



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	Public Hearing for Purvis Farm PUD Outline Development Plan (ODP)
DESCRIPTION:	Proposed Outline Development Plan (ODP) for 108 acres for a mix of single-family lots, and a mixed-use area of higher density housing and commercial uses
LOCATION:	Northeast corner of Colorado Blvd. and CO Highway 60; a parcel of land situate in the South Half of Section Six (6), Township Four North (T.4N.), Range Sixty-seven West (R.67W.)
APPLICANT:	Johnstown, LLC (Post Modern Development) Representative: Cathy Mathis, TB Group
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	April 28, 2021

BACKGROUND & SUMMARY

The applicant, Johnstown, LLC, is requesting approval of Purvis Farm Outline Development Plan for the south ½ of Section 7, Township 4 North, Range 68 West. More precisely, the property is bounded by Colorado Blvd. to the west, Colorado Highway 60 (SH-60) to the south, The Landings (Podtburg Village) and Rolling Hills Ranch subdivisions to the east, and undeveloped agricultural land to the north. The proposed ODP updates zoning regulations for the property, and supercedes the previous ODP for the property.

Surrounding land uses are mostly residential. The Landings and Rolling Hills Ranch subdivisions are to the east and are primarily single-family neighborhoods. To the west, across Colorado Blvd., is the Johnstown Water Plant, the cemetery, an 18-acre parcel of commercially-zoned land, and Corbett Glen, another single-family residential development. To the southwest is the Clearview PUD, a development made up of mostly single-family detached residential, but also several multi-family buildings on the north side along SH-60. A 12-acre parcel of undeveloped land at Colorado Blvd. and SH-60 is zoned for commercial uses. Property south across SH-60 is under development as part of the overall Johnstown Village PUD. Detached single-family residential homes are under construction, and multi-family buildings are in preliminary planning stages on the northern portions of the property. Like Clearview PUD, this PUD also reserved some lands (approx 20 acres) at the intersection of Colorado Blvd. and SH-60 for commercial uses. Finally,

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

lands to the north are in unincorporated Weld County, and are primarily use for agricultural purposes. There is an oil & gas development on the property to the north(??) – or this subject parcel?.

HISTORY

The subject property was annexed into the Town of Johnstown on July 18, 2005, with Ordinance 2005-743. The annexation was known as the Purvis-Trembath Annexation. An ODP, known as the Purvis-Trembath ODP, was approved concurrently with the annexation on July 18, 2005, with Ordinance 2005-744. The zoning placed on the property at that time was PUD-MU, a mixed use zoning district.

ATTACHMENTS

- 1- Vicinity Map
- 2- Application
- 3- Proposed Purvis Farm ODP
- 4- Neighborhood Meeting Summary 4-22-2021

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, April 8, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Courtesy 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.

A neighborhood meeting was held for this project on Thursday, April 22, 2021. See Attachment 4 for a meeting summary.

ANALYSIS

Johnstown Comprehensive Plan Alignment

P.2-5: The area in question is marked as a “Village Center”. Such centers are expected to have additional community amenities and increased densities, as they sit at major intersections. This project is proposing higher densities nearest that center, and lower densities for the areas marked 3 dwelling-units/acre.

Goal CF-2: Beautiful Town gateways and entries at major intersections - Gateways.

This ODP sits at the intersection of Colorado Blvd. and SH-60. Both of these are significant roadways; Colorado Blvd. runs from Thornton to Windsor, and SH-60 connects downtown with I-25. The Purvis Farm ODP would further enhance this high visible and important intersection.

Goal CC-1: Walkable, mixed-use economic centers – market driven centers.

The proposed ODP sets aside over 12.5 acres of mixed-use zoning at the intersection of Colorado Blvd. and SH-60. Such zoning allows for both flexibility to decide what best fits in the future, and the ability to use such an important intersection as a commercial center and area of higher density and intensity overall. This is consistent with the neighboring Clearview and Johnstown Village PUDs.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Goal DD-1: Diversifies economic base with employment opportunities available to the region – District mix.

The proposed ODP provides flexible zoning for a wide array of housing densities and use types, and incorporates the opportunity for commercial development.

