



Town of Johnstown

Planning & Zoning Commission Staff Analysis Report

ITEM:	Public Hearing and Consideration of Settler's Crossing Preliminary/Final Subdivision Plat
PROJECT:	SUB23-0003
PARCEL NO:	106102100021
DESCRIPTION:	Commercial Subdivision of approximately 13.7 acres, in Mountain View West PD (2017)
LOCATION:	South of Settler's Way & East of Parish Ave
DEVELOPER:	Parish, LLC
STAFF:	Lilly Cory, Planner I
HEARING DATE:	November 1, 2023

ATTACHMENTS:

1. Vicinity Map
2. Final Plat
3. Traffic Impact Study
4. Mountain View West PUD (2017)

EXECUTIVE SUMMARY:

The Developer, Parish, LLC, with Land One Engineering is requesting approval of the Final Subdivision Plat within the Mountain View West PD. The subdivision will consist of 11 lots, dedicated right-of-way (ROW), and commercial signage. It is anticipated that this will act as neighborhood commercial with access to the surrounding residential community.

ZONING: PD- Mountain View West PUD (2017)

ADJACENT ZONING & LAND USE:

North: Mountain View West PUD - Residential
East: Mountain View West PUD – Residential
South: Johnstown Farm PD – Residential
West: Johnstown Town Hall & Johnstown Farms - Residential

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PROPERTY HISTORY

The subject property was annexed in 2013 as a part of the Parish LLC annexation (Ordinance 2014-133). Zoning was done concurrently and (PUD B) was monumented by ordinance 2014-134 and updated in 2017. Most of this PD has already been developed for residential use as Mountain View West Townhomes.

SUBMITTAL AND REFERRALS

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

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

PROJECT DESCRIPTION & ANALYSIS

The proposed subdivision would create 11 total lots for commercial businesses. The project is located East of Parish Ave, North of Centennial Dr or WCR 46.5, South of Settler's Way with one main access to the lots through Meadowlark Dr.

ROW will be landscaped and maintained by Parish LLC, as the WSSA will monument the total amount of water required. Other landscaping is to be maintained by the tenants as lots are developed.

At this time there are no public improvements that have been proposed or otherwise stated in the Development Agreement at this time.

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.

PUBLIC NOTICE

Notice for the Planning and Zoning Meeting and Public Hearing was published in the Johnstown Breeze on Thursday October 5, 2023. This notice provided the date, time, and location of the hearing along with a description of the project. Notices were mailed out on Thursday September 28, 2023, to all landowners in an 800ft radius from the property. Notification was sent out once again due to previously cancelled meeting for both the Johnstown Breeze and property owners on October 19th, 2023.

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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/Final Subdivision Plat 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 Mountain View West PD.

Recommended Motion to Approve

I move to approve Settler's Crossing Preliminary/Final Subdivision Plat, 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 Settler's Crossing Preliminary/Final Subdivision Plat 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 Settler's Crossing Preliminary/Final Subdivision Plat, based on the following findings.