



# Town of Johnstown

## PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

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<b>ITEM:</b>	<b>Public Hearing and consideration for the High Plains Estates Outline Development Plan (ODP)</b>	
<b>PROJECT NO:</b>	ZON22-0009	<b>PARCEL NOS:</b> 106102100031 & 106102100021
<b>DESCRIPTION:</b>	Proposed Outline Development Plan for 121 acres for a Mixed-Density Residential Neighborhood	
<b>LOCATION:</b>	South of Weld CR 50 (Veterans Pkwy), East of High Plains Boulevard	
<b>APPLICANT:</b>	High Plains Estates JV, LLC	
<b>STAFF:</b>	Kim Meyer, Planning & Development Director	
<b>HEARING DATE:</b>	January 25, 2023	

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### ATTACHMENTS

- 1- Vicinity Map
- 2- Proposed High Plains Estates Outline Development Plan
- 3- Letter noting changed from Klein 125 to Proposed ODP
- 4- High Plains Estates Master Traffic Impact Study (no appendices)
- 5- Klein 125 ODP (current approved document)

### EXECUTIVE SUMMARY

The Applicant, High Plains Estates JV, LLC, requests approval of the High Plains Estates Outline Development Plan (ODP) for a mixed density residential neighborhood on approximately 121 acres. This ODP will supersede prior plans for the site, including the ODP associated with the Klein 125 Annexation (Attachments 5).

### ODP PROCESS NOTES

An Outline Development Plan (ODP) is utilized as a high-level “master planning” document that provides more defined land uses, may define planning areas, and provides some specific development standards if they deviate from typical town codes or regulations. The purpose is to provide an owner or developer with an approved set of uses and densities, and provide both the developer and the Town assurances of overall and general feasibility of the proposed intensity and density of a development, often including a review of a traffic study, a master drainage plan,

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P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

overall circulation plans, understanding of property encumbrances. This project will need additional review and hearings to review proposed subdivisions and development plans – which will include roadway and utility designs, stormwater facilities, and review of architecture, landscape design, and other development details.

### **PROPERTY DATA**

Zoning / Land Use: PUD-R / Undeveloped agricultural uses

Surrounding Zoning / Land Use:

North: PUD-MU – Proposed Revere North PUD Residential (Great Plains Village ODP) / Weld County A (Agricultural) Zoning and large lot residential

East: Cito Annexation / PUD-R – current use undeveloped agriculture

South: Rocksbury Ridge single family neighborhood

West: Revere single family neighborhood (developing) PUD-MU

Floodplain: None

Oil & Gas: One plugged and abandoned well is located centrally on the property.

Ditch Co: Harry Lateral Ditch along NE corner

### **PROPERTY LAND USE HISTORY**

Historically, this property has been utilized as an agricultural site. The east quarter-section was annexed into the Town of Johnstown in 2004 as the Klein 125 Annexation with PUD-R zoning designation by Ordinance Nos. 2004-720 and 2004-721. An ODP accompanied that Annexation and Zoning request, with residential uses approved from 3-12 units per acre throughout the site (Attachment 5)

### **SUBMITTAL AND REFERRALS**

Based upon the changes proposed, this project submittal included the proposed ODP plan set, and master engineering (i.e., grading, drainage, utility) and traffic impact study that help the Town assess the feasibility of the intensity and density proposed within the project. These supplemental pieces are not “approved” with the ODP but provide a baseline of information so the Town can better assess the impact on our services and systems. The project was referred to and reviewed by:

- Town Public Works & Utilities Departments
- FHU (traffic engineer)
- IMEG (civil engineer)
- JUB (water model engineers) Helton & Williamsen (raw water engineers)
- Front Range Fire and Rescue
- LTWD
- Weld County Planning & Public Works

## **PROJECT DESCRIPTION & ANALYSIS**

The proposed ODP (Attachment 2) provides for a large “bubble” land use plan that creates four Planning Areas indicating a range of densities for residential. The ODP also notes conceptual layouts for high-level (not detailed) street layouts, grading & stormwater/drainage feasibility, and major utilities. These all must undergo significant additional design, scrutiny, and revisions to reach final approvals with future, more detailed development plans. As with prior ODPs approved by the Town, a 30% minor modification is proposed as an administrative option between planning area acreages, which allows for design flexibility where engineering factors may impact site design or capacities. The maximum number of 725 residential units would be maintained overall. The “engineering” sheets included in the ODP also provide a high-level overview of grading, circulation, and utilities, with these details requiring additional documentation, analysis and review prior to final approved subdivision plats and development plans. Overall, the ODP appears to provide guidance on a proposed development that appears to be feasible and capable of meeting Town engineering and design standards and code requirements. Detailed development and engineering plans and reports, as well as subdivision plats will be forthcoming with future development proposals that the Town will review, at that time.

One design element of note is the planned extension of River Rock Drive from Rocksbury Ridge into the neighborhood to provide some basic street connectivity. Staff has worked with the Applicant on some of the conceptual plans to make it clear this will be a “T” type intersection with another small local street and not intended as a short cut or “straight shot” cut through, but more to facilitate overall connectivity between residential areas, and provide alternative options in an emergency or temporary situation such as offsetting a road closure or utility break. This is a platted right of way connection from the subdivision to the south.

