



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

ITEM:	5
DESCRIPTION:	Public Hearing for North Ridge Outline Development Plan for approximately 60 acres of land
LOCATION:	Portion of Southeast ¼, Section 22, Township 5 North, Range 68 West
APPLICANT:	Ridge II ManageCo, LLC; Caliber Services, LLC; Caliber Companies, LLC; CaliberCos Inc.
STAFF:	Darryll Wolnik, Planner II
HEARING DATE:	June 9, 2021

BACKGROUND & SUMMARY

The Applicant, requests approval of an Outline Development Plan (ODP) that covers approximately 60 acres of land. The property is located in the Southeast ¼ of Section 22, Township 5 North, Range 68 West. More specifically, it is located along the Frontage Road, North of County Road 18 / Freedom Pkwy. An additional agenda item – North Ridge Annexation– considers the annexation and establishment of zoning that will apply.

The subject property is presently zoning FA – Farming in unincorporated Larimer County. It is bordered on all sides by incorporated areas of Johnstown, though there are portions of unincorporated Larimer County slightly beyond adjacent parcels. Zoning in all surrounding parcels is PUD-MU. There is land presently in unincorporated Larimer County just to the Southeast that is zoned FA.

Surrounding land uses are as follows. Thompson River Ranch, a single-family residential development, is adjacent to the North and East. I-25 and the Frontage Rd. run North-South on the West side of this property, with the Mountain View Farms PUD on the other side of I-25. That PUD is currently used for agricultural purposes. To the South is undeveloped land that is in the review process as part of The Ridge development. Properties to the Southeast, beyond The Ridge and Thompson River Ranch, are used for agricultural and large-lot residential purposes.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

HISTORY

Historically, this property has been used for farming. There was a farmhouse and active farm on the property until 2018-2019, when the frontage road was re-routed. The farmhouse was demