



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT - ADDENDUM

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| ITEM: | Continuation of the January 12th 2022 Public Hearing and Consideration for the Purvis Farm Preliminary/Final Subdivision Plat and Development Plan |
| DESCRIPTION: | Proposed Preliminary/Final Subdivision Plat and Development Plan for approximately 110 acres. |
| LOCATION: | Northeast corner of Colorado Blvd. and State Highway 60 |
| APPLICANT: | JD Padilla, Post Modern Development |
| STAFF: | Justin Currie, Planner II |
| HEARING DATE: | February 16, 2022 |

ATTACHMENTS

1. Vicinity Map
2. Final Subdivision Plat
3. Updated Final Development Plan
4. Purvis Farm Memo from Applicant
5. Stormwater System Memo from Town Engineer

MEETING CONTINUATION

This public hearing is a continuation of the January 12, 2022, meeting where the Planning and Zoning Commission expressed concern with the amount of outstanding issues that had yet to be completed or addressed by the Applicant on their plans. The Commission voted to continue this item to next scheduled Planning and Zoning meeting to give the applicant time to address a number of the issues identified in the Staff Analysis Report, most specifically street revisions to meet Town standards, and lot size revisions to address the Council's prior direction with the 2021 ODP approval.

Since then, the applicant has met with Town Staff to review remaining comments and has since resubmitted a more complete and up to date final development plan with a number of the issues addressed. There are additional housekeeping and technical items related to obtaining approvals on final engineering documents and reports that still need to be addressed, but it is typical at this stage of the development process to continue working with the Town staff and contractors to ensure those items will all be completed prior to Town Council meeting.

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REVISED 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 development plans and subdivision plat of Purvis Farm P.U.D. Subdivision be approved based upon the following findings:

1. The proposed project is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed project is in substantial compliance with the Town's codes, regulations, and requirements, with required revisions to plans and plat.
3. The proposed project will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

Recommended Motion to Approve with Conditions:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the Purvis Farm Preliminary/Final Development Plans and 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 based upon the findings as stated above, and the following conditions:

1. Prior to construction of any public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained, and all necessary agreements with the Town shall be executed, approved, and recorded.
2. The access to Highway 60 shall be revised, per Council conditions, to a right-in/right-out configuration, unless otherwise approved by the Town Council.
3. Prior to proceeding to Town Council hearings, any final revisions and update to the plans and plat shall be completed.
4. Provide written evidence of notification and approval of all current easement owners of any encroachment (landscaping, trails, infrastructure crossings) indicating that the proposed use and land term maintenance or repair is approved/permitted within the easement(s). Any needed agreements that pertain to public improvements must include the Town as a signing party.

Alternate Motion

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the Purvis Farm Subdivision final plat based upon the following findings..."

Planner:



Justin Currie, Planner II

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February 8, 2022

Justin Currie
Planner II
Town of Johnstown

RE: Purvis PUD and Subdivision Plat

Dear Justin,

This memo is intended to summarize the changes made since the 1/2/22 PZC meeting and the remaining items that are being worked on.

Changes made to the PUD Plans per redlines and ODP conditions of approval:

1. Single-family detached lots are all now a minimum of 6,000 sq. ft.
2. Final street names, including duplex and townhome areas
3. Commercial lot added
4. Masonry columns added to fencing plans and details along Colorado Boulevard
5. Centerline of collector street changed to meet Town standards
6. B-40 turning template provided for townhomes and duplexes
7. Park calculations added and updated
8. Parking added to duplex area
9. Aligned drives between duplex and townhome areas

Items to be completed prior to Town Council Meeting:

1. Subdivision plat technical corrections from review comments such as:
 - Update lot sizes
 - Ownership and maintenance for outlots, streets, and drives
 - Street names
 - Recordation numbers
2. Construction drawing technical corrections from review comments such as:
 - a. Additional street plan and profiles will be added for the streets within the attached home areas and the cul-de-sac that was missing
 - b. Pedestrian crossings/ADA ramps/crosswalk updates
 - c. Streetlight locations shown in plans
 - d. Fire hydrant location revisions
 - e. Sidewalk location adjustments along Colorado Boulevard
 - f. Landscape plans revisions
3. Comments and technical corrections being addressed with construction drawings include
 - a. IMEG comments and redlines in the plans (refer to notes above), drainage report, and utility analysis
 - b. FHU comments and redlines affecting the traffic study and signing and striping plans

4. Highway 60 ¾ movement vs Rin/Rout
 - a. Determine an acceptable intersection geometry and work through approval by the Town and CDOT
 - b. Update the Traffic Impact Study upon intersection type determination
5. Provide notification that improvements such as the subdivision's sidewalks can be located within the various existing easements adjacent to the south and east sides of the property



