



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE:	October 18, 2021
SUBJECT:	Ordinance 2021-211 Approving the Welty Ridge Outline Development Plan Amendment 1
ACTION PROPOSED:	Hold Public Hearing and Consider Ordinance 2021-211 Approving the Welty Ridge Outline Development Plan Amendment, on 1st reading
ATTACHMENTS:	<ol style="list-style-type: none">1. Vicinity Map2. Ordinance 2021-2113. Proposed Welty Ridge ODP Amendment 14. Current Welty Ridge ODP5. PZC Staff Report (10/13/21)
PRESENTED BY:	Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Buc-ee's, Ltd., is requesting an amendment to the original Welty Ridge Outline Development Plan (ODP) (Attachments 3 & 4).

The proposed amendments primarily modifies the size and configuration of the mixed-use planning areas on the north, with a change to the circulation plan that seeks to introduce a roundabout on CR 48 at Gateway Circle, as well as reconfigure future collector streets that would serve the parcel. Staff is supportive of the area boundary changes; conceptually CDOT and the Town are receptive to the circulation plan revisions, however significant additional engineering details and traffic studies are required to fully understand how this design impacts and functions with other nearby intersections, as well as the new Hwy 60 interchange. That level of detail will be forthcoming with subsequent construction drawings to accompany a proposed subdivision – such an application was received by the Town in early October and is now in its first round of development review.

This amendment would also modify a current 5000 SF maximum limitation on the size of a grocery or convenience store, for which no comparable limitation exists in municipal code. In addition, a second sign fronting along I-25 is proposed, with a maximum height of approximately 70-feet – which accomplishes the goal of sitting not less than 55-feet higher than the ultimate centerline of CR 48 to ensure visibility from both sides of the highway once the interchange is complete. This is similar to how height was

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calculated for the current Loaf N Jug sign on the NW corner of the interchange, taking the discrepancy in elevation into account to offer that taller “highway” sign.

Town Staff has individually reached out to immediately-adjacent owners in the Gateway Subdivision, to the north, to inform them of the conceptual modifications to CR 48 and the intersections they share. Those conversations will continue as further detail is known. No additional ROW to the north is anticipated to be needed, as the user will realign further south to accommodate any expansion of the CR 48 right-of-way.

The Planning & Zoning Commission held a public hearing on October 13, 2021. The Commission voted unanimously to recommend approval of the Welty Ridge Outline Development Plan Amendment 1 to the Town Council, with the findings that are contained in the attached staff report (Attachment 5) and reiterated in substance in the proposed Ordinance 2021-211 (Attachment 2).

LEGAL ADVICE:

The Town Attorney drafted the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Ordinance 2021-211 approving Welty Ridge Outline Development Plan Amendment 1, on first reading.

SUGGESTED MOTIONS:

For Approval: Based on findings and analysis presented at this hearing, I move to approve Ordinance 2021-211 Approving the Welty Ridge Outline Development Plan Amendment 1, on first reading.

For Denial: Based on information presented in this hearing, I move to deny Ordinance 2021-211 as presented

Reviewed and Approved for Presentation,



Town Manager

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