



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	Public Hearing of Welty Ridge Outline Development Plan Amendment 1
DESCRIPTION:	Proposed amendment to the 144-acre Welty Ridge Outline Development Plan (ODP), 2019, to modify the size and shape of Planning Areas, update uses, signage, and other modifications.
LOCATION:	South of CR 48, West of I-25
APPLICANT:	Buc-ee's, Ltd. / Kimley-Horn & Associates, Representative
STAFF:	Kim Meyer, Director
HEARING DATE:	October 13, 2021

EXECUTIVE SUMMARY

This project request is to modify an existing ODP for a Planned Unit Development with a mix of uses, on 144 acres at the SW corner of I-25 and CR 48, across from the Gateway industrial and retail development.

PROCESS NOTES

An ODP is a high-level "master planning" document that provides guidance on land uses, some development standards if they deviate from typical town codes or regulations, and ensure overall feasibility of the proposed intensity and density of a development with a review of an initial traffic report, a master drainage plan, overall circulation plans, understanding of property encumbrances - all of which require further detail be forthcoming as future development plans are known and reviewed/approved by the Town.

This project will need additional review and hearings to review proposed subdivisions, roadway and utility designs, drainage and stormwater design, architecture and landscape design, and other development details.

ATTACHMENTS

- 1- Vicinity Map
- 2- Application
- 3- Welty Ridge – 2019 approved ODP
- 4- Welty Ridge ODP Amendment No 1

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PROPERTY DATA

Zoning / Land Use:	PUD-MU – Welty Ridge ODP / Undeveloped
Surrounding Zoning / Land Use:	
North:	G – Gateway & PUD / Gateway Subdivision - Retail and Light Industrial Uses
East:	Interstate 25
South:	Weld “A” / RR Tracks and Unincorporated Ag lands
West:	Weld “A” / Unincorporated Ag lands
Floodplain:	No
Oil & Gas:	An existing gas pipeline runs east-west through the site east-west, to a set of Plugged & Abandoned (P&A) wells, per the COGCC website.

PROJECT BACKGROUND & SUMMARY

The current Welty Ridge Outline Development Plan was approved by Johnstown in 2019, as a mixed-use PUD master plan. The ODP provided multiple Planning Areas, which could be modified in size and scale up to 30%, and included a maximum/cumulative total amount of square feet of commercial for each area as well as a maximum/cumulative density and numbers of units.

The Veeman Annexation, which brought this property into the Town, included an agreement that stipulated only commercial, light industrial, and multifamily uses for the property, with no light industrial along the I-25 frontage. The Welty Ridge ODP did permit some single family attached and detached units on the parcel, recognizing the size of the parcel may restrict the ability for the full 144 acres to support nothing but commercial, light industrial, and multi-family uses.

The current ODP amendment modifies some of the proposed site circulation, with a proposed roundabout at Gateway Circle & CR 48, to be fully detailed in development design stages and require additional traffic information. This has also been referred to CDOT for comments. CDOT and the Town are generally supportive of the concept, but also will require detailed engineering drawings and traffic studies/modeling to better analyze the potential impacts to the remainder of CR 48 and the Hwy 60 Interchange. This proposed design turns the Gateway Drive intersection into a right-in / right-out intersection, a fate likely sealed by the current interchange design as well as future traffic increases, and the need – at some point - for better traffic management on this leg of CR 48. Staff has reached out to adjacent property owners to inform them, one-on-one, of this proposed shift in traffic movements – most have been quite supportive of the overall traffic movement changes.

- No changes in residential density or unit counts, nor commercial SF is proposed.
- The land-use change was to remove the 5000 SF limitation on convenience / gas stations as market trends are moving those uses to be larger stores.
 - *Staff analysis: The Town’s zoning code has no similar size restrictions, which was from the original ODP only.*
- Changes to the circulation plan

SUBMITTAL AND REFERRALS

Based upon the changes proposed, this amended ODP included the proposed ODP sheet changes, as well as an updated Traffic Impact Study (TIS) that addressed the roundabout/intersection configurations proposed as well as trip generation of a specific tentative user.

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The project was referred to and reviewed by:

- Public Works Department
- FHU (Town Traffic Engineer)
- CDOT

STAFF ANALYSIS

The proposed amendments to the ODP sheets only reflect those that were modified with the original ODP and are included in the amendment; prior approved sheets with no revisions remain unchanged and applicable.

The one change to the Land Use Table would be to remove the limitation on convenience stores/groceries to no more than 5,000 SF. The current trend is for much larger, more full-service convenience stores offering restaurant-quality foods, as well as other conveniences. And a grocery store would be a welcome use in the community. This is not a requirement that appears anywhere in the municipal code, therefore Staff is supportive of removing that limitation.

On the circulation plan and overall ODP sheet, the changes are primarily to the configuration of several Mixed-Use Planning Areas, with some modified concept of how circulation could work through the site. The concept of a roundabout on CR 48, connected into the parcel with collector roads seems possible, depending on subsequent proposed development plans and requested revisions to the TIS. CDOT has noted that more detailed traffic information and modeling are likely needed to approve a roundabout at that intersection – Staff anticipates that the entire stretch of CR 48 from CR 7 to the interchange will be evaluated to determine the best points for accesses and intersections as the adjoining properties develop.

An additional sign has been proposed along the I-25 frontage of PA-3. Prior ODP permitted one larger multi-tenant sign along I-25 and one along CR 48, and proposed a future master signage program be developed. This amendment reiterates the intent for a master sign program and introduces an additional sign along I-25 as a Single or Multi-Tenant sign. One sign is noted at 45-foot height (prior ODP did not dictate a maximum height); and the additional sign is noted on Sheet 9 as 70-foot max, with the intent to be approximately 55 feet higher than the ultimate centerline of CR 48 – to be able to be seen both directions along I-25. Staff has worked with the Applicant to include aesthetic upgrades to the sign that would provide the bottom 20 feet to be clad in a material matching the adjacent development structure(s), as well as a higher density of landscaping, such that over time the trees will begin to help that single pole structure blend better with the overall site.

Overall grading and utility plans – as well as circulation plans – are fairly conceptual in nature at this ODP level, and will be more fully developed with continuation through the Town development review process.

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, September 23, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project.

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Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed ODP.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the Welty Ridge ODP Amendment 1 be approved based upon the following findings:

1. The proposed ODP is in agreement with the Johnstown Area Comprehensive Plan and its Future Land Use Map.
2. The level of development of the proposed ODP appears serviceable by Town systems, services, and utilities, with required improvements that will be reflected in future development and construction plans.

Recommended Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for the Welty Ridge Outline Development Plan Amendment 1 furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council approval of the requested action based upon the findings as stated in this memo.

Alternate Motions

- a. Motion to Approve with Conditions: "I move that the Commission recommend to Town Council approval of the Welty Ridge Outline Development Plan Amendment 1 with the following conditions..."
- b. Motion to Deny: "I move that the Commission recommend to the Town Council denial of the Welty Ridge Outline Development Plan Amendment 1 based upon the following..."

Planner:



Kim Meyer
Planning & Development Director