MEMO

To: Justin Currie, Johnstown Planning Dept.
From: Gregory Weeks, PE
Subject: Purvis Farms Subdivision –
Stormwater/Drainage

IMEG #: 20000245.19 (127-145)
Project: Purvis Farms Referral Reviews
Date: 2-4-22

Per your request, we offer the following regarding the question of the proposed stormwater drainage system for the proposed Purvis Farms Subdivision development:

As Town Engineer, we have been actively involved on behalf of the Town in terms of discussing the proposed stormwater management system for the development with the Project's engineering team. We also have reviewed the Project's Civil Site Construction Plans and Drainage Report submittals. Based upon the meetings we have held with the Project's Engineering team and our review(s) of the submitted documents, we can state the following with a high degree of confidence:

- 1) The stormwater runoff from the developed site will be collected via onsite stormwater infrastructure and routed to one of three proposed onsite full spectrum stormwater detention ponds. Those ponds will provide detention for water quality and 100-yr event detention and discharge the detained stormwater at or below historical flow rates and generally following existing historical flow patterns.
- 2) The proposed on-site stormwater collection and management system will control the site stormwater in a manner that should reduce future stormwater flows toward the existing homes to the immediate east of the site to at or below the current historical stormwater flows in that direction.
- 3) Based on our review of the Purvis Farms submittals, we believe the proposed Purvis Farms stormwater management system, once installed, will result in reduction of flooding potential for those existing adjacent properties.

Sincerely,

TTG, as Town Engineer for Johnstown

A handwritten signature in blue ink that reads "Gregory A. Weeks".

Gregory A. Weeks, PE, LEED ® AP



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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| LOCATION: | Northeast corner of Colorado Blvd. and State Highway 60 |
| APPLICANT: | JD Padilla, Post Modern Development |
| STAFF: | Justin Currie, Planner II |
| HEARING DATE: | January 12, 2022 |

ATTACHMENTS

1. Vicinity Map
2. Final Subdivision Plat
3. Final Development Plan

PROJECT SUMMARY

The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan encompassing 109.8 acres to provide a new mixed-density residential community consisting of 381 dwelling units, with approximately 8 acres for future commercial and/or a mixed-use development located in the southwest corner of the development. Single-family detached lots make up 232 of the units (61%), 52 duplex lots (14%), and 97 townhome lots (25%).

The traditional single family lots range are currently proposed in size from 5,377 SF to 22,405 SF. The minimum lot size shall be revised to a minimum of 6,000 SF, per Council conditions during the Outline Development Plan approval. Duplex units are illustrated in a conceptual footprint layout that may change. These units will have 2-car garages (min) and are designed to be accessed from their street frontage; while townhome units are designed for street accessed garages, with front doors that connect to adjacent walks and front on open space or the adjacent drive. Townhome guest parking will be accommodated in 20-foot deep driveways in front of each garage, as well as specific guest parking areas off the private drives within the development area.

A 6-foot solid cedar privacy fence will be located along rear lot property lines adjacent to public right-of-way and along side property lines. Town Design Guidelines require a masonry column at least

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every 100-feet along arterial frontage of Colorado Blvd., Staff has recommended this as a noted condition of approval. Where the lots are adjacent to an internal open space area, those fences will be 4-foot-high open design, with a heavy wire mesh option to contain pets. Arterial landscape treatment will be incorporated into the perimeters of the site, including substantial existing easements for utilities, to soften impacts to neighboring properties and to buffer the surrounding uses from the site.

A minimum of 30% of the gross project site (33 acres) is required to be open space and includes a sidewalk and trail network throughout the project site and connect to existing open spaces and trails adjacent to the property.

Main accesses into the development from Colorado Blvd. align with Ballentine Blvd. to the west, and a secondary access further north, and a proposed 3/4-access to the south from Highway 60. The potential for connectivity to future development to the north is created with a local street connection that stubs to that property.

Architectural elevations were submitted for all the proposed housing types and are currently being reviewed for conformance with Town design standards. Staff will review each builders' models for such conformance.

Zoning: PUD-MU (Mixed Use).

ADJACENT ZONING & LAND USE

| | |
|--------------|---|
| North | Weld Co. 'A' – Existing rural residences and ag properties |
| East | SF-1 Rolling Hills Ranch Residential Subdivision and PUD-R The Landings Residential Subdivision |
| South | PUD-R Johnstown Village Residential Subdivision |
| West | SF-1 Corbett Glen Residential Subdivision and PUD-B |

PROPERTY LAND USE HISTORY

This property has historically been agricultural use, in Weld County.

The property was annexed as the Purvis-Trembath Annexation, Ordinance 2005-743 and initial zoning under Ordinance 2005-744. More recently an amended Outline Development plan (ODP) for the Purvis Farm PUD was approved under Ordinance 2021-200.

