AGENDA

I. Call to Order

II. Approval of Agenda

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

IV. New Business
   a. PUBLIC HEARING - Johnstown Village Filing 3 (Tracts M & N) Preliminary/Final Development Plan and Preliminary/Final Subdivision Plat
   b. PUBLIC HEARING – Welty Ridge Preliminary/Final Subdivision
   c. PUBLIC HEARING – Oxy Land Preliminary/Final Subdivision

V. Department Report

VI. Commissioner Reports

VII. Adjournment
ITEM: Public Hearing and Consideration of Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan of Johnstown Village, Filing 3 (Johnstown Village Filing 1 – Tracts M & N)

DESCRIPTION: Proposed Subdivision and Development Plan for 132 single family attached dwelling units on 12.982 acres

LOCATION: South of State Highway 60 and East of Colorado Blvd.

APPLICANT: Tracey Herrington, LGI Homes, Inc.

STAFF: Kristin Cote, Planner I

HEARING DATE: November 17, 2021

ATTACHMENTS
1. Vicinity Map
2. Application
3. Preliminary/Final Plat
4. Preliminary/Final Development Plan
5. Johnstown Village PUD Overall Plan

PROJECT OVERVIEW
The Applicant is requesting consideration of a Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Johnstown Village Filing 3 (Tracts M & N) encompassing 12.982 acres in the Johnstown Village PUD. Of this acreage, 5.008 acres (35.58% - 12 DU’s per acre) of the land will consist of the dwelling units and 6.436 acres (49.57%) of the land will be tracts which will include the alleys and open space.

This subdivision will be located on Tracts M & N and is part of an existing PUD, Johnstown Village, currently being constructed as the “Mallard Ridge” neighborhood. Proposed is a single-family attached townhome community that feels open and accessible to the neighboring parcels with rear alley loaded single family attached homes that will face the surrounding perimeter streets. Meadowlark Drive will act as the central access road into the community that will connect from State Highway 60 to the north to Colorado Blvd to the east. Open space and sidewalk connectivity will allow residents to easily reach the front of the units.
To the west of this property, 1.3 acres of land in Tract O is proposed to be dedicated to the Town to allow for a future park to serve this area and the surrounding Mallard Ridge (Johnstown Village) single family and future commercial developments. All landscaping will follow the planting list and general presentation in the existing PUD guidelines so as to blend in seamlessly with the parcels to the south.

This proposal includes the construction of two (2) local streets, totaling 1.538 acres (11.85%) of the overall land for this subdivision. These roads will be dedicated to the Town as public rights-of-way.

The applicant has indicated that each home will be equipped with a fire sprinkler system that is provided with water supply from each home’s domestic water service lines. This is a requirement of fire district approval for this project, based on access limitations within the development.

**Zoning:** PUD-R Johnstown Village PUD

**ADJACENT ZONING & LAND USE**
- **North** PUD-R – Podtburg Village (The Landings)
- **East** A – Undeveloped Weld County
- **South** PUD-R – Johnstown Village Filing 1 (Mallard Ridge Single Family Residential)
- **West** PUD-B – Johnstown Village Filing 1 (Undeveloped/future commercial)

**PROPERTY LAND USE HISTORY**
This property was annexed into the Town with the Massey Farms 141 Annexation in 2006, ordinance number 2006-773, and has historically been agricultural use in Weld County. The Johnstown Village PUD Final Development Plan and Final Plat were approved in 2019 and created the Tracts for this development. (Attachment 5)

**PUBLIC NOTICE**
Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021. 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**

**Comprehensive Plan Review**

**GOAL CF 1. New development achieves the community’s goals and is consistent with the Town’s vision.**
- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as a mix of uses to create more complete neighborhoods.
- Staff also appreciates the alley-loaded multi-family homes that provide a “front door” view to the surrounding streetscape.

**GOAL NH-1: A diversity of housing types to support the housing needs of a diverse population – Housing diversity distribution.**
- Attached single-family homes are proposed for Johnstown Village Filing 3, introducing an alternative housing type to the standard detached single-family homes being built in Filing 1 –
Mallard Ridge. This style of homes helps to contribute to more affordable housing that can serve a wider range of lifestyles and needs.

**GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.**

- Pedestrian and vehicular connections are provided into the adjacent neighborhoods to create a sense of community and to not separate this neighborhood from the existing residents to the west and north and future residents to the east and south.

The proposal includes providing 25 clusters of townhomes, for a total of 132 units – all alley-served with 2-car garages. Guest parking is not required by code, but is accommodated through on-street parking and several clusters of guest parking spaces on the site. This property does have significant grade changes from the north to south, which presented some design challenges throughout the site. This grade made it impossible for the eastern tract to provide a street loop, connecting into the neighborhood to the south. The loop is completed, instead, by connecting private alleys/drives.

One significant repercussion of this grading is also the inability of the Applicant to provide the required park area within the site, necessitating an alternative. The Applicant has chosen to pursue a cash-in-lieu for that park area dedication, required by code, which will be due prior to recordation of the plat. The Town is considering this option, given the unique situation with smaller tracts, and substantial grade that effectively precluded that park land integration without large retaining walls and other accommodations that were deemed undesirable.

Overall, the project meets Town codes and standards, and Staff has no outstanding concerns and believes this subdivision will promote the Town’s goals of efficient development patterns and extension of infrastructure, and meets the intent of a mix of housing for the overall Johnstown Village PUD.

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

**Recommended Findings**

It is recommended that the Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested subdivision of Johnstown Village Filing 3 (Tracts M & N) 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.

**Recommended Motion**

Based on the application received, associated submittal materials, evidence provided at this hearing, and the preceding analysis, the Planning & Zoning Commission finds that the request for the preliminary/final subdivision plat and development plan for Johnstown Village Filing 3 (Tracts M & N) 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 with Conditions of the Johnstown Village, Filing 3 (Tracts M & N) based upon the findings as stated above. Conditions include:

1. Payment of cash-in-lieu, to satisfy JMC Sec 17-51, related to required dedication of park land to the Town, prior to recordation of Final Plat.
2. Compliance with all provisions and requirements as stated in the development agreement for this subdivision.

Alternate Motion

- Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Johnstown Village, Filing 3 (Tract M & N) Preliminary/Final Plat and Preliminary/Final Development Plan based upon the following findings...”

Respectfully Submitted: Reviewed by:

Kristin Cote, Planner I Kim Meyer, Planning and Development Director

The Community That Cares
www.johnstown.colorado.gov
P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141
**LAND USE APPLICATION**

| Project Name: | Johnstown Village Tract M & N |
| Description: | Development of approximately 132 townhome lots within Tracts M & N of Johnstown Village |
| Land Use: | □ Site Development Plan □ Use by Special Review □ Conditional Use Grant □ Annexation |
| Subdivision: | □ Replat/Minor □ Preliminary □ Final □ Combined Prelim/Final |
| PUD: | □ Outline/ODP □ Prelim/PDP □ Final/FDP |
| Zoning: | □ Establish Zoning □ Rezone |
| Wireless: | □ Small Cell □ EFR □ Alt. Tower □ Base Station □ Tower/Other |
| Other: | □ Downtown Façade Grant |

| Site Address or Parcel #: | Parcels: 105907214022 & 105907214021 |
| Applicant/Project Owner: | Tracye Herrington, LGI Homes, Inc. |
| Applicant Address: | 3401 Quebec St., Suite 4060, Denver, CO 80207 |
| Email: | tracye.herrington@lgihomes.com | Telephone: 303-550-1580 |

| Consultant Address: | 4582 South Ulster St., Suite 1500, Denver, CO 80237 |
| Email: | kevin.johnk@kimley-horn.com | Telephone: 720-647-6230 |

**Landowner Authorization to Proceed with Land Use Action: (Required)**

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant" and/or “authorized representative” to represent me/us in all aspects of the land use process for the project being submitted with this application. ☑ Please keep me informed of the status and progress of this project via email at the address below. □ I do NOT want to be updated on this project. (To modify this request, contact Planning@TownofJohnstown.com)

| Landowner(s): | LGI Homes, Inc. |
| Email: | tracye.herrington@lgihomes.com, kevin.johnk@kimley-horn.com | Telephone: 303-550-1580 & 720-647-6230 |

Signature of Landowner
JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)

A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)
A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
JOHNSTOWN VILLAGE, FILING 3 (JOHNSTOWN VILLAGE FILING 1 - TRACTS M & N)
A REPLAT OF TRACTS M AND N, JOHNSTOWN VILLAGE FILING NO. 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
B. Single Family Attached Housing

