



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of the Final Subdivision for The Ridge at Johnstown Filing No. 3
PROJECT NO:	SUB23-0006
PARCEL NO:	8526200037, 8526000014, 8526000013, 8527000018, 8527200002, 8527100904
DESCRIPTION:	Subdivision of approximately 159.3 acres to create one lot for multifamily residential and large tracts for future development
LOCATION:	South of Freedom Parkway (LCR 18) and East of Frontage Road
DEVELOPER:	J-25 Land Holdings, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	July 26, 2023

ATTACHMENTS

1. Vicinity Map
2. Proposed Final Plat
3. Preliminary Plat – The Villages at Johnstown (2018)

EXECUTIVE SUMMARY

The Developer, J-25 Land Holdings, LLC, is requesting approval for a final Subdivision within The Ridge at Johnstown PUD. The subdivision will consist of 1 buildable 23.8-acre lot, 4 tracts and dedicated road right-of-way (ROW), with one small “outlot” for drainage and irrigation easement. The subdivision will also plat various grading, stormwater, and utility easements throughout (Attachment 2).

The Community That Cares

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ZONING: PUD, per ORD #2023-247
Prior zoning included a mix of PUD-MU, PUD-I, and PUD-R per ORD #2001-651 where the western portion was PUD-MU, the northeast portion was PUD-I, and the southeast portion was PUD-R

ADJACENT ZONING & LAND USE:

North: PUD - North Ridge PUD, mixed use commercial
East: PUD - Ridge Filing 2, Single family residential under development
South: Unincorp Ag, & PUD - South Ridge, Future single family residential development
West: Interstate 25 and City of Loveland

PROPERTY LAND USE HISTORY

- The subject property was annexed into Johnstown as part of the R&D No’s 1,2 & 3 Annexation. It was annexed into the Town by way of Ordinance #2001-648, effective January 1, 2002; PUD-MU, PUD-R & PUD-I Zoning by Ordinance #2001-651.
- This subdivision is subject to the Villages at Johnstown Performance Standards approved through Resolution #2005-43 and revised in 2018 per Town of Johnstown Resolution #2019-02.
- A general, non-technical, Preliminary Plat was approved in 2018 (Attachment 3) as “The Villages at Johnstown”.

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision plat, as well as interim engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- IMEG (Town Engineer)
- Front Range Fire Rescue
- JUB (Water Engineer)
- Felsburg, Holt & Ullevig (Town Traffic Engineer)
- Public Works & Utilities Departments

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision is intended to serve as an interim subdivision, creating one single buildable lot and dedicated road rights-of-way, as well as large tracts for future resubdivision. The buildable lot is 23.8 acres and the tract sizes range from 2.7 to 98.6 acres. The subdivision will also plat various drainage and utility easements. And the lot being created and right of way dedicated is in substantial conformance to the approved 2018 preliminary plat.

A subsequent subdivision and associated engineering plans and reports is being reviewed concurrently, but due to the scope and scale of the proposed improvements to utilities, drainage, and roadways, that future “The Ridge Filing No 4” project has a longer timeline to reach final approvals. Fling No. 3 proposes to plat the needed right of way, easements, and lot to permit transfer of ownership of Lot 1, and future construction of a proposed multifamily site development plan also currently under review by the Town.

Outlot A encompasses a drainage and irrigation easement on the eastern edge of the subdivision. Tract A is located in the northwest corner of the subdivision between Interstate 25, the Frontage Road, and CR 18E. Tract B is the larger central portion of the subdivision and is transected by most of the Big Hollow Gulch drainage easement. Tract C is a smaller tract on the SW edge of the subdivision and Tract D is a small tract in the north central portion of the subdivision owned by Front Range Fire Rescue. No Final Development Plan is associated with this Plat.

The construction associated with the subdivision includes 20' gravel drives to provide emergency and fire access to the site during construction, and along easements needed to access and maintain existing sanitary sewer that run through the site. Existing water mains are available at The Ridge Filing No. 2, to the east, while sanitary mains would be extended to Lot 1 from existing mains that traverse the site. Minor necessary upgrades to stormwater would route existing stormwater to the Big Hollow drainage area, where it currently flows today. More substantial improvements, and full build out of the needed adjacent roadways to local and collector standards would be required prior to the Town issuing a Certificate of Occupancy for any uses on this Lot 1. These required improvements with full engineering plans and reports have been included as part of submittal and review for the separate project, The Ridge Filing No. 4.

The 2021 Comprehensive Plan identifies this area as appropriate for both high and medium density and intensity development depending on proximity to I-25. The western portion of this land use area is planned to support a high percentage of commercial and non-residential uses as it is located near I-25. The eastern portion of this subdivision is planned to support a higher percentage of residential usage with some supporting non-residential uses. Staff finds this subdivision is in alignment with that plan and that future development in this area should benefit from the I-25 transportation corridor and connecting street system.

Staff has no outstanding concerns with this subdivision and recommends a Recommendation of Approval to the Town Council. A development agreement will be proposed with the project when it is presented to Town Council, outlining the unique requirements and constraints related to withholding Certificates of Occupancy for any building permits until the adjacent and required public improvements as noted, and related to The Ridge Filing No. 4, are constructed by the Developer and receive Construction Acceptance from the Town.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, July 13, 2023. 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 800 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.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council that the requested Final Subdivision for The Ridge at Johnstown Filing No. 3 based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the approved Preliminary Plat, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating a platted lot for future development which is intended to expand the diversity of housing types in this area of Johnstown.
4. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses. Additionally, the continued expansion of a regionally significant mixed-use development creates a comprehensive and full-service built environment that increasingly supports the needs and market for businesses.

Recommended Motion to Approve:

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision for The Ridge at Johnstown Filing No. 3.

Alternative Motions:

Motion to Recommend Approval with Conditions

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Subdivision for The Ridge at Johnstown Filing No. 3 with the following conditions...

Motion to Recommend Denial

I move that the Planning & Zoning Commission recommend to the Town Council Denial of the Final Subdivision for The Ridge at Johnstown Filing No. 3, based on the following findings...