



Town of Johnstown

Planning & Zoning Commission Staff Analysis Report

ITEM:	Public Hearing and Consideration of the Blue-Sky Prairie Subdivision Preliminary Plat
PROJECT:	SUB23-0008
PARCEL NO:	106102100021 & 106102100031
DESCRIPTION:	Residential Subdivision of approximately 121 acres, in the recently Amended High Plains Village PD
LOCATION:	South of Veteran's Parkway & East of High Plains Blvd
DEVELOPER:	High Plains Estates JV, LLC
STAFF:	Lilly Cory, Planner I
HEARING DATE:	November 1, 2023

ATTACHMENTS:

1. Preliminary Plat
2. High Plains Village PD
3. Traffic Study Plan

EXECUTIVE SUMMARY:

The Developer, High Plains Estates JV, LLC, associated with Henry Design Group & LJA Engineering is requesting approval of the Preliminary Plat/Subdivision within the High Plains Village PD. The subdivision will consist of ~425 lots, dedicated right-of-way ROW, and connective out lots for drainage and open space. The internal collector road – Waterbirch Ave- will have a more heavily landscaped ROW to create a more open walkway in the community to make up for 0.6 acres of the open space requirement as per the land use code. The subdivision will outline the general overview of the expected development and use of the land.

ZONING: PD- High Plains Village PD Amendment 1 (*Attachment 2*)

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ADJACENT ZONING & LAND USE:

North: Great Plains Village PD- Revere North Development, Residential

East: PD- Cito Property, Agriculture

South: R1- Rocksbury Ridge

West: Great Plains Village PD- Revere Development, Residential

PROPERTY LAND USE HISTORY

The subject property was historically used for farming and was annexed into Johnstown as part of the Klein 125 Annexation in 2008 by Ordinance #2004-720, reception #20043190851: PD High Plains Village by ordinance #2004-721, reception #20043190852. The subject property is currently unplatted. The High Plains Village PD was Amended in 203 by ordinance #2023-241, reception #20234902691(*Attachment 2*).

SUBMITTAL AND REFERRALS

This project submittal included the proposed preliminary subdivision plat, as well as required engineering plans and reports for the site. The project was referred to and reviewed by:

- + Weld County
- + IMEG (Town Engineer)
- + Little Thompson Water District
- + Front Range Fire District
- + Helton & Williamsen (Water Engineer)
- + NOCO Water Conservation District
- + Public Works & Utilities
- + FHU (Town Traffic Engineer)

PROJECT DESCRIPITON & ANALYSIS

The proposed subdivision would create 3 new Filings in the High Plains Village PD. This would outline 425 lots and 32 outlots for open space. The proposed plat will connect to High Plains Boulevard and Veteran’s Parkway (WCR 50) with one entrance/exit on each road.

All outlets will be used in open space, spacing from oil wells (plugged & abandoned), or drainage (detention ponds) for the development. At this time a Water Sewar Service Agreement or a Development Agreement will not be required as no official lots will be made. When the official Final Development & Subdivision is to go through council this will occur.

At this time there are no public improvements that have been proposed. There is a reimbursement agreement with Forestar (Revere Development) for the expansion of High Plains Blvd.

The staff has no outstanding concerns with this subdivision and believes that it will promote the Town’s housing diversity and local economy. There are no concerns of incompatibility with surrounding Town Developments & Zoning.

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PUBLIC NOTICE

Notice for the Planning and Zoning Meeting and Public Hearing was published in the Johnstown Breeze on Thursday September 26, 2023. This notice provided the date, time, and location of the hearing along with a description of the project. Notices were mailed out on Tuesday September 24, 2023 to all landowners in an 800ft radius from the property. The meeting for October 18th was cancelled so all notifications for the landowners and the Johnstown Breeze were sent out on October 19th, 2023.

RECOMMENDED FINDINGS AND MOTIONS

Recommended Findings

It is recommended that the Planning and Zoning Commission send a recommendation for approval to Town Council for the Preliminary Plat for Blue-Sky Prairie based upon the following findings:

- 1.) The proposed subdivision is consistent with the town comprehensive plan and is in compliance with the Town's codes, regulations, and requirements along with the High Plains Village PD.
- 2.) The proposed subdivision meets the updated requirements of a PD by creating a unique neighborhood by using their landscaping and lot diversity.

Recommended Motion to Approve

I move to approve Blue Sky Prairie Subdivision Preliminary Plat/Development Plan, based on the application received, information provided, and findings noted at this hearing.

Alternative Motions:

Motion to Recommend Approval with Conditions

I move to approve Blue Sky Prairie Subdivision Preliminary Plat/Development Plan with conditions, based on the application received, information provided, and findings noted at this hearing. The conditions are listed as such:

Motion to Recommend Denial

I move that the Commission recommend to Town Council Denial of the Blue Sky Prairie Subdivision Preliminary Plat/Development Plan, based on the following findings.