AGENDA

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes for March 9, 2022

V. Public Comments Regarding Items Not on the Agenda (limited to 3 minutes each)

VI. Old Business

a. PZC Candidates
   i. Interview for Michelle Campbell – continued from March 9th
   ii. Discussion and Recommendation to Council for PZC appointment

VII. New Business


b. PUBLIC HEARING – South Ridge Annexation and Establishment of Zoning (ANX21-0004) and the Outline Development Plan (ZON21-0006) – Proposed annexation, zoning and ODP for approximately 80-acres on the west side of LCR 3E.

VIII. Department Report

IX. Adjournment

Upcoming Meetings:
- Tentative Regular Meeting Dates: April 13, April 27, May 11, May 25
- Land Use Code Community Meeting – REMOTE Via Zoom – Tuesday, April 12th
PLANNING & ZONING COMMISSION
REGULAR MEETING
7:00 PM, Wednesday, March 9, 2022

SUMMARY MINUTES

The meeting was called to order by Vice-Chair Grentz at 7:01 P.M. Roll call attendance was taken. Present were Commissioners Flores, Grentz, Salo, and Hayward. Commissioner Weber was absent.

Unanimous approval of agenda with a 4/0 vote.

The Commission considered the draft minutes for the meetings including, October 27, 2021; December 1, 2021; December 15, 2021; January 12, 2022; February 16, 2022. Salo and Weber both noted changes to two sets of minutes. Vote to approve all minutes as amended was made by C. Hayward, 2\textsuperscript{nd} by Grentz. Vote: 4/0; Salo abstained from Oct 27\textsuperscript{th} only.

Non-agenda public comment:
- Jim Hatfield, 345 Hickory Lane – The Comprehensive Plan that is available online should be downloadable/printable in 8.5 x 11 format. Ask that the commission post meetings and agendas at least one week prior to the meeting, and asked if there was an ability to utilize a prior town email subscription notification system to make the community aware of an upcoming meeting.

The Public Hearing for ZON21-0009 Iron Horse P.U.D. Design Guideline Amendment was opened. Kim Meyer, Director of Planning & Development presented an overview and town staff analysis. Kim Perry, McWhinney, and Josh Olhava, Ayres Associates, were present to represent the Applicant, McWhinney/Centerra Commercial, LLC and provided a presentation that included an overview of the property and PUD. Olhava noted that the goals are to permit consistency between existing users and future development, and accommodate market trends such as the flex buildings that permit some storage in the rear of the site. Applicant agrees with condition number one (1), and wants to further discuss the condition with the commission. Removing the language

C. Flores asked of the applicant, “Is the goal to be using the RR spur; and how would that affect US 34 traffic?” Perry noted that there are spur opportunities in this subdivision, there would be design elements and traffic studies taken into account. No further questions and no public comments. The public hearing was closed at 7:44 PM

As discussion, Flores recommends to keep conditions from staff. Motion is made by C Flores to Approve with Conditions as noted in the staff report / 2\textsuperscript{nd}: Hayward Vote: 4/0
The Commission invited three commissioner candidates to interview for the two vacant commission positions. Jim Hatfield and Cameron Singh attended and were interviewed. Michelle Campbell had a family emergency and has requested a later interview. The Commission discussed the process and determined that a future interview would be held with Michelle Campbell prior to any final recommendations to the Council. Meyer noted we could invite Campbell to the next PZC and move from there.

Meyer provided a brief department report.

Meeting was adjourned.

Respectfully Submitted

Kim Meyer, Director:

Accepted:

Bruce Weber, Chair
ADVISORY COMMITTEE, BOARD OR COMMISSION
APPLICATION

Michelle Campbell
950 N Greeley Ave
Johnstown, CO 80534

I REQUEST APPOINTMENT TO (Circle one)
Cemetery Committee    Housing Authority    Planning and Zoning Commission

FIRST AND LAST NAME:   Michelle Campbell

EMAIL ADDRESS:      [Redacted]

PHONE NUMBER: [Redacted]

RESIDENCE ADDRESS (Street, City, State, Zip)
N. Greeley Ave, Johnstown, CO 80534

MAILING ADDRESS - if different than above (Street, City, State, Zip)

HOW LONG HAVE YOU LIVED IN JOHNSTOWN? 3 months

52 years in Colorado

OCCUPATION & EMPLOYER:
Hays Market

VOLUNTEER AND/OR WORK EXPERIENCE:
University of Colorado B.S. Political Science Public Service option, 1991
Coors Brewing Co, 1979-2011
Flattens Community Church - Childrens Ministry, Lafayette Colorado

Continue to next page for questionnaire.
1. Are you presently serving on Town Council or on an appointed committee, board or commission? If so, which one(s)?