Zoning

The present zoning for the property is PUD-MU, which was assigned at annexation via ODP as previously described in this report. The 15 acres at the intersection of Colorado Blvd. and SH-60 is zoned for commercial development, while the remaining 98 acres are set aside for residential development at 3-5 dwelling units/acre. Purvis Farm ODP proposes modification of the current zoning framework into four Planning Areas, designated A-D.

The most significant change is the elimination of straight “commercial” zoning. Realizing there is some amount of land already set aside for commercial at this intersection on the adjoining three corners, Purvis Farm ODP proposes changing the designation to mixed-use. Further, that area, known as Planning Area D, is being reduced to 12.5 acres. Such a change allows greater flexibility in uses, while still encouraging and allowing for commercial development.

Planning Areas A, B, and C are zoned for a variety of housing types and densities of residential development. Planning Areas B and C allow for more dense residential development, bordering the mixed-use area in Planning Area D and Colorado Blvd. Minimum and maximum densities were used to determine the intensity of development in the area. Area A shall have a maximum density of 5 dwelling-units/acre, but will have no minimum. Planning Areas B and C shall have a maximum density of 10 dwelling-units/acre, with a minimum required density of 5 dwelling-units/acre. The mixed-use area, Planning Area D, shall have a minimum density of 10 dwelling-units/acre, with no cap on the density. While there is no maximum, even with the tallest buildings possible, as close as possible, parking, open space, and other requirements will restrict density adequately based on the size of the parcel.

Johnstown Municipal Code requires at least 30% open space in any PUD. Purvis Farm ODP proposes to meet this requirement. Further, 10% parks dedication, as required, is proposed. Those locations and amounts will be determined during reviews of more detailed subdivision plats and development plans.

Development Standards

This ODP sets forth some basic development standards regarding setbacks, building heights, and lot sizes. Lot standards allow smaller lots here than in other areas of Town, but in line with more recent Town development approvals. The Town has been encouraging development to consider how to preserve water by reducing irrigated areas. Water is an important and expensive resource, and smaller lots allow smaller yards and landscape areas, which can significantly reduce water needs. In addition, this

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

important intersection, and the proximity to I-25, lends itself to more compact development opportunities.

Residential building heights and side setbacks adhere to standard 30'-35' heights and 5' side setbacks (offsets). However, front setbacks would be reduced to 15' to the habitable area, with the opportunity for attached porches to encroach 5' into that setback. Allowing porches to encroach in this manner makes them the focal point while creating an interesting and aesthetically-pleasing streetscape. Garages will be set a minimum of 20' back, allowing ample space to park a vehicle as required by JMC 16-143(5).

Commercial development standards are included in this document as well. Buildings in this area are allowed up to a max height of 50'. Commercial buildings have the option of applying for a conditional use grant if they desire any height between 50' and 70'. Such a provision recognizes the need for adaptability in commercial development, while at the same time respecting the potential impacts of such development in proximity to residential development.

Buildings on commercial lots shall constitute no more than 50% of the lot, and are required to have a minimum of 20% landscaping. Landscaping shall be covered by live ground cover or mulch. Commercial buildings will be setback from SH-60 and Colorado Blvd. 15'; parking must be setback at least 50'.

Architectural and landscape standards will be expounded upon during the platting and more detailed development design review process; modified standards must meet or exceed Town standards and specifications

Infrastructure

Currently Little Thompson Water District serves the few residences in the area, several of which are still located in unincorporated Weld County. Town water mains run along Colorado Blvd. (12"-18") and SH-60 (dual 16" lines), allowing for easy tie-in to water for future development.

Sewer service will be provided by the Town of Johnstown, via the new central sewer interceptor. That interceptor is anticipated to be completed in the next few years, as part of the Town's overall sewer infrastructure improvements. The Central Wastewater Treatment Plant is also expected to be expanded in the next couple of years. Both of these projects will provide adequate capacity to handle the proposed development. Currently there is minimal (~100 single-family equivalents) sewer capacity available on a first come, first serve basis. However, it is expected the new sewer upgrades will be completed in time for future development on this property.

Regarding transportation networks in the area there are multiple major arterials that border this proposed project. Colorado Blvd., a regionally-significant major arterial that stretches from Thornton to Windsor, bounds this project to the west. Colorado Blvd. intersects with SH-60, a major arterial and CDOT

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

road. Colorado Blvd. also intersects Weld County Road 50 to the north. The traffic impact study (TIS) calls for numerous improvements relating to turn lanes and acceleration/deceleration lanes in the area, that would be required as development occurs.

Easements / Oil & Gas

There are no oil and gas facilities, either abandoned or active, on the subject property. A few of these facilities are located offsite, in relatively-close proximity to this property. There is a single plugged and abandoned well on the Podtburg Village development less than 200' from the boundary of this property, to the southeast. An additional pair of plugged and abandoned wells are located in Rolling Hills Ranch, roughly 600' to the east. To the north, there is a single producing well approximately 600' from the property. As a reminder to the Planning & Zoning Commission, the Colorado Oil & Gas Conservation Commission does not legislate reciprocal setbacks, as they have no jurisdiction to impose regulations on development outside of oil and gas. Further, there are no Town standards or regulations relating to setbacks for new development from existing oil and gas facilities. We therefore rely on Front Range Fire Rescue and the Town Engineer to evaluate setbacks on a case-by-case basis.

The property is encumbered by numerous easements, two of which relate to Thornton's water line. The first is a permanent 40' easement along Colorado Blvd. running north-south. This easement contains Thornton's water pipeline. This other is a 50' access and construction easement, located just east of the permanent pipeline easement. This easement is temporary in nature, and expires 18 months after the NOI (notice of intent) to begin construction.

An additional easement is a 40' ROW and pipeline easement held by Kerr McGee (Reception #4145179). This easement runs along the property lines to the east, running south from the northeast corner and turning hard west with the property line, and then hard south with the property line and down to Highway 60. Of particular interest for this easement is the identification of a few existing pipelines in the area. Said pipelines are not shown on the applicant's materials, and will need to be definitely located and identified on and reviewed with future plats.

The Public Service Company of Colorado holds a 30' easement (Reception # 3788683) that runs along the boundaries of the property starting in the northeast corner and following the property line south, then hard west, where it terminates near the property line corner at the southeast. There appears to be a duplicate easement recorded two years later for this same purpose (Reception #3655455). This same company holds an easement beginning at the southeast corner of this property and Highway 60, running approximately 1000 feet north.

This proposed ODP was reviewed by the Johnstown Review Committee (JRC) comprised of Planning & Development and Public Works staff, and the Town's contract Town Engineer, Town Traffic Engineer, and the Front Range Fire District. Additional referrals were sent to: Weld RE5-J school district, Aims

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Community College, Weld County Planning, Thompson River Parks and Rec district, LTWD, Northern Colorado Water Conservancy district, and the Big Thompson Conservation district. Future development plans and plats will also be coordinated with CDOT for accesses within 1/4-mile of Hwy 60 and intersection improvements.

Staff Concerns

Staff has no concerns relating to the zoning and ODP for this property that would preclude the ability to approve or develop the property. One item that does bear noting, even just for informational purposes, is the presence of the two excluded parcels along the property boundaries. While their inclusion cannot be forced or coerced in any way, staff would encourage the applicant to approach those property owners and determine if they would like to be included in the ODP or any future development plans. Provisions can be written into the ODP that allow for continuation of current uses, which would allow the excluded property owners to maintain the status quo while planning for future uses. Future access to these properties may also need to be considered with review of more detailed development plans as this area moves forward with development.

There is a confusing network of easements and pipelines. The Kerr-McGee easement documents show some existing pipelines near the subject property's boundaries. It is unclear if these pipelines are on the subject property. Staff will require the provision of an ALTA survey at preliminary plat to fully locate and identify all easements and pipelines.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Findings:

1. The proposed ODP is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.
2. The proposed ODP is serviceable by Town services and utilities, with required improvements as noted in this memo.
3. The proposed ODP is in compliance with all Town codes, regulations, and standards and specifications.

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that The Purvis Farm ODP 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 of The Purvis Farm ODP based upon the findings as stated in the staff report.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Alternate Motions

- A. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of The Purvis Farm ODP with the following conditions..."

- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of The Purvis Farm ODP based upon the following..."

Planner:



Darryll Wolnik

Planner II

Reviewed by:



Kim Meyer

Planning & Development Director

File Name: S:\PLANNING\20020 Land Use Projects\ZON20-0006 Purvis ODP\Hearings – PZC Staff Report 04-28-21.docx