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TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: June 3, 2024

SUBJECT: Blue Sky Prairie Filing No. 1 - Case No. SUB23-0016

ACTION PROPOSED: Public Hearing - Consideration of Final Subdivision Plat for The Blue Sky Prairie Subdivision Filing No. 1

ATTACHMENTS:

1. Resolution 2024-25
2. Vicinity Map
3. Final Plat
4. Final Development Plan
5. Preliminary Plat
6. Preliminary Development Plan
7. High Plains Village ODP
8. Updated Traffic Impact Study (TIS) – 2024
9. Staff Presentation
10. Applicant Presentation
11. Development and Improvement Agreement
12. Water & Sewer Service Agreement

ZONING: PD- High Plains Village ODP

PRESENTED BY: Lilly Cory, Planner I
Jeremy Gleim AICP, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, COLA, LLC., is requesting approval for a final subdivision within The High Plains Village Planned Development (PD). Proposed is a diverse single-family detached neighborhood intended to serve different economic incomes while integrating with the Rocksbury Ridge Subdivision. Blue Sky Prairie will provide single-family homes of varying lot sizes that are interconnected by trail systems and pocket parks. A central road will lead into the community off High Plains Boulevard, providing enhanced landscaping to enforce the development's identity. A trail system along the entryway ensures easy access to residences and subdivision amenities. Open space requirements are accommodated by enhanced landscaping and interconnectivity of the

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neighborhood. There are 204 lots proposed in this initial filing, dedication of right-of-way, and easements.

LOCATION:

The subject property is located South of Weld Co Rd 50 / Larimer Co Rd 14 (Veteran’s Parkway) and East of High Plains Boulevard. The subject property encompasses 121.2 acres and is located within the Town of Johnstown limits. Major vehicular access points are located along Weld Co Rd 50 / Larimer Co Rd 14 (Veteran’s Parkway).

HISTORY:

The subject property was annexed into the Town of Johnstown in 2004 under the Klien 125 Annexation. It was annexed into the Town by way of Ordinance No. 2004-720. Upon annexation, Planned Development (PD) zoning was established, and the Klien 125 Outline Development Plan (ODP) was later approved in 2004 pursuant to Ordinance No. 2004-721. This was later amended in 2023 by Resolution 2023-41 to create the High Plains Village ODP which is the active zoning document for the subject property.

ZONING & LAND USE:

Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property is split between two land use areas: Medium Density/Intensity on the western area of the site, and Low Density/Intensity on the eastern portions of the project site.

ADJACENT ZONING & LAND USE	
NORTH	PD - Revere North – Great Plains Village AG - Weld County
EAST	PD - Cito Property – Residential & Event Center
SOUTH	R1 - Roxbury Ridge – Residential
WEST	PD - Revere Filing1- Great Plains Village PD

PROJECT DESCRIPTION & ANALYSIS:

The overarching development is comprised of approximately 121 acres and is being divided into three filings. There are four separate Planning Areas (PA) dispersed across the three filings. A total of 413 lots are proposed across the three filings; no commercial development is proposed. Filing No. 1, the subject of this report, includes a portion of PA No. 1 and all of PA No. 4. Development associated with Filing No. 1 is located in the southwest corner of the project area.

The proposed subdivision for Filing No. 1 is intended to create 204 buildable lots. Four different lot styles are included in Filing No. 1, ranging from 3,000 square feet to over 6,000 square feet. The largest lots are positioned along the project’s southern boundary, which backs to existing houses in the Roxbury Ridge neighborhood. The lots being proposed along this boundary match the size of the adjacent lots in Roxbury Ridge. A total of 16 outlots will be platted, which will provide open space, amenities, and/or other infrastructure needed to serve platted lots. Right-of-

way will also be platted and dedicated to the Town to provide the street network and access to new lots and the surrounding area.

The primary function of the proposed filing is to create residential lots for development, as well as the infrastructure and circulation network that will serve the 204 residential lots. The Preliminary Plat for this project was approved by Town Council on December 4, 2023, by Resolution 2023-52, with conditions. The conditions imposed upon this project at the time of Preliminary Plat approval are listed below:

1. Submittal of an updated traffic study; and,
2. A stipulation that River Rock Drive would not be available and/or used for construction traffic.

Regarding the conditions above, the applicant provided an updated traffic study in January of 2024 (Attachment 8), which was reviewed by the Town's consulting traffic engineers. In addition, language was added to the project's development agreement preventing the use of River Rock Drive for construction traffic. A vehicular gate will be installed to prevent traffic on River Rock Drive during the construction of Filing No. 1; however, River Rock Drive will continue to act as an emergency access point during said construction.

