



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	3a: Annexation 3b: Establishment of Zoning
DESCRIPTION:	North Ridge Annexation and Establishment of Zoning for 36.97 acres
LOCATION:	Portion of Southeast ¼, Section 22, Township 5 North, Range 68 West
APPLICANT:	Ridge II ManageCo, LLC; Caliber Services, LLC; Caliber Companies, LLC; CaliberCos Inc.
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	June 9, 2021

BACKGROUND & SUMMARY

The applicant, Caliber Development, requesting annexation of 36.97 acres of land,). The property is located in the Southeast ¼ of Section 22, Township 5 North, Range 68 West. More specially, it is located along the Frontage Road, North of County Road 18 / Freedom Pkwy. Petitioner is proposing zoning of PUD-MU (Planned Unit Development – Mixed Use).

The subject property is presently zoning FA – Farming in unincorporated Larimer County. It is bordered on all sides by incorporated areas of Johnstown, though there are portions of unincorporated Larimer County slightly beyond adjacent parcels. Zoning in all surrounding parcels is PUD-MU. There is land presently in unincorporated Larimer County just to the Southeast that is zoned FA.

Surround land uses are as follows. Thompson River Ranch, a single-family residential development, is adjacent to the North and East. I-25 and the Frontage Rd. run North-South on the West side of this property, with the Mountain View Farms PUD on the other side of the ROW. That PUD is currently used for agricultural purposes. To the South is undeveloped land currently that is siting vacant as part of The Ridge development. Properties to the Southeast, beyond The Ridge and Thompson River Ranch, are used for agricultural and large-lot residential purposes.

HISTORY

Historically, this property has been used for farming. There was a farmhouse and active farm on the property until 2018-2019, when the frontage road was re-routed. The farmhouse was demolished at that

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time, in order to make way for the re-routed frontage road, which passed directly over the site of the former home. At some point, CDOT took part of the property for said roadway improvements and realignment, resulting in the current parcel.

Based on aerial imagery, it appears agricultural operations ceased between 2016 and 2018, and the fields were left unutilized.

ATTACHMENTS

- 1-Vicinity Map
- 2- Application & Petition
- 3-Annexation Map
- 4-Zoning Map

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, July 13, 2021. 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 map of the proposed annexation and zoning.

On Monday, June 7, 2021, Town Council passed Resolution 2021-18, finding the proposed annexation in substantial compliance with Colorado Revised Statutes and the Colorado Constitution. This resolution set the public hearing date for the proposed annexation as Wednesday, July 7, 2021.

Notice for the November 2nd Town Council hearing was published in the local newspaper of widest circulation, the Johnstown Breeze, beginning on Thursday, June 10, 2021. This notice provides the date, time, and location of the Town Council hearing, as well as a description of the project. This notice, along with a copy of Resolution 2021-18, is published in the Johnstown Breeze for four (4) consecutive weeks. Notices will be mailed to all property owners within 500 feet of the property in question, including a map of the proposed annexation and zoning.

NEIGHBORHOOD MEETING

An online neighborhood meeting was held on Tuesday, September 27, 2021. Notice for said meeting was mailed to all property owners within 500 feet of the proposed annexation advertising the meeting time and place. Town Staff and the Applicants team were present and no resident attended.

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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 planned to be zoned and developed as urban-level development.
3. The property is located within the Town of Johnstown Growth Management Area.
4. The Town is capable of providing water, sewer, and police service to the property.
5. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

Johnstown Comprehensive Plan Alignment

P.2-5: The intersection of County Road 18 and I-25 is projected as a “Gateway Center”, meaning this is not only a major entryway in Town, but also a center of development. In addition, this area is “Commercial Mixed Use” and is at the crossroads of a major arterial, a minor arterial, and I-25.

Goal CF-1: New development achieves the community’s goals and is consistent with the Town’s vision – Contiguous, compact pattern.

This proposal would create areas for medium-density housing. Additionally, it makes use of the “keyhole” property to its best and highest use. This land would otherwise be left undeveloped and vacant between the Frontage Road and I-25.

Goal CF-2: Beautiful Town gateways and entries at major intersections – gateways.

The proposed annexation sits at the intersection of County Road 18 and I-25, one of The Town’s most important and visible gateways. Zoning as proposed at this intersection would increase visibility and draw people into Johnstown.

Zoning & Development Standards

The current zoning for the property is FA – Farming in Larimer County. There are no conditional uses or uses by special review for the property.

The applicant requests zoning PUD-MU upon annexation. An ODP is also proposed and is separate from this proposal. Said ODP would create basic zoning and land use standards.

Infrastructure

There is currently no Town water service to the property. Applicant proposes looping the existing water line in Thompson River Ranch through this property. It would then tie into the proposed water lines in the Ridge 3 development to the south.

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Sanitary sewer for the site would be handled by the Low Point Waste Water Treatment Plant (WWTP). Connections for sanitary sewer will be made at two potential locations. One connection would be to the line in Thompson River Ranch, while the other would be on the Johnson's Corner interceptor along County Road 18. The exact routing is still under consideration, but construction of infrastructure and conveyance of wastewater is absolutely possible.

Major transportation infrastructure is already in place for this annexation. The Frontage Road is slated as a minor arterial road in the Johnstown Master Transportation Plan. The required ROW has previously been dedicated, so there is no concern in that regard. Applicant will need to work with The Town and CDOT regarding access onto the Frontage Road. The Town will expect appropriate roadway improvements be completed at time of development.

Staff Concerns

Staff has no concerns for the annexation.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Item #3a Annexation: North Ridge Annexation

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the North Ridge Annexation be approved based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can adequately and efficiently provide utility and police services.
4. The proposed zoning is consistent with the Town of Johnstown Comprehensive Plan.
5. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the North Ridge Annexation 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 of the North Ridge Annexation based upon the findings as stated in the staff report.

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Alternate Motions

- A. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of the North Ridge Annexation with the following conditions..."
- B. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the North Ridge Annexation based upon the following..."

Item #3b Zoning: North Ridge Annexation- Establishment of Zoning

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of PUD-MU for the North Ridge Annexation be approved based upon the following findings:

- 1. The proposed zoning is consistent with the Town of Johnstown Comprehensive Plan.
- 2. The proposed zoning and accompanying uses are the best use for the area, namely commercial uses at the major intersections.

Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for PUD-MU zoning for the North Ridge Annexation 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 of the request for PUD-MU zoning for the North Ridge Annexation based upon the 2 findings as stated in the staff report.

Alternate Motion

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the request for PUD-MU zoning for the North Ridge Annexation based upon the following..."

Planner:

Darryll Wolnik

Planner II

Reviewed by:

Kim Meyer

Planning & Development Director

File Name: S:\PLANNING\2020 Land Use Projects\ANX20-004 North Ridge Annexation\Hearings – PZC North Ridge ANNX PUD Staff Report 06 09 21.docx

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