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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: July 1, 2024

SUBJECT: Public Hearing – The Granary Subdivision Filing No. 3 - Case No. SUB23-0013

ACTION PROPOSED:

1. Consideration of Resolution No. 2024-30 Approving the Final Subdivision Plat and Final Development Plan for the Granary Subdivision Filing No .3
2. Consideration of Water and Sewer Service Agreement for the Granary Filing No. 3

ATTACHMENTS:

1. Resolution No. 2024-30
2. Vicinity Map
3. Final Plat
4. Final Development Plan
5. Preliminary Plat
6. Preliminary Development Plan
7. The Granary ODP
8. Staff Presentation
9. Applicant Presentation
10. Water & Sewer Service Agreement

ZONING: PD- The Granary ODP

PRESENTED BY: Lilly Cory, Planner I
Jeremy Gleim, AICP, Planning & Development Director

EXECUTIVE DESCRIPTION

The Applicant, Hartford Homes, LLC., is requesting approval for a final subdivision within The Granary Planned Development (PD). Proposed is a large lot single-family detached neighborhood intended to maintain low-density uses by integrating open space and public amenities. The Granary

The Community that Cares

will provide single-family homes with pedestrian and vehicular access to Roosevelt High School along with a clubhouse and an outside pool. Roosevelt Parkway will extend through The Granary development creating a connection from Telep to Colorado Boulevard to help facilitate an improved traffic flow through the project and the surrounding area. Filing No. 3 will add 122 single-family lots with three (3) tracts for future residential development.

LOCATION

The project site is located on the north side of Weld County Road 46 and spans the entire length between Colorado Blvd. and Telep Ave. The subject property encompasses approximately 275 acres within the Town of Johnstown Town Limits. Upon buildout of the entire project there will be four major vehicular access points: two along WCR 46, one along Telep Ave., and one along Colorado Blvd.

HISTORY

The subject property was annexed into the Town of Johnstown in 2009 under the Maplewood Acres Annexation. It was annexed into the Town by way of Ordinance No. 2009-100. Upon annexation, PUD zoning was established. The property was later rezoned in 2021 by Ordinance No. 2021-193 to be the Granary Outline Development Plan.

ZONING & LAND USE

Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is located in two land use areas:

- Medium Density/Intensity - Western portion of the site along Colorado Boulevard/ Weld County Road 13 (~25%)
- Low Density/Intensity – Remaining portion of the subject property (~75%)

| ADJACENT ZONING & LAND USE | |
|---------------------------------------|--|
| NORTH | AG - Weld County - Agriculture |
| EAST | PD – Red Mountain AG - Weld County |
| SOUTH | PD - Suncatcher – Solar Farm |
| WEST | PD – Whitehall – Roosevelt High School |

PROJECT DESCRIPTION & ANALYSIS

The overarching Granary development is comprised of approximately 275 acres and is being divided into nine (9) filings. A maximum of 950 lots are proposed in the complete build-out of the development. Filing No. 3, the subject of this report, is intended to create 122 lots for single-family homes, with varying lot sizes ranging from 4,800 – 7,500 square feet. Filing No. 3 encompasses 185 of the 275 acres that make up the overall project; however, of the 185 acres that comprise the subject filing, only ~49 acres will be slated for immediate development. Approximately 16 acres will be used for the single-family lots, 18 acres will be used for public roadways, and 15 acres will

be used as outlots for open space, pedestrian infrastructure, and utility/drainage easements. The remaining ~135 acres will be platted as tracts that will be subdivided in future filings.

Along the eastern portion of Filing No. 3, Filing No. 1 is actively being constructed and consists of the same integrity as Filing No. 3. The lots that back up to Filing No.1 match the size of the adjacent lots and continue to reinforce the character of the development. Future development is to comply with the Granary ODP unless otherwise amended and approved.

The primary function of the proposed filing is to create residential lots for development, as well as the infrastructure and circulation network that will serve the surrounding development. The Preliminary Plat for this project was approved on May 17, 2021, by Resolution 2021-14.

Pursuant to Section 17-2-2(D) of the Town’s Land Use & Development Code (LUDC), preliminary plats provide detailed planning review of development patterns, street networks, block and lot layout, civic space, parks, open space, and landscaping requirements, and the ability to meet public facility and utility requirements for future development before preparation of detailed construction and engineering plans. In simple terms, the preliminary plat approves the design and layout of the subdivision, and the final plat (“filings” if a project is phased) simply memorializes what was already approved and creates the legal lots for development. Filing No. 3, as presented, is consistent with the Preliminary Plat that was approved by Council on May 17, 2021.

Pursuant to the information listed above, staff has found that Filing No. 3, as presented, complies with the approved preliminary plat, as well as the development standards outlined in the Granary ODP.

