PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, April 28, 2021
Remote Hearing Held VIA Zoom

AGENDA

I. Election of Interim Commission Chair for April 28, 2021

II. Call to Order for Planning & Zoning Commission

III. Roll Call

IV. Approval of Agenda

V. Approval of Minutes

a. November 18, 2020

b. Revised - March 10, 2021

c. April 14, 2021

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

VII. New Business

a. **Public Hearing – ZON20-0006 Purvis Farm ODP–** *108.5-acre outline development plan for property located at the northeast corner of Highway 60 and Colorado Blvd.*

VIII. Departmental Report

IX. Commissioner Reports and Comments

X. Adjournment

PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, November 18, 2020
Remote Hearing Held VIA Zoom

SUMMARY MINUTES

Meeting called to Order by Chair Weber at 7:02 P.M. Roll call attendance was taken; present were Commissioners Grentz, Kiovsky, Storms and Weber. Commissioner Flores was absent.

Minutes for PZC hearings and meetings of August 26, 2020; September 20, 2020; October 14, 2020 were considered. Motion by Kiovsky to approve the above-mentioned meeting minutes. Seconded by Grentz, carried 4-0.

Public Comments Regarding Items Not on the Agenda: None.

The first item of New Business was a Public Hearing for the project Case #SDP20-0012 for The Parish and 60 Gas Station. Darryll Wolnik, Planner II, provided the staff report and a presentation with staff analysis, and entered staff report into the record. Staff recommended approval with conditions. Mr. Wolnik also introduced Town Attorney, Avi Rocklin, Rocklin Law, as being available for questions if needed.

Commissioners asked questions of Staff. C. Storms appreciated the redesign and removal of the off-site parking and requested clarification on the process with a use-by-right and ability of the PZC to consider impacts.

Andy Peters, Otten Johnson, Denver, presented for the applicant and shared a Powerpoint presentation. Presentation showed a prior iteration of the site plan and varied SF of building, which was clarified as to the difference. Staff application provided is correct. Full design team was available to answer questions.

Commissioners asked questions about and discussed: stormwater management, architectural fenestrations along Hwy 60, encouraged street lighting to continue decorative lighting from downtown, curb differences with adjacent on-street parking.

Public Comment*: None*

Chair Weber closed the public hearing at 7:52 PM.

Motion by Kiovsky to approve the motion as presented. Motion to amend current motion by Storms to include the approval of the necessary findings and conditions as presented by Staff in the staff report. Amendment was accepted. The amended motion to approve the site development plan for the Parish

and 60 Gas Station along with the necessary findings and conditions as presented in staff memorandum, carried 4-0.

Department Report: Informal questions related to required parking downtown.

Motion to adjourn by Commissioners Storms at 8:07 PM. Motion carried 4-0.

Respectfully Submitted: Kim Meyer, Director

Approved & Accepted: Bruce Weber, Chairman

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PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, March 10, 2021
Remote Hearing Held VIA Zoom

Summary Minutes

Meeting called to Order by Chair Weber at 7:01 P.M. Roll call attendance was taken; present were Commissioners Boccella, Flores, Grentz, Kiovsky and Chair Weber. Commissioner Storms was absent.

The Town Clerk, Diana Seele, swore in a new Planning & Zoning Commissioner Sally Boccella. The Agenda was approved as written, with a unanimous vote.

The first item of New Business was a Public Hearing for Case#SUB20-0008, Revere at Johnstown Filing No. 1, Preliminary/Final Subdivision and Development Plan. The subject property is located northwest of the Rocksbury Ridge subdivision, along Weld County Road 50 / Larimer County Road 14. The proposal is for a 320-lot single-family subdivision as part of the Great Plains Village ODP. Darryll Wolnik, Planner II, gave a presentation providing an overview of the project and various specific elements related to water conservation and off-site roadway improvements. The property is approximately 73.5 acres, PUD-MU in Great Plains Village ODP, with proposed 320 DU – 150 SF attached, 170 SF detached.

Remaining staff concerns are related to phasing of the parks; storage of boats, trailers, and RVs as well as 3rd car garages to avoid long, "unbroken" monotonous facades. Mr. Wolnik also noted the existence of plugged and abandoned ("P&A") wells on site.

C. Kiovsky voiced concerns about standards and setbacks for the P&A wells, related to safety. Wolnik noted they are in compliance with local and state regulations. Wolnik noted that Johnstown codes do not currently have requirements for reciprocal setbacks that apply to new development adjacent to existing wells. C. Boccella and Wolnik discussed the condition in the staff memo related to the oil & gas easement and to what elements that applies – that relates to an older easement that does not have a stated width.

A staff report was provided to the PZC and Applicant last week and is entered into the record.

Kristin Dean, Director of Entitlement, for Forestar, the Applicant, provided an overview of Forestar's role as a developer. Dean provided a presentation that illustrates the portions of the ODP that Forestar is working on currently. She noted that the primary park in Filing 1 will be included with the 1st phase. Dean provided a rough schedule from approvals in April 2021, home sales in Feb 2022, completed in Q4 2025.

Staff noted that the Fire District and School District were made aware of the development; Fire participates actively in the Town review process. Additional commissioner questions related to the P&A wells and location and treatment of flowlines were discussed.

