



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION:	Rieder Annexation & Establishment of Zoning (HA-Holding Ag)
PROJECT NO:	ANX22-0002
LOCATION:	South of WCR 48.5, north of 2 nd St. and west of Parish Ave, approx. 40.899 acres
APPLICANT:	Platte Land & Water, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	November 16, 2022

ATTACHMENTS

- 1- Vicinity Map
- 2- Annexation Map
- 3- Zoning Map

BACKGROUND & SUMMARY

The applicant, Platte Land & Water, LLC, requests Annexation and Establishment of HA- Holding Ag Zoning for approximately 40.899 acres of land in Weld County. The property is located south of Weld County Rd (WCR) 48.5 (alignment), north of 2nd Street, and west of Parish Ave./WCR 17.

The subject property is presently zoned A - Agricultural in unincorporated Weld County and is being used as farm land. It is bordered to the South by incorporated areas of Johnstown, with the rest being adjacent to unincorporated Weld County.

SURROUNDING ZONING & LAND USE

North:	AG – Agricultural Weld County – existing ag lands
South:	SF-1 – Single Family “Old Town” neighborhood
East:	H-A – Holding Ag (Held Farm Annexation)
West:	O – Roosevelt High School

LAND USE HISTORY

Historically, this property has been used for farming and continues as that use today.

OIL & GAS

COGCC (Oil & Gas) online maps show one existing plugged and abandoned (2009) well on-site, previously operated by PDC Energy, Inc.

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IRRIGATION DITCHES

The Hillsborough ditch runs along the western boundary of the property and in a 50' easement.

FLOODPLAIN

The subject property is not located in a floodplain.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, October 27, 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 map of the proposed annexation and zoning. Full state-required annexation packets will be mailed to the county and all taxing districts in advance of the scheduled Council hearing on January 4, 2023.

NEIGHBORHOOD MEETING

No neighborhood meeting was held for this annexation and zoning.

PROJECT DESCRIPTION & ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town is capable of providing water, sewer, and police service to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements will be presented to Town Council on December 5, 2022.

Zoning & Development Standards

The current zoning for the property is Agricultural in Unincorporated Weld County. There are no known existing conditional uses or uses by special review that apply to the property.

The applicant requests HA- Holding Ag Zoning upon annexation, which permits the applicant to continue using the property for farming. Future development will be required to create subdivision plats and development plans, to be reviewed and approved by the Town through public hearing processes. Detailed engineering and construction plans are part of that future technical review.

Staff has no outstanding concerns related to this Annexation and Establishment of Zoning.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Staff recommends that the Planning and Zoning Commission send a recommendation for Approval to Town Council for the Annexation and Establishment of HA- Holding Ag Zoning based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.

3. The Town can adequately and efficiently provide utility and police services.
4. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).

Recommended Motion: Motion to Approve, as presented

Based on the application materials received, analysis and presentations at this hearing, and findings noted in this staff memorandum, I move that the Planning & Zoning Commission recommend Approval to the Town Council for the Rieder Annexation and Establishment of HA (Holding Ag) Zoning.

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Rieder Annexation and Establishment of Zoning.