



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

October 16, 2025
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**
 - a. Approval of September 18, 2025, Meeting Minutes
- 4. Approval of Minutes**
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. **PUBLIC HEARING: RESOLUTION NO. PC-25-11: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM THE RESIDENTIAL C (R-C) ZONE DISTRICT TO THE RESIDENTIAL B (R-B) ZONE DISTRICT**
- 7. Discussion Items**
 - a. Comprehensive Plan Presentation and Discussion
 - b. Training with Town Attorney's Office
- 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 303-531-6264 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.: 3.a

Approval of Agenda

Meeting Date: October 16, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Approval of September 18, 2025, Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. September 18, 2025 PC Meeting Minutes DRAFT



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
September 18, 2025

1. Call to Order & Roll Call

The Planning & Zoning Commission of the Town of Firestone met for a Regular Meeting on September 18, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Vice Chair Spiegelberg called the meeting to order at 06:00 PM

The following were present upon the call of the roll:

Chair: Jim Sutton, **Excused**
Vice Chair: Tim Spiegelberg
Commissioners: Dennis Haney
John Damsma
Pat Conner
Pat Young
David Whelan
Scott Franks, Alternate

2. Pledge of Allegiance

Vice Chair Spiegelberg led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Young, **second** by Commissioner Damsma, to amend the agenda to update the date of the minutes from February 6, 2025, to July 17, 2025. Approval of Agenda. All in Favor, **Motion carried.**

Motion by Commissioner Haney, **second** by Commissioner Whelan, to approve the agenda, as amended. All in Favor, **Motion carried.**

4. Approval of Minutes

a. Approval of July 17, 2025, Meeting Minutes

Motion by Commissioner Young, **second** by Commissioner Damsma, to amend the July 17, 2025, Meeting Minutes as follows:

- Addition of Public Hearing Opening and Closing times for PC Resolution 25-05;
- Addition of Public Hearing Opening and Closing times for PC Resolution 25-06;

- Addition of Public Hearing Opening and Closing times for PC Resolution 25-07;
- Final vote for PC Resolution 25-07 to reflect a vote of “No” by Commissioner Haney;
- Initial vote for PC Resolution 25-08 that did not pass, followed by further explanation by Staff and Town Counsel, resulting in a second vote.

All in Favor, **Motion carried.**

Motion by Commissioner Whelan, **second** by Commissioner Haney, to approve the Minutes as amended. All in Favor, **Motion carried.**

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

There were no members of the public who came forward for public comment.

6. Public Hearings

- a. **PUBLIC HEARING: RESOLUTION PC-25-09: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT**

The public hearing was opened at 6:08 PM by Vice Chair Spiegelberg.

Senior Planner, Matt Thompson, and Anastasia Urban, Urban Ethos, Representative for Brookfield Residential, provided a presentation outlining the proposed Barefoot Lakes, Filing 7D Preliminary Subdivision Plat, including details on lot layout, infrastructure, and compliance with the Town’s subdivision regulations. Commissioners were allowed to ask clarifying questions about the Preliminary Plat.

Vice Chair Spiegelberg then opened the floor for public comment. No members of the public came forward to speak.

Following questions and discussion among the Commission and staff, the public hearing was closed at 6:49 PM

Motion by Commissioner Haney, **second** by Commissioner Whelan, to Approve **PUBLIC HEARING: RESOLUTION PC-25-09: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7D PRELIMINARY SUBDIVISION PLAT**

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Conner, Commissioner Young, Commissioner Damsma, Commissioner Whelan, Commissioner Franks

No: None

Abstain: None

Motion carried.

- b. **PUBLIC HEARING: RESOLUTION PC-25-10:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD

The public hearing was opened at 6:53 PM by Vice Chair Spiegelberg.

Staff presentation was provided by Rachel Clyne, Senior Planner, who summarized the applicant's request to amend the Del Camino Junction Business Park Planned Unit Development (PUD). The presentation highlighted the proposed changes to permitted uses, development standards, and overall consistency with the Town's Comprehensive Plan. Dustin Carr with Indigo Auto Group presented additional information regarding the request and addressed questions from the Commission.

Vice Chair Spiegelberg invited public comment. No members of the public came forward to speak.

After further questions and discussion among the Commission and staff, the public hearing was closed at 7:43 PM.

Motion by Commissioner Franks, **second** by Commissioner Damsma, to Approve **PUBLIC HEARING: RESOLUTION PC-25-10:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE DEL CAMINO JUNCTION BUSINESS PARK PUD

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Conner, Commissioner Young, Commissioner Damsma, Commissioner Whelan, Commissioner Franks

No: None

Abstain: None

Motion carried.

