



# Town of Johnstown

## PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

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<b>ITEM:</b>	<b>Public Hearing and Consideration of the Preliminary and Final Subdivision Plat for Welty Ridge Filing No. 2</b>
<b>PROJECT NO:</b>	SUB23-0010
<b>PARCEL NO:</b>	106110101003, 106110101004, 106110101005
<b>DESCRIPTION:</b>	Proposed subdivision of approximately 106.7 acres to create eight buildable lots and two large tracts for future subdivision, as well as dedication of Town rights-of-way.
<b>LOCATION:</b>	South of Weld CR 48 and West of I-25.
<b>DEVELOPER:</b>	Platte Land & Water, LLC
<b>STAFF:</b>	Tony LeFevre, Planner I
<b>HEARING DATE:</b>	February 14, 2024

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### ATTACHMENTS

1. Vicinity Map
2. Proposed Final Plat
3. Welty Ridge Outline Development Plan Amendment 1 (2021)

### EXECUTIVE SUMMARY

The Developer, Platte Land & Water, LLC, is requesting approval of a final Subdivision Plat encompassing approximately 106.7 acres. The subdivision will create eight buildable lots, dedicate right of way within internal roadways, and create two large tracts for future development, open space, and a detention pond. The subdivision will also plat stormwater and utility easements (Attachment 2).

*The Community That Cares*

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**ZONING:** PUD-MU – Welty Ridge ODP

**ADJACENT ZONING & LAND USE:**

**North:** Gateway (I-1) and Welty Ridge Filing 1 (PUD-MU) (Buc-ee’s)  
**East:** I-25  
**South:** Weld County ‘A’ – Existing Ag properties + GWRR railroad spur  
**West:** Weld County ‘A’ – Existing Ag properties

**PROPERTY LAND USE HISTORY**

- The subject property was annexed into Johnstown as part of the Veeman Annexation. It was annexed into the Town by way of Ordinance #2008-800, effective June 12, 2008; PUD-MU Zoning by Ordinance #2008-801.
- This property is subject to the zoning and associated specific uses as outlined in the Welty Ridge Outline Development Plan Amendment 1 approved through Ordinance #2021-211.

**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)
- FHU (Town Traffic Engineer)
- Public Works & Utilities Departments
- Little Thompson Water District

**PROJECT DESCRIPTION & ANALYSIS**

The Developer, Platte Land and Water, LLC, is requesting a combined Preliminary/Final Subdivision Plat for 106.7 acres. Approval of this plat would create eight buildable lots ranging in size from 0.74 to 26 acres, as well as two tracts. The larger tract (35.9 acres) will be subdivided in the future, with a subsequent subdivision application. The smaller tract (7.9 acres) is dedicated open space and will include a detention pond that will be maintained by the Metro District. There will also be 9.2 acres of public right of way dedicated with this plat in the interior of the platted area. The subdivision will also plat various drainage and utility easements, and includes pre-existing easements for waterlines, I-25 to the east, and Great Western Railroad to the south.

The engineering plans and documents that accompany this subdivision application will ensure construction of utilities and stormwater facilities for the site are in compliance with Town codes and standards. Transportation connections are also stubbed/planned to adjacent properties to provide emergency turn arounds in the current development and allow connections to future development. No Final Development Plan is associated with this Plat.

The 2021 Comprehensive Plan identifies this area as appropriate for both high and medium density and intensity development pursuant to its proximity to I-25 and WCR 48. The northern and east portion of this land (PA-1, PA-2, and PA-5) calls for high density use that entails a mix of commercial and employment uses in the Comprehensive Plan. Welty Ridge Outline Development Plan (ODP) Amendment 1 (attached) has the northern acreage (PA-1 and PA-2) as

Mixed-Use land use classification with a wide variety of commercial and agricultural specific uses as well as the possibility of medium to high-density residential uses.

The eastern portion of the acreage (PA-5) along I-25 has an Employment land use designation with many of the same commercial and agricultural specific uses allowed, but no residential is allowed in that land use planning area.

The southwest portion of the Welty Ridge Filing 2 acreage (PA-4) is in the medium density/intensity area, as depicted in the 2021 Comprehensive Plan will remain a tract (Tract A) to be subdivided in a future filing. Pursuant to the Welty Ridge ODP Amendment 1, medium-density residential land uses are planned for the southwest acreage, with densities ranging from 3-6 DU/acre. The medium-density residential land use aligns well with Medium Intensity/Density area of the 2021 Comprehensive Plan.

Staff finds that the proposed subdivision complies with the ODP, which outlines land uses and development standards for the project site; therefore, staff recommends that the Planning and Zoning Commission recommend approval to the Town Council. A development agreement will be proposed with the project when it is presented to Town Council, as well as a Water and Sewer Service Agreement that will provide irrigation for the landscaped areas along public rights-of-way.

## **PUBLIC NOTICE**

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, February 1, 2024. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Pursuant to Section 17.2.1-F of the Johnstown Land Use and Development Code, 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.

## **COMPREHENSIVE PLAN**

Goal W2: Balance more intense commercial uses along major highway corridors while having neighborhood-scale commercial in the Downtown and throughout the community to ensure convenient access to jobs, goods, and services for all residents. The proposed subdivision aligns with this goal, because it locates a more intense mix of uses adjacent to the I-25 corridor.

## **STRATEGIC PLAN**

GOAL: Natural & Built Environment

- Strategy: 1. Expect and encourage community centered design.*
- 2. Support a broad range of housing options.*

Staff finds that the proposed subdivision aligns with the above-listed goal and strategy from the adopted Johnstown Strategic Plan, because the land uses associated with the project provide for a range of housing options, from low to high density.

## **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 Preliminary and Final Subdivision Plat for Welty Ridge Filing No. 2 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 Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating infrastructure to support buildable commercial and employment opportunities as well as housing opportunities in the future.
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 will bring in a variety of commercial and employment opportunities for the Town of Johnstown.

### **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 Preliminary and Final Subdivision Plat for Welty Ridge Filing No. 2.

### **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 Preliminary and Final Subdivision Plat for Welty Ridge Filing No. 2 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 Preliminary and Final Subdivision Plat for Welty Ridge Filing No. 2, based on the following findings...