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PLANNING & ZONING COMMISSION AGENDA COMMUNICATION

HEARING DATE:	February 14, 2024 at 7:00PM
SUBJECT:	Front Range Fire – Annexation and Zoning Request
ACTION PROPOSED:	Public hearing for consideration of Front Range Fire Rescue Annexation and proposed Zoning
LOCATION:	North of Highway 60, East of Telep Ave, situated by Front Range Fire Station 1 consisting of approximately 0.1 acres.
ATTACHMENTS:	<ol style="list-style-type: none">1. Resolution 2024-05 setting fourth annexation proceedings2. Front Range Fire Annexation Petition3. Vicinity Map4. Annexation Map5. Zoning Map6. Annexation Impact Study
PRESENTED BY:	Lilly Cory, Planner I

BACKGROUND & SUMMARY

Front Range Fire District formally submitted an updated annexation petition on December 19, 2023 with the proposed zoning of PD-R to match the remainder of the site. The subject property consists of approximately 4268.88 square feet, situated in Lot 1, Phase 5 of Rolling Hills Ranch, Town of Johnstown, County of Weld, and State of Colorado. More commonly known as the northeast corner of Front Range Fire Station 1, North of Highway 60 and East of Telep Ave.

The subject property is presently zoned Agriculture (A) in unincorporated Weld County. This small triangular shaped section of land borders incorporated lands within the Town of Johnstown on the west and south. Islands of unincorporated lands exist to the north and east. Small unincorporated islands of land are typically created as a result of non-concurrent development over time, wherein land is sometimes swapped and traded amongst property owners to support individual development projects. This appears to be the case with the subject property, so the

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proposed annexation will effectively eliminate part of the island conditions in the vicinity and clean up this boundary issue. The Front Range Fire Department owns the subject property and it currently houses their flagpoles.

SURROUNDING ZONING & LAND USE

North: AG – Unincorporated Weld County – existing residence and ag lands
South: PD-R – Residential Town of Johnstown – Front Range Fire Station 1
East: AG – Unincorporated Weld County – existing agricultural land
West: PD-R – Residential Johnstown – Rolling Hills Ranch Subdivision

LAND USE HISTORY

Historically, this property has been used to house the flagpoles for Front Range Fire Station 1 and will continue to do so upon annexation.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the opening of the public hearing was published in the Johnstown Breeze, on February 8th, 2024. Pursuant to Section 17.2.F3 of the Johnstown Municipal Code, notices for Planning and Zoning Commission were mailed to all property owners within 800 feet of the property in question on the 18th of January 2024. Additional notices will be mailed prior to the Town Council public hearing on March 18th, 2024. Notices included a map of the proposed annexation and proposed zoning for residents to review. State required annexation packets were sent out on February 6th, 2024, to the respective county and special districts to inform them of the hearing date and annexation.

NEIGHBORHOOD MEETING

A neighborhood meeting was not held for this meeting due to the size of the subject property and no anticipated change of use with proposed zoning.

PROJECT DESCRIPTION & ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can provide water, sewer, and police services to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding Substantial Conformance with C.R.S. requirements was passed by the Town Council on February 5th, 2024, and set the public hearing for March 18th, 2024.

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INFRASTRUCTURE

No additional infrastructure will be required at this time as a result of the proposed annexation.

COMPREHENSIVE PLAN COMPLIANCE

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary.

STRATEGIC PLAN COMPLIANCE

Goal: Expect and encourage community centered design.

Strategy: Guide growth in the community through appropriate annexation, zoning, planning, and land use development.

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

Staff Recommendation

Staff finds that the proposed annexation and zoning are complementary, comply with state statutes, and satisfy the requirements of the Johnstown Land Use & Development Code; therefore, staff recommends that the commission recommend that the Town Council approve the Front Range Fire Annexation and Zoning.

Planner: Lilly Cory

PLANNING AND ZONING MOTIONS:

Approval: Based on the information presented and the content and findings in the staff report, I motion to

- A. Recommend that the Town Council approve annexation case ANNEX 22-0004, more commonly known as Front Range Fire Rescue Annexation; and,
- B. Recommend that the Town Council approve a zoning designation of PUD-R on the subject property to match the balance of the existing Front Range Fire Rescue property.

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Alternative Motions:

Approve Annexation and Deny Zoning: Based on the information presented and the content and findings in the staff report, I motion to

- A. Recommend that the Town Council approve annexation case ANNEX 22-0004, more commonly known as Front Range Fire Rescue Annexation; and,
- B. Recommend that the Town Council deny a zoning designation of PUD-R on the subject property for the following reasons...

Denial: Based on the information presented and the content and findings in the staff report, I motion that the Town Council deny annexation case ANNEX 22-0004, more commonly known as Front Range Fire Rescue Establishment of Zoning. due to the following reasons...