Single Family Attached housing shall meet the Town of Johnstown Design Guidelines in addition to the following architectural design standards:

1. The facades of building structures shall be articulated to differentiate individual units.
2. The street facing elevation (including doors and windows, but excluding roof area) shall have a minimum of thirty (30) percent masonry (brick, stone, cultured stone or textured EIFS), and outside corners of street facing elevations shall be wrapped with masonry product of a minimum of two (2) feet.
3. Building side exterior wall areas shall be composed of one of the following:
   a. At least 25 percent full-width brick or stone (excluding window and door areas and related trim areas) with the balance being any type of lap siding, brick, stone, or combination thereof.
   b. A maximum of 60 percent stucco (excluding window and door areas and related trim areas) with the balance being any type of lap siding, brick, stone, or combination thereof.
4. Each individual single-family attached building shall provide a private outdoor patio or deck area with minimum floor area dimensions of at least five feet by seven feet. Such an area may be either at or above the surrounding grade, but shall be clearly demarked by patio paving, deck framing, a privacy screen, a three-foot wall, or landscape screening.
5. No more than six building units may be attached in any single row or building cluster.
6. Each street facing facade of each home shall have a minimum window area of 12 square feet of glass area. On any elevation requiring a window, the garage, basement, or entrance door window shall not be used to satisfy the window requirement.
7. Each window that is not located in a portion of the wall clad in masonry shall have either a minimum four-inch nominal wide wood trim border or a minimum of twelve (12) inches wide.
8. Window frames other than wood shall be either anodized, electropolished electrolytically painted, vinyl clad or vinyl. Unpainted aluminum window frames are prohibited except for basement windows. Wood frames shall be painted, sealed or stained.
9. Each door that is not located in a portion of the wall clad in masonry shall have a minimum four-inch nominal wide trim border.
10. All roof-top equipment, including without limitation HVAC units, swamp coolers and antennas, shall not be placed on the street facing portion of the roof.
11. Piping, venting, flashing, solar panel frames, and other rooftop equipment exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.
12. A primary roof slope of at least 12:12 shall be provided unless the architectural style dictates otherwise.
13. It is encouraged that units be designed so that the unit's garage door or door and its entry door appear on different sides of a building.
14. Development of the single-family attached tract shall be subject to development plan review and approval by Planning Commission and Town Council.
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
EXISTING TREE TO REMAIN, TYP.

PLANT SCHEDULE

CO. HWY. 60
SITE SIDEWALKS TO BE DESIGNED AND EXISTING TREE TO REMAIN, TYP.

SIDEWALKS REF. CIVIL MATCHLINE; REF. SHEET

SINGLE FAMILY DECIDUOUS TREES WITHIN ADJACENT GRADE THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.

DECIDUOUS SHRUBS

EVERGREEN TREES

GRASSES

ORNAMENTAL TREES

EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS TREES WITHIN THE SIGHT TRIANGLE TO BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.

NOTES:

TREES WITHIN SIGHT TRIANGLE SHALL BE MAINTAINED SUCH THAT LOWEST CANOPY IS 7' MINIMUM ABOVE ADJACENT GRADE.
PHASE 1
SINGLE FAMILY
DETACHED RESIDENTIAL

