PLANNING & ZONING COMMISSION
REGULAR MEETING
Town Hall, 450 S Parish Ave., Johnstown
7:00 PM, Wednesday, June 8, 2022

In-person Town Hall Meeting. Live Streamed on Zoom – no participation available online, for viewing only.

TENTATIVE AGENDA

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes for April 27, 2022

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

VI. New Business
   a. PUBLIC HEARING – North Ledge Rock Center Change of Zoning (ZON22-0004)
      Rezoning a 3.4-acre parcel of land from PUD-R (residential) to PUD-MU (Mixed Use) along Hwy 60.

VII. Department Report

VIII. Adjournment

Upcoming Meetings:
- Tentative Regular Meeting Dates: July 13, July 27, August 10. Please let Planning Staff know if any Commissioners plan to be absent, to ensure a quorum.
The meeting was called to order by Chair Weber at 7:00 P.M. Roll call attendance was taken. Present were Commissioners Campbell, Flores, Grentz, Singh, and Weber. Haywood and Salo were not in attendance, and excused from the meeting.

Agenda was approved unanimously. M: Grentz / 2: Flores

Commission approved the Minutes of April 13, 2022, on a 5/0 vote.

No public comments on items not on the agenda.

The Public Hearing for **SUB22-0006 East Ledge Rock Center Subdivision Filing No 1** was opened. Kim Meyer, Planning & Development Director, presented an overview and the Town staff analysis for this proposed 155-acre subdivision.

No presentation by the applicant. No comments for the applicant.

Commission:
- C. Campbell asked about timing for the development. Asked if commercial comes in before the residential.
  - Meyer indicated that this piece of the development is what the Applicant has provided to the Town thus far; timing is not yet established. Additional review of associated development projects is occurring with Town review staff.

Public Comment:
- Jim Hatfield, 345 Hickory Lane: Will a signal at High Plains & Hwy 60 preclude a signal light at Carlson Blvd? Will fiber optic cable for internet be installed with the development?
  - C. Grentz noted his understand that CDOT and the Town will require and permit lights at both locations. Additionally, the new school at Carlson will require a traffic light, per state mandate.
  - C. Weber stated that it is yet to be determined and Town does not review that level of detail, but it seems likely as it is common for developers to install it.

Public hearing was closed.
Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by C. Grentz, with conditions as stated in the staff report / 2nd C. Weber.
Vote: 5/0

The Public Hearing for **SUB22-0005 West Ledge Rock Center Subdivision Filing No 1** was opened. Kim Meyer, Planning & Development Director, presented an overview and the Town staff analysis for this proposed 25-acre subdivision. *(Correction: Site was 33.22 ac. – error in the legal has been rectified on final recorded plat.)*

No presentation was provided by the applicant. No commission comments or questions were asked of the applicant.

Commission had no questions or comments on the proposed project.

Public Comment:
- Jim Hatfield, 345 Hickory Lane: What tenants or type of businesses will be at this development?
  - Meyer stated that “highway commercial”-type businesses are expected. Staff typically doesn’t know that until a business applies for a business licenses or sign permits. Mr. Hatfield asked about a grocery store. Meyer noted there’s nothing known, yet.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by J. Grentz / 2nd by C. Weber
Vote: 5/0

The Public Hearing for **DEV21-0016 27 Parish Mixed Use Building** was opened. Justin Currie, Planner II, presented an overview and the Town staff analysis for this proposed downtown mixed-use building. Rob Malloy, represented Kevin Shaw, the Applicant. Molloy provided a brief presentation and showed existing images of the site. Explained that this is a mixed-use development well-suited for downtown.

Commission:
- C. Weber asked about the garage and if the parking is for all 4 apartment units.
  - Currie answered yes and that there are 6 spots, which meets Town code.
- C. Grentz asked about access to the back.
  - Currie stated that there is none.
- C. Weber asked for more information about the garage and the curb cut.
  - Applicant did not have a floor plan available but explained that the way the cars are parked, drivers can back up and turn around. The garage entry is on the front right but wraps around to the back (behind the front office area), but is setback into the building, so any door would be screened from a street view. Applicant confirmed there would be a new curb cut in Parish Ave.