Staff did note that with a recent update, this version of the ODP specifies on Sheet 4, Open Area, several definitions of Open Space that are contradictory to current Johnstown Municipal Code. In particular, #3 indicates privately owned-land is countable towards the open space percentage of the development without the needed clarification that this excludes yards and landscaped areas on private residential lots; and #4 indicates that the required open space is “net” of rights of way, while the Johnstown Municipal Code (Sec 16-306 and 17-133) requires 30% of the “total land area” and “gross acreage” be considered in that calculation. Staff would strongly recommend those sections be updated or deleted to be in compliance with current Johnstown Municipal Code prior to presentation to Town Council.

The Residential District Development Standards notes and table on Sheet 5 include references to a wide variety of housing types, including “Accessory Dwelling Units (ADU)” and “Carriage homes/units” which are typically a residential unit that may be a basement or mother-in-law suite, or located over a garage, and typically is indistinguishable and integrated into the primary residential and accessory structures. While these are new housing types in Johnstown, they

would count toward the overall maximum unit count within any of the designated planning areas and the overall PUD density. As a result, this may necessitate the future platting of some larger lot in order to average out in densities. Staff is supportive of these unit types and are curious to see what creativity they bring to the home builders. Most other housing types noted are more traditional within Johnstown neighborhoods. Single family detached homes and ADUs allowable in any of the Planning Areas. The higher density Planning Area 1 at the NW corner of the site provides the widest range of including those home types.

There is a remaining discrepancy in the ODP on the Sheet 5 Standards Table, with regard to the

<i>Planning Area</i>	<i>Acres</i>	<i>Density (Dwelling Units / Acre)</i>	<i>Maximum Units</i>	<i>Min Lot Sizes by Type</i>
1	34.6	3 – 12	328	SFD: 3,000 SF Townhome: 800 SF Pairs/Courts: 3,600 SF
2	28.1	3 – 5	131	SFD: 4,000 SF SFD alley-loaded: 3,000 SF Pairs: 3,600 SF
3	30.2	3 – 7	172	SFD: 6,500 SF Pairs: 3,600 SF
4	28.5	3 – 5	94	SFD: 6,500 SF (southern boundary) / 5,500 SF Pairs: 3,600 SF
TOTAL	121.4	AVE 6 DU/Ac.	725	

**Summary of Residential Standards by Planning Area**

maximum units permitted in each planning area, in relation to a separate, recently updated Land Use Summary on Sheet 3. Staff recommends that an update to rectify that to the lower maximum densities/unit counts of the Sheet 3 summary prior to Council hearings be included as a condition of approval.

The Applicant has also provided a Preliminary Lot Mix table on Sheet 7, with a variety of graphics illustrating possible lot configurations on Sheets 6 & 7. These sheets give the Town a range of possible housing units types and configurations that may be employed in this development. Final homebuilders have not yet been identified, and therefore Staff recognizes that the final product range and housing type mix may not yet be fully known.

Overall Staff’s analysis is that this updated High Plains Estates ODP, compared to the prior Klein 125 ODP, is in tight alignment with respect to previously-approved residential densities and intent for this area, and the updated ODP provides the Town with additional and more current information to facilitate future development of this site into a neighborhood that provides a logical and practical extension of infrastructure and residential development within the Town. The 2021 Johnstown Area Comprehensive Plan Future Land Use Map indicates this area may be best suited for low and medium density development, with more dense development along High Plains Boulevard and near the Veterans Parkway (WCR 50) intersection, which aligns with this proposed High Plains Estates ODP.

The requirement that the lots along southern boundary would be a minimum 6,500 SF – provides a comparable lot size to the existing lots in Rocksbury Ridge on Onyx Place, which allows for the thoughtful transition between defined neighborhoods. Furthermore, staff has worked with the Applicant to identify some opportunities for some significant green buffer areas along that boundary, as well. Those details will be better defined as future engineering, grading and lot layouts are reviewed with Development Plans and Subdivision applications. The four rural “estate”-type residential lots to the northeast of the site are larger, 2 to 5-acre, parcels. As such, there is significant space between structures and southern lots lines, which provides a buffer to the proposed High Plains Estates development.

With the changes noted in the preceding paragraphs indicated as recommended conditions of approval, Staff supports this Outline Development Plan and recommends a Recommendation of Approval to Town Council.

#### **NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, January 5, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

A neighborhood meeting was held at Town Hall on October 13, 2022. The meeting was informal and provided information as well as responses to questions. The largest concerns related to densities and traffic impacts to High Plains Boulevard, and when a signal will be installed. As of the date of this staff report, Staff has received no additional comments from neighboring property owners or the public.

## **RECOMMENDED FINDINGS AND MOTIONS**

### **Recommended Findings**

1. The proposed ODP amendment is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed ODP amendment appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in future development and construction plans.
3. The proposed ODP amendment is in compliance with all Town codes, regulations, and standards and specifications.

### **Recommended Motion**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the High Plains Estates Outline Development Plan, with the following condition:

1. Revised ODP Table on Sheet 5 and open space notes on Sheet 4, as detailed in this Staff Memo, and provide updated sheets to Town Staff prior to the Council hearing.

### **Alternate Motions:**

#### **Motion to Recommend Approval (as is)**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the High Plains Estates Outline Development Plan, as presented.

#### **Motion to Recommend Denial**

I move that the Commission recommend to the Town Council Denial of the High Plains Estates Outline Development Plan, based on the following findings,