Public comments:
Erik Carlson, Foster Graham Milstein & Calisher, LLP, 360 S Garfield, Denver, representing DJ Homestead, LLC, mineral estate owner within project. Formal opposition, pursuant to C.R.S. 24-65.5-103.3(1)(b)(II), is registered. The owner believes that a surface use agreement needs to be executed. They would like to receive certification of mineral notices. Reserves the right to file further objections.

Chair Weber closed the public hearing at 7:48 PM. There was no discussion among the Commission. C. Grentz made a motion to approve the proposed Revere at Johnstown Filing No. 1, Preliminary/Final Subdivision and Development Plan with the motion and conditions as stated in the staff memorandum. This motion was seconded by C. Kiovsky. Vote carried, 5-0.

Director Meyer provided a brief departmental report. The Comp Plan is still in review of final details and wordsmithing. Fourteen development projects are currently in review and due in the next several weeks, so Planners are staying busy. Commissioners discussed concern over lack of oil and gas regulations and setbacks, removal of flowlines, etc. Meyer noted that the Town's standards hadn't been updated since 1997, so we defer to the COGCC standards at this time; and a land use code update slated for 2021 will allow the Town to address these concerns. There were no Commissioner Reports and Comments. The meeting was adjourned at 8:28 P.M.

Respectfully Submitted: Kim Meyer, Director

Kim Meyer

Approved & Accepted: Bruce Weber, Chairman

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PLANNING & ZONING COMMISSION MEETING

7:00 PM, Wednesday, April 14, 2021
Remote Hearing Held VIA Zoom

SUMMARY MINUTES

Meeting called to Order by Chair Weber at 7:02 P.M. Roll call attendance was taken; present were Commissioners Flores, Grentz, Kiovsky, Storms and Weber. Commissioner Bocella was absent.

Minutes for PZC hearings and meetings of January 13, 2021; February 10, 2021 were considered. Minutes of Match 10, 2021 require a revision to show C. Storms was absent. These minutes will be brought forward for approval at a future meeting.

Public Comments Regarding Items Not on the Agenda: Jim Hatfield, 345 Hickory Lane, inquired about the monthly time commitment of serving on the commission.

The first item of New Business was a Public Hearing for the project Case #SUB20-0015 for The Granary Preliminary Subdivision Plat and Preliminary Development Plan. Darryll Wolnik, Planner II, provided the staff report and a presentation with an overview of the project. The proposal is for a 294-acre preliminary plat and preliminary development plan, proposing 925 single family residential lots, located north of CR 46, west of Telep Ave., and east of Colorado Blvd. The property is zoned PUD-R and is covered by The Granary ODP, which was recently approved. This preliminary plat and development plan shows 3.19 dwelling units per acre, with a total of 94 acres of open space, which includes a trail system with three developed parks (7.74 ac). The applicant is showing a 350-foot setback from the lot lines of adjacent residential lots. This area is served by a regional stormwater line that is a modified collector running east to west; with local streets leading from that road to the lots.

Shelley LaMastra, Russell Mills, represented the Applicant and provided and a more detailed presentation on the preliminary plat and plan. The trail system connects the open spaces to and through the neighborhood. There is an existing ditch that has a 100-foot easement for the ditch and the access drive – The applicant is working with the ditch company on this alignment and final development. The plan is to utilize the existing barn and three silos as thematic signage for the neighborhood. Commissioner discussion and questions. C. Flores mentioned concerns with the west entrance given the location of the adjacent lot. The applicant provided exhibits that show how that ultimate 4-lane arterial will impact that existing lot and residence – showing sidewalks, turn lanes and travel lanes.

No additional questions.

No public comment.

Chair Weber closed the public hearing at 7:27 PM.

Commissioner discussion included a concern related to the ditch – no proposed fencing for the ditch.

C. Grentz made a motion to approve, as stated in the staff memo. C. Kiovsky seconded. Vote was unanimous for approval of the motion.

C. Flores requested information on obtaining a PZC town email address. Kim Meyer indicated she would forward recent information from the IT team prior to the next meeting.

Motion to adjourn by Commissioners Storms at 7:53 PM. Motion carried 5-0.

Respectfully Submitted: Kim Meyer, Director

Approved & Accepted: Bruce Weber, Chairman

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PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

ITEM:	**Public Hearing for Purvis Farm PUD Outline Development Plan (ODP)**
DESCRIPTION:	Proposed Outline Development Plan (ODP) for 108 acres for a mix of single-family lots, and a mixed-use area of higher density housing and commercial uses
LOCATION:	Northeast corner of Colorado Blvd. and CO Highway 60; a parcel of land situate in the South Half of Section Six (6), Township Four North (T.4N.), Range Sixty-seven West (R.67W.)
APPLICANT:	**Johnstown, LLC (Post Modern Development)**
	Representative: Cathy Mathis, TB Group
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	April 28, 2021

BACKGROUND & SUMMARY

The applicant, Johnstown, LLC, is requesting approval of Purvis Farm Outline Development Plan for the south ½ of Section 7, Township 4 North, Range 68 West. More precisely, the property is bounded by Colorado Blvd. to the west, Colorado Highway 60 (SH-60) to the south, The Landings (Podtburg Village) and Rolling Hills Ranch subdivisions to the east, and undeveloped agricultural land to the north. The proposed ODP updates zoning regulations for the property, and supercedes the previous ODP for the property.

Surrounding land uses are mostly residential. The Landings and Rolling Hills Ranch subdivisions are to the east and are primarily single-family neighborhoods. To the west, across Colorado Blvd., is the Johnstown Water Plant, the cemetary, an 18-acre parcel of commercially-zoned land, and Corbett Glen, another single-family residential development. To the southwest is the Clearview PUD, a development made up of mostly single-family detached residential, but also several multi-family buildings on the north side along SH-60. A 12-acre parcel of undeveloped land at Colorado Blvd. and SH-60 is zoned for commercial uses. Property south across SH-60 is under development as part of the overall Johnstown Village PUD. Detached single-family residential homes are under construction, and multi-family buildings are in preliminary planning stages on the northern portions of the property. Like Clearview PUD, this PUD also reserved some lands (approx 20 acres) at the intersection of Colorado Blvd. and SH-60 for commercial uses. Finally,

lands to the north are in unincorporated Weld County, and are primarily use for agricultural purposes. There is an oil & gas development on the property to the north(??) – or this subject parcel?.

HISTORY

The subject property was annexed into the Town of Johnstown on July 18, 2005, with Ordinance 2005-743. The annexation was known as the Purvis-Trembath Annexation. An ODP, known as the Purvis-Trembath ODP, was approved concurrently with the annexation on July 18, 2005, with Ordinance 2005-744. The zoning placed on the property at that time was PUD-MU, a mixed use zoning district.

ATTACHMENTS

1- Vicinity Map
2- Application
3- Proposed Purvis Farm ODP
4- Neighborhood Meeting Summary 4-22-2021

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, April 8, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Courtesy notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

A neighborhood meeting was held for this project on Thursday, April 22, 2021. See Attachment 4 for a meeting summary.

ANALYSIS

Johnstown Comprehensive Plan Alignment

P.2-5: The area in question is marked as a "Village Center". Such centers are expected to have additional community amenities and increased densities, as they sit at major intersections. This project is proposing higher densities nearest that center, and lower densities for the areas marked 3 dwelling-units/acre.

Goal CF-2: Beautiful Town gateways and entries at major intersections - Gateways.

This ODP sits at the intersection of Colorado Blvd. and SH-60. Both of these are significant roadways; Colorado Blvd. runs from Thornton to Windsor, and SH-60 connects downtown with I-25. The Purvis Farm ODP would further enhance this high visible and important intersection.

Goal CC-1: Walkable, mixed-use economic centers – market driven centers.

The proposed ODP sets aside over 12.5 acres of mixed-use zoning at the intersection of Colorado Blvd. and SH-60. Such zoning allows for both flexibility to decide what best fits in the future, and the ability to use such an important intersection as a commercial center and area of higher density and intensity overall. This is consistent with the neighboring Clearview and Johnstown Village PUDs.

Goal DD-1: Diversifies economic base with employment opportunities available to the region – District mix.

The proposed ODP provides flexible zoning for a wide array of housing densities and use types, and incorporates the opportunity for commercial development.

Zoning

The present zoning for the property is PUD-MU, which was assigned at annexation via ODP as previously described in this report. The 15 acres at the intersection of Colorado Blvd. and SH-60 is zoned for commercial development, while the remaining 98 acres are set aside for residential development at 3-5 dwelling units/acre. Purvis Farm ODP proposes modification of the current zoning framework into four Planning Areas, designated A-D.

The most significant change is the elimination of straight "commercial" zoning. Realizing there is some amount of land already set aside for commercial at this intersection on the adjoining three corners, Purvis Farm ODP proposes changing the designation to mixed-use. Further, that area, known as Planning Area D, is being reduced to 12.5 acres. Such a change allows greater flexibility in uses, while still encouraging and allowing for commercial development.

Planning Areas A, B, and C are zoned for a variety of housing types and densities of residential development. Planning Areas B and C allow for more dense residential development, bordering the mixed-use area in Planning Area D and Colorado Blvd. Minimum and maximum densities were used to determine the intensity of development in the area. Area A shall have a maximum density of 5 dwelling-units/acre, but will have no minimum. Planning Areas B and C shall have a maximum density of 10 dwelling-units/acre, with a minimum required density of 5 dwelling-units/acre. The mixed-use area, Planning Area D, shall have a minimum density of 10 dwelling-units/acre, with no cap on the density. While there is no maximum, even with the tallest buildings possible, as close as possible, parking, open space, and other requirements will restrict density adequately based on the size of the parcel.

Johnstown Municipal Code requires at least 30% open space in any PUD. Purvis Farm ODP proposes to meet this requirement. Further, 10% parks dedication, as required, is proposed. Those locations and amounts will be determined during reviews of more detailed subdivision plats and development plans.

Development Standards

This ODP sets forth some basic development standards regarding setbacks, building heights, and lot sizes. Lot standards allow smaller lots here than in other areas of Town, but in line with more recent Town development approvals. The Town has been encouraging development to consider how to preserve water by reducing irrigated areas. Water is an important and expensive resource, and smaller lots allow smaller yards and landscape areas, which can significantly reduce water needs. In addition, this

important intersection, and the proximity to I-25, lends itself to more compact development opportunities.

Residential building heights and side setbacks adhere to standard 30'-35' heights and 5' side setbacks (offsets). However, front setbacks would be reduced to 15' to the habitable area, with the opportunity for attached porches to encroach 5' into that setback. Allowing porches to encroach in this manner makes them the focal point while creating an interesting and aesthetically-pleasing streetscape. Garages will be set a minimum of 20' back, allowing ample space to park a vehicle as required by JMC 16-143(5).