7. Staff Reports

The Comp Plan consultant will be at the next meeting on October 16, 2025

8. Commissioner Comments

John Damsma lead a moment of silence for former Commissioner Pat Conner who recently passed away.

9. Adjournment

Motion by Commissioner Haney, **second** by Commissioner Whelan, to Adjourn. All in Favor, **Motion carried.**

Introduced and Approved the 16th of October, 2025.

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: October 16, 2025

Initiated By: Rachel Clyne

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION NO. PC-25-11: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM THE RESIDENTIAL C (R-C) ZONE DISTRICT TO THE RESIDENTIAL B (R-B) ZONE DISTRICT

RECOMMENDATION

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-11, a resolution recommending approval of the Grant Village Rezoning application to the Board of Trustees with the following condition:

a. All remaining technical corrections to the rezoning of the Grant Village requested by Town staff shall be made to the Town staff's satisfaction.

SUMMARY

This rezoning request is for an approximately 29-acre parcel located northeast of the Grant Avenue and 1st Street intersection. The request is to rezone the subject property from R-C (High-Density Residential District) to R-B (Medium-Density Residential District), which reduces the minimum number of dwelling units per acre from ten (10) to five (5). The property is part of the Historic Firestone Neighborhood Plan (FHNP).

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. Grant Village PC Staff Report
2. 07_Grant Village_Zoning Map
3. PC-25-11 Grant Village RZ Resolution



Staff Report

**Grant Village Rezoning
RZ-25-013
October 16th, 2025**

GENERAL INFORMATION

Purpose:

This staff report reviews the rezoning application for Grant Village, which is proposing a change from R-C to R-B.

Applicant:

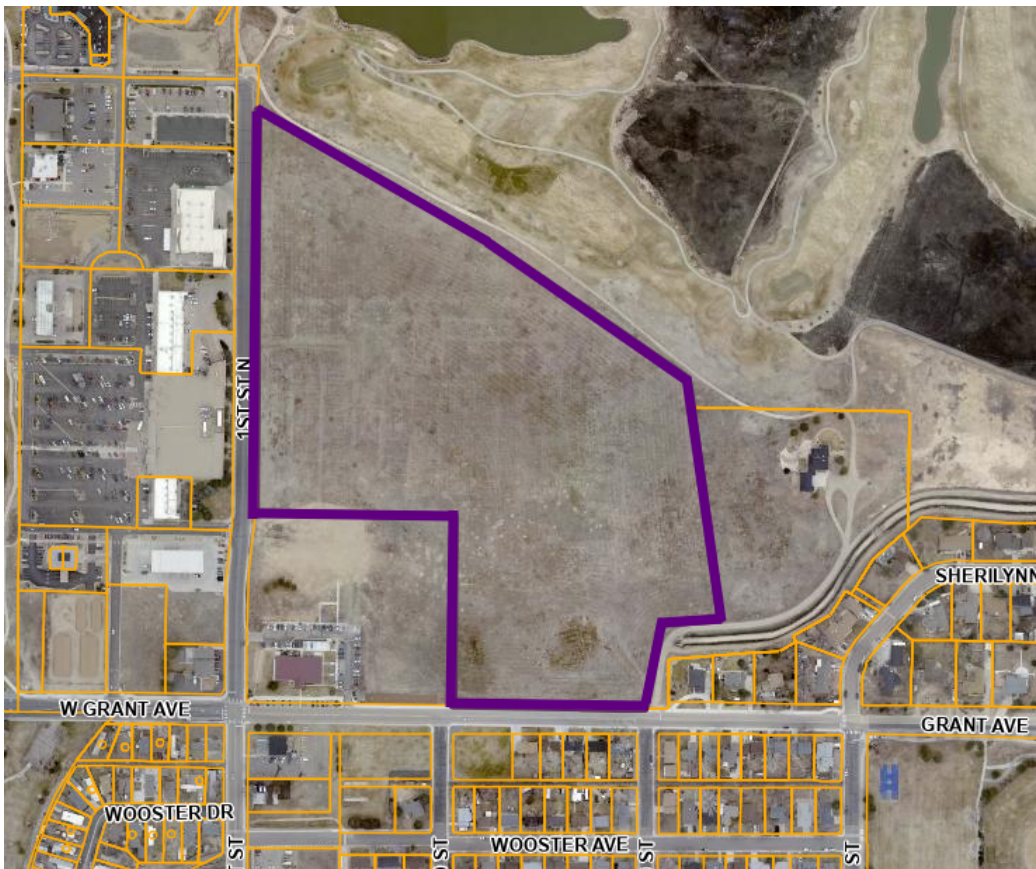
Redland Consulting Group Inc.
1500 West Canal Ct B
Littleton, CO 80120

Owners' Representative:

Steve Shoflick
Miller United Real Estate, LLC
6900 E Bellevue Ave
Greenwood Village, CO 80111

Location:

The subject property is located on the northeast corner of the intersection of Grant Avenue and 1st Street.



