PLANNING & ZONING COMMISSION
SPECIAL MEETING
7:00 PM, Wednesday, December 1, 2021

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. 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**

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<tr>
<th>North</th>
<th>PUD-R – Podtburg Village (The Landings)</th>
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<tr>
<td>East</td>
<td>A – Undeveloped Weld County</td>
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<tr>
<td>South</td>
<td>PUD-R – Johnstown Village Filing 1 (Mallard Ridge Single Family Residential)</td>
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<tr>
<td>West</td>
<td>PUD-B – Johnstown Village Filing 1 (Undeveloped/future commercial)</td>
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**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: Kristin Cote

Reviewed by: Kim Meyer, Planning and Development Director
VICINITY MAP
Johnstown Village Tracts M/N
# 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

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<thead>
<tr>
<th>Site Address or Parcel #s:</th>
<th>Parcels: 105907214022 &amp; 105907214021</th>
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<tr>
<td>Applicant/Project Owner:</td>
<td>Tracey Herrington, LGI Homes, Inc.</td>
</tr>
<tr>
<td>Applicant Address:</td>
<td>3401 Quebec St., Suite 4060, Denver, CO 80207</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:tracey.herrington@lgihomes.com">tracey.herrington@lgihomes.com</a></td>
</tr>
<tr>
<td>Telephone:</td>
<td>303-550-1580</td>
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<tr>
<td>Consultant Address:</td>
<td>4582 South Ulster St., Suite 1500, Denver, CO 80237</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:kevin.johnk@kimley-horn.com">kevin.johnk@kimley-horn.com</a></td>
</tr>
<tr>
<td>Telephone:</td>
<td>720-647-6230</td>
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**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.  
- [x] 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)

<table>
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<th>Landowner(s):</th>
<th>LGI Homes, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Email:</td>
<td><a href="mailto:tracey.herrington@lgihomes.com">tracey.herrington@lgihomes.com</a>, <a href="mailto:kevin.johnk@kimley-horn.com">kevin.johnk@kimley-horn.com</a></td>
</tr>
<tr>
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<td>303-550-1580 &amp; 720-647-6230</td>
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[Signatures 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 NO. 3, FINAL SITE DEVELOPMENT PLANS
FOR
JOHNSTOWN VILLAGE

8. 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 texture EIFS) and outside corners of street facing elevations shall be wrapped with masonry product a minimum of two (2) feet.
3. Building side exterior wall areas shall be comprised of one of the following:
   a. All but 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 (5) by seven (7) feet. Such an area may be either at or above the surrounding grade, but shall be clearly demarked by patio paving, deckings, or an invisible, three-floor, 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 entry door windows 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 width wood trim border or etch etch a minimum of twelve (12) inches wide.
8. Window frames other than wood shall be either anodized, electrostatically 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 rooftop 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 surfacing color or otherwise designed to blend with the roof surface.
12. A primary roof slope of at least 5:12 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 doors and its front entrance 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.
BENCHMARK & BASIS OF BEARING

THE COORDINATES MENTIONED ON THIS SHEET ARE REFERENCED TO UTM AND ARE DETERMINED FROM A
REFERENCES TO A Geodetic Datum and are of a Type 61100 projection.

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

LEGEND

Agriculture

Unincorporated Weld County

BENCHMARK & BASIS OF BEARING

FOR THE PURPOSES OF THE SHEET, THE COORDINATES ARE REFERENCED TO THE NORTH END OF THE SHEET.

C horizontal dimension square is taken at the northwest corner of the sheet.

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<tr>
<th>Code</th>
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<td>AS</td>
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**Note:** The above table does not include all the plants listed on the plan. The plants are arranged in a grid format with columns for Code, Plant Name, QTY, Size, Spacing, and SEE PLAN. The map shows the location of the plants on the site with a scale of N.T.S. and a date of 11/5/2021. The map also includes other elements such as existing trees,装饰性植物, and construction documents.
PLANT SCHEDULE

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**EVERGREEN TREES** should not be placed within sight triangles. **DECIDUOUS TREES** within the sight triangle to be maintained such that lowest canopy is 7 feet minimum above adjacent grade. **CANOPY TREES** is 7 feet minimum above adjacent grade.

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GENERAL LANDSCAPE SPECIFICATIONS

A. Scope of Work

1. A comprehensive landscaping plan shall be submitted for approval. Upon approval of the plan, the Project Landscape Architect shall provide a written acceptance and a signed contract with the Owner.

2. All materials shall be of the best quality and shall meet or exceed all applicable codes and standards. Materials shall be delivered to the job site in accordance with the schedule and specifications.

3. All work shall be performed in a neat, professional manner, and shall be completed in a timely manner.

B. Landscaping Elements

1. Plant Materials
   a. Plant materials shall be of the best quality and shall meet or exceed all applicable codes and standards.
   b. Plants shall be supplied in containers, balled and burlapped, or other means approved by the Project Landscape Architect.
   c. Plants shall be properly selected and arranged to create a balanced composition.

2. Mulch
   a. Mulch shall be applied to areas as specified in the plan.
   b. Mulch shall be placed over the soil surface to a depth of at least 2 inches.

3. Irrigation
   a. Irrigation systems shall be designed in accordance with the applicable codes and standards.
   b. Irrigation systems shall be tested and adjusted to ensure proper water distribution.

C. Protection of Existing Materials

1. Existing materials and features shall be protected from damage during construction.

2. Impervious surfaces shall be designed to minimize water run-off.

D. Fertilization

1. Fertilization shall be performed in accordance with the Project Landscape Architect's recommendations.

E. Tree Planting

1. Trees shall be planted in accordance with the guidelines set forth in the Landscape Plan.

F. Landscaping Notes

1. LANDSCAPE NOTES

2. JOHNSTOWN VILLAGE

3. MJL

4. L2.00

5. MJL
NOTES:

B.

SECTION / PLAN

PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL OR LESS.

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.

SECTION

THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

UNDISTURBED NATIVE SOIL.

ROOTBALLS SMALLER THAN 24" IN DIAMETER.  4" HIGH BERM FIRMLY PREPARED PLANTING SOIL AS SPECIFIED. WHERE SHRUBS ARE PLANTED, ENTIRE BED TO BE 12" DEAD ZONE WITHOUT PLANTS.

MULCH OVER EXPOSED SURFACE FOR PLANTING.

ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE GRADE. MULCH OVER EXPOSED SURFACE FOR PLANTING.

SCARIFY BOTTOM AND SIDES OF PLANT OPENING.

TOP OF ROOTBALL SHALT BE 1" ABOVE FINISHED GRADE. (SEE GRADING PLAN)

EXCAVATE ENTIRE BED 'BERM' TO BE CENTERED AND PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT OWNER'S REPRESENTATIVE.

SHRUBS ARE PLACED IN SOD, MULCH RING FOR TREES ARE PLACED IN SOD, MULCH RING FOR...

PLANT OPENING 'BERM' TO BE CENTERED AND PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT OWNER'S REPRESENTATIVE.

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

4oz FILTER FABRIC UNDER DISTURBED NATIVE SOIL.

FIRST HOE BACK AT BED EDGE.

CORRECTLY INSTALLED AND PLANTED ACROSS PITS. SLOPE 'BERM' TO BE CENTERED AND PLUMB VERTICALLY.

ANCHOR POLES SHALL PENETRATE ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE.

8' x 2" TREATED LODGE POLE PINE TREE STAKES, 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.

TREES ARE PLACED IN SOD, MULCH RING FOR...

BEST FACE OF SHRUB/GROUNDCOVER PLANTING TO BE INDIKATIVE OF PLANTED SPECIES.

3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLANTED, ENTIRE BED TO BE 12" DEAD ZONE WITHOUT PLANTS.

METAL EDGING, REFER TO PLANT SPECIFICATIONS.

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

12" DEAD ZONE WITHOUT PLANTS.