PLANT SCHEDULE
MATCHLINE; REF. SHEET
L1.05
5'-0"
SITE TRIANGLES
SITE TRIANGLES
GK
RETAINING WALL, SEE CIVIL PLANS
EVERGREEN SHRUBS
DECIDUOUS SHRUBS
GROUND COVERS
EVERGREEN TREES SHALL NOT BE PLACED WITHIN SIGHT TRIANGLE. DECIDUOUS
NOTES:
CANOPY IS 7 FEET MINIMUM ABOVE ADJACENT GRADE.
RN
EN
MV
LO
MR2
GK
GL2
SOD2
CODE
SM3
CC
CP
QR2
QR
QB
JC
TR
AM2
133,261 SF
18
12
16
14
15
13
38,563 SF
37,670 SF
QTY
53
54
53
5
9
3
24
RTF WATER SAVER SOD
ROCK MULCH
EXISTING PLANTING
MISCANTHUS SINENSIS 'PURPURASCENS'
ROSA X 'NEARLY WILD'
PRUNUS BESSEYI `P011S` TM
PHILADELPHUS LEWISII 'BLIZZARD'
EUONYMUS NANUS TURKESTANICUS
EUONYMUS ALATUS `COMPACTUS`
MALUS X 'RADIANT'
PINUS SYLVESTRIS
PINUS EDULIS
LIGUSTRUM OBTUSIFOLIUM REGELIANUM
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
CELTIS OCCIDENTALIS
JUNIPERUS SABINA 'BROADMOOR'
TILIA AMERICANA 'REDMOND'
VIBURNUM TRILOBUM 'COMPACTUM'
ARONIA MELANOCARPA 'MORTON' TM
COMMON NAME
WASHINGTON HAWTHORN
B & B
B & B
B & B
B & B
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SEED
CONT
3 GAL
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CONT
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5 GAL
CONT
1.5" CAL MIN
1.5" CAL MIN
SIZE
SEE PLAN
SEE PLAN
SPACING
SEE PLAN
SEE PLAN
SIZE
SEE PLAN
SEE PLAN
SIZE
36" FULL
24" FULL
24" FULL
24" FULL
6` HT MIN
2" CAL MIN
2" CAL MIN
2" CAL MIN
2" CAL MIN
12`-14` HT MIN
10` - 12` HT. MIN.
12`-14` HT MIN
6` HT MIN
12`-14` HT MIN
10` - 12` HT. MIN.
12`-14` HT MIN
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### PLANT SCHEDULE

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### LANDSCAPE SCHEDULE

**HY 60 ARTERIAL ROW (existing per PUD)**
- **SF:** 15024
- 1 tree and 5 shrubs per 1,000 SF
- **TREES:** 16
- **SHRUBS:** 16
- **PROVIDED:** 143

**TRACK N OPEN SPACE**
- **SF:** 28138
- 1 tree and 5 shrubs per 4,500 SF
- **TREES:** 29
- **SHRUBS:** 29
- **PROVIDED:** 594

**TRACK N OPEN SPACE**
- **SF:** 30492
- 1 tree and 5 shrubs per 4,500 SF
- **TREES:** 27
- **SHRUBS:** 27
- **PROVIDED:** 300
GENERAL LANDSCAPE SPECIFICATIONS

A. Scope of Work

1. The Contractor is responsible for the construction and maintenance of the landscape according to the project specifications and drawings. The scope of work includes the following:

   a. Planting of trees, shrubs, and ground cover
   b. Installation of irrigation systems
   c. Establishment of turf grass areas
   d. Mulching
   e. Maintenance of landscape features

2. The Contractor is required to provide a maintenance and care plan for the landscape, which includes:

   a. Watering and irrigation schedules
   b. Fertilization and nutrient management
   c. Pest control and disease management
   d. Pruning and trimming

3. The Contractor is responsible for ensuring the landscape is free of weeds and other unwanted vegetation.

   a. Weeds and debris shall be removed and controlled to maintain a clean and healthy landscape.
   b. Pest and disease management shall be conducted to prevent the spread of pests and diseases.

4. The Contractor is required to submit a plan for maintaining the landscape, including:

   a. A list of maintenance tasks and frequencies
   b. A budget for maintenance and care

5. The Contractor shall be responsible for any damage to the landscape caused by the Contractor or its subcontractors.

   a. Any damage caused by the Contractor or its subcontractors shall be repaired at the Contractor's expense.

B. General Requirements

1. The Contractor shall provide a complete and thorough maintenance plan for the landscape, including:

   a. A schedule for watering and irrigation
   b. A fertilization program
   c. A pest control program
   d. A pruning and trimming program

2. The Contractor shall provide a list of plant materials to be used in the landscape, including:

   a. A list of tree species
   b. A list of shrub species
   c. A list of ground cover species

3. The Contractor shall submit a plan for the maintenance of the landscape, including:

   a. A schedule for maintenance tasks
   b. A budget for maintenance and care

4. The Contractor shall provide a plan for the installation of irrigation systems, including:

   a. A layout of the irrigation system
   b. A schedule for irrigation

5. The Contractor shall be responsible for the installation and maintenance of all landscape features, including:

   a. Trees
   b. Shrubs
   c. Ground cover

6. The Contractor shall be responsible for the installation and maintenance of all irrigation systems, including:

   a. Irrigation lines
   b. Valves
   c. Sprinklers

7. The Contractor shall be responsible for the installation and maintenance of all turf grass areas, including:

   a. Turf grass species
   b. Fertilization program
   c. Watering program

C. Protection of Finished Materials

1. The Contractor shall protect finished materials from damage while performing the work.

   a. Any damage caused by the Contractor or its subcontractors shall be repaired at the Contractor's expense.