Existing Zoning:

Residential C (R-C, high-density residential)

Existing Use:

Vacant, undeveloped land

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	Open Space (OS)	Saddleback Golf Course
SOUTH	R-1 (current FDC equivalent OTR - Old Town Residential)	Old Town Firestone/Residential
EAST	Low-Density Residential (R-A)	Residential
WEST	M-2 (current FDC equivalent RC – Regional Commercial)	Commercial/Retail

Grant Village Rezoning Request

The site is approximately 28.71 acres and is located north of Grant Avenue and east of 1st Street, southwest of Saddleback Golf Course. The Grant Village property and the former Town Hall property are part of the Historic Firestone Neighborhood Plan (FHNP), which recommends more housing density and active uses.

This site is currently zoned high-density residential (R-C). The application is proposing a rezoning to medium-density residential (R-B). The purpose of R-C is to provide areas at a gross density not to exceed 20 dwelling units per acre, with a minimum of 10 dwelling units per acre required. In comparison to the current zoning, the proposed zoning R-B has a gross density that is not to exceed 10 dwelling units per acre, with a minimum of 5 dwelling units per acre required. The most significant difference between these zones is that R-B allows single-family attached and detached dwelling units. The R-C zoning district allows the same single-family dwelling units, as well as multifamily developments.

APPROVAL CRITERIA AND STAFF ANALYSIS**Rezoning Approval Criteria and Staff Analysis:**

This Rezoning application (RZ-25-013) was reviewed for compliance with the Approval Criteria from Section 16.7.4. of the FDC. Staff makes the following findings:

- A. That the proposed zoning promotes the health, safety or welfare of the inhabitants of the Town and the purposes of this FDC**

Staff Response: The modifications proposed promote the health, safety, and welfare of the inhabitants of the Town and the purpose of the FDC.

- 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 Response: The proposed Rezoning is generally consistent with the Town's Master Plan. The Master Plan Map indicates the land use designation for this

property is medium-density residential. This rezoning would aid in meeting multiple community goals established in the Historic Firestone Neighborhood Plan, including the goals to revitalize and re-energize the Historic Firestone area by promoting reinvestment and ensuring a safe, well-kept, and accessible environment for residents and property owners.

- C. Adequate facilities and services (including streets 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 Response: Adequate facilities and services will be provided to serve the subject property and maintain adequate levels of service to existing development. During development, all referral reviews will be conducted to ensure compliance.

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

Staff Response: The proposed modifications are not likely to result in significant adverse impacts on 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 Response: The proposed modifications are unlikely to result in significant adverse impacts on other properties in the vicinity of this property.

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.**

Staff Response: The proposed uses will be compatible in scale with uses on other properties in the vicinity of the subject property.

- G. The proposed zoning is generally consistent with the Town's economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.**

Staff Response: The proposed modifications are generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential lots and limited commercial development to the Town.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	October 1, 2025
Signs Posted on the Property:	October 2, 2025
Letters to Adjacent Property Owners:	October 2, 2025

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-11, a resolution recommending approval of the Grant Village Rezoning application to the Board of Trustees with the following condition:

- a. All remaining technical corrections to the rezoning of Grant Village requested by Town staff shall be made to the Town staff's satisfaction.

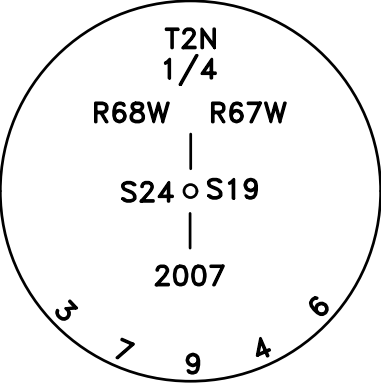
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
29.073 ACRES - PROJECT NO. ___-___-___



GRANT VILLAGE ZONING MAP SW 1/4 SEC. 19, T2N, R672, 6TH P.M. WELD COUNTY, COLORADO		AZTEC CONSULTANTS, INC.		300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com		SCALE N.T.S.	
SHEET ONE		PREPARED FOR REDLAND CONSULTING GROUP, INC. 1500 WEST CANAL CT. LITTLETON, CO 80120		DATE		DATE	
OF 2 SHEETS		54825-06		DATE		DATE	
JOB NO.		BY		REVISION DESCRIPTION		05/13/2025	

GRANT VILLAGE ZONING MAP

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
29.073 ACRES - PROJECT NO. --- -- -- --



W 1/4 CORNER SEC. 19, T.2N, R.67W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP ON NO. 5 REBAR,
STAMPED "T2N 1/4 R68W/R67W S24/S19 2007
37946" DOWN 0.5± IN RANGE BOX

N00°05'44"W 2640.12'
WEST LINE OF THE SW 1/4 OF SEC. 19

FIRST STREET
(60' WIDE PUBLIC ROW)

POINT OF BEGINNING

RESIDENTIAL B (R-B)
1,286,419 SF
29.073 AC
PREVIOUSLY ZONED
R-C

UNPLATTED
REC NO. 3483877

SW 1/4 SEC. 19,
T.2N., R.67W., SIXTH P.M.