NO.

2. Why do you wish to be appointed?

When moving to Johnstown, we chose this community because of its values & history. Want to be a part of preserving & protecting Johnstown.

3. List any abilities, skills, or interests which are applicable to the position for which you are applying:

32 years Coors Brewing Co. project management experience as a stakeholder in major projects.

4. Are you committed to attending meetings? Yes-

5. Are you committed to serving an entire term? Yes-

6. Please specify any activities which might create a serious conflict of interest if you should be appointed to a particular board, commission or committee.

None-

7. Although you are not required to have extensive knowledge or experience related to the board, commission or committee, please list any licenses, certificates or other specialized training applicable to the board, commission or committee for which you are applying.

NA
8. Additional information or references you believe may be helpful in considering your application.


9. If you are not appointed at this time, are you interested in serving in the future?
(Circle one)  YES  NO

10. May we contact you in the future if a vacancy opens?
(Circle one)  YES  NO

10. What interests you most / least about the position?

Looking forward to being a part of a team that has a common goal. I enjoy planning & problem solving.

11. What do you like most / least about the Town of Johnstown?

Johnstown has a community base & feel that so many towns along the Front Range has lost. I am concerned but also eager to provide insight about new growth in Johnstown.

12. What would you like to see the Town accomplish in the next two (2) years?

- Stabilize old downtown business district.
- Support for seniors in a transport service. Either funded by the town or staffed by volunteers.
- Successful transition to the new Roosevelt H.S. and planning for the old school grounds.
13. What is your philosophy on growth? Planning needs to be more thorough than what I have seen over the last 10 years or so here in Colorado. Infrastructure & quality of life impacts need to be well thought out. And if the timing of a development is not right, we need to turn away developers.

14. What changes would you like to see occur in the Town of Johnstown? I am very pleased with our community—very concerned about what traffic will do to our town.

15. Why should you be appointed? Life long Colorado resident, have seen many significant changes over the last 50 years. My insight has real value.

Signature Michelle A. Campbell
Date 11/1/2021

*Please complete this form in its entirety using the space provided and return to the Town Clerk by emailing a scanned copy to dseele@townofjohnstown.com or by dropping it off at Town Hall (450 S. Parish Ave, Johnstown, CO 80534). With questions, please call 970-587-4664.
CANDIDATE INTERVIEW QUESTIONS

JOHNSTOWN PLANNING AND ZONING COMMISSION

Applicant: _____________________________

1. Tell us about yourself and your interest in serving on the Planning & Zoning Commission.

2. Do you have any prior municipal government experience?

3. How do you see your role and duties as a Planning Commission member in town government?

4. Describe your understanding of the relationship and interaction between the Planning Commission and the City Council.

5. Tell us about your understanding of current development codes - and how we would want to be informed with regards to a new development application?

6. In your view, what is the primary concern related to new development?

7. How do you feel about the recent expansion of Johnstown and northern Colorado?

8. Have you ever been personally involved as an owner or developer?

9. As a citizen, what do you feel is the most important role the Planning and Zoning Commission plays (or should play) with regard to a new development?

10. Do you have a basic understanding of what is involved with the process that a developer must do to present an application to the town?
ITEM: Public Hearing and Consideration of Final Subdivision Plat and Development Plan for the Thompson River Ranch, Filing 15

PROJECT NO: SUB20-0014

DESCRIPTION: Proposed 166 lot subdivision within the overall Thompson River Ranch P.U.D. development

LOCATION: Southeast corner of High Plains Blvd. and River Ranch Parkway

APPLICANT: Clayton Properties Group II, Inc.

STAFF: Justin Currie, Planner II

HEARING DATE: March 23, 2022

ATTACHMENTS
  1. Vicinity Map
  2. Final Plat
  3. Final Development Plan

PROJECT SUMMARY
The Applicant, Clayton Properties Group, Inc. is requesting Final Development Plan and Final Subdivision Plat approval of a 166-lot subdivision for dwellings, of which 38 are being platted for traditional single-family detached homes, and 128 for Oakwood’s “Carriage Homes” product.