Commercial development standards are included in this document as well. Buildings in this area are allowed up to a max height of 50'. Commercial buildings have the option of applying for a conditional use grant if they desire any height between 50' and 70'. Such a provision recognizes the need for adaptability in commercial development, while at the same time respecting the potential impacts of such development in proximity to residential development.

Buildings on commercial lots shall constitute no more than 50% of the lot, and are required to have a minimum of 20% landscaping. Landscaping shall be covered by live ground cover or mulch. Commercial buildings will be setback from SH-60 and Colorado Blvd. 15'; parking must be setback at least 50'.

Architectural and landscape standards will be expounded upon during the platting and more detailed development design review process; modified standards must meet or exceed Town standards and specifications

Infrastructure

Currently Little Thompson Water District serves the few residences in the area, several of which are still located in unincorporated Weld County. Town water mains run along Colorado Blvd. (12"-18") and SH-60 (dual 16" lines), allowing for easy tie-in to water for future development.

Sewer service will be provided by the Town of Johnstown, via the new central sewer interceptor. That interceptor is anticipated to be completed in the next few years, as part of the Town's overall sewer infrastructure improvements. The Central Wastewater Treatment Plant is also expected to be expanded in the next couple of years. Both of these projects will provide adequate capacity to handle the proposed development. Currently there is minimal (~100 single-family equivalents) sewer capacity available on a first come, first serve basis. However, it is expected the new sewer upgrades will be completed in time for future development on this property.

Regarding transportation networks in the area there are multiple major arterials that border this proposed project. Colorado Blvd., a regionally-significant major arterial that stretches from Thornton to Windsor, bounds this project to the west. Colorado Blvd. intersects with SH-60, a major arterial and CDOT

road. Colorado Blvd. also intersects Weld County Road 50 to the north. The traffic impact study (TIS) calls for numerous improvements relating to turn lanes and acceleration/deceleration lanes in the area, that would be required as development occurs.

Easements / Oil & Gas

There are no oil and gas facilities, either abandoned or active, on the subject property. A few of these facilities are located offsite, in relatively-close proximity to this property. There is a single plugged and abandoned well on the Podtburg Village development less than 200' from the boundary of this property, to the southeast. An additional pair of plugged and abandoned wells are located in Rolling Hills Ranch, roughly 600' to the east. To the north, there is a single producing well approximately 600' from the property. As a reminder to the Planning & Zoning Commission, the Colorado Oil & Gas Conservation Commission does not legislate reciprocal setbacks, as they have no jurisdiction to impose regulations on development outside of oil and gas. Further, there are no Town standards or regulations relating to setbacks for new development from existing oil and gas facilities. We therefore rely on Front Range Fire Rescue and the Town Engineer to evaluate setbacks on a case-by-case basis.

The property is encumbered by numerous easements, two of which relate to Thornton's water line. The first is a permanent 40' easement along Colorado Blvd. running north-south. This easement contains Thornton's water pipeline. This other is a 50' access and construction easement, located just east of the permanent pipeline easement. This easement is temporary in nature, and expires 18 months after the NOI (notice of intent) to begin construction.

An additional easement is a 40' ROW and pipeline easement held by Kerr McGee (Reception #4145179). This easement runs along the property lines to the east, running south from the northeast corner and turning hard west with the property line, and then hard south with the property line and down to Highway 60. Of particular interest for this easement is the identification of a few existing pipelines in the area. Said pipelines are not shown on the applicant's materials, and will need to be definitely located and identified on and reviewed with future plats.

The Public Service Company of Colorado holds a 30' easement (Reception # 3788683) that runs along the boundaries of the property starting in the northeast corner and following the property line south, then hard west, where is terminates near the property line corner at the southeast. There appears to be a duplicate easement recorded two years later for this same purpose (Reception #3655455). This same company holds an easement beginning at the southeast corner of this property and Highway 60, running approximately 1000 feet north.

This proposed ODP was reviewed by the Johnstown Review Committee (JRC) comprised of Planning & Development and Public Works staff, and the Town's contract Town Engineer, Town Traffic Engineer, and the Front Range Fire District. Additional referrals were sent to: Weld RE5-J school district, Aims

Community College, Weld County Planning, Thompson River Parks and Rec district, LTWD, Northern Colorado Water Conservancy district, and the Big Thompson Conservation district. Future development plans and plats will also be coordinated with CDOT for accesses within 1/4-mile of Hwy 60 and intersection improvements.

Staff Concerns

Staff has no concerns relating to the zoning and ODP for this property that would preclude the ability to approve or develop the property. One item that does bear noting, even just for informational purposes, is the presence of the two excluded parcels along the property boundaries. While their inclusion cannot be forced or coerced in any way, staff would encourage the applicant to approach those property owners and determine if they would like to be included in the ODP or any future development plans. Provisions can be written into the ODP that allow for continuation of current uses, which would allow the excluded property owners to maintain the status quo while planning for future uses. Future access to these properties may also need to be considered with review of more detailed development plans as this area moves forward with development.

There is a confusing network of easements and pipelines. The Kerr-McGee easement documents show some existing pipelines near the subject property's boundaries. It is unclear if these pipelines are on the subject property. Staff will require the provision of an ALTA survey at preliminary plat to fully locate and identify all easements and pipelines.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Findings:

1. The proposed ODP is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.

2. The proposed ODP is serviceable by Town services and utilities, with required improvements as noted in this memo.

3. The proposed ODP is in compliance with all Town codes, regulations, and standards and specifications.

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that The Purvis Farm ODP furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of The Purvis Farm ODP based upon the findings as stated in the staff report.

