



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of the Preliminary/Final Subdivision for Iron Horse Filing No. 3
PROJECT NO:	SUB21-0016
PARCEL NO:	8513200002
DESCRIPTION:	Subdivision of approximately 45.8 acres to create additional commercial and industrial lots, in the Iron Horse PUD.
LOCATION:	South of Ronald Reagan Boulevard and East of High Plains Boulevard
DEVELOPER:	Centerra Commercial, LLC c/o Mike McBride
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	March 22, 2023

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Iron Horse PUD Land Use Plan

EXECUTIVE SUMMARY

The Developer, Centerra Commercial, LLC, associated with McWhinney Real Estate Services, Inc., is requesting Preliminary/Final Plat approval for a subdivision filing within the Iron Horse PUD. The subdivision will consist of 11 lots and dedicated road right-of-way (ROW), with a remaining “outlot” that will be dedicated in the future for the extension of that ROW. An internal collector road – Iron Horse Drive – is proposed to connect from Ronald Reagan Boulevard to High Plains Boulevard. The subdivision will also plat various drainage, irrigation, landscaping, utility and emergency access easements, to be located along select lot lines or within the outlot or tracts. (*Attachment 2*).

ZONING: PUD-MU – Iron Horse Planned Unit Development (*Attachment 3*)

The Community That Cares

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ADJACENT ZONING & LAND USE:

North: PUD-MU (Iron Horse) / flex industrial, multiple businesses

East: PUD-MU (Iron Horse) / industrial - Canyon Bakehouse

South: PUD-MU (undeveloped) / rural residential and ag land

West: PUD-MU (2534) / flex industrial and warehousing

PROPERTY LAND USE HISTORY

The subject property was historically used for agricultural purposes and was annexed into Johnstown as part of the Spreng Annexation in 2006 by Ordinance #2006-771, reception #20060083932; plat reception #20060083931; PUD-MU Zoning by Ordinance #2006-772 reception #20060083933. The subject property is a portion of Parcel III as shown on the Spreng Annexation map and is currently unplatted. This 45-acre property has a metes and bounds legal description, as stated within the May 5, 2020 deed, therein called Parcel 8. This subdivision is subject to the Iron Horse PUD Design Guidelines, revised June of 2022.

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision plat, as well as required engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- Larimer County
- IMEG (Town Engineer)
- Thompson School District R2-J
- Little Thompson Water District
- Loveland Fire Rescue Authority
- Helton & Williamsen (Water Engineer)
- Northern Co Water Conservancy District
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Public Works & Utilities Departments

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision would create a new filing within the Iron Horse PUD. The subdivision would consist of 11 lots, 1 outlot, 2 tracts, and dedicated road right-of-way. The lots range from 2.1 acres to 11.6 acres, with a typical size between 2-3 acres, with the exception of a few larger properties. A collector street is proposed to connect, ultimately, from Ronald Reagan Boulevard to High Plains Boulevard, to be named Iron Horse Drive. The subdivision will also plat various drainage, irrigation, landscaping, utility and emergency access easements, to be located along select lot lines or within the outlot or tracts.

Outlot A is the sole outlot and encompasses the future road extension and dedication. Tracts A and B are located west of and adjacent to the westernmost lots, along High Plains Boulevard – as a landscape buffer along that arterial. A subdivision improvement and development agreement and a water sewer service agreement will accompany this Final Plat to Council. No Final Development Plan is associated with this Final Plat – each site will be reviewed as development is proposed.

Improvements proposed with this subdivision include an initial phase that will construct all of the wet utilities (water and sewer) as well as the eastern portion of Iron Horse Drive, platted to serve

Lots 4-8 in Block 3, and Lot 2 in Block 2 with an interim cul-de-sac constructed at the end of that interim roadway. The extension of that was reviewed with the overall engineering plans, and will be built in the future, as the future lots build out. The street frontage along High Plains Boulevard will also be required to be built out to include expanded lanes, curb, gutter and walks.

The 2021 Comprehensive Plan identifies this area as appropriate for high density and intensity development. This land use area is designed to support a high percentage of non-residential uses, and is intended to provide high-quality, high-visibility locations for retail, office and employment activities, with some light industrial uses. Staff finds this development is in alignment with that plan as this development will further create a high-use commercial and industrial space for a variety of businesses and tenants. Development in this area is also intended to benefit from key transportation corridors, which is accomplished given the proximity to Ronald Reagan Boulevard and US Highway 34.

Staff has no outstanding concerns with this subdivision and believes it will promote the Town's goals to support employment diversity in the Town and the local economy. Additionally, by further subdividing land within existing commercial and industrial areas there are no concerns of incompatibility in relation to the surrounding land uses.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, March 2, 2023. 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. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

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/Final Plat for Iron Horse Filing No. 3 be approved 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 applicable Iron Horse Design Guidelines, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by creating platted lots for a variety of commercial and industrial businesses, which broadens the economic base for the Town. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses. By further platting within Iron Horse, compatibility and predictability is provided to present and potential property owners. Additionally, the continued expansion of a regionally significant mixed-use development creates a comprehensive and full-service built environment that increasingly supports the needs and market for businesses.

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 Final Plat for Iron Horse Filing No. 3.

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 Final Plat Iron Horse Filing No. 3, with the following conditions:

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Denial of the Final Plat for Iron Horse Filing No. 3, based on the following findings.