2. The Contractor shall provide a plan for the installation of landscape features, including:

   a. A schedule for installation
   b. A layout of landscape features

3. The Contractor shall be responsible for the installation and maintenance of all irrigation systems, including:

   a. Irrigation lines
   b. Valves
   c. Sprinklers

4. The Contractor shall be responsible for the installation and maintenance of all turf grass areas, including:

   a. Turf grass species
   b. Fertilization program
   c. Watering program

D. Planting Procedures

1. The Contractor shall plant trees, shrubs, and ground cover according to the project specifications, including:

   a. Planting depth
   b. Spacing of plants
   c. Watering and irrigation

2. The Contractor shall provide a plan for the maintenance of the landscape, including:

   a. A schedule for maintenance tasks
   b. A budget for maintenance and care

3. The Contractor shall be responsible for the installation and maintenance of all irrigation systems, including:

   a. Irrigation lines
   b. Valves
   c. Sprinklers

4. The Contractor shall be responsible for the installation and maintenance of all turf grass areas, including:

   a. Turf grass species
   b. Fertilization program
   c. Watering program

E. Acceptance

1. The Landscape shall be accepted by the Owner and the Owner's Representative according to the project specifications, including:

   a. Watering and irrigation
   b. Fertilization and nutrient management
   c. Pest control and disease management

2. The Contractor shall be responsible for the installation and maintenance of all irrigation systems, including:

   a. Irrigation lines
   b. Valves
   c. Sprinklers

3. The Contractor shall be responsible for the installation and maintenance of all turf grass areas, including:

   a. Turf grass species
   b. Fertilization program
   c. Watering program

F. Maintenance

1. The Contractor shall maintain the landscape according to the project specifications, including:

   a. Watering and irrigation
   b. Fertilization and nutrient management
   c. Pest control and disease management

2. The Contractor shall be responsible for the installation and maintenance of all irrigation systems, including:

   a. Irrigation lines
   b. Valves
   c. Sprinklers

3. The Contractor shall be responsible for the installation and maintenance of all turf grass areas, including:

   a. Turf grass species
   b. Fertilization program
   c. Watering program
NOTES:

A. PLANTED PARKING LOT ISLANDS/MEDIANS

1. PLANTS TO BE PLACED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. TOP OF ROOTBALLS TO CLEAR OF MULCH AT TRUNK FLARE.

2. SHOULDER MOUNDS TO BE PLACED IN MASSES, MULCH SHALL BE PLACED ON MOUND OF UNDISTURBED NATIVE SOIL.

3. FERTILIZER TABLETS (MAX 3" DOWNHILL PORTION OF BERM AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE PLACED ON MOUND OF UNDISTURBED NATIVE SOIL.

4. PRUNE ALL SHOULDER PLANTS IN MASSES, MULCH SHALL BE PLACED ON MOUND OF UNDISTURBED NATIVE SOIL.

5. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

6. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB TO PROVIDE A FLAT SURFACE FOR PLANTING.

7. CUT BACK SLOPE TO PROVIDE A FLAT GRADE.

8. TRUNK/ROOT BALL TO BE CENTERED AND LEVEL ACROSS PIT. SLOPE OF PLANTING PIT 'BERM' TO BE DIRECTED BY OWNER'S REPRESENTATIVE.

9. STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS.

10. FOIL FILTER FABRIC (MIN. 5' CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS). ZONE SHALL CONTAIN 4" CONTINUOUS MULCH OR TURF, SEE PLANS.