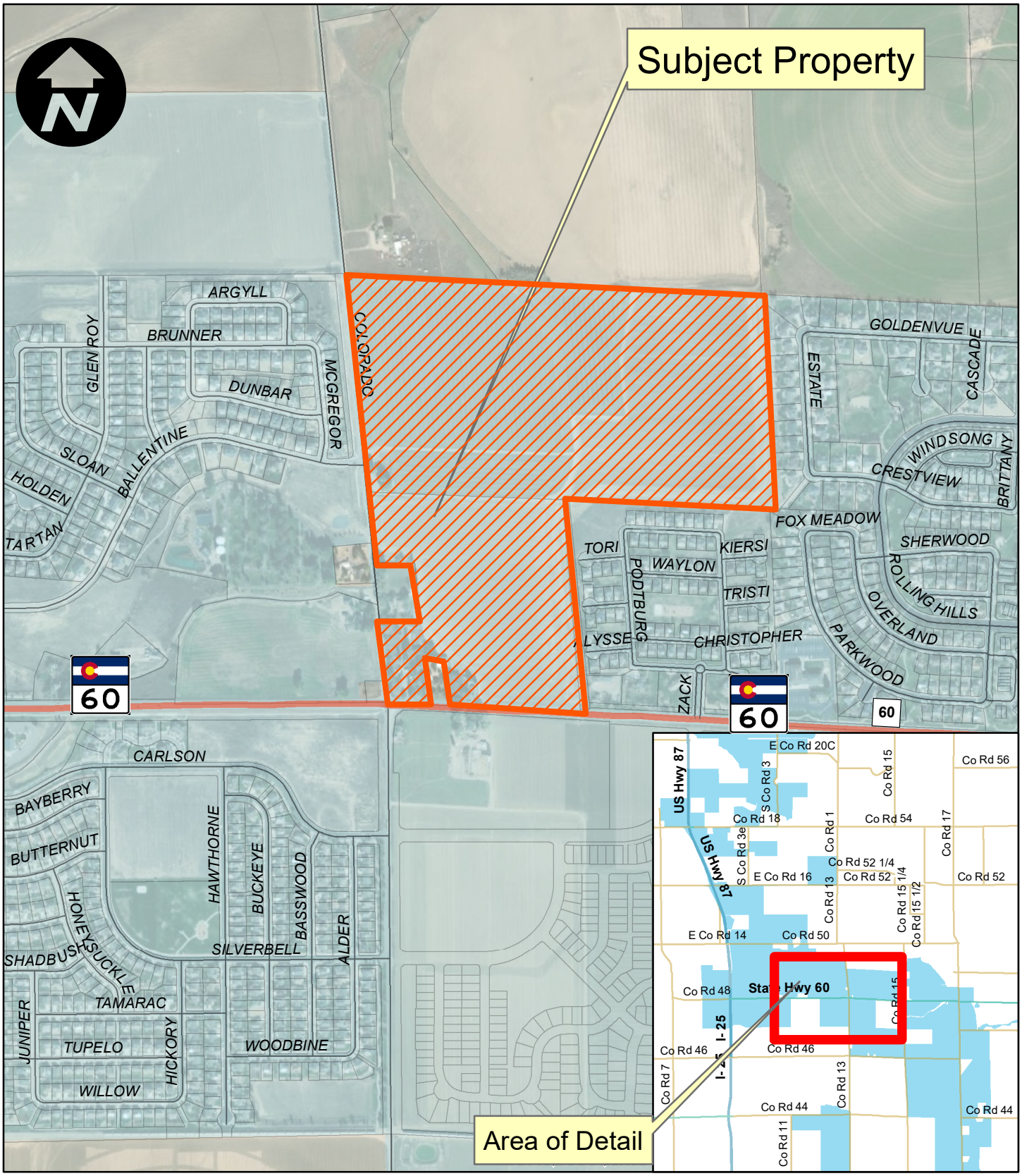
Alternate Motions

A. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of The Purvis Farm ODP with the following conditions…"

B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of The Purvis Farm ODP based upon the following…"

Planner:	Reviewed by:
Darryll Wolnik	Kim Meyer
Planner II	Planning & Development Director

File Name: S:\PLANNING\20020 Land Use Projects\ZON20-0006 Purvis ODP\Hearings – PZC Staff Report 04-28-21.docx



Town of Johnstown

ZON20-0006
Purvis Farm ODP
Portion of Sec 6, T4N R67W

800 1,600 3,200 Feet

Town of Johnstown

LAND USE APPLICATION

Project Name: Purvis Farm

Description: Development consisting of 400 +/- d.u.'s ad 6 acres of commercial

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 #s: Parcels 105906300040 and 10590600005

Applicant/Project Owner: Johnstown LLC

Applicant Address: 144 North Mason Street, Fort Collins CO 80524

Email: jd@postmoderndevelopment.com Telephone: 970.407.7808

Consultant /Representative: Cathy Mathis, TB Group

Consultant Address: 444 Mountain Avenue, Berthoud CO 80513

Email: cathy@tbgroup.us Telephone: 970.532.5891

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): Johnstown LLC

Email: jd@postmoderndevelopment.com Telephone: 970.407.7808

Signature of Landowner

Signature of Landowner

MEETING SUMMARY

Type of Meeting: Neighborhood meeting for Purvis Farm ODP

Date: Thursday, April 22, 2021

Time: 7:00 p.m.