Final Development Plan

Filing No. 3, along with all past and future phases of the project, is subject to the Granary ODP. Among other things, the Granary ODP specifies such things as: building design standards, open space, entry point treatments, setbacks, building heights, fencing, and roadway design. The Final Development Plan (FDP) submitted in conjunction with Filing No. 3 was developed in concert with the Granary ODP.

As depicted in the FDP, one of the most exciting features in Filing No. 3 is the amenity feature in Outlot G. This amenity includes a large pool which is outfitted with swim lanes, a wet deck, and a slide. A separate kiddy pool is also proposed. The amenity facility will also include a pool house which will house an office and two restrooms. The architectural stylings of the pool house are consistent with the theme of the development, including a decorative silo at the northwest corner of the structure.

The FDP proposes five different architectural models for the single-family houses, and each model has two elevations. Therefore, there are ten (10) unique products available for the development. Details of the models are listed in the table below:

| MODEL | ELEVATION | MAX. HEIGHT |
|----------|-----------|------------------|
| Christie | Farmhouse | 21’-4” / 1-story |

| | | |
|------------|-----------|-------------------|
| | Craftsman | 16' / 1-story |
| Fitzgerald | Farmhouse | 27'-8" / 2-story |
| | Craftsman | 24'-10" / 2-story |
| Hemingway | Farmhouse | 28'-4" / 2-story |
| | Craftsman | 25'-3" / 2-story |
| Rowling | Farmhouse | 28'-3" / 2-story |
| | Craftsman | 25'-2" / 2-story |
| Twain | Farmhouse | 27'-6" / 2-story |
| | Craftsman | 24'-8" / 2-story |

Landscape and irrigation plans for the entire filing are included in the FDP. Care has been taken to design passive and active open-space areas that will support the inhabitants of the development. The centrally located park and amenity will contain irrigated turf areas for field recreation and structured activity areas, including a playground and the aforementioned pool. The FDP also identifies landscape treatments for individual lots and parkways adjacent to public streets.

PUBLIC NOTICE

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, June 13, 2024. This notice provided the date, time, and location of the Town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

COMPREHENSIVE PLAN ALIGNMENT

The 2021 Comprehensive Plan (Comp Plan) identifies this area as appropriate for both Medium and Low density and intensity development. The Granary ODP and Preliminary Plat outline a low-density use with a maximum of 3.64 units per acre as the density of the overall development.

This subdivision is in alignment with The Granary Outline Development Plan wherein land use maintains a low density. Staff finds that this project aligns with the adopted Comprehensive Plan and will help create the framework for future development that aligns with the goals and policies listed therein.

WATER & SERVICE SEWER AGREEMENT

A Water & Sewer Service Agreement (WSSA) has been submitted in conjunction with the proposed subdivision plat. The WSSA requires a separate action from the filing and may only be considered if the plat is approved. The details of the WSSA are described below.

Filing No. 3- The Granary

The Developer has agreed to dedicate water in the amount of 69.44 acre-feet to the Town to satisfy the demands of Filing No. 3. A portion of the water (5.51 AF) may be allocated to another portion of the project with written consent from the Town once native seeds are established and the temporary irrigation has been removed.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environments
 - *Expect and encourage community-centered design.*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities.*

FINDINGS

1. The proposed subdivision is consistent with the Johnstown Comprehensive Plan.
2. The proposed subdivision complies with the previously approved Preliminary Plat and The Granary Outline Development Plan.

The proposed subdivision will meet the needs of the community by creating new lots for residential development with the intention of expanding the community for its residents, businesses, and visitors alike.

LEGAL ADVICE:

The Town Attorney reviewed all documents.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: THE GRANARY FILING NO. 3

Staff recommends that the Town Council approve Resolution No. 2024-30, to approve the final subdivision plat and final development plan for The Granary Subdivision Filing No. 3- Case No. SUB23-0012, contingent upon the approval and execution of a Subdivision Development and Improvement Agreement.

SUGGESTED MOTIONS:

For Approval:

I Move to Approve Resolution No. 2024-30, Approving The Granary Filing No. 3.

For Denial:

I Move to Deny Resolution No. 2024-30.

RECOMMENDED ACTION: WATER & SEWER SERVICE AGREEMENT – THE GRANARY FILING NO. 3

Staff recommends that the Town Council approve the Water and Sewer Service Agreement for The Granary Filing No. 3.

SUGGESTED MOTIONS:

For Approval

I Move to Approve the Water and Sewer Service Agreement for The Granary Filing No. 3.

For Denial

I Move to Deny the Water and Sewer Service Agreement for The Granary Filing No. 3.

Reviewed and Approved for Presentation,



Town Manager