



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of Final Development Plan and Subdivision Plat of The Granary Subdivision, Filing 1
DESCRIPTION:	Proposed 287 lot residential subdivision within the overall 925-lot Granary PUD
LOCATION:	West of Telep Ave. and North of Weld CR 46
APPLICANT:	Hartford Acquisitions
STAFF:	Justin Currie, Planner II
HEARING DATE:	January 12, 2022

ATTACHMENTS

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

PROJECT SUMMARY

The Granary ODP and Preliminary Development Plan/Plat, approved in 2021, outline a proposed neighborhood of 925 single-family detached units with enhanced east-west multi-modal sidewalks, three community parks and playgrounds as well as significant open space with over 4 1/2 miles of trails. Filing 1, will include 287 lots (31% of proposed total) and a 1.5-acre park area along with a portion of the trail system in the east portion of Granary. The single-family lots are proposed to have the following typical sizes: 152 lots at 45'x110' (4,950 sf) and 137 lots at 55'x110' (6,050 sf). Five different floorplans and architectural elevations will create a diverse neighborhood feel. Architectural elevations and plot plans have been provided with the submittal and are currently under review by Town staff to ensure compliance with Town design standards along with the previously approved ODP.

The landscape design intent for The Granary is to create a planned community that incorporates water conservation through appropriate landscaping techniques and plant species selection. The Granary will utilize low water plant species in both the turf areas as well as shrub beds with covenant-enforced landscape restrictions on the single-family lots. Native seed species with comprise the seed mix for the larger open spaces.

Transportation and traffic flow through and around the development includes a modified collector street section allowing for a 9-foot-wide multi-modal detached sidewalk. All homes are served and

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accessed by local public streets. Two of the four enhanced entrances, on the east and southeast, will be constructed for access with this first filing. The entry points will re-purpose the existing barn along Telep Ave and relocate one of the existing silos as entry monuments/signage at the south east entrance.

Zoning: PUD-R (Residential)

ADJACENT ZONING & LAND USE

North	Weld Co. 'A': Ag/Undeveloped
East	PUD-R (Remaining Granary PUD land)
South	Weld Co. 'A' - Ag/Undeveloped
West	Weld Co. 'A' – Ag/Undeveloped

PROPERTY LAND USE HISTORY

This property has historically been agricultural use, in Weld County. The property was annexed into the Town in two phases, first the eastern portion with the Keto 161 Annexation in 2006 (Ord. 2006-776) and second the western portion with the Maplewood Acres Annexation in 2009 (Ord. 2009-100). The Granary ODP, which established the underlying zoning, land uses, and some additional design guidelines were approved in January 2021 (Ord. 2021-193)

PUBLIC NOTICE

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 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.

Neighborhood meetings were held in association with the Outline Development Plan, in 2020.

STAFF ANALYSIS

The proposed Preliminary/Final Subdivision Plat and Development Plan meet the development standards of The Granary ODP and meet the Future Land Use goals of the Town of Johnstown 2021 Comprehensive Plan. The Comprehensive Plan calls for this area to be Low Density/Intensity, The Granary Filing 1 meets the intent, desired character and uses of the Comprehensive Plan designation.

Filing 1 will result in Town utilities being constructed to/through this initial phase of the development, as well as complete the adjacent roadway improvements for the project frontages along Telep Ave., and Weld CR 46. Additional improvements and infrastructure will be forthcoming with future phases/filings of the development.

A segment of the Hillsborough Ditch runs north-south through this Filing 1 site, and the ditch will be improved and realigned, to some degree, with improvements proposed by this development. The ditch company has been very involved in plan reviews, and ditch company approval and crossing agreements will be required to be able to proceed with construction. The Town will be a party to the final crossing

agreements, where they affect any public improvements (streets, utilities), and the Town Attorney will be involved with those negotiations.

Town Staff and Staff has no significant outstanding concerns and believes this subdivision will promote the Town's goals of efficient development patterns and extension of infrastructure. Final revisions to plans and reports may still be needed, but overall design issues have largely been resolved.

The Johnstown Review Committee reviewed this submittal multiple times, as revisions have been made. Additional revisions are required, and a recommended condition to this effect is included, but are more technical in nature and are not anticipated to require additional design changes to the overall development plans or plat. 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 for The Granary Filing 1 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.
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 subdivision plat for The Granary Filing 1 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. Final plans and agreements with the Hillsborough Ditch Company must be finalized prior to any construction occurring with this Development.

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Alternate Motion

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of The Granary Filing 1 Subdivision final development plans and subdivision plat based upon the following findings..."

Planner:



Justin Currie, Planner II

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