Facilitator: Darryll Wolnik, Planner II

Attendees: Applicant's representatives (5)

Approximately 20 community members logged in at any given time

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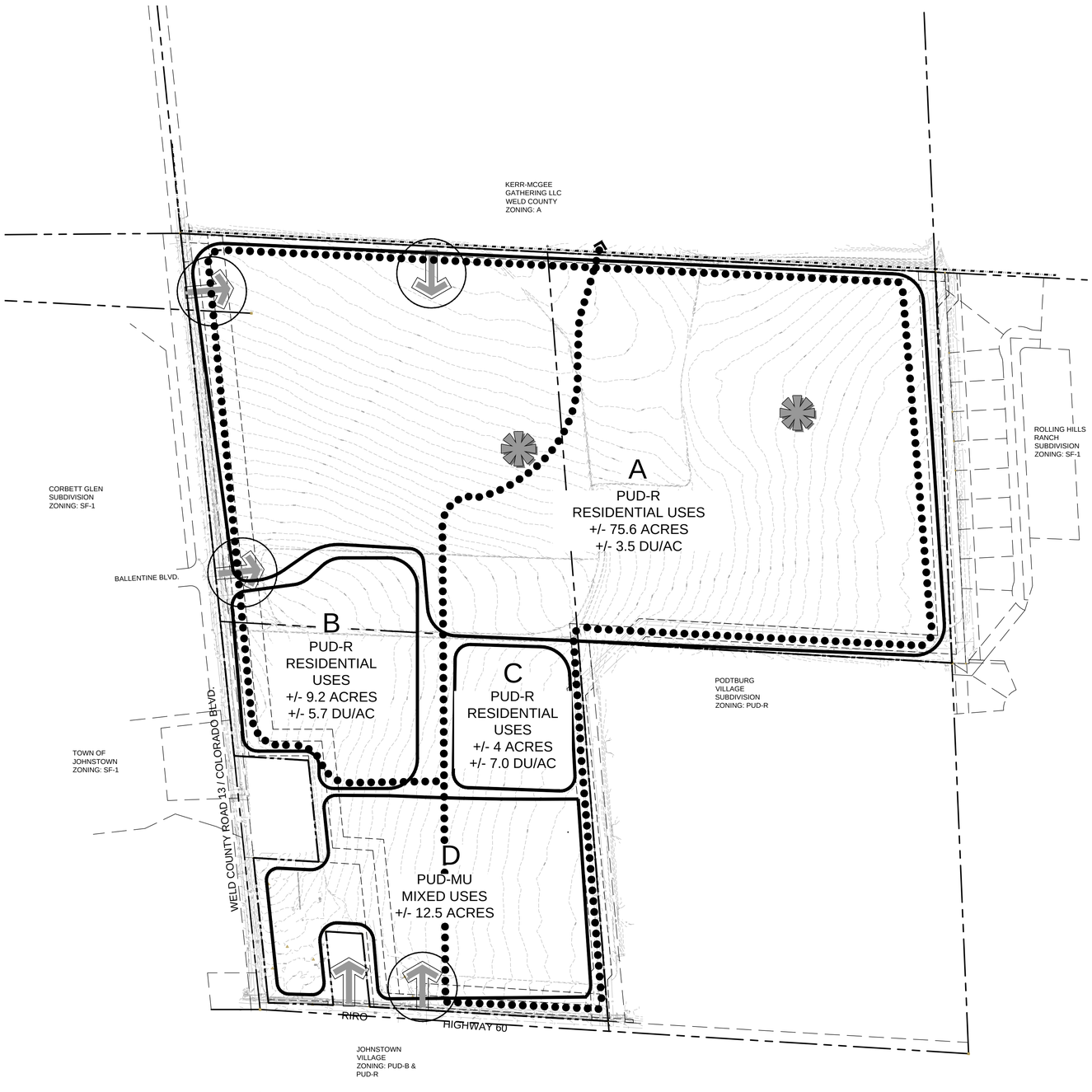
Summary:

Due to ongoing complications related to COVID-19, and with the desire to create as safe and welcoming an environment as possible, this meeting was held remotely via Zoom. Approximately 20 community members were logged into the meeting, though because of the remote nature, no sign-in sheet was provided.

Staff gave a short presentation on local government and the planning process. The project was introduced and the applicant's representatives proceeded to outline the project for attendees. Below are concern and questions posed by those in attendance.

1. Concerns about drainage, specifically due to flooding of area recently
2. Concerns this development will displace more water on adjacent properties
3. Concerns about density
4. Will there be enough sewer capacity
5. Where does all the water for this project come from
6. Increases in population will lead to more crime
7. Traffic on 60, especially approaching I-25; can't 60 handle any more traffic
8. Height of homes adjacent to existing development
9. Does this fit with the area
10. How does this change the character of Johnstown
11. Will this be enough park space
12. Don't want smaller lots, some community members believe this leads to more crime
13. Do the schools have sufficient capacity
14. Who will pay for expansion of Colorado Blvd and/or 60
15. Who will pay for improvements along those roads

Meeting completed at approximately 8:45 p.m.



Density:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING.

