



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

HEARING DATE: February 12, 2025

SUBJECT: Public Hearing – Subdivision Case No. SUB24-0003:
Preliminary Plat for Estates at Encore

ACTION PROPOSED: Make a recommendation to the Town Council regarding
Subdivision Case No. SUB24-0003

LOCATION: North of Highway 34, between High Plains Blvd. and Schrader St.
Legal Description: Part of the South Half of Section 12, Township 5
North, Range 68 West of the 6th P.M., Town of Johnstown, Larimer
County, Colorado

APPLICANT: J&J Holdings, LLC

ATTACHMENTS: 1. Vicinity Map
2. Preliminary Plat
3. Staff Presentation

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

BACKGROUND & SUMMARY

J&J Holdings, LLC, (Applicant) submitted a application for a Preliminary Plat and Preliminary Development Plan in March of 2024. The subject property is located north of Highway 34 and east of High Plains Blvd. which is also known as County Road 13.

The subject property is currently identified as Encore Estates and was annexed into the Town of Johnstown in 2006 under Ordinance 2006-761. The Encore Estates ODP and Design Guidelines establish design standards and processing requirements for projects in the Encore development area. Pursuant to the Design Guidelines, subdivision plats shall be processed pursuant to the Land Use & Development Code (LUDC). Pursuant to Section 17-2-2(D) of the LUDC, any subdivision not eligible as a minor plat shall be processed as major subdivision that shall require approval of a preliminary plat and a final plat. In accordance with Section 17-2-2(D)(4), the Town Council's ultimate approval of the preliminary plat does not constitute an acceptance of the subdivision but authorizes preparation of the final plat. An approved preliminary plat shall be effective for two years. If a final plat is not submitted in that timeframe, the preliminary plat shall expire.

The Community That Cares

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SURROUNDING ZONING & LAND USE

North: PUD – Town of Johnstown
South: Encore PUD – Town of Johnstown
East: Encore PUD – Town of Johnstown
West: Vacant Land – City of Loveland

PRELIMINARY PLAT

The Preliminary Subdivision Plat for Estates at Encore comprises approximately 115 acres of land. Pursuant to the approved ODP, this property was planned for residential development. This property could include single-family detached, single-family attached, condominiums and apartments. This area of the ODP was restricted to densities of 4 – 6 dwelling units per acre (du/ac).

The Applicant's preliminary plat proposes 370 single family lots, which translates to a density of 3.2 du/ac. There are two (2) tracts in the preliminary plat, one of which is being planned for future development. The future development tract (Tract A) is approximately 12 acres in size and can accommodate any of the housing types listed above. When Tract A is developed in the future, staff will ensure densities across the planning area do not exceed six (6) du/ac.

The balance of the preliminary plat includes right-of-way for streets, and several outlots for drainage, access, and pedestrian infrastructure. The preliminary plat is consistent with the ODP for the project site.

PUBLIC NOTICE & AGENCY REFERRALS

Notices were mailed to all property owners within 800 feet of the property subject to this public hearing on January 13, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notice for the Planning & Zoning Commission hearing was published in the local newspaper of widest circulation, the Johnstown Breeze, on Wednesday, January 23, 2025.

COMPREHENSIVE PLAN ALIGNMENT:

- Goal L1 – Ensure neighborhood character and amenities contribute to the health, safety and welfare for residents and guests.

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

FINDINGS OF FACT

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Preliminary Plat

Pursuant to Section 17-2-2(D)(2), A preliminary plat shall be reviewed according to the following criteria.

a. The application is in accordance with the Comprehensive Plan, and in particular, the physical development patterns and concepts of the plan, because; it has been reviewed pursuant to adopted plans and policies and has been found to meet the requirements of the Johnstown Area Comprehensive Plan, the adopted Land Use and Development Code, and the Encore Design Guidelines.

b. The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land. There are no known geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land that will be negatively affected by the preliminary plat. The proposed preliminary is consistent with the Encore ODP and Design Guidelines.

c. The arrangement and proposed design of streets, open spaces, and blocks meet the development and design standards of this code and are coordinated with existing or potential development on adjacent property, because; the project has been reviewed for consistency with the Encore ODP and Design Guidelines.

d. The proposed blocks and lots are capable of meeting all development and site design standards of the applicable zoning district, because; the preliminary plat is consistent with the Encore ODP and Design Guidelines, which provide planning and development framework for the planning area.

e. The application demonstrates preliminary feasibility of being able to meet the design, construction, performance, and maintenance requirements for all required improvements, because; the applicant has submitted public and private construction drawings which demonstrate the feasibility of being able to meet the improvement requirements.

f. Phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases, because; major roadway and utility infrastructure is being included in Phase 1 of the development.

g. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments, because; the project has been review and commented on by professional staff engineers and planners, as well as the Town's consulting engineers.

h. The design does not impede the construction of anticipated or planned future public infrastructure or other development within the area, because; the applicant is coordinating with the Town of Johnstown and the City of Loveland (where appropriate) on public infrastructure improvements as part of this application.

i. The plat has addressed issues of professional staff, or any other public entity or review agencies asked to officially review the preliminary plat and received positive recommendations. The applicant has responded to all comments in a manner that results in a positive recommendation for this preliminary plat.

RECOMMENDED ACTION: Pursuant to content in the staff report, including the Findings of Fact presented above, staff is recommending **APPROVAL** of the request for approval of the Preliminary Plat associated with Subdivision Case No. SUB24-0003 also known as the Estates at Encore.

SUGGESTED MOTIONS:

PRELIMINARY PLAT

For Approval: I move that the Planning and Zoning Commission recommend that the Town Council **APPROVE** the Preliminary Plat for Subdivision Case No. SUB24-0003

For Denial: I move that the Planning and Zoning Commission recommend that the Town Council deny the preliminary plat for Subdivision Case No. SUB24-0003 pursuant to the following finding(s)...