



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Uncle Benny's Building Supplies Site Development Plan
PROJECT NO:	DEV22-0007
DESCRIPTION:	Retail Building Supply Store and Yard (Light Industrial), on 5 acres
LOCATION:	Marketplace Drive
APPLICANT:	Uncle Benny's Building Supplies, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	February 15, 2023

ATTACHMENTS

1. Vicinity Map
2. Site Development Plan – Site, Architecture, Landscape
3. Johnson's Corner PUD Exhibit (from Annexation Agreement)

PROJECT SUMMARY

The Applicant is requesting consideration of a Site Development Plan for a project called the Uncle Benny's Building Supplies Retail Store and Yard. The project site east of the Frontage Road on Marketplace Drive, just east of Candlelight Dinner Playhouse. The retail site will include a 9,600 square foot (SF) main retail store, several covered sheds for building materials in a rear yard that offers pull-through pick-up, as well as a 3,900 SF marketplace kiosk to offer small spaces to artisans, craftsman, and makers. Parking will be provided with pull through spaces for large trucks and trailers.

PROPERTY BACKGROUND

This property was annexed into the Town with the Johnson's Corner Annexation No 2 in 1999, and zoned PUD-JC (Johnson's Corner) at that time Attachment 3. The Uncle Benny's Marketplace Resubdivision (2022) was a replat of the Great Colorado Marketplace Subdivision (2001) and created this 5 acre lot, as well as dedicated right of way for a future N/S connection along the LCR 3E alignment.

Marketplace Drive was constructed to just east of the site; water and sanitary sewer were extended in/to Marketplace as well, with prior development.

This site has no floodplain, irrigation ditches, or oil and gas facilities or wells located on site. There is a small drainage ditch that runs across the property, that is being addressed through site engineering.

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ZONING & LAND USE

Site Zoning:	<i>PUD-JC – Johnson’s Corner - undeveloped</i>
North	PUD-JC – Johnson’s Corner – Auto Sales
East	PUD-JC – Johnson’s Corner - Candlelight theater
South	PUD-JC – Johnson’s Corner – Exodus Moving
West	PUD-MU – undeveloped, ag land and oil and gas facilities

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, January 26, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed site plan. No neighborhood meeting was required.

PROJECT DESCRIPTION & ANALYSIS

Review Criteria

Per Johnstown Municipal Code §16-145(e)(1)c, as this project is not currently governed by a set of detailed design guidelines for the PUD, it is therefore subject to Full Review by the Planning & Zoning Commission and Town Council. The standards and elements for review within the Code (JMC §16-145(j)), include:

- Zoning and land use
- Height, bulk, yard setbacks, building coverage, & other site considerations
- PUD / ODP Design Guidelines
- Utilities
- Stormwater and drainage
- Parking
- Loading
- Stacking
- Landscaping
- Lighting
- Signs
- Circulation – vehicular
- Circulation – pedestrian
- Town plans and design guidelines

The code further states that the final reviewing body “shall approve a proposed development plan application if... it conforms” to all of the appropriate and applicable standards.

In Staff and the JRC review of the project, we have determined that the project is in conformance with the Town codes, standards, and regulations, and in alignment with the comprehensive plan. The use falls within the uses permitted by the zoning district. No traffic study was required, given the classification of Marketplace Drive and the proposed use. While a few remaining items are being revised by the Applicant, based on JRC comments, staff feels confident that this project will meet all technical and engineering standards necessary.

The Project

This proposed development will create a 5-acre site for Uncle Benny’s Building Supplies to relocate from a prior site north of Berthoud. Drive access will be pulled from Marketplace Drive, and ultimately be shared with the three surrounding lots created by that 2022 Uncle Benny’s Marketplace Resubdivision.

The site is organized around a central, street-facing building that serves as the main sales office and shop, with a circular drive that moves around the site to allow large vehicles to load/unload building materials,

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with a small vehicle parking area in front of the shop. The rear yard will be a functional storage and loading area, screened with solid fencing as well as five large 3-sided covered structures (200 to 349 feet in length, 12' 7" wide/deep) which will house and protect much of the building supply materials. A smaller building is proposed inline with the main store to offer leased "marketplace" spaces to other builders, craftsman and artisans.

The architecture provides for well-articulated and interesting front-facing façades, with varied rooflines, materials and a covered front "porch" area. The front facades of the main buildings use vertical barn wood siding, and horizontal ship lap, and a main building that stands 30' to the top parapet, with a ceiling height of approx. 22'. The side elevations mimic the colors of the façade, but use a vertical metal siding as the primary material over a horizontal shiplap along the main floor. The parapet to the roof wraps around the full side of the building. The Marketplace building parapet extends to 22' at its highest, and angles back along the sides. The storage "sheds" in the materials yard use the same color and materials as the main building – and stand 18 feet tall to the peak of the half-gable roof. Industrial use buildings are permitted to use metal as a primary material, within the Town Design Guidelines. Staff appreciates the efforts to provide an attractive façade to Marketplace Dr and the customer-facing areas.

Site utilities will be brought to the site, and a larger stormwater facility will be built with the subdivision to provide detention and water quality to all lots within this smaller development. Marketplace Drive will be extended along the frontage of this lot, at minimum.

Johnstown Review Committee (JRC)

As noted above, the JRC has reviewed these development plans, as well as the accompanying engineering and construction drawings, and worked with the Applicant to institute appropriate revisions to ensure compliance with Town standards, guidelines, and specifications, as they relate to this property and Site Development Plan. All JRC members have indicated the site substantially conforms to town standards and prior master development plans and reports, and, with final requested revisions of engineering plans, is anticipated to meet all applicable codes, standards and regulations. This review, and that of the prior subdivision, included coordinating referrals with Front Range Fire, a water engineer, Public Works, and Utilities, as well as the contracted Town engineer. Final approved and accepted plans and reports are required prior to construction on-site, with the exception of some early grading work. A Water and Sewer Service Agreement is required prior to issuing a building permit – this owner did purchase sufficient water to meet the demand of this use and site.

Conclusion

After considerable coordination with the Applicant in conjunction with our review partners, Staff has no outstanding concerns and believes this Site Development Plan meets the requirements indicated within the municipal code and associated design standards and specifications.

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RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested Uncle Benny's Building Supplies Site Development Plan be approved based upon the following findings:

1. The proposed development is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed development is in compliance with the Town's municipal code, regulations, and requirements.

Recommended Motion – Motion to Approve

Based on the application received, associated submittal materials, and the preceding analysis, I move that the Planning & Zoning Commission Recommend Approval of the Uncle Benny's Building Supplies Site Development Plan to the Town Council based upon the findings as stated above.

Alternate Motion – Motion to Deny

I move that the Planning & Zoning Commission recommend Denial of Uncle Benny's Building Supplies Site Development Plan to the Town Council, based upon the following findings...