Public Comment:
- Tess Coola, 29 N Parish: Concerned about parking as she believes there is already an issue downtown. Wants to know what is being done to accommodate more parking.
  - K. Meyer explains code requires 1.5 / unit. Acknowledged that parking downtown is always a concern. Mentions there is on-street parking available. Acknowledged that this is a future issue that the town will have to work with residents and businesses over time.
Commission questions and discussion:

- C. Flores question for the applicant: who gets the parking spaces?
  - Applicant response- 1 per each unit and 2 extra is likely. Parking will be assigned.
- C. Weber asks who will keep people from using a parking spot that is not available to the public?
  - Meyer states that there is a garage door which will be accessible to residents only, per conversations with the applicant.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by I. Flores / 2nd by J. Grentz

Vote: 5/0

The Public Hearing for **DEV21-0018 Buc-ee’s Travel Center Site Dev Plan** was opened. Kim Meyer, Planning & Development Director, presented an overview and the Town staff analysis for this proposed 74,000 SF retail travel center with 116 fuel stations. The applicant did not have a presentation, but was available to take questions.

Commission:

- C. Weber asks about detention pond
  - K. Meyer confirms and locates
- C. Weber asks about the intersection of the roundabout and expresses that it will be a challenge
  - K. Meyer mentions how signage is an ongoing discussion and CDOT is involved. The roundabout also provides access for the Gateway District. Mentions that signaling was considered but with the lack of stopping from the diverging diamond, the roundabout made the most sense.
- C. Weber asks about semi-truck accommodation
  - K. Meyer points out different access points to accommodate semi-trucks for deliveries only. This will not be used as a truck stop.
- I. Flores asked about the different turning lanes for the roundabout
  - K. Meyer provides clarity for the different routes on the roundabout.
- J. Grentz asks about sidewalk access on the west of the development, if there will be underpasses or if the sidewalks go across.
  - K. Meyer explains that they are going across. Confirms that there will bicyclist and pedestrian access.
- M. Campbell asks where the sidewalk goes.
  - K. Meyer notes that this might be a “sidewalk to nowhere” until there is future development with additional sidewalks to connect to. The Town requires incremental improvements to build that network over time.
- J. Grentz asks about tying into Ledge Rock (to the east) and assumes that would happen quickly but is concerned about other areas ability to walk or cycle to this site.
  - K. Meyer acknowledges that there are gaps in our sidewalk and trail systems.

Applicant: Stan Beard, Buc-ee’s Johnstown.

- C. Weber asked for clarity about the turning lanes.
  - Applicant explains that they have used these roundabouts in the past and they are very functional. Explained where each turning lane directs traffic. Discusses semi usage. States
that it’s only for fuel and retail/supply deliveries. Confirms that this travel center does not accommodate truckers, not a truck stop. “No 18-wheelers” signs.

- **C. Campbell** has concerns about estimate of trips per day. Concerned about pedestrians.
  - Applicant confirmed the sidewalk goes nowhere and that there is not expected to be much pedestrian use.; however, they are building sidewalk for connection to future development. Kyle Watson, civil engineer for Kimley-Horn, elaborated.

- **C. Grentz** asked about timing.
  - Watson mentions the ditch must be shut down, and development has to wait until October in that area.

- **C. Weber** asks if CDOT is done with their revisions and design.
  - Watson confirms that they are done in this area.

**Public Comment**

- **Pauline Migliore**, 337 Granite Way: Concerned about number of fuel stations. Asked about discrepancy in 120 vs 116 and about electric fuel charging stations. Concerned that the amount of fueling stations is excessive and asks the Commission to consider requiring a decreased number.
  - Meyer notes additional landscape buffer was required and offset 4 of the fueling stations, and 20 EV stations are proposed.

- **Jim Hatfield**, 345 Hickory Lane: Confirm the daily trip numbers shown, and inquired about site lighting levels. Stated a concern that traffic circle can be a problem when traffic backs-up on the interstate; and accommodation of truck traffic goes in/out of the Gateway District.
  - Meyer clarified the number of trips vs peak hour trips; also noted that lighting levels were reviewed, but code only regulates that where it affects residential property. Site and building lighting was requested to be down-directional, cut-off to minimize glare and spillage.

Public hearing was closed.

Motion was made to Recommend Approval to the Town Council per findings and language provided in the staff memo by J. Grentz with conditions / 2nd by L. Flores

Vote: 5/0

Troy White, Director of Public Works, provided an overview presentation of transportation projects and planning in the Town. Kim Meyer provided a brief department update.

Meeting was adjourned at 8:33 P.M.

Town Staff present: Kim Meyer, Planning & Development Director; Justin Currie, Planner II; Kara Washam, Planner I; Troy White, Public Work Director

Respectfully Submitted
Kim Meyer, Director:

Accepted:
Bruce Weber, Chair
DESCRIPTION: North Ledge Rock Change of Zone (3.4 acres) from PUD-R to PUD-MU

PROJECT #: ZON22-0004

LOCATION: South of Hwy 60, East of High Plains Blvd.

APPLICANT: Ledge Rock Center, LLC

STAFF: Kim Meyer, Planning and Development Director

HEARING DATE: June 8, 2022

ATTACHMENTS
1. Vicinity Map
2. Zoning Map

BACKGROUND & SUMMARY
The applicant/owner, Ledge Rock Center, LLC, requests a change of zoning district for approximately 3.436 acres of land, located south of Highway 60 east of High Plains Boulevard.

The subject property was annexed into the town in 2003, as part of the “Ridgeview Ranch,” and was zoned PUD-R (Residential) at that time. Historically, this property has been used for rural residential.

SURROUNDING ZONING & LAND USE
North: SF-1 Single-family residential (Rocksbury Ridge) & Weld County Ag (undeveloped)
South: PUD-MU – Ledge Rock Center PUD – undeveloped, planned for multi-family and commercial uses
East: PUD-MU - Ledge Rock Center PUD – undeveloped, planned for commercial uses
West: PUD-MU - Ledge Rock Center PUD – undeveloped, planned for commercial uses

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, May 19, 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 including PZC and Council hearings were mailed to all property owners
within 500 feet of the subject property. This notice included a map of the proposed zoning.

NEIGHBORHOOD MEETING & PUBLIC COMMENT
A neighborhood meeting was not held for this requested change of zone. No public comments
or questions have been forthcoming to Town Staff, as of the publication date of this
memorandum.

ANALYSIS
This property is located along a main activity corridor for the Town, with expectations of higher
intensity and densities of development. The highway and future major arterial are anticipated
to accommodate this level of development, with right of way dedications and road
improvements required to be constructed with that development. There are either existing
infrastructure in place, or water and sewer can be extended as future development occurs, with
adequate capacities to serve the property. This property will be integrated as part of the overall
Ledge Rock Center development, as delineated in the Outline Development Plan, and the Design
Guidelines for that PUD will apply with proposed development on this site. The proposed intent
and application of the mixed-use zoning aligns well with the Comprehensive Plan designation as
an area of High Density/Intensity.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS
It is recommended that Planning and Zoning Commission send a recommendation for Approval
to Town Council that the requested zoning of PUD-MU for the North Ledge Rock Center Change
of Zone parcel be approved based upon the finding that the proposed zoning will allow
appropriate levels of development to occur, with greater design flexibility, in alignment with
the Town’s Comprehensive Plan.

Motion
Based on the application materials received and analysis and presentation at the hearing, the
Planning & Zoning Commission finds that the request for PUD-MU zoning for the North Ledge
Rock Center site furthers the Johnstown Area Comprehensive Plan, and is compatible with
surrounding neighborhoods, and therefore moves to recommend to the Town Council approval
of the request for PUD-MU zoning for this area based upon the finding as stated above.

Alternate Motion
to Deny: “I move that the Commission recommend to the Town Council denial of the request
for PUD-MU zoning for the property included in the North Ledge Rock Center Change of Zone.”