This subdivision encompasses 29.33 acres of land located between High Plains Blvd (Larimer CR 3) and the approved Thompson River Ranch Filing 12 to the west, with River Ranch Parkway to the North and the Hillsborough Ditch to the south. (Attachment 1). The subject property has been historically used for agricultural purposes, but has been included in all prior development plans for Thompson River Ranch; and is wholly-owned by the Applicant.
Filing 15 includes the construction of several local streets that extend existing streets from Filing 12, and provides one permanent access connection to High Plains Blvd. The frontage along High Plains Blvd. is a 60’-wide landscaped area in common ownership. This filing includes a small (34,897 SF) pocket park, a new southern 10’ trail, and other trail connections and open space surrounding the site, in addition to the extensive trails and open space amenities available and connected throughout the Thompson River Ranch neighborhood. This filing contains approximately eight (8) acres of open areas and park.

This proposed subdivision would create 166 lots (38 single-family detached homes and 128 carriage homes (Attachment 3) These lots comprise 50.76% of the property, and range from 4,950 to 6,861 SF for the single-family residential lots and 3,043 to 6,506 SF for the carriage lots. The carriage lots are being developed with shared accesses and a standard “four pack” (four units to one main drive) configuration for these lots. The carriage lot front yards and tree lawns will be maintained by Metro District #3. The development plan notes that each home has a 2-car garage, and in the carriage home areas, an additional 118 on-street parking spaces on adjacent streets; traditional homes also include a 2-car capacity driveway. The Johnstown Municipal Code does not require “guest” parking spaces, but this concern has been voiced in the past related to this type of residential unit.

The majority of the needed adjacent infrastructure for this filing has been constructed previously by prior filing areas in Thompson River Ranch. High Plains Boulevard improvements are being actively addressed, as part of the overall development; as well as the Clubhouse that was required with prior filings. These improvements and timing triggers will be reiterated in the development agreement for this filing.

**ZONING:** PUD-MU- Thompson River Ranch PUD

**ADJACENT ZONING & LAND USE:**
North  PUD-MU – Thompson River Ranch PUD
East   PUD-MU – Low Point Wastewater Treatment Plant & Town property.
South  Larimer Co RR2 – Rural Residential and “ranchette” use
West   PUD-MU – Thompson River Ranch

**PROPERTY LAND USE HISTORY**
The subject property was annexed into Town as part of the WRFG annexation in 2000 by Ordinance #2000-639; PUD-MU zoning was granted by Ordinance #2000-646. A Preliminary Plat and Development Plan, along with design guidelines, were approved on March 7, 2005, by Resolution #2005-08. Filings 1-7 and 9-12 have already been approved at various times since approval of the preliminary plat, and are at various stages of development.

**PUBLIC NOTICE**
Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 3, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to
all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

**STAFF ANALYSIS**
The proposed Final Development Plan and Subdivision Plat substantially comply with town code and regulations; aligns with the Johnstown Area Comprehensive Plan as an area of Medium Density/Intensity; and meet the development standards of the Thompson River Ranch PUD preliminary plat, their design guidelines. Staff has no outstanding concerns and believes this development will promote the Town’s goals of diversity of housing types, walkable neighborhoods, and efficient development patterns and extension of infrastructure.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**Recommended Findings**
It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested subdivision of the Thompson River Ranch, Filing 15 Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the Town’s codes, regulations, and requirements.
3. The proposed subdivision will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops; and is compatible with adjacent development.

**Recommended Motion to Approve**
Based on the application received, associated submittal materials, and the analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 furthers the Johnstown Area Comprehensive Plan goals, and is in substantial compliance with all applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 based upon the findings as stated above.
Alternative Motions:

Motion to Recommend Approval with Conditions
Based on the application received, associated submittal materials, and the analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 furthers the Johnstown Area Comprehensive Plan goals, and is in substantial compliance with all applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the Final Development Plan and Final Subdivision Plat for the Thompson River Ranch, Filing 15 based upon the findings as stated above, with the following conditions:

1. 

Motion to Recommend Denial

• Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Thompson River Ranch, Filing 15 Subdivision final plat and development plan based upon the following findings...”

