



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing for Encore Filing 1 - Preliminary/Final Subdivision Plat
DESCRIPTION:	Proposed Subdivision of approximately 189 acres into large lots and tracts
LOCATION:	Northwest corner of Highway 34 and Colorado Blvd.
APPLICANT:	Roy Bade, Encore HoldCo, LLC / Russ Lee, Ripley Design (representative)
STAFF:	Kim Meyer, Director
HEARING DATE:	May 24, 2023

ATTACHMENTS

1. Vicinity Map
 2. Proposed Subdivision Plat
 3. Encore ODP (Approved 2021)
 4. Arterial Road Striping & Configurations
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PROEJCT SUMMARY

Encore Filing 1 is a 189-acre subdivision creating large lots and tracts for development and future resubdivision as more detail is known about future users.

SITE LOCATION

This project is located between High Plains Blvd (Larimer CR 3) to the west and Colorado Boulevard to the east, with Highway 34 to the south and extends approximately ¼ to ½ mile north of US 34 (Attachment 1).

PROPERTY BACKGROUND & CONTEXT

Annexed: Miracle on 34 in 2006
Zoned: 2006 PUD-MU (Mixed Use) – Miracle ODP
2021 Amended ODP – Encore ODP & Design Guidelines (Attachment 3)

Adjacent Zoning & Land Use:

North Johnstown PUD-MU – undeveloped
Larimer County RR2 (Rural Residential) - SF subdivision
East Windsor – LI (Light Industrial) / currently Ag uses
South Johnstown – Iron Horse PUD & Larimer County RR-2 & CC (Commercial Corridor)

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West Loveland – Centerra/Kinston residential
Larimer County – Ag with rural residence

Historical Site Use: Undev / Agriculture

Floodplain: X (outside the 0.2%/500-yr floodplain)

Oil & Gas: Multiple P&A wells and 2 OG facilities, creating separate lots with plat

Wireless facilities: None known

Irrigation Ditches: Greeley Loveland Irrigation Canal – bisects property east to west

Other: 2 City of Greeley water lines bisect, north of ditch

HEARING HISTORY

This project was originally scheduled for a hearing in September of 2022, and was requested to be removed from the agenda by the Applicants pending resolution of a concern by one of the property owners. Additional revisions to the plan and plat have proceeded, with removal of a portion of the original property from the plat area.

PUBLIC NOTICE / NEIGHBORHOOD OUTREACH

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Courtesy notices were mailed to owners within 500 feet of the parcel.

No neighborhood meeting was required by staff as no specific uses or site development is proposed with this subdivision. A neighborhood meeting was held with the ODP review in 2021.

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

PROJECT DESCRIPTION & STAFF ANALYSIS

The Applicant, Encore HoldCo, LLC, is requesting a combined Preliminary/Final approval for a Subdivision Plat for 189 acres. Approval of this plat would create several large tracts for future subdivision ranging from 7 – 27 acres in size, along with two lots for existing gas operations located on or adjacent to the site and one 44.1-acre lot that could be developed without replatting, once infrastructure is in place. There are also multiple outlots that will be utilized for commonly-owned landscape buffers and stormwater detention.

This plat also includes dedication of the necessary rights-of-way to the Town and CDOT for the realignment of High Plains Blvd. (LCR 3), expansion of Colorado Blvd. and all other required rights-of-way for the main circulation paths. The engineering plans and documents that accompany this subdivision application will ensure construction of utilities and stormwater facilities for the site, and significant transportation improvements along High Plains Blvd., US 34, and Colorado Blvd. in compliance with Town codes and standards. Transportation connections are also stubbed/planned to adjacent properties to enable future development.

Colorado Blvd would be widened to a 4-lane arterial along the eastern frontage of the property, with a double-lane roundabout proposed at the northern access into the site; and widened at US 34 to accommodate free-movement right turns to/from Colorado Blvd., southbound double lefts, and bike lane striping. Attachment 4 provides a high-level overview of the Colorado and High Plains Blvd configurations.

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The ultimate realignment of High Plains Boulevard is anticipated to involve multiple owners and jurisdictions, and is intended to realign and signalize that US 34 intersection to the east, with the intent of avoiding traffic stopped across the RR tracks that exist in close proximity to the west. Encore will create the northern leg of that infrastructure project, including a roundabout to facilitate smooth traffic movements. US 34 highway improvements will also include accel and decel lanes for all intersections, and a re-aligned access that would provide a right-in/right-out (RIRO) access to the north into Encore.

Realignment of High Plains Blvd also requires ensuring ongoing access to a county resident to the west, who pulls access from "LCR 3" as currently configured. Final engineering/street plans will ensure continued access.

Town Staff has requested some minor revisions to the plat prior to proceeding to Council for hearing, and is continuing to review the technical reports, traffic analyses, and construction drawings. Highway 34 plans are likely to be a separate plan package as they also will be reviewed by CDOT. Final approval of plans and agreements with Greeley and the ditch are also needed related to the large easements and encumbrances on the site. The Town will continue to facilitate conversations with adjacent jurisdictions. These pieces will be required to be complete and will be incorporated into final plans and/or agreements as development obligations. Staff feels this Subdivision is at an appropriate design stage to gain approvals.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

Based on the application received, associated submittal materials, and preceding analysis, the Planning & Zoning Commission finds that following:

1. The proposed subdivision is in alignment with and furthers the goals and intents stated within the Johnstown Area Comprehensive Plan as an area slated for High and Medium Intensity/Density development.
2. The proposed Subdivision is consistent with the approved Encore Outline Development Plan.
3. The proposed project is in substantial compliance with the Town's codes, regulations, and requirements.
4. The proposed Subdivision will allow a flexible market-based approach to future development of this large acreage into a wide mix of urban-level uses and users, while providing adequate infrastructure to support that development.

Recommended Motions

To Approve:

I move that the Planning & Zoning Commission recommend Approval of the Preliminary/Final Subdivision for Encore Filing 1.

To Deny:

I move that the Planning & Zoning Commission recommend Denial of the Encore Filing 1 Preliminary/Final Subdivision to the Town Council with the following findings:

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