11. INSTALLED PRE-EMERGENT HERBICIDE PRIOR TO PLANT INSTALLATION. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

12. BURLAP AND WIRE MUST BE COMPLETELY REMOVED PRIOR TO PLANT INSTALLATION.

13. OWNER'S REPRESENTATIVE MAY DETERMINE THE FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

ENTRY MONUMENT

UNIT NUMBER SIGN

1. ENTRY MONUMENT

2. UNIT NUMBER SIGN

JOHNSTOWN VILLAGE

HARDSCAPE DETAILS

CONSTRUCTION DOCUMENTS

ENTRY MONUMENT

NTS 196-011-003-22

UNIT NUMBER SIGN

TEXT STYLE TO MATCH MONUMENT SIGN

UNIT NUMBER TO BE EACH INDIVIDUAL ADDRESSES NOT A RANG

MATERIAL AND COLOR TO MATCH ENTRY MONUMENT
Color Scheme 1

Main Body
Light French Gray (SW 0055)
Mfg: Sherwin Williams

Accent Body
Granite Peak (SW 6250)
Mfg: Sherwin Williams

Trim
Alabaster (SW 7008)
Mfg: Sherwin Williams

Front Door
Hopsack (SW 6109)
Mfg: Sherwin Williams

Stone
TundraBrick - Ashland
Mfg: Eldorado Stone

Asphalt Shingles
Heritage Premium-Rustic Black
Mfg: Tamko
Color Scheme 2

Main Body - Sawdust (SW 6158)  
Mfg: Sherwin Williams

Accent Body - Roycroft Bronze Green (SW 2846)  
Mfg: Sherwin Williams

Trim - Alluring White (SW 6343)  
Mfg: Sherwin Williams

Front Door - Aurora Brown (SW 2837)  
Mfg: Sherwin Williams

Stone  
Old Country Ledge - Chablis  
Mfg: Coronado Stone

Asphalt Shingles  
Heritage Premium - Mountain Slate  
Mfg: Tamko
ITEM: Public Hearing and Consideration of Preliminary/Final Subdivision Plat of Welty Ridge Subdivision

DESCRIPTION: Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates two buildable lots and a large tract for future development, as well as dedicates Town rights-of-way.

LOCATION: South of Weld CR 48 and West of I-25

APPLICANT: Buc-ee’s, Ltd.

STAFF: Kim Meyer, Director

HEARING DATE: November 17, 2021

ATTACHMENTS
1. Vicinity Map
2. Final Plat

PROJECT SUMMARY
The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 140 acres. This subdivision will create two (2) lots, dedicate right of way along CR 48 and some internal roadways, and create one large tract for future development and re-subdivision. Several existing easements for irrigation and gas pipelines traverse the site.

Zoning: PUD-MU (Mixed Use) – Welty Ridge ODP

ADJACENT ZONING & LAND USE
North Gateway (G) & PUD-MU – Light industrial and Retail uses
East I-25
South Weld Co. ‘A’ – Existing ag properties + GWRR railroad spur
West Weld Co. ‘A’ – Existing ag properties

PROPERTY LAND USE HISTORY
This property has historically been agricultural use, with some oil and gas. No development has occurred on this site.
PUBLIC NOTICE
Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021, per municipal code. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Courtesy notices were mailed to owners within 500 feet of the parcel. No neighborhood meeting was required at this time. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS
2006 Johnstown Area Comprehensive Plan Review (under which this application was submitted)
GOAL CF 1. New development achieves the community’s goals and is consistent with the Town’s vision.
- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as allow the opportunity to create more energized activity centers for commercial and employment uses.

GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.
- Dedication of additional right of way for the interstate and CR 48 future major arterial assist the Town in achieving a better overall, more connected transportation system over time.

This “super-plat” (large tract) subdivision is being processed without approval of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures. These plans have been submitted for portions of the subdivision, and are under review by Town Staff and ancillary reviewers.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and “CD’s” in place is accommodated elsewhere, in Staff’s interpretation, by JMC §17-111 requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market functions, and can even permit some early “anchor” uses to kick off in advance of full plans for the remainder of the master planned area. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other specialty developers (i.e., shopping center, multi-family, senior housing), while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

Staff has no outstanding concerns and believes this subdivision will promote the Town’s goals of 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 Welty Ridge 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.