Planner:

Justin Currie, Planner II
This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.
<table>
<thead>
<tr>
<th>EXISTING FILING 1</th>
<th>EXISTING FILING 1</th>
<th>EXISTING FILING 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>RIVER RANCH PARKWAY</td>
<td>BRIARWOOD BLVD</td>
<td>ARROWWOOD LANE</td>
</tr>
</tbody>
</table>

**EXISTING FILING 1**

**EXISTING FILING 5**

**EXISTING FILING 6**

**EXISTING FILING 10**

**COUNTY ROAD 18**

**HIGH PLAINS BLVD.**

**BRIARWOOD BLVD**

**HILLSBOROUGH DITCH**

**I-25 FRONTAGE ROAD**

**RECREATION AREA**

**SCHOOL SITE**

**EXISTING FILING 9**

**EXISTING FILING 9**

**FILING 7**

**FILING 8**

**FILING 15**

**SITE AREA**

**PROPOSED UNITS**

<table>
<thead>
<tr>
<th>DENSITY</th>
<th>5.49 D.U./AC.</th>
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<tbody>
<tr>
<td>29.33 ACRES</td>
<td></td>
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**DEVELOPMENT SUMMARY**

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<tr>
<th>OPEN SPACE</th>
<th>7.8 ACRES</th>
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</table>

<table>
<thead>
<tr>
<th>SINGLE FAMILY DETACHED DWELLING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>76</td>
</tr>
<tr>
<td>38</td>
</tr>
<tr>
<td>152 SPACES</td>
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</table>

<table>
<thead>
<tr>
<th>CARRIAGE HOUSE DWELLING UNITS</th>
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</thead>
<tbody>
<tr>
<td>256</td>
</tr>
<tr>
<td>118</td>
</tr>
<tr>
<td>128</td>
</tr>
<tr>
<td>374 SPACES</td>
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</tbody>
</table>

**PARKING DATA**

<table>
<thead>
<tr>
<th>PROVIDED PARKING - FILING 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>GARAGE PARKING SPOTS (2 PER UNIT)</td>
</tr>
<tr>
<td>DRIVEWAY PARKING SPOTS (2 PER UNIT)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TOTAL PROVIDED PARKING</th>
</tr>
</thead>
</table>

<table>
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<tr>
<th>ON STREET PARKING*</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONLY ON STREET PARKING ADJACENT TO CARRIAGE HOUSE UNITS ARE SHOWN IN TABLE. ON STREET PARKING ADJACENT TO SINGLE FAMILY DETACHED HOMES ARE NOT INCLUDED.</td>
</tr>
</tbody>
</table>
LOT WIDTH VARIES

LOT DEPTH VARIES

BUILDING ENVELOPE

SIDEWALK

TREE LAWN

CURB & GUTTER

5' MIN. SIDE SETBACK

15' MIN. REAR SETBACK

5' MIN. SIDE SETBACK

12' MIN. FRONT SETBACK

19' MIN. FRONT SETBACK TO GARAGE

STREET

R.O.W.

TYPICAL SINGLE FAMILY DETACHED LAYOUT

0’

10’

20’

SCALE: 1” = 10’

PROJECT #:

201023

OWNER/CLIENT

ARCHITECT / PLANNER

CLAYTON PROPERTIES

GROUP II, INC

4908 TOWER ROAD

DENVER, COLORADO

303-460-8800

DRAWN BY:

CHECKED BY:

ISSUE RECORD

SHEET NUMBER

THOMPSON RIVER RANCH

JOHNSTOWN, COLORADO

PROFESSIONAL STAMP

www.LAIdesigngroup.com

Architecture

| Planning

| Golf Design

| Landscape Architecture

| Visual Media

88 Inverness Circle East,

Bldg. J, Suite 101

Englewood, Colorado 80112

T 303.734.1777  |  F 303.734.1778

PROJECT INFORMATION

FILING 15 - FINAL DEVELOPMENT PLAN

1ST SUBMITTAL

11/25/2020

2ND SUBMITTAL

02/26/2021

3RD SUBMITTAL

12/23/2021

4TH SUBMITTAL

02/22/2022
NOTES:
1. DRAWINGS DEPICT TYPICAL LAYOUT. SITE PLAN VARIES DUE TO SITE CONSTRAINTS.
2. PARKING IS NOT PERMITTED ON DRIVEWAYS OR FIRE LANES.
3. FIRE LANE TO BE KEPT CLEAR AT ALL TIMES.
4. USE EASEMENT FOR BENEFIT/USE OF ADJACENT LOT.
5. VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS EASEMENT DIMENSIONS.
6. ADDRESS NUMERALS AFFIXED TO EVERY HOUSE TO BE A MINIMUM 4 INCHES IN HEIGHT.
7. ADDRESS SIGN/MARKER TO BE LOCATED 6' FROM EDGE OF DRIVEWAY AND LIST ALL UNIT ADDRESSES WITHIN POD. THE COLOR OF THE NUMERALS TO BE VISIBLE AND CONTRAST WITH THE BACKGROUND COLOR OF THE HOUSE OR SIGN THEY ARE AFFIXED TO.
TEAKWOOD LANE
IRRIGATION DITCH
BLOCK 5
OUTLOT F
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
NATIVE SEED
260' SIGHT DISTANCE TRIANGLE
1-CBS
1-LAN
2-CCF
2-FNG
1-PON
2-PIN
1-PON
1-ELP
1-ELP
1-FNG
2-CBS
1-CCF
1-CCF
1-EKC
1-PON
3-AUS
1-PON
1-LAN
10' CRUSHER FINES TRAIL
10' CRUSHER FINES TRAIL
5' WALKWAY, TYP.
CROSSBUCK FENCE
FILING BOUNDARY
L 1.1
L 1.2
L 1.3
L 1.4
L 1.5
L 1.6
L 1.7
L 1.8
DECIDUOUS TREES
EVERGREEN TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
PERENNIALS
SOD
NATIVE GRASS
PLANT LABEL
(XQ-TYPE)
OPEN RAIL FENCE
PRIVACY FENCE
PILASTER
CRUSHER FINES
EXISTING CONTOUR
5' PROPOSED CONTOUR
1' PROPOSED CONTOUR
EDGER

PROJECT #:
201023
OWNER/CLIENT
ARCHITECT / PLANNER
CLAYTON PROPERTIES
GROUP II, INC
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DENVER, COLORADO
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ARCHITECTURE
PLANNING
GOLF DESIGN
LANDSCAPE ARCHITECTURE
VISUAL MEDIA
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Bldg. J, Suite 101
Englewood, Colorado 80112
T 303.734.1777  |  F 303.734.1778
PROJECT INFORMATION
FILING 15 - FINAL DEVELOPMENT PLAN
1ST SUBMITTAL
11/25/2020
2ND SUBMITTAL
02/26/2021
3RD SUBMITTAL
12/23/2021
4TH SUBMITTAL
02/22/2022
NORTH
0'
20'
40'
GRAPHIC SCALE:
1" = 20'
MATCHLINE - SEE SHEET L1.4
MATCHLINE - SEE SHEET L1.7
LANDSCAPE PLAN
LANDSCAPE PLAN
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.

before you dig.

MATCHLINE-SEE SHEET C3.4
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.

before you dig.

MATCHLINE-SEE SHEET C3.1

MATCHLINE-SEE SHEET C3.5

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GallowayUS.com
5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300

NOT FOR CONSTRUCTION

Date:

Drawn By:

Project No:

Checked By:

02.22.2022

CPG000002
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. before you dig.

MATCHLINE-SEE SHEET C3.2

MATCHLINE-SEE SHEET C3.5

GRADING PLAN C3.4
Call Utility Notification Center of Colorado before you dig. Know what's below.
Call Utility Notification Center of Colorado.

Know what's below before you dig.

Call RJB, JEP, SCALE: 1" = 30'.
CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what’s below. Before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

MATCHLINE-SEE SHEET C4.3
Call Utility Notification Center of Colorado.

Know what’s below before you dig.

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970.800.3300
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
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CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Before you dig.

MATCHLINE-SEE SHEET C4.2

MATCHLINE-SEE SHEET C4.5

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.

before you dig.

RJB

JEP

SCALE: 1"=30'

MATCHLINE-SEE SHEET C4.3

MATCHLINE-SEE SHEET C4.4
MINIMUM VARIES, SEE PLAN

4" FLEXIBLE CORRUGATED PLASTIC PIPE

SEE PLAN FOR LOCATIONS

0.5% MIN. SLOPE TO DRAIN

BARRIER-FREE SAFETY SURFACING

GEOTEXTILE FABRIC

SLOPE COMPACTED BASE

AT 1% TOWARD PIPES

3/4" to 1" WASHED COMPACTED AGGREGATE

DEPTH VARIES PER DEPTH OF PIPES. MAINTAIN MIN. 2" COVER ON TOP AND SIDES OF PIPE

95% COMPACTED SUBGRADE

8"

1'-0" 18'-0" 24" 6" 12" 6" 12"

PER STRUCTURAL ENGINEER

BASE & COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER

6x6x10 WELDED WIRE MESH, CENTERED IN SLAB, TYP. FULL DEPTH

EXPANSION JOINT

1/2" DIA. X 9" LONG STEEL SLIP DOWEL @ 18" O.C. 3 PER RAMP SURFACE, TYP.