PUBLIC NOTICE & COMMENT

A neighborhood meeting was held via Zoom (remote) on Wednesday, December 1, 2021, and notifications were sent to property owners within 500 feet of the project. The meeting was attended by the applicant and their consultants, the planner assigned to the project, Justin Currie, and about twenty residents. Neighborhood concerns have been expressed throughout this project, largely related to existing drainage conditions, density, and traffic concerns. Staff has provided submittal documents to the neighborhood association and interested parties, upon request, with each submittal.

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, December 23, 2021. This notice provided the date, time, and location of the Planning and

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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

The Proposed Final Plat and Development Plan meet the development standards of the current Purvis Farm ODP and meet the Future Land Use goals of the Town of Johnstown 2021 Comprehensive Plan. The Comprehensive Plan calls for Low Density/Intensity on a majority of the project site and Medium Density/Intensity along the southern portion of the of the project site that is adjacent to State Highway 60.

There are multiple design issues that remain outstanding on this development that will need to be addressed to meet Town standards. Staff believes that the overall concept is feasible and can meet Town standards, and remain in substantial conformance with the plans and plat presented at this time; however, numerous design and engineering details remain unresolved and need to be addressed prior to receiving Town approvals, and any construction occurring. Staff will continue to work the Applicant towards resolution of this items, preferably finding these resolutions and finalizing plans/plat prior to Town Council review and hearing.

Staff believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure in Johnstown. Construction of and participation in adjacent roadway and intersection upgrades will continue to fill-in some of the infrastructure gaps that exist within the Town, offering safer pedestrian access along Hwy 60 and to the Colorado Blvd. intersection – which will serve as a key safe pedestrian crossing for the new elementary and high schools being built to the southwest of that intersection.

Neighbors have presented significant concerns related to current topography and drainage issues throughout the review of this PUD. With the proposed improvements to the site grading and stormwater management systems, Staff believes many of these reported existing impacts will be greatly improved, once constructed.

The Johnstown Review Committee has reviewed this submittal multiple times, as revisions have been made. Additional revisions are still required, and a recommended condition to this effect is included. External referral agencies included: Front Range Fire and Rescue, The Hillsborough Ditch Co, and Little Thompson Water District. Additional referrals were sent to the school district, and utility providers in this service area.

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 development plans and subdivision plat of Purvis Farm Subdivision be approved based upon the following findings:

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1. The proposed project is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed project is in substantial compliance with the Town's codes, regulations, and requirements, with required revisions to plans and plat.
3. The proposed project will allow a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops.

Recommended Motion to Approve with Conditions:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the final development plans and subdivision plat for the Purvis Farm 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 based upon the findings as stated above, and the following conditions as enumerated in this report.

Conditions:

1. Prior to construction of any public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained, and all necessary agreements with the Town shall be executed, approved, and recorded.
2. The access to Highway 60 shall be revised, per Council conditions, to a right-in/right-out configuration, unless otherwise approved by the Town Council.
3. Prior to obtaining Town approvals, the final plans and plat shall address all redlines and staff comments, including but not limited to:
 - a. Single Family detached lots shall be revised to be a minimum of 6,000 SF, per ODP approval condition.
 - b. Provide street plans, including plan and profile, pedestrian crossings, street lighting plans, final approved street names (including the private drives in the townhome area for addressing), per Front Range Fire Rescue and Town standards and specifications.
 - c. Identify any existing oil & gas wells and facilities on-site, show adequate lot/building setbacks, and any needed phasing to allow for future plug and abandon or maintenance needs.
 - d. Clearly indicate ownership and maintenance for Outlots, Streets, and Drives.
 - e. Create at least one buildable commercial Lot in the southwest corner, as indicated on the Outline Development Plan.
 - f. Revise plans for the attached-unit areas to include min 5-foot sidewalks along roads, ensure proper access/drive alignment and spacing, minimum driveway lengths; or update plat and plans to designate areas as simple clean-slate "Tracts" for future development of Attached-unit Residential at the ODP approved densities to permit future builders to address the site design and details needed.
 - g. Masonry columns to be included along arterial fencing areas, approximately 100-foot on-center, in compliance with Town design standards.

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- h. All residential driveways shall be a minimum depth of 20-feet from the property line to accommodate appropriate parking.
4. Provide written evidence of notification and approval of all current easement owners of any encroachment (landscaping, trails, infrastructure crossings) indicating that the proposed use and land term maintenance or repair is approved/permitted within the easement(s). Any needed agreements that pertain to public improvements must include the Town as a signing party.

Alternate Motion

- Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Purvis Farm Subdivision final plat based upon the following findings...”

Planner:



Justin Currie, Planner II