Recommended Motion
Based on the application received, associated materials presented, and the preceding analysis, the Planning & Zoning Commission finds that the request for the combined preliminary/final subdivision plat for Welty Ridge Subdivision 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 with Conditions of the Welty Ridge Subdivision based upon the findings as stated above, and the following conditions:

1. Prior to construction of any additional public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained.
2. A development agreement shall be entered into with the Town with future development that states and clarifies developer obligations.

Alternate Motion
• Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Welty Ridge Subdivision preliminary/final subdivision plat based upon the following findings...”

Planner:

Kim Meyer, Planning & Development Director
ITEM: Public Hearing and Consideration of Preliminary/Final Subdivision Plat of Oxy Land Subdivision

DESCRIPTION: Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates three buildable lots and several lots for deeded right-of-way to the Town or CDOT.

LOCATION: South of CO Hwy 60 and East of I-25

APPLICANT: Anadarko E&P Onshore, LLC

STAFF: Kim Meyer, Director

HEARING DATE: November 17, 2021

ATTACHMENTS
   1. Vicinity Map
   2. Final Plat

PROJECT SUMMARY
The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 150 acres. The existing use on this parcel is the Kerr-McGee S&B Oil & Gas well facility on the southwestern portion of the lot. This subdivision will create Lot 2 for that facility to remain and create a substantial buffer from any future development. Lots 3 and 4 are properties that were deeded to the Town and to CDOT for needed right of way, and merely create and memorialize these as platted areas. Lots 1 and 5 will be slated for future mixed-use development. Several existing easements also traverse the site.

The I-25 Frontage Road previously located on the western boundary has been permanently closed and abandoned by CDOT. The eastern boundary will develop as the southern extension to High Plains Boulevard, and eventually connect into the larger, 14-mile, regional “interstate parallel arterial” envisioned within an existing IGA between Johnstown, multiple municipalities, counties, and CDOT. Future accesses would be anticipated to be primarily from this future High Plains Blvd., and would be further determined with future development plans.

Zoning: PUD-MU (Mixed Use)
ADJACENT ZONING & LAND USE
North  PUD-MU – Future “Vista Commons”
East   PUD-MU – Undeveloped ag land
South  Weld Co. ‘A’ – Existing ag properties
West  I-25 and Welty Ridge PUD

PROPERTY LAND USE HISTORY
This property has historically been agricultural use, with one small residence - currently vacant. In 2019, the S&B oil and gas facility was granted a Use by Special Review approval by the Town, with construction and drilling commencing in 2020.

PUBLIC NOTICE
Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021, per municipal code. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Given the scope of the development, no notices were mailed to property owners for this simple subdivision, notices for future development will be mailed. No neighborhood meeting was required at this time. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS
2006 Johnstown Area Comprehensive Plan Review (under which this application was submitted)
GOAL CF 1. New development achieves the community’s goals and is consistent with the Town’s vision.
- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as a mix of uses to create more complete neighborhoods. Creation of this subdivision and these new lots allows this land located at a vital gateway to Johnstown to be utilized for more than the passive oil and gas activity in the future, and acts as a buffer from the use to the Hwy 60 activity corridor.

GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.
- Dedication of additional right of way for the interstate and High Plains Blvd. assist the Town in achieving a better overall, more connected transportation system over time.

This “super-plat” (large tract) subdivision is being processed without submittal of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and “CD’s” in place is accommodated elsewhere, in Staff’s interpretation, by JMC §17-111 requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market
functions, and can even permit some early “anchor” uses to kick off in advance of full plans for the remainder of the master planned area. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other specialty developers (i.e., shopping center, multi-family, senior housing), while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

Staff has no outstanding concerns and believes this subdivision will promote the Town’s goals of 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 Oxy Land Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Town of Johnstown 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.

Recommended Motion
Based on the application received, associated materials presented, and the preceding analysis, the Planning & Zoning Commission finds that the request for the combined preliminary/final subdivision plat for Oxy Land Subdivision 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 with Conditions of the Oxy Land Subdivision based upon the findings as stated above, and the following conditions:

1. Prior to construction of any additional public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained.
2. A development agreement shall be entered into with the Town with future development that states and clarifies developer obligations.

Alternate Motion
- Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Oxy Land Subdivision preliminary/final plat based upon the following findings…”

Planner:

Kim Meyer, Planning & Development Director

The Community That Cares
www.johnstown.colorado.gov
P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141
VICINITY MAP
Oxy Land Subdivision