PER STRUCTURAL ENGINEER

CHAMFER, TYP. 3"

ENGINEERED WOOD CHIP SURFACING

#4 REBAR CONT., 3" CLEAR, TYP.

#4 REBAR, 16" O.C., 3" CLEAR, TYP.

PLACE EXPANSION JOINTS IN CURB, 25' O.C. MAX SPACING

CLASS II COMPACTED AGGREGATE BASE AT 90% REL. COMPACTION

GEOTEXTILE FABRIC

BARRIER-FREE SAFETY SURFACING

1" CHAMFER, TYP.

FULL DEPTH

EXPANSION JOINT

4" CONCRETE SIDEWALK WITH THICKENED EDGE AT PLAY CURB

#4 REBAR, 16" O.C., 3" CLEAR, TYP.

#4 REBAR CONT., 3" CLEAR, TYP.

PLACE EXPANSION JOINTS IN CURB, 25' O.C. MAX SPACING

COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER

8"

1/2" DIA. X 12" LONG STEEL SLIP DOWEL @ 24" O.C.

8" 30" 1/2" 1/2"

NOTE:

PLAY AREA CURB TO BE CONTINUOUS AROUND PERIMETER OF TOT LOT.

GEOTEXTILE FABRIC

BARRIER-FREE SAFETY SURFACING

1" CHAMFER, TYP.

FULL DEPTH

EXPANSION JOINT

4" CONCRETE SIDEWALK WITH THICKENED EDGE AT PLAY CURB

#4 REBAR, 16" O.C., 3" CLEAR, TYP.

#4 REBAR CONT., 3" CLEAR, TYP.

PLACE EXPANSION JOINTS IN CURB, 25' O.C. MAX SPACING

COMPACTED SUBGRADE PER GEOTECHNICAL ENGINEER

CLASS II COMPACTED AGGREGATE BASE AT 90% REL. COMPACTION

GEOTEXTILE FABRIC

BARRIER-FREE SAFETY SURFING

1" CHAMFER, TYP.

FULL DEPTH

EXPANSION JOINT

4" CONCRETE SIDEWALK WITH THICKENED EDGE AT PLAY CURB

#4 REBAR, 16" O.C., 3" CLEAR, TYP.

#4 REBAR CONT., 3" CLEAR, TYP.

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#4 REBAR CONT., 3" CLEAR, TYP.
DESCRIPTION: South Ridge Annexation, Establishment of Zoning, and Outline Development Plan

PROJECT NOS: ANX21-0004 & ZON21-0006

LOCATION: West side of Larimer Co Rd 3E, north of CR 16; Portion of Southeast 1/4, Section 4, Township 4 North, Range 67 West, approx. 80.66 acres

APPLICANT: Southridge HoldCo, LLC

STAFF: Justin Currie, Planner II

HEARING DATE: March 23, 2022

ATTACHMENTS
1-Vicinity Map
2-Annexation Map
3-Zoning Map
4-Outline Development Plan

BACKGROUND & SUMMARY
The applicant, Southridge HoldCo, LLC, requests Annexation, PUD-R Zoning, and an Outline Development Plan for approximately 80 acres of land in Larimer County. The property is located in the South ½ of Section 26, Township 5 North, Range 68 West. More specifically, it is located west of Larimer County Road 3E, south of the existing Ridge Filing 1 and 2 residential subdivisions currently under construction.

The subject property is presently zoned Rural Residential (RR2) in unincorporated Larimer County and the property is currently being used as farm land. It is partially bordered by incorporated areas of Johnstown to the north, adjacent to The Ridge properties, with the remainder of the perimeter adjacent to unincorporated Larimer County. The surrounding zoning is Larimer County Rural Residential and Town of Johnstown PUD-MU.
The proposed annexation is to allow for residential development, as a continuation of The Ridge development to the north, with proposed PUD-R (Residential) zoning. The accompanying Outline Development Plan (ODP) shows the intent to develop mixed-density residential - single family detached and attached homes - with an overall density range of 3.5 to 5.0 dwelling units per acre. Residential development is anticipated to include no more than 400 dwelling units consisting of at least two housing types, which may include large lot homes, traditional single family detached and/or single family attached.

