



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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- AGENDA DATE:** June 21, 2021
- SUBJECT:** Ordinance 2021-200 Approving PUD Outline Development Plan (ODP) for Purvis Farm
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2021-200 on First Reading – Approving an Outline Development Plan (ODP) for Purvis Farm
- ATTACHMENTS:**
1. Ordinance 2021-200
  2. Vicinity Map
  3. Existing ODP for Purvis-Trembath
  4. Proposed Outline Development Plan for Purvis Farm (#ZON20-0006)
  5. Outside Referral Summary
  6. Neighborhood Meeting Summary (April 22, 2021) & Applicant’s Written Responses
  7. PZC Agenda Memorandum
  8. PZC Draft Minutes (April 28, 2021) and Public Comment Summaries
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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### AGENDA ITEM DESCRIPTION:

The Planning & Zoning Commission (PZC) held a public hearing on April 28, 2021, to consider an Outline Development Plan (ODP) for the property associated with the Purvis-Trembath Planned Unit Development (PUD), comprising approximately 111 acres. The property under consideration extends east from Colorado Blvd (CR 13), north of South 1<sup>st</sup> Street (Hwy 60). (See Attachment 2). Based upon the materials submitted, analysis, and findings, the PZC approved a motion (5-0) to recommend to Town Council approval of the Outline Development Plan for Purvis Farm.

The current zoning of this property is PUD-MU (Mixed-Use), which was established at annexation in 2005. The existing and current Purvis-Trembath ODP is a general bubble diagram indicating the intent to develop the northern portion as mixed-use residential (mix of densities and housing types), with 15 acres intended for commercial/retail uses. Densities approved are noted at 3 to 5 DU/Acre (294 to 490 dwelling units on 98 acres). This ODP was prompted by the desire for less dense residential to the north, a smaller

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commercial area (given ~50 acres of commercial zoning at the other three corners of Colorado Blvd and Hwy 60), and mixing other housing types into that prior commercial/retail area.

There are two outparcels of individual residences adjacent to these parcels that remain outside of this PUD/ODP. The western parcel appears to have been annexed and zoned in 2005 with this Purvis-Trembath project, but is excluded from the current ODP and anticipated development. The southern parcel containing a single-family residence, accessed from S 1<sup>st</sup> Street, remains in the county.

The proposed ODP for Purvis Farm would supersede the existing Purvis-Trembath ODP, and provide for the smaller 12.5 acres of commercial at the SW corner; about 13 acres of residential with 5.7-7 DU/acre proposed; and 75 acres along the north for single family lot at a density of ~3.5 DU/acre – max of around 265 homes. The Concept Plan illustrates a total of 387 units – 238 single family homes; 52 duplex; and 97 townhome units; with pocket parks and trails designed into the neighborhood. There are significant easements throughout the property which create natural perimeter setbacks/buffers and areas for landscaping and trails along Colorado Blvd. and the existing neighborhoods to the east – Rolling Hills Ranch and The Landings (Podtburg Village PUD).

The proposed ODP is further described in the attached PZC Agenda Memorandum attached (see Attachment 7) and provides additional information about the property and project, including additional detail on development standards such as setbacks and building height, infrastructure needs for this future development, and other project details.

#### Public Comments:

A Neighborhood meeting was held on April 22<sup>nd</sup> with Planning & Zoning Commission the following week on April 28<sup>th</sup>. Significant feedback was received and is documented in Attachments 6, 7 and 8.

#### Topics of Main Concerns:

- Drainage issues and reported flooding of residents along the western edge of both Rolling Hills Ranch and The Landings. Additional impervious surface poses a concern for stormwater flows.
- Traffic is a widespread concern from multiple residents, with questions related to increase in traffic, needed improvements and the timing of those.
- Compatibility related to density and lot sizes was voiced, as there are some larger lots in Rolling Hills Ranch in this adjacent area in the north. View-obstruction was also noted.
- Infrastructure capacities related to impacts on raw water/water and sewer, schools, parks, and streets.

#### Project Review Referrals:

Internal “Johnstown Review Committee”: Public Works, Town Engineer, Town Traffic Engineer, Town Water Engineer, Front Range Fire District.