Pursuant to Section 17-2-2(D) of the Town's Land Use & Development Code (LUDC), preliminary plats provide detailed planning review of development patterns, street networks, block and lot layout, civic space, parks, open space, and landscaping requirements, and the ability to meet public facility and utility requirements for future development before preparation of detailed construction and engineering plans. In simple terms, the preliminary plat approves the design and layout of the subdivision, and the final plat ("filings" if a project is phased) simply memorializes what was already approved and creates the legal lots for development. Filing No. 1, as presented, is consistent with the Preliminary Plat that was approved by Council on December 4, 2023.

Pursuant to the information listed above, staff has found that Filing No. 1, as presented, complies with the approved preliminary plat, as well as the development standards outlined in the ODP.

PUBLIC NOTICE:

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, May 16, 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 subdivision map.

COMPREHENSIVE PLAN ALIGNMENT:

The 2021 Comprehensive Plan (Comp Plan) identifies this area as appropriate for both Medium and Low density and intensity development. The western portion of this subdivision is planned to support a higher density of residential uses.

This subdivision is in alignment with the High Plains Village Development Plan wherein land use intensities dissipate across the project site from west to east. Staff finds that this project aligns

with the adopted Comprehensive Plan and will help create the framework for future development that aligns with the goals and policies listed therein.

WATER & SERVICE SEWER AGREEMENT:

A Water & Sewer Service Agreement (WSSA) has been submitted in conjunction with the proposed subdivision plat. The WSSA requires a separate action from the filing and may only be considered if the plat is approved. The details of the WSSA are described below.

Filing No. 1- Blue Sky Prairie

The Developer has agreed to dedicate water in the amount of 95.03 acre-feet to the Town to satisfy the demands of Filing No. 1.

DEVELOPMENT AGREEMENT:

A Development Agreement (DA) has been submitted in conjunction with the subdivision plat. The DA requires a separate action from the filing and may only be considered if the filing is approved. The subdivision includes substantial public improvements, which have been detailed in civil engineering plans and reports for this Development. The DA memorializes development expectations and requirements. The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and all construction to occur per Town-approved engineering and construction plans. Exhibit B-3 details the additional substantive obligations of the Developer.

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environments
 - *Expect and encourage community-centered design.*
- Quality Infrastructure & Facilities
 - *Ensure future viability of infrastructure and facilities.*

FINDINGS:

1. The proposed subdivision is consistent with the Johnstown Comprehensive Plan.
2. The proposed subdivision complies with the previously approved Preliminary Plat and High Plains Planned Development.

The proposed subdivision will meet the needs of the community by creating new lots for residential development which is intended to expand the community for its residents, businesses, and visitors alike.

LEGAL ADVICE:

The Town Attorney received this request as well as the Town Manager

FINANCIAL ADVICE:

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NA

RECOMMENDED ACTION: BLUE SKY PRAIRIE FILING NO. 1

Staff recommends that the Town Council approve Resolution 2024-23, to approve the final subdivision plat and final development plan for The Blue-Sky Prairie Subdivision Filing No. 1-Case No. SUB23-0016.

SUGGESTED MOTIONS:

For Approval:

I Move to Approve Resolution 2024-23, Approving Blue Sky Prairie Filing No. 1

For Denial:

I Move to Deny Resolution 2024-23

RECOMMENDED ACTION: WATER & SEWER SERVICE AGREEMENT - BLUE SKY PRAIRIE FILING NO. 1

Staff recommends that the Town Council approve the Water and Sewer Service Agreement for Blue Sky Prairie Subdivision Filing No. 1.

SUGGESTED MOTIONS:

For Approval

I Move to Approve the Water and Sewer Service Agreement for Blue Sky Prairie Subdivision Filing No. 1

For Denial

I Move to Deny the Water and Sewer Service Agreement for Blue Sky Prairie Subdivision Filing No. 1.

RECOMMENDED ACTION: DEVELOPMENT AND IMPROVEMENT AGREEMENT - BLUE SKY PRAIRIE FILING NO. 1

Staff recommends that the Town Council approve the Subdivision Development and Improvement Agreement with COLA, LLC., for the Blue Sky Prairie Subdivision Filing No. 1.

For Approval

I Move to Approve the Subdivision Development and Improvement Agreement with COLA, LLC., for the Blue Sky Prairie Subdivision Filing No. 1.

For Approval

I Move to Deny the Subdivision Development and Improvement Agreement with COLA, LLC.,
for the Blue Sky Prairie Subdivision Filing No. 1.

Reviewed and Approved for Presentation,



Town Manager