



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** August 1, 2022
- SUBJECT:** Ordinance 2022-236 Approving the P.U.D. Outline Development Plan for SunCatcher
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2022-236 Approving the SunCatcher P.U.D. Outline Development Plan for SunCatcher, on First Reading
- ATTACHMENTS:**
1. Ordinance 2022-236
 2. Vicinity Map
 3. Outline Development Plan (ODP)
 4. ODP Narrative
 5. PZC Agenda Memorandum for ODP
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Town has received an application from Sauer South, LLC, for consideration of an Outline Development Plan (ODP) encompassing approximately 125 acres of land known as the SunCatcher development. (Attachment 3) The property is located on the southwest corner of Telep Ave and Weld County Road 46. (Attachment 2) It is encompassed within the project areas of the SunCatcher Annexation and Establishment of Zoning (EOZ) that preceded this project to hearings.

The proposed SunCatcher Outline Development Plan (ODP) shows the intent to develop a mix of commercial and higher-density residential uses along WCR 46, to approximately 600-feet south, where the site will then transition to lower density residential. An interim use for a solar farm facility, proposed as a Use by Special Review, would potentially be located on the southwest 58 acres of the site with farming and ag operations continuing on the remaining portions until future development occurs. (Attachment 4) The current Little Thompson River location, and floodplains are noted on the ODP, as well. Development would intend to occur outside this area, and a river corridor trail would be included in future long term development plans for those residential areas.

The Community That Cares

johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

The Planning & Zoning Commission (PZC) held a public hearing on July 13, 2022, to consider the SunCatcher ODP (Case ZON22-0002). The Planning & Zoning Commission Agenda Memorandum (Attachment 5) provides background and historical use of the property. Based upon the materials submitted, analysis, and findings, the PZC approved a motion (5-0) to recommend to Town Council approval of this ODP request. The approved condition related to land uses that was identified by Staff, and included in that PZC recommendation has been addressed and satisfies Staff's concerns.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been adequately addressed by the Applicant. Staff has no remaining outstanding concerns.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2022-236 approving the SunCatcher P.U.D. Outline Development Plan (ODP), on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Ordinance 2022-236 approving the SunCatcher P.U.D. Outline Development Plan (ODP), on First Reading.

For Denial

I move that the Town Council deny Ordinance 2022-236.

Reviewed and Approved for Presentation,



Town Manager