



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of the Preliminary/Final Subdivision Plat and Preliminary/Final Development Plan for South Ridge
PROJECT NO:	SUB22-0012
PARCEL NOs:	8526000003, 8526000003
DESCRIPTION:	Preliminary/Final Subdivision for a Single Family residential community consisting of 308 single family lots on approximately 78.07 acres.
LOCATION:	West of Larimer County Rd 3E, north of Larimer County Rd 16
OWNER:	Southridge HoldCO, LLC
APPLICANT:	Journey Homes, LLC
STAFF:	Tyler Smith, Planner II
HEARING DATE:	August 23, 2023

ATTACHMENTS

1. Vicinity Map
2. Preliminary/Final Plat
3. Preliminary/Final Development Plan
4. Architectural Elevations
5. Outline Development Plan (ODP)

EXECUTIVE SUMMARY

The Applicant, Southridge HoldCO, LLC., requests the approval of a Preliminary/Final Plat and Preliminary/Final Development Plan for a single-family development. The applicant proposes single family detached homes for this site. The development plan/Plat will create 308 Lots. The subdivision will also plat 10 commonly-owned outlots for easements, landscaping, open space, parks, guest parking and stormwater facilities (Attachment 2). The Ridge Subdivision Filing No. 2 is located directly to the north. The south, east and west are currently in Larimer County and zoned for agriculture (Attachment 1).

The Community That Cares

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EXISTING ZONING: South Ridge PD

ADJACENT ZONING & LAND USE:

North: The Ridge PD - The Ridge Filing 2 single family subdivision

East: Larimer County - Agriculture

South: Larimer County - Agriculture

West: Larimer County - Agriculture

Floodplain: FIRM Panel: 08069C1405G (1/14/2021)
Zone X – Area of Minimal Flood Haard

Oil & Gas: One “Abandoned Location” well – never drilled.

Ditches: One irrigation lateral exists on the property and will be realigned and piped to ensure ongoing access to water rights for adjacent properties.

PROPERTY LAND USE HISTORY

The property comprising the South Ridge Subdivision was annexed into the Town of Johnstown in 2022 under Ordinance 2022-228. The Southridge Outline Development Plan (ODP) was approved concurrently with the annexation in 2022 (Attachment 5). The land was historically used as a farm, with a single family home on the property, now unoccupied.

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., traffic, grading, drainage, soils, utility, water) for the site.

The project was referred to and reviewed by:

- Johnstown Public Works & Utilities Departments
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Helton & Williamsen (Water Engineer)
- IMEG (Town Engineer)
- FRFR (Fire District)
- Thompson School District
- Little Thomspon Water District

PROJECT DESCRIPTION & ANALYSIS

The proposed 78.07-acre subdivision would create a residential development consisting of 308 single family homes, composed of eleven different elevations. (Attachment 4) The subdivision is proposing to plat ten outlots totaling 17.9 (22.9%) acres for easements, landscaping, open space, detention, and pedestrian access (Attachment 3). The project falls within the prior PUD ordinances, which require 30% of the gross acreage be committed to open space and park areas, which is also noted within the approved Outline Development Plan (ODP) (Attachment X). Additional open space will be required prior to presentation to Town Council, and is included as a recommended condition of approval.

The subdivision provides two typical lot sizes 103 lots (33%) are proposed as 63' x 100' (6,300 s.f.) and the remaining 205 lots (67%) as 53' x 100' (5,300 s.f.). The single-family homes within the neighborhood are all traditional homes with at least a two car garage, and full size driveway. The development includes a 4.7-acre park in the center of the community and has pedestrian trail connecting to the Ridge community to the north. Outlots will contain requisite access, drainage, emergency, maintenance and utility easements and open space. Common open space areas are provided throughout the development and provide community activities for residents and adjacent/future residents. As noted, additional open space is needed prior to proceeding to Council review.

The development will contain a mixture of landscape materials, including small areas of irrigated turf, rock and wood mulch, and native grass. The outlots will be open space areas and will be irrigated and maintained by a homeowners association or the metro district. The streetscapes along Larimer County Road 3E and Elsie Drive will have landscaping and sidewalks adjacent to the road. Landscaping will be installed for these streetscapes with this development.

Overall, Staff has no significant outstanding concerns with this development and believes it will promote the Town's goals of housing type diversity, walkable neighborhoods, efficient development patterns and logical extension of infrastructure. On a neighborhood level, it will activate and support the adjacent ridge Community, which is designed for a variety of compatible land uses, including residential. Ongoing review of currently engineering plans and technical studies continues at the staff level and will be complete and revisions integrated into final plans prior to presentation to Town Council.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, August 10, 2023. 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 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED FINDINGS, CONDITIONS, AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council, that the requested Preliminary/Final Plat and Preliminary/Final Development Plan for the South Ridge Subdivision be approved based upon the following findings, and with the proposed conditions of approval:

1. The proposed subdivision is consistent with the Johnstown Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable South Ridge PUD Outline Development Plan, Town's codes, regulations, and requirements.
3. The proposed subdivision will meet the needs of the community by providing diverse single-family housing. This type of development features an appropriately housing layout which is consistent with surrounding area and is also compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

Recommended Conditions of Approval:

1. Development shall be redesigned to ensure accommodation of minimum of 30% open space, per ODP and Town code, based upon gross land area of 78.07 acres, resulting in 23.4 acres throughout the neighborhood.
2. Development shall receive town approvals on all engineering and technical documents, and incorporate all necessary revisions in the plat and plans, prior to proceeding to Town Council.

Recommended Motion to Approve with Conditions:

Based on the application received, information provided at this hearing, and findings noted, I move that the Planning & Zoning Commission recommend to the Town Council Approval of the Preliminary/Final Plat and Preliminary/Final Development Plan for South Ridge Subdivision, with the noted conditions of approval.

Alternative Motion:

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Approval of the Final Plat and Final Development Plan for The Row Townhomes, based on the following findings: