



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** June 19, 2023
- SUBJECT:** Resolution 2023-26 Approving the Preliminary/Final Subdivision Plat for Encore Filing No. 1 (SUB21-0026)
- ACTION PROPOSED:** Hold Public Hearing and Consider Resolution 2023-26 Approving the Preliminary/Final Subdivision Plat for Encore Filing No. 1
- ATTACHMENTS:**
1. Resolution 2023-26
 2. Vicinity Map
 3. Proposed Plat
 4. PZC Staff Report - April 22, 2023
 5. Arterial Striping & Configuration
 6. TIS Report without Appendices
 7. Staff Presentation
 8. Applicant Presentation
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Applicant, Encore HoldCo, LLC, requests consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 189 acres of land at the northwest corner of the intersection of Colorado Blvd (WCR13/LCR1) and US Highway 34 (Attachment 2). The proposed plat includes street rights-of-way for internal and adjacent streets, one 44-acre lot, and several large tracts that will require further subdivision (Attachment 3).

This is a unique, high-visibility property located north of US Hwy 34, between Colorado Blvd/WCR13 and High Plains Blvd./LCR3, with the Greeley & Loveland Irrigation Canal bisecting the parcel. It is located in an area identified in the 2021 Johnstown Area Comprehensive Plan as High Density/Intensity, along the major roadways, and Medium Density/Intensity north of that. There are some oil and gas facilities located within and adjacent to the site. This is also along the stretch of US 34 that will require a realignment of High Plains Blvd./LCR 3 intersection to the east, as well as improvements Colorado Blvd. The Town and Applicant have coordinated

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extensively with CDOT, Loveland and McWhinney, Windsor, Greeley, and the canal company to work through multiple complex development issues.

The intent of this subdivision is primarily to create the “framework” of the development – with the construction of stormwater and drainage systems, streets, and utilities. Once these improvements are accepted by the Town, there would be one resulting 44-acre lot created with this plat, along the northern boundary, that would be developable through a Final Development Plan. The remaining large acreage tracts would be subject to further resubdivision prior to development. This type of “super pad” plat is common in areas where future development patterns and users are unknown. Further details on the site and the proposed subdivision are outlined in the Planning & Zoning Staff Memo (Attachment 4).

The Planning & Zoning Commission (PZC) held a public hearing on April 22, 2023, to consider the proposed project. The Commissioners and Applicant discussed the intent with oil and gas facilities on and adjacent to the site, several of which are currently being plugged and abandoned, with the larger facilities remaining on their own parcels. They also discussed traffic impacts and improvements at length. Two members of the public commented and inquired about traffic, relating to continued access from LCR3 for his home and farm during construction, and truck traffic and turning radii around the roundabouts. Based upon the materials submitted, analysis, and findings, the PZC approved a motion to recommend to Town Council approval of this Preliminary/Final Subdivision Plat.

Subdivision improvements for the Development have been reviewed with this proposed subdivision and include full civil engineering design of water and sanitary sewer mains, stormwater facilities, as well as significant street improvements that include the extension of High Plains Boulevard to the north in a new alignment; access and intersections along US 34, and Colorado Boulevard (Attachment 5). For reference, Staff has attached the most recent draft of the master Traffic Impact Study (TIS), minus appendices – see Attachment 6. Final technical revisions to civil and traffic engineering reports and plans are pending final review and Town approvals.

Future proposed development remains subject to applicable subdivision, site development planning, and other town development review processes and will be required to provide evidence of conformance with the approved master plans and reports accompanying this Development.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Planning & Zoning Commission recommends, and Staff supports, a recommendation to Town Council for Approval of Resolution 2023-26 approving the Preliminary/Final Subdivision Plat for Encore Filing No. 1 subject to the approval of a Council-approved Development Agreement.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Resolution 2023-26 approving the Preliminary/Final Subdivision Plat for Encore Filing No. 1 subject to the approval of a Council-approved Development Agreement.

For Denial

I move that the Town Council deny Resolution 2023-26.

Reviewed and Approved for Presentation,



Town Manager