



# Town of Johnstown

## PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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<b>ITEM:</b>	<b>Public Hearing &amp; Consideration of Johnstown Farms Filing No. 2 Final Subdivision Plat (SUB22-0010)</b>
<b>DESCRIPTION:</b>	Proposed large-tract Final Subdivision Plat for future development and dedication of rights-of-way and easements, for approximately 62 acres.
<b>LOCATION:</b>	Southeast corner of Parish Ave. and Centennial Drive (CR 46.5)
<b>APPLICANT:</b>	Post Modern Development LLC
<b>STAFF:</b>	Justin Currie, Planner II
<b>HEARING DATE:</b>	September 14, 2022

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### ATTACHMENTS

1. Vicinity Map
2. Final Subdivision Plat

### PROJECT SUMMARY

The Applicant, Post Modern Development LLC. is requesting Final Subdivision Plat approval of ±62 acres. This plat would create several large tracts intended for future development and subdividing in addition to the full right-of-way dedications required along Parish Avenue and Centennial Drive (CR 46.5). Additional features on the subdivision plat illustrate existing and proposed easements for future utility locations along with temporary construction easements.

**ZONING:** PUD-R (Residential) – Johnstown Farms PUD

### ADJACENT ZONING & LAND USE:

North PUD-B – Mountain View West Subdivision – medium density residential and future commercial  
South Weld Co A – Rural residential  
West PUD-R – Undeveloped Ag land  
East PUD-R - Johnstown Farms Filing No. 3 Single Family homes, Oil & Gas facilities, GWRR, and Little Thompson River

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## **PROJECT HISTORY**

The property was part of the 237-acre 2002 Becker-Dee Annexation and was zoned PUD-R at that time. The Becker-Dee/Johnstown Farm PUD was approved as an outline development plan & preliminary development plan in 2002, showing a mix of residential uses for this subject property.

The area is adjacent to the Little Thompson River, and is subject the floodplain regulations for areas that are within the floodway and the 100-yr (1%) regulatory floodplain.

## **PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, August 25, 2022. 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 vicinity map and the proposed site plan. No neighborhood meeting was required and no public comments have been received by Staff as of the date of publication of this report.

## **STAFF ANALYSIS**

This subdivision dedicates the required right of way for the adjacent arterials, and creates the opportunity for future development. The three Tracts will need to be resubdivided prior to development, ensuring that the Town retains the ability to fully review proposed developments, construction drawings, traffic or utility impacts, and make future determinations on required improvements based on development plans, once more detail is known.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and “CD’s” in place is accommodated elsewhere, in Staff’s interpretation, by [JMC §17-111](#) requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market functions, and can even permit some early “anchor” uses to kick off in advance of full plans for the remainder of the master planned area. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other developers, while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

Staff has no outstanding concerns and believes this subdivision will promote the Town’s goals of efficient development patterns and extension of infrastructure.

## **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 Final Subdivision Plat of Johnstown Farms Filing No. 2 be approved based upon the following findings:

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1. The proposed project is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed project is in substantial compliance with the Town's codes, regulations, and requirements.
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 Johnstown Farms Filing No. 2 Subdivision Plat 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.

**Alternate Motion**

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the Johnstown Farms Filing No. 2 Subdivision final plat based upon the following findings..."

Planner:



Justin Currie, Planner II