Outside Referrals: Weld County Planning, Weld RE-5J School District, Little Thompson Water District, Aims Community College, Northern Colorado Water Conservancy District, Thompson River Parks & Rec District. Weld County noted some items to consider as more detailed development and construction plans, and subdivision plats, move forward.

#### Staff Summary

This property is annexed and zoned PUD-MU, with a simple bubble Outline Development Plan indicating basic uses of residential versus commercial, summarized above. In coordination with Town Staff, and in an effort to better clarify uses, and replace some of the commercial zoning seen as excessive for this commercially-zoned corner, the Applicant chose to develop an updated ODP, meeting current review standards that require high-level engineering reports and plans related to utilities, traffic and drainage. Staff believes that these reports and plans, as well as land use guidance from the *Johnstown Area*

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*Comprehensive Plan* indicate that this level of density and intensity is appropriate and feasible for this location. Staff believes the proposed Purvis Farm ODP provides a less intense use of this land than what is permitted under the existing Purvis-Trembath ODP.

With the significant easements that limit development on the east and west perimeters of this property for 70 to 100-foot widths, Staff believes that there will be generous buffering adjacent to existing homes and neighborhoods. The ODP illustrates single-family homes neighboring other single-family homes, albeit some of those being attached units. For a more knowledgeable comparison, when considering the density and lot sizes, Staff did some informal analysis of the adjacent neighborhoods. The Landings was built as a single-family PUD and has typical lot sizes of ±5,400 SF. The 53 “estate” lots of Rolling Hills Ranch, located along the north portion of the eastern boundary of Purvis Farm do have larger lots of ±18,000 SF (with larger cul-de-sac-angled lots interspersed). Of those 53 lots, 12 of those are on the perimeter of that estate area, and sit across the street from lots including 4950 SF (Trailcrest Ct.), 4500 SF (Windsong Dr.), and 6500 SF (Fox Meadow Ln). Staff feels that the proposed density and sizes for single family lots in Purvis Farm is compatible with these neighborhoods, and in keeping with the comprehensive plan, prior zoning and may offer better compatibility than the current ODP for this site.

Colorado Boulevard is anticipated to be a major 4-lane arterial, and is considered a regionally-significant transportation corridor; and CO Hwy 60 is also designed to carry significant amounts of traffic. Specifics of access and intersection locations, and required transportation improvements, will be reviewed as more detailed plans are submitted to the Town with preliminary and final development plans and subdivision plats. Similarly, stormwater facility design will be rigorously reviewed for conformance with the Town’s engineering standards as this development continues to move through the Town’s development review process. Staff believes that future design and ultimate improvements for the Purvis Farm stormwater management and detention system will relieve many of the existing flooding and runoff conditions that are reportedly exacerbated by current conditions on this property. Proposed utilities are reviewed only for overall anticipated demands, system capacity, and general feasibility; development plans and construction drawings submitted with proposed subdivisions plats will provide significantly more detail on intended improvements and development, which is likely to be proposed in a phased approach.

Staff appreciates a better understanding of the neighborhood concerns and current situation. Staff continues to support approval and believes that the Purvis Farm Outline Development Plan will further the intent and goals of the Johnstown Area Comprehensive Plan and is able to meet all required standards, codes, and specifications as more detailed development plans and subdivision plats are forthcoming. Staff feels this neighborhood is compatible with the area and will provide a high quality and livable neighborhood for future Johnstown residents.

The Planning and Zoning Commission voted 4-0 to recommend that the Town Council approve the Purvis Farm ODP.

**LEGAL ADVICE:**

Ordinance was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Ordinance 2021-200 approving the Outline Development Plan (ODP) for Purvis Farm on First Reading.

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**SUGGESTED MOTIONS:**

**For Approval**

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I move that the Town Council approve Ordinance 2021-200 approving the Outline Development Plan (ODP) for Purvis Farm on First Reading.

**For Denial**

I move that the Town Council deny Ordinance 2021-200 regarding the Outline Development Plan (ODP) for Purvis Farm on First Reading.

*Reviewed and Approved for Presentation,*



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Town Manager

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