SHRUB/GROUNDCOVER PLANTING ON A SLOPE

PLANTED PARKING LOT ISLANDS/MEADOWS

BARBER PLANTING AT FIRE HYDRANT

METAL EDGER AT PLANTING BED

SHRUB/GROUNDCOVER PLANTING

PLANTING ON A SLOPE - STAKING

TREE PLANTING - STAKING

TREE PLANTING ON A SLOPE - STAKING
ENTRY MONUMENT

UNIT NUMBER SIGN

1/4" RAISED LETTERS
PRECAST CONCRETE CAP
FACE STONE
PRECAST CONCRETE BASE

JOHNSTON VILLAGE

HARDSCAPE DETAILS

ENTRY MONUMENT

UNIT NUMBER SIGN

1/4" RAISED LETTERS
PRECAST CONCRETE CAP
FACE STONE
PRECAST CONCRETE BASE

JOHNSTON VILLAGE

TEXT STYLE TO MATCH MONUMENT SIGN
UNIT NUMBER TO BE EACH INDIVIDUAL ADDRESSES NOT A RANGE
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

Johnstown Village
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

Johnstown Village
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.

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

Kim Meyer, Planning & Development Director
Dear Planning Commission Members:

As the president of the Gateway Owner’s Association (“Association”), I am writing to express concerns relative to modifications of the access and traffic circulation plan proposed as a component of the “Buc-ee’s” project and Welty Ridge Subdivision. Based on our review of the proposal, we understand that the current traffic plan seeks to eliminate full turn access at the intersection of CR 48 and Gateway Drive. We strongly oppose this modification to Gateway’s primary access point, and we believe that such a course of action is detrimental to property values, unnecessarily impacts current development plans and is unwarranted at this time.

Specifically, our membership (over 50 business owners) is very concerned that eliminating full turn movement at the intersection will impair the continued development of the Gateway Center (“Gateway”) and will negatively impact its existing businesses. Notably, Johnstown has identified the I-25 and WCR48 intersection as a Gateway and Activity Center within the proposed Comprehensive Plan. Gateway’s development is important to creating the initial impression for the Town’s visitors and residents. Gateway provides significant commercial tax base and is an ideal area for continued retail and commercial development. After years of struggle, significant development is set to occur in Gateway. Several retail projects are currently being proposed within Gateway, but they will fail if the existing access is prematurely restricted to a Right in Right out only. Accordingly, we urge the Commission to consider the importance of keeping Gateway’s development healthy and sustainable. Prematurely restricting access for Gateway seems unreasonable when such a result would greatly benefit Buc-ee’s and the Welty Subdivision, at the expense of Gateway.

Importantly, our traffic consultants believe that the existing full turn movement access can be maintained in a safe manner for the foreseeable future. We have attached a copy of their memorandum discussing this issue for your edification. As provided in the letter, the Association respectfully requests that the Commission consider options to maintain the existing full turn movement to prevent detrimental effects to the GOA’s property values and development plans. Specifically, we request that Planning Commission recommends requiring a full movement access be analyzed as a part of the Traffic Study for the Welty Ridge subdivision and support maintaining the existing full turn movement access when safe conditions exist, and acceptable service levels are met. Additionally, we specifically request that the Traffic Study for the Welty Ridge Subdivision include an analysis that maintains full movement at Gateway Drive.

Thank you for your consideration of our concerns, and our position that access into Gateway should not be impaired, and that this can be achieved in a safe and effective manner.

Sincerely,

Sean Saffell, President, I-25 Gateway Owners Association
WELTY RIDGE SUBDIVISION - FILING NO. 1
A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 8 NORTH, RANGE 65 WEST OF THE 6TH P.M.
TOWN OF JOHNSTOWN, COUNTY OF WELI, STATE OF COLORADO
SHEET 1 OF 2
TOTAL AREA = 6101.47 SQ. FT., OR 140.08 ACRES, MORE OR LESS

Ownership and Description:

The ownership and description of the parcel of land are as follows:

- Description:
  - A parcel of land located in the northeast quarter of section 10, township 8 north, range 65 west of the 6th P.M., town of Johnstown, county of Weld, state of Colorado.

- Legal Description:
  - [Legal description provided on the diagram]

- Surveyor's Certificate:
  - [Surveyor's certificate provided on the diagram]

- Notes:
  - [Notes related to the parcel of land provided]

- Total Area:
  - 6101.47 square feet, or 140.08 acres, more or less.

- Land Surveying Services:
  - Flatirons, Inc.

- Website:
  - www.FlatironsInc.com
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 the 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