SADDELEBACK GOLF COURSE
UNPLATTED

UNPLATTED

UNPLATTED
REC NO. 2291849

UNPLATTED

BLOCK 1
THE ZADEL RANCH
WESTWIND VILLAGE
REC. NO. 1796842

LOT 5

LOT 4

LOT 3

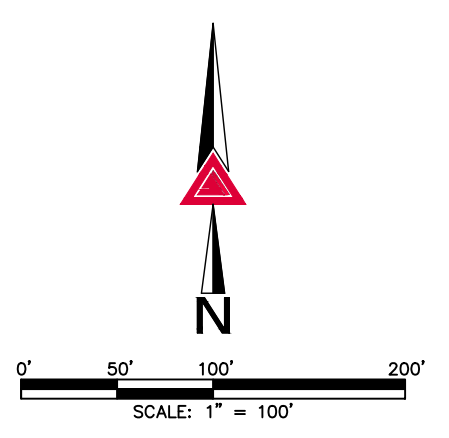
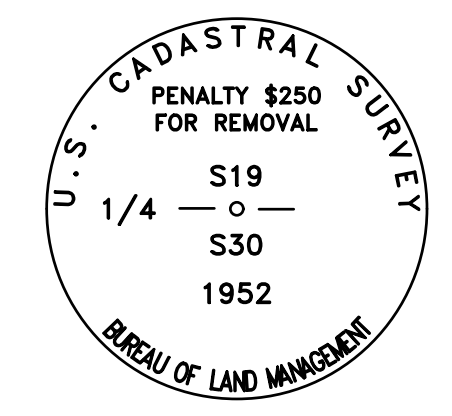
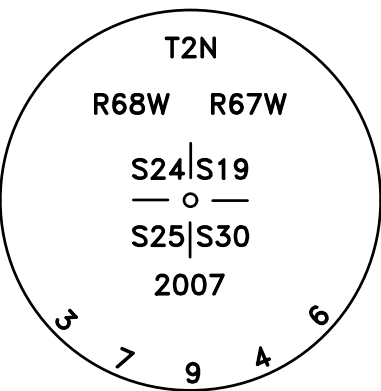
LOT 2

LOT 1

GRANT AVENUE
(COUNTY ROAD NO. 18)

POINT OF COMMENCEMENT

SW CORNER SEC. 19, T.2N, R.67W, 6TH P.M.
FOUND 3-1/4" ALUM. CAP ON NO. 6 REBAR,
STAMPED "T2N R68W R67W S24/S19S25/S30
2007 3796" DOWN 0.4± IN RANGE BOX



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

- LEGEND**
- FOUND ALIQUOT CORNER AS SHOWN HEREON
 - SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"
 - FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 24305 CIVIL ARTS-DREXEL"
 - FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 16406 FLAT IRONS SURVEYING"
 - FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 24305 ALBERS DREXEL POHLY"
 - FOUND NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 37971"
 - FOUND 1" BRASS TAG STAMPED "PLS 36563 CLS"
 - FOUND BENT NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "PLS 24302"

GRANT VILLAGE ZONING MAP
SW 1/4 SEC. 19, T2N, R672, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND CONSULTING GROUP, INC.
1500 WEST CANAL CT. LITTLETON, CO 80120

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado, 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

SCALE		1" = 100'
DATE	05/13/2025	
BY		
DATE		
REVISION	DESCRIPTION	

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-25-11

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM THE RESIDENTIAL C (R-C) ZONE DISTRICT TO THE RESIDENTIAL B (R-B) ZONE DISTRICT

WHEREAS, Miller United Real Estate (the “Applicant”), on behalf of NMP Construction LLC, the 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 Residential C (R-C) zone district; and

WHEREAS, Applicant has applied for the rezoning of the Property from the Residential C (R-C) zone district to Residential B (R-B) zone district; and

WHEREAS, the Firestone Planning and Zoning Commission, at its meeting on October 16, 2025, 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 Residential C (R-C) zone district to Residential B (R-B) zone district as shown on **Exhibit A**, attached hereto and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

Section 2. Technical corrections to the Grant Village Zoning Map shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Missy Carranco, Deputy Town Clerk

EXHIBIT A
Grant Village Zoning Map