



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration for the North Ridge Preliminary/Final Plat (SUB21-0011)
DESCRIPTION:	Proposed four lot and two tract subdivision on approximately 60 acres.
LOCATION:	Northeast corner of the I-25 and Freedom Parkway (County Road 18) intersection
APPLICANT:	Roy Bade, CaliberCos.
STAFF:	Justin Currie, Planner II
HEARING DATE:	November 16, 2022

ATTACHMENTS

1. Vicinity Map
2. Final Plat

PROJECT SUMMARY

The Applicant, CaliberCos, is requesting consideration of a Preliminary/Final Subdivision Plat encompassing approximately 60 acres. The proposed plat includes four (4) development-ready lots and two (2) large tracts that will need further subdividing and be subject to site planning and other related development processes.

The primary access will be from the existing Frontage Road that runs diagonally through the property and connects at Freedom Parkway (County Road 18) to the south, and Ronald Reagan Blvd. to the north. Additional street right-of-way will be dedicated with this plat to ensure the Frontage Road can be built to an appropriate minor arterial cross-section. Colleen Street (new) will transect Lots 3 and 4 to provide access to Lot 1 on the eastern portion of the property. *Note that Lot 1 is the subject of the North Ridge at TRR neighborhood being reviewed and considered concurrently.*

Utilities include water and sanitary sewer lines to be installed with the public improvements required for the Frontage Road, along with a proposed connection to the existing systems north of Lot 1, in the Thompson River Ranch subdivision.

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Streetscape and trees will be installed along the Frontage Road and Colleen Street with construction of the improvements associated with this plat. The remaining landscaping will be provided as lots and tracts develop and get reviewed in future development review processes.

Additional features on the subdivision plat illustrate existing and proposed easements for future utility locations, along with the removal and piping of the existing Gard Lateral Irrigation Ditch that is located along the southern boundary of the property.

Zoning: PUD-MU (Mixed Use)
PUD: North Ridge PUD / Outline Development Plan (2022)

ADJACENT ZONING & LAND USE

North PUD-MU –Thompson River Ranch Single Family neighborhood
East PUD-MU –Thompson River Ranch Single Family neighborhood and RR2 – Larimer County Rural Residential
South PUD-MU – The Ridge Mixed-Use area (undeveloped)
West I-25 and PUD-MU–Mountain View Farms (undeveloped)

PROPERTY LAND USE HISTORY

This property has historically been undeveloped ag land, in Larimer County. The property was annexed as two separate annexations, the 402 Exchange Business Park Annexation, Ordinance 2005-747, and the North Ridge Annexation, Ordinance 2021-204. Zoning was established as PUD-MU (Mixed Use).

PUBLIC NOTICE & COMMENT

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 27, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. Neighborhood meetings were held in conjunction with the recent Outline Development Plan related to land uses, however no new meetings were held for this subdivision project.

STAFF ANALYSIS

Staff has no outstanding concerns with this simple “super-pad” subdivision, which will create lots and tracts for future development and provide adequate infrastructure to support that development. Staff believes the proposed Preliminary/Final Subdivision Plat substantially comply with Town Code and regulations; and meet the development standards of the North Ridge PUD Outline Development Plan; and meet the Town goal of efficient development patterns and extension of infrastructure.

Full administrative and technical review of engineering reports (utility, drainage, traffic) and engineering plans and drawings accompanied this subdivision. Development of the public improvements is anticipated to be imminent upon approval of the subdivision, development agreement, and final engineering plans.

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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 North Ridge Preliminary/Final Subdivision Plat and be approved based upon the following findings:

1. The proposed subdivision is in alignment with the current Johnstown Area Comprehensive Plan and its Future Land Use Plan.
2. The proposed subdivision appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in development and construction plans.

Recommended Motion to Approve:

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the North Ridge Preliminary/Final Subdivision Plat furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval based upon the findings as stated in this report.

Alternate Motion

- Motion to Deny: "I move that the Commission recommend to the Town Council Denial of the North Ridge Preliminary/Final Subdivision Plat based upon the following findings..."

Planner:



Justin Currie, Planner II

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