



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 06, 2022

SUBJECT: Public Hearing – Resolution 2022-22 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Pautler Farms Estates

ACTION PROPOSED: Consider and Approve Resolution 2022-22 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Pautler Farms Estates

ATTACHMENTS:

1. Resolution 2022-22
2. Vicinity Map
3. Plat
4. Development Plan
5. Traffic Analysis Letter
6. Design Guidelines (Arch & LS)
7. PZC Staff Report, 06-09-2021

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, PFI Properties, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan located at the northwest corner of Parish Ave. and Weld County Rd. 42, adjacent to the Pioneer Ridge single family neighborhood. The property is just over 12 acres and would contain 11 lots for detached single-family homes. (Attachments 3 & 4)

The property was originally set aside as a detention pond in the original “Stroh Farm” PUD plans; however, it was determined, with further design, that the pond was not needed. Stroh Farm became the Pioneer Ridge neighborhood. The property is zoned PUD-R, but was effectively excluded from the Stroh Farm/Pioneer Ridge development plans, and was subsequently sold to other owners. Over the past several years, this parcel has been considered for townhomes and other more dense housing developments.

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The 11 proposed lots make up 74.69% of the overall site area. Average lot size is 35,658 square feet, or roughly 0.82 acres. The smallest lot is 27,869 square feet (0.64 acres), while the largest is 59,170 square feet (1.358 acres). Outlots will comprise 1.21 acres, or 10.04% of the development; dedicated right-of-way makes up 15.28%. The proposed lots will be accessed by a single residential cul-de-sac from CR 42.

Landscape guidelines require a minimum of two trees and four shrubs per lot, with a minimum of 25% of living ground cover; however, it also proposes to be marketed as an environmentally-sensitive neighborhood with significant water conservation / irrigation restrictions, including a maximum of 5,900 SF of turf per lot, or equivalent areas of drip irrigated/mulched/xeric beds. (Attachment 6)

A neighborhood meeting was held on May 18, 2021; three members of the community attended and raised questions related to proposed permission for farm animals on lots, and their potential to create nuisances, specifically odors. All three residents were also concerned about water pressure and fencing around the property.

The Planning & Zoning Commission voted unanimously to recommend approval of the Preliminary/Final Subdivision Plat and Development Plan to the Town Council, with the findings and conditions contained in the attached staff report (Attachment 5). The Developer has since updated their proposed Design Guidelines (Attachment 6) as well as provided proposed Covenants, Conditions & Restrictions (CC&Rs) to be recorded with the plat.

The provision for a wide range of farms animals was removed from the Design Guidelines; updated guidelines are in line with Town Code (Sec. 7-121 and 7-150, related to pet and fowl animals). The proposed Design Guidelines include:

- Covered entryway required
- Accessory/out buildings with max height of 20', with exterior colors to match the primary residence.
- Prefinished metal siding is permitted as a building material, within the guidelines.
 - Staff would interpret that to be permitted, and in accordance with Town Design Guidelines that typically limit metal as an exterior material to no more than 25% of a building façade.

Proposed CC&Rs have been reviewed by Staff, as well. These are subject to future amendments by homeowners, and are not "approved" by the Town of Johnstown, so have not been included with this agenda item. All municipal code sections still apply, CC&Rs exist in addition to Town Code, and code prevails where a conflict may exist. Currently, their CC&Rs state:

- Minimum SF of a home is 2500 SF.
- Minimum 3-car garage
- Up to two "outbuildings" are permitted. Each no more than 75% of the footprint of the primary residence. Located in the rear yard, with minimum 25' setbacks from lot lines.

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- Up to two small sheds (less than 120 SF) are also permitted.
- Animals are referenced: up to 10 rabbits; 4 chickens (no roosters)
- Fencing:
 - “Common” Perimeter fence along frontage of Parish Ave. and CR 42 – 6’ privacy fence with masonry pilasters.
 - Along lot lines – 3-rail wood with optional wire pet mesh

With modifications to the Design Guidelines to address neighbor and staff concerns related to farm animals, the Staff recommends approval of this development.

A development agreement and water and sewer service agreement accompany this project later on the Council’s agenda.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-22 Approving the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for Pautler Farms Estates.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-22.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-22.

Reviewed and Approved for Presentation,



Town Manager

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