**SURROUNDING ZONING & LAND USE**

North: PUD- MU – The Ridge PUD – single family residential under development  
South: RR2 – Rural Residential Larimer County – existing residences and ag lands  
East: RR2 – Rural Residential Larimer County– existing residences and ag lands  
West: RR2 – Rural Residential Larimer County – ag land proposed for annexation

**LAND USE HISTORY**

Historically, this property has been used for farming and continues as that use today.

**PUBLIC NOTICE & AGENCY REFERRALS**

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, March 3, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning. Full state-required annexation packets have been mailed to the county and all taxing districts prior to Council hearings.

**NEIGHBORHOOD MEETING**

No neighborhood meeting was held for this annexation. Due to the rural nature of the surrounding area only a handful of neighbors would have been notified and the Town will notify them further as this project submits plans to develop the property.

**PROJECT DESCRIPTION & ANALYSIS**

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.  
2. The property is located within the Town of Johnstown Growth Management Area.  
3. The Town is capable of providing water, sewer, and police service to the property.  
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by Town Council on February 23rd, 2022.
The annexation map includes this parcel as well as the adjacent right-of-way for Larimer County Road 3E.

**Zoning & Development Standards**

The current zoning for the property is RR2-Rural Residential in Unincorporated Larimer County. There are no known conditional uses or uses by special review for the property.

The applicant requests PUD-R – Residential zoning upon annexation, which permits the applicant to develop a residential subdivision in accordance with the submitted Outline Development Plan (ODP). This proposed zoning is in alignment with the Johnstown Area Comprehensive Plan goals and the Future Land Use Map, showing this area for Low to Medium Density/Intensity development.

The South Ridge ODP provides some modified standards from the current municipal code, which the PUD process permits to accommodate a better response to market conditions, a more integrated neighborhood with a wider range of housing options, and additional open space areas incorporated into the development.

- The ODP provides for minimum lot sizes for single family detached of 5,300 SF.
- Front and corner side setbacks would be permitted at 15-feet, instead of the code of 20-feet, but with garage doors setback to that 20-foot minimum to permit a full-depth driveway and some variation in the street scape.
- The ODP “bubble diagram” notes the intent to create an open space/pedestrian corridor along some existing easements within future development.
- Additional South Ridge PUD Design Guidelines have been submitted to the Town, to accompany this ODP, but are still in review and are anticipated to be brought forth in the future, prior to any building construction on-site.

Staff has advised the Applicant of current Town and community concerns over smaller than 6,000 SF lot sizes for traditional single-family lots. Johnstown Municipal Code (JMC), §16-302, permits a variety of residential housing types – and some neighborhood commercial uses – and does not require any specific minimum lot size. The intent indicates “providing incentives encouraging the use of innovative design techniques in order to achieve high-quality residential development.” This has typically resulted in a wider variety of lot sizes, many that tend to be smaller than 6,000 SF, to provide more ability for the developer to integrate the 30% PUD-required open space into the neighborhoods and incorporate more curvilinear streets and other design considerations. Subject to approve by the Planning Commission and Town Council, JMC §17-133 allows for modification to minimum lots area, width, and setbacks/offsets. Therefore, Staff finds that this proposed ODP does provide the ability to develop the site in conformance with current code requirements.

Future development processes and projects will be required to create a subdivision plat and development plans, to be reviewed and approved by the Town through public hearing processes.
Detailed engineering and construction plans are part of that future technical review. At the Zoning and ODP level, the Town is looking at overall feasibility and system capacities.

**Infrastructure**
There is an existing water line located to the east of the property in the County Road 3E right-of-way. The entire Site is located within the service area boundaries for the Low Point Wastewater Treatment Plant.

Transportation infrastructure exists for this property. County Road 3E currently boarders the project site to the east and is projected to be a minor arterial at full build out, leading to CR 18 and CR 16 to the north and south, respectively. The Ridge, Filing 1 and 2 were recently approved, to the north, which will allow for connectivity to existing infrastructure.