- PLANNING AREAS B AND C SHALL HAVE A MINIMUM DENSITY OF 5 D.U./ACRE AND A MAXIMUM DENSITY OF 10.0 D.U./ACRE.
- PLANNING AREA A SHALL HAVE A MAXIMUM DENSITY OF 5.0 D.U./ACRE.
- PLANNING AREA D SHALL HAVE A MINIMUM DENSITY OF 10.0 D.U./ACRE WITH NO MAXIMUM DENSITY.

Planning Area Index:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES
PA - A	+/- 75.6 AC	RESIDENTIAL USES
PA - B	+/- 9.2 AC	RESIDENTIAL USES
PA - C	+/- 4.0 AC	RESIDENTIAL USES
PA - D	+/- 12.5 AC	MIXED USES

Development Standards: Residential

SINGLE FAMILY DETACHED

MINIMUM LOT SIZE	4,500 SF
MAXIMUM HEIGHT	30'
FRONT SETBACK TO BUILDING HABITABLE SPACE	15'*
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	5'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'

* 5' ENCROACHMENT ALLOWED FOR COVERED PORCHES.

SINGLE FAMILY ATTACHED (DUPLEX LOTS)

MINIMUM LOT SIZE	3,500 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING HABITABLE SPACE	20'*
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	0'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'
BUILDING SEPARATION	PER TOWN BUILDING CODE

* 5' ENCROACHMENT ALLOWED FOR COVERED PORCHES.

SINGLE-FAMILY ATTACHED (TOWNHOME LOTS)

MINIMUM LOT SIZE	1,950
MAXIMUM HEIGHT	35' (OR 50' WITH CONDITIONAL USE APPROVAL)
FRONT SETBACK TO BUILDING HABITABLE SPACE	15'*
MINIMUM FRONT SETBACK TO GARAGE	15'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'
BUILDING SEPARATION	PER TOWN BUILDING CODE

*5' ENCROACHMENT ALLOWED FOR COVERED PORCHES.

NOTES:

1. ZERO LOT LINES MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDE YARD EASEMENTS ARE EXECUTED.

2. IF THE TOWN OF JOHNSTOWN DEVELOPMENT STANDARDS ARE REVISED, THE MORE RESTRICTIVE STANDARDS SHALL APPLY. FOR ANY STANDARDS NOT ADDRESSED IN THIS ODP, TOWN CODES, GUIDELINES, AND STANDARDS WILL BE DEFAULT.

4. PORCHES ARE CONSIDERED PART OF THE BUILDING FOR THE PURPOSE OF SETBACK REQUIREMENTS.

5. GARAGES AND ACCESSORY BUILDINGS SHOULD BE AN INTEGRAL PART OF BOTH THE RESIDENCE AND THE OVERALL SITE. GARAGES AND GARAGE DOORS SHOULD BE DESIGNED SO THAT THEY ARE NOT THE DOMINANT ARCHITECTURAL FEATURES OF THE RESIDENCE. DESIGNS THAT CREATE OPEN- SPACE ENCLOSURES SUCH AS COURTYARDS, ENCLOSED PATIOS, AND PARKING COURTS ARE ENCOURAGED. GARAGES AND ACCESSORY BUILDINGS SHOULD BE CONNECTED TO THE MAIN RESIDENCE THROUGH THE USE OF BREEZEWAYS, PERGOLAS, AND COVERED WALKWAYS. THERE SHALL BE A MAXIMUM OF THREE CAR SPACES IN A GARAGE THAT IS ATTACHED AND FULLY ENCLOSED.

6. THE LANDSCAPE IN COMMON AREAS THROUGHOUT THE COMMUNITY SHOULD EMPHASIZE DROUGHT-TOLERANT AND NATIVE PLANT SPECIES. HOMEOWNERS AND BUILDERS ARE ENCOURAGED TO CONTINUE THIS STYLE OF DESIGN AND USE OF PLANT MATERIALS IN THE YARDS AROUND THE HOMES. LANDSCAPE IMPROVEMENTS ARE STRONGLY ENCOURAGED TO BE DESIGNED WITH WATER EFFICIENCY AS A MAJOR GOAL. THE FOLLOWING DESIGN TREATMENTS SHOULD BE KEPT IN MIND WHEN DESIGNING A WATER EFFICIENT LANDSCAPE:

- APPROPRIATE TURF SELECTION
- USE OF MULCH TO MAINTAIN SOIL MOISTURE
- ZONING OF PLANT MATERIALS ACCORDING TO THEIR LIGHT AND WATER NEEDS
- IMPROVEMENT OF THE SOIL WITH ORGANIC MATTER
- EFFICIENT IRRIGATION SYSTEMS
- PROPER MAINTENANCE AND IRRIGATION SCHEDULES
- RECIRCULATION OF WATER FOR DECORATIVE WATER FEATURES

7. NO RECREATIONAL VEHICLES, CAMPERS, BOATS, TRAILERS, MOTOR HOMES SHALL BE STORED OR PARKED IN SUCH A MANNER AS TO BE VISIBLE FROM ANY OTHER PROPERTY FOR LONGER THAN 72 HOURS IN A SEVEN (7) DAY PERIOD. SUCH VEHICLES SHALL BE KEPT ONLY WITHIN GARAGES OR ENCLOSED STRUCTURES.

