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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 3, 2024

SUBJECT: Public Hearing – Larson Annexation Zoning

ACTION PROPOSED: Consideration Of Ordinance No. 2024-252, First Reading, Establishing Holding Agriculture (H-A) Zoning On The Property Known As The Larson Annexation

ATTACHMENTS:

1. Ordinance 2024-252
2. Vicinity Map
3. Zoning Map
4. Staff Presentation

PRESENTED BY: Jeremy Gleim AICP, Planning & Development Director

EXECUTIVE DESCRIPTION

On February 21, 2024, the Town Council approved Ordinance 2024-241 approving the annexation of certain property known as Lot B, Recorded Exemption No. 1059-06-2 Re-2515, Lot B, Recorded Exemption No. 1059-06-2-Re-2616 and a Portion of adjoining Weld County Road 15 Right of Way located in the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 96.04 acres, being known as the Larson Annexation. At the time of annexation, zoning was not considered. Pursuant to state law, upon annexation, the Town Council must zone the property within 90 days.

LOCATION

The subject property is located on the west side of Telep avenue (Weld County Road 15), directly west of the existing Thompson Parks Baseball Fields and north of Rolling Hills Ranch subdivision. The subject property is approximately 96 acres in size. Vehicular access to the property is taken from Telep Avenue.

HISTORY

The Community that Cares

Historically, this property has been used for agriculture and will continue to be used for agricultural uses until future development is proposed.

ZONING & LAND USE

Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is located in a Low Density/Intensity land use area.

ADJACENT ZONING & LAND USE	
NORTH	AG – Unincorporated Weld County – Existing residence and ag lands
EAST	R-1 – Residential Town of Johnstown– existing Thompson Parks Baseball Fields
SOUTH	R-1 – Residential Town of Johnstown – Rolling Hills Subdivision
WEST	AG – Unincorporated Weld County – existing residences and ag lands

PROJECT DESCRIPTION & ANALYSIS

Pursuant to state law, the Town is required to establish zoning on annexed lands within 90 days of annexation. Ordinance 2024-241, which approved the Larson Annexation, took effect on March 11, 2024. The zoning designation being presented (H-A) represents an interim designation. The property owner has expressed an interest in developing the property, so a zoning designation that is appropriate to support development, and which complies with the Town’s adopted Comprehensive Plan, Transportation Plan, and other policy documents will be processed at a later date. When a formal request is made for the ultimate zoning of the property, that request will follow the normal review process. The normal review process will require public hearings before the Planning & Zoning Commission and Town Council.

PUBLIC NOTICE

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, May 23, 2024. This notice provided the date, time, and location of the Town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed zoning map.

COMPREHENSIVE PLAN ALIGNMENT

The 2021 Comprehensive Plan (Comp Plan) identifies the subject property as a Low Density/Intensity land use area. Interim zoning of H-A is appropriate, as the property has historically been used for farming purposes and will continue to be used in that way until development occurs.

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

FINDINGS

1. The proposed zoning designation (H-A) will satisfy the requirements of state law.

2. The proposed zoning designation (H-A) is appropriate as an interim zoning until future development is proposed.

LEGAL ADVICE:

The Town Attorney prepared the ordinance for this agenda item.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: LARSON ANNEXATION ZONING

Staff recommends that the Town Council approve Ordinance 2024-252, to establish H-A (Holding Agriculture) zoning on the property known as the Larson Annexation.

SUGGESTED MOTIONS:

For Approval: I Move To Approve Ordinance 2024-252, Establishing H-A Zoning On The Property Known As The Larson Annexation.

For Denial: I Move To Deny Ordinance 2024-252

Reviewed and Approved for Presentation,



Town Manager