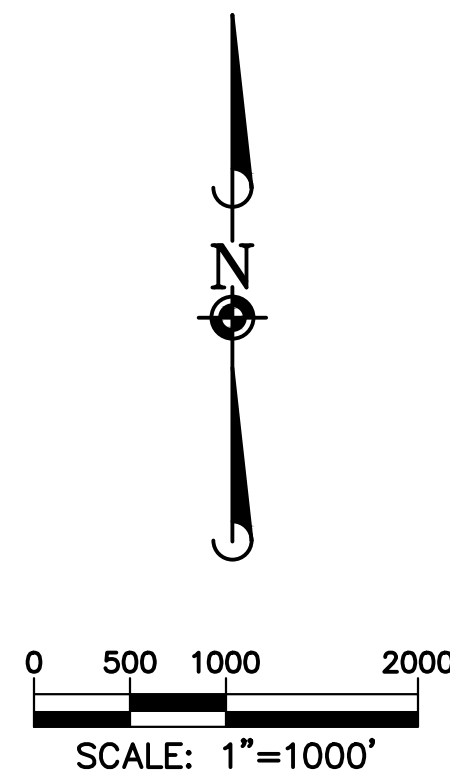
Chairperson

ATTEST:

Miriam Gonzalez, Secretary

EXHIBIT A
Vistas at Saddleback Zoning Map

A PORTION OF THE EAST HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO
47.5 ACRES
RZ-22-046



SURVEYOR'S NAME
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

ATTEST: _____
TOWN CLERK



THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19 IS ASSUMED TO BEAR NORTH 89°30'51" WEST AS REFERENCED FROM THE COLORADO STATE PLANE NORTH (0501) COORDINATE SYSTEM USING GPS/RTK OBSERVATIONS BETWEEN THE SOUTHEAST CORNER OF SAID SECTION 19 MONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED "2022 PLS 38042" AND THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19 MONUMENTED WITH A 3 1/4" BRASS CAP IN MONUMENT BOX STAMPED "1952 BUREAU OF LAND MANAGEMENT" WITH ALL BEARINGS RELATIVE THERETO.



MANHARDT CONSULTING, LTD IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

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Manhard
CONSULTING

7600 East Orchard Road, Suite 150N, Greenwood Village, CO 80111 ph: 303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS

THE VISTAS AT SADDI ERACK

TOWN OF FIRESTONE, COLORADO

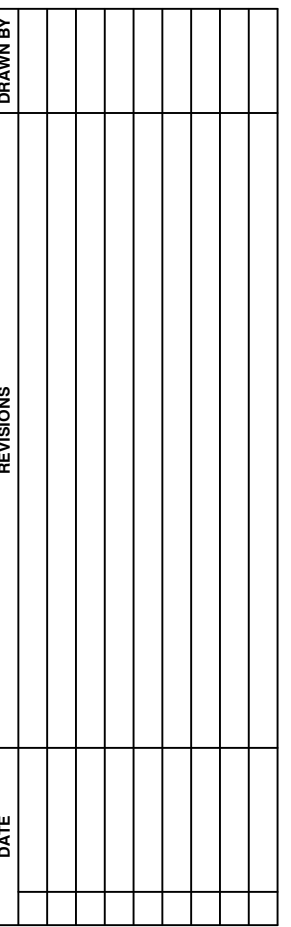
COVER

PROJ. MGR.: CAS
PROJ. ASSOC.: PRF
DRAWN BY: MPL
DATE:

SHEET

1 OF 2

ADI.FSCO01



THE VISTAS AT SADDLEBACK

TOWN OF FIRESTONE, COLORADO

ZONE DISTRICT MAP

PROJ. MGR.: CAS
PROJ. ASSOC.: PRF
DRAWN BY: MPL
DATE: _____

SHEET

2 OF 2

ADI.FSC001



MEETING MINUTES

Project: Vistas at Saddleback

Date: January 31st, 2023

By: Manhard Consulting

Agenda: Neighborhood Meeting

Attendees:

Manhard Consulting – Chris Shandor, Margo Lawless

Plan West – David Brehm, Allison Hibbs

Powers Brown Architecture – Aimee Sanborn

Elmington Capital – Ryan Tobin

Allied Development – John McKenzie

Panormama Commercial Group – Hayden Behnke

As required by the Town of Firestone code, a neighborhood meeting was held for the above referenced project at the High Plains Library District – Carbon Valley Regional Library on January 31st, 2023. The project was posted and mailing notices were sent out per the Town code. The development team prepared a presentation, boards, etc. for discussion with the neighborhood. After approximately 30 minutes of no attendees participating in the meeting, the meeting was adjourned.