PLANNING AREA D USES:

CONDITIONAL USES:

- FAST FOOD RESTAURANT WITH OR WITHOUT DRIVE-THROUGH FACILITIES
- COFFEE SHOP
- BANK
- VEHICLE REPAIR
- CHILD CARE CENTER
- LIMITED INDOOR RECREATION ESTABLISHMENT
- GROCERY STORE
- EQUIPMENT RENTAL ESTABLISHMENT
- SMALL-SCALE RECEPTION CENTER
- ENTERTAINMENT FACILITY
- RETAIL STORE WITH VEHICLE SERVICING
- VEHICLE MINOR REPAIR
- CONVENIENCE RETAIL STORE WITH FUEL SALES

USES NOT ALLOWED:

- OUTDOOR STORAGE
- ENCLOSED MINI STORAGE
- AGRICULTURAL OPERATIONS
- ANIMAL AGRICULTURE
- PRISON OR DETENTION CENTER
- KENNEL, INCLUDING OUTDOOR ANIMAL USE AREAS
- RECREATIONAL VEHICLE PARK
- SHOOTING RANGE
- HEAVY MANUFACTURING
- WORKSHOPS AND CUSTOM SMALL INDUSTRY USES

Land Use Summary:

LAND USE	ACRES
RESIDENTIAL DEVELOPMENT:	88.8 AC
MIXED-USE DEVELOPMENT:	12.5 AC
TOTAL	108.5 AC

Planning Area Boundaries:

PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGE MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

Development Standards: Commercial

MAXIMUM HEIGHT	35' (OR 50' WITH CONDITIONAL USE APPROVAL)
LOT COVERAGE	50% BUILDING
LOT COVERAGE	20% LANDSCAPING
SETBACK FROM ARTERIAL	15'
PARKING SETBACK FROM ARTERIAL	50'

NOTES:

1. ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT PER THE DESIGN GUIDELINES TO BE PRESENTED AT FINAL PLAT.

2. THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION OR OTHER CONSTRAINT.

Open Space, Parks & Walks/Trails:

OPEN SPACE:
1. 30% OPEN SPACE WILL BE REQUIRED (OVERALL DEVELOPMENT)
2. PUBLIC AND/OR PRIVATELY OWNED LAND WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
3. PORTIONS OF DETENTION PONDS WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS AND PARK SPACE CALCULATIONS.
4. PARK SPACE WILL BE COUNTED TOWARDS THE OPEN SPACE REQUIREMENTS.
5. OPEN SPACE MAY BE A LANDSCAPED AREA., A RECREATION AREA, SIDEWALKS AND/OR TRAILS, PLAZAS OR PLAYGROUNDS OR OTHER AREAS THAT ARE ACCESSIBLE TO THE RESIDENTS OF THE SUBDIVISION OR THE PUBLIC. OPEN SPACE AREAS LOCATED WITHIN A PRIVATE LOT WILL BE ACCESSIBLE TO THE RESIDENT OF THAT LOT ONLY.

PARKS:
1. 10% PARKS WILL BE REQUIRED BASED ON THE GROSS LAND AREA.
2. PARK LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF SUBDIVISION PLAT.
3. PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
4. ALL PARKS AND OPEN SPACES ARE ACCESSIBLE TO ALL INDIVIDUALS, REGARDLESS OF RESIDENCE WITHIN THE PURVIS FARM ODP.

PEDESTRIAN CONNECTIVITY:
1. CONCRETE WALKS WILL BE PROVIDED ALONG ALL STREETS.
2. ADDITIONAL WALKS AND/OR TRAILS TO BE DETERMINED AT THE TIME OF MORE DETAILED DESIGN AND/OR SUBDIVISION PLATTING .
3. DEVELOPMENT SHALL INCORPORATE ELEMENTS AND CONNECTIVITY FROM PARKS AND TRAILS MASTER PLAN AND THE JOHNSTOWN COMPREHENSIVE PLAN.

Parcel Design Intent:

PARCELS A, B, AND C :

THE DESIGN INTENT FOR PLANNING AREAS A, B, AND C IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, TOWNHOMES OR MIXED-USE DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

PARCEL D:

THE DESIGN INTENT FOR PLANNING AREA D IS TO ALLOW FOR A WIDE RANGE OF DEVELOPMENT USES, INCLUDING NEIGHBORHOOD SCALE COMMERCIAL. WHICH COULD INCLUDE A CONVENIENCE STORE WITH FUEL SALES, RETAIL, RESTAURANTS, NEIGHBORHOOD SERVICES, OFFICE/FLEX OR SIMILAR USES. COMMERCIAL AND/OR MIXED-USE DEVELOPMENT IS STRONGLY ENCOURAGED IN THESE PARCELS.

Site Legend:

- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BUBBLES (FOR GRAPHICAL PURPOSES ONLY)
- RIGHT OF WAY
- CONCRETE TRAIL
- POTENTIAL ACCESS POINT - FULL MOVEMENT
- RI/RO POTENTIAL ACCESS POINT - RIGHT IN/RIGHT OUT
- POSSIBLE PARK LOCATIONS
- JOHNSTOWN TOWN LIMITS

0 300' 450' 600' NORTH

SCALE 1" = 300'-0"

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PROJECT TITLE

PURVIS FARM OUTLINE DEVELOPMENT PLAN

JOHNSTOWN, CO

PREPARED FOR

OWNER:
JOHNSTOWN LLC

144 North Mason Street
Fort Collins CO 80524

REVISIONS	DATE
Staff Comments	03.02.21
Staff Comments	04.12.21

DATE

December 30, 2020

SHEET TITLE

OUTLINE DEVELOPMENT PLAN

SHEET INFORMATION

Sheet Number: 2

Of: 5