Staff has no outstanding concerns related to this Annexation, the establishment of PUD-R zoning, or the proposed ODP.

**RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS**

**South Ridge Annexation, Zoning, and Outline Development Plan (ODP)**
It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council for the Annexation, Establishment of PUD-R Zoning, and the Outline Development Plan, based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can adequately and efficiently provide utility and police services.
4. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).
5. The annexation of this property and the proposed PUD-R zoning are in alignment with the Johnstown Area Comprehensive Plan.
6. The Outline Development Plan for the South Ridge PUD is in substantial conformance with comprehensive plan, current municipal codes, regulations and guidelines, and proposes a neighborhood that will be compatible with and integrate with the approved development to the north.

**Recommended Motion: Motion to Approve, as presented**
Based on the application materials received and analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan furthers the Johnstown Area Comprehensive Plan goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan based upon the findings as stated above.
Alternate Motions:

**Motion to Recommend Approval with Conditions**

Based on the application materials received and analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval of the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan based upon the findings as stated above, and with the following conditions:

1.

**Motion to Recommend Denial**

I move that the Commission recommend to the Town Council denial of the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan based upon the following findings...

1.

Planner:

[Signature]

Justin Currie, Planner II
**OUTLINE DEVELOPMENT PLAN**

**SOUTH RIDGE**

**GENERAL NOTES:**

1. **APPROVALS:**
   - The plan is subject to the approval of local authorities and must comply with all applicable regulations.
   - The plan is subject to the approval of the South Ridge Development Authority.

2. **DEVELOPMENT PHASING:**
   - Phasing of development will be in accordance with approved plans and permits.

3. **LEGAL DESCRIPTION:**
   - The legal description of the property is as follows:

4. **SHEET INDEX:**
   - The sheet index includes:
     - Outline Development Plan
     - South Ridge Development Plan

5. **PROJECT TEAM:**
   - **SITE ENGINEER:**
     - J-U-B Engineers, Inc.
     - Amber Morse
     - 4745 Boardwalk Drive, Building D, Suite 200, Fort Collins, CO 80525
   - **SURVEY:**
     - Washburn Surveying
     - 4025 Automation Way, Ste C4, Fort Collins, CO 80525
   - **TRAFFIC:**
     - Horrock's Engineers
     - 5670 Greenwood Plaza Blvd., Greenwood Village, CO 80111
   - **GEOTECH:**
     - Ground Engineering Consultants, Inc.
     - 2468 East 9th Street, Loveland, CO 80537

6. **DESIGN BY:**
   - J-U-B Engineers, Inc.

7. **DRAWN BY:**
   - J-U-B Engineers, Inc.

8. **CHECKED BY:**
   - J-U-B Engineers, Inc.

9. **DATE CREATED:**
   - 11/9/2021

10. **LAST UPDATED:**
    - 2/17/2022

11. **REVISION BY NO.**

12. **DESCRIPTION**

13. **APR.**

14. **FILE:**
    - J-U-B.com/Central/CLIENTS/CO/CALIBERDEVELOPMENT/PROJECTS/87-21-026_SOUTHRIDGE/DESIGN/CAD/EXHIBITS/ODP/87-21-026_ODPCOVER.DWG

15. **DATE:**
    - 2/17/2022 9:12 AM

16. **Plotted By:**
    - Abigail Wright

17. **Plot Date:**
    - 2/17/2022 9:12 AM


19. **DEVELOPER:**
    - J-25 Land Holdings LLC
    - C/O Caliber
    - 16074 N. 78th Street Ste B104
    - Scottsdale, AZ 85260

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**SITE INDEX:**

- South Ridge
- South Ridge Development Plan
- Outline Development Plan
- South Ridge

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**LEGAL DESCRIPTION:**

- The legal description of the property is as follows:

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**Diagram:**

- South Ridge Development Plan
- Outline Development Plan

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**General:**

- The plan is subject to the approval of local authorities and must comply with all applicable regulations.

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**Project Team:**

- **SITE ENGINEER:**
  - J-U-B Engineers, Inc.
  - Amber Morse
  - 4745 Boardwalk Drive, Building D, Suite 200, Fort Collins, CO 80525

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**Approval:**

- The plan is subject to the approval of local authorities and must comply with all applicable regulations.

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**Revision:**

- The plan is subject to revision and approval by the South Ridge Development Authority.

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**Date:**

- The date of the plan is 11/9/2021.