



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: February 17, 2021

SUBJECT: **Second Reading** Ordinance 2021-193 Approving P.U.D. Outline Development Plan for the Granary Located in the South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, Consisting of Approximately 275 Acres.

ACTION PROPOSED: Consider Final Approval of Ordinance No. 2021-193

ATTACHMENTS: 1. Ordinance 2021-193

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Planning & Zoning Commission (PZC) held a public hearing on January 13, 2020, to consider an amended Outline Development Plan (ODP) for the properties associated with the Keto and Maplewood Acres Annexations and associated ODPs, comprising approximately 275 acres. The property to be annexed and zoned extends from Telep Ave (CR 15), to Colorado Blvd (CR 13), and from CR 46 north to the railroad tracks. (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 The Granary.

The current zoning of this property is PUD-R (Residential), which was established at annexation of both parcels, Keto and Maplewood Acres, in 2006 and 2009 respectively. There are four outparcels of individual residences within these two quarter-sections that remain in unincorporated Weld County, and are zoned A- Agriculture. These parcels are not included in these original ODPs (see Attachment 3) or the proposed ODP for The Granary (Attachment 4).

Prior ODPs were general bubble diagrams indicating the intent to develop as low to medium density residential, with small pockets of park areas integrated, as well as commercial uses (6 acres on Keto and 4.25 Acres on Maplewood Acres) at the CR 46 “corners.” These prior ODPs will be superseded with The Granary ODP, if approved.

The proposed ODP for The Granary provides for up to 950 single family homes on the 275 acres (~3.45 DU/acre), with pocket parks and trails designed into the neighborhood. No commercial areas are indicated on ODP. With the significant acreage for commercial development available at Colorado Blvd. and Hwy 60 to the north (over 50 acres combined), the applicant felt that these small pockets of commercial acreage would be challenging to develop by current market needs; Staff concurs with this assessment, and feels the community-scale commercial further north along Colorado Blvd. is likely to be sufficient to serve this area.

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The proposed ODP is further described in the attached PZC Agenda Memorandum attached (see Attachment 5) 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 existing oil and gas facilities on the property (applicant is voluntarily applying 350' setbacks from these facilities).

The Applicant is also actively working with the ditch company to appropriate relocate and design the ditch through the site. They will continue to be an active referral for this project as it moves through the development process.

One additional item of note since this project was discussed at PZC, is the approval of an adjacent site to the east along Colorado Blvd., known as the Whitehall Sauer property, has been selected for the relocated Weld RE5-J high school. The to-be-relocated Letford Elementary in the Clearview subdivision was also a factor. With the knowledge of these sites, Staff was able to work with the Applicant to agree on such elements as a modified collector street cross-section, with expanded 9-foot walks along this road that moves east-west through The Granary to facilitate safe routes to school for children in this neighborhood.

Public Comments:

As noted in the PZC Agenda Memorandum, several neighbors reached out to Staff prior to the PZC hearing to discuss concerns related to drainage patterns across Telep Ave., and general traffic impacts and patterns.

At the January 13th hearing, several county residents participated in the public hearing and expressed concerns, summarized here:

- Drainage issues across Telep Ave. Applicant's engineers indicated that such drainage should improve with the subdivision development and improvements being installed.
- Traffic in general from multiple residents. Staff and applicant acknowledged an expected overall increase in traffic to all adjacent roadways over time, especially with significant development and the new high school in the immediate vicinity. Appropriate improvements will be required of all development to accommodate and ensure safe travel.
- Conceptual street location north of resident at 22180 CR 13 (Colorado Blvd.). Resident is concerned the roadway is too close to their property and their driveway access; a request was made to reevaluate this location and move that further north. Staff and applicant attempted to address this issue and have reached out to discuss this further, though acknowledged that street design specifications often dictate location of intersections. Staff has reached out to this owner.
- Residents have concerns about the impact to their property values, quality of life, and timing of development. The applicant indicated they were amenable to have an off-line discussion, but that often improvements such as roads, water, sewer and other infrastructure increase property values, while acknowledging a significant difference in the environment around their properties as the development occurs, over the course of many years.

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, Hillsborough Ditch Co., Weld RE-5J School District, Little Thompson Water District, Aims Community College, Northern Colorado Water Conservancy District, Thompson River Parks & Rec District. Aims CC returned their referral with no comment or concerns. Hillsborough Ditch Co is working with the Applicant on their concerns. No other comments were received.

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Summary

Overall Staff believes this Outline Development Plan will further the intent and goals of the Johnstown Area Comprehensive Plan – both existing and draft proposed – and is able to meet all required standards, codes, and specifications as more detailed development plans and subdivision plats are forthcoming. The update to the ODP for these properties will provide a blueprint for a high quality and livable neighborhood for future Johnstown residents, and for the future construction of appropriate and adequate infrastructure improvements.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2021-193 approving the Outline Development Plan (ODP) for The Granary as presented on second reading.

Reviewed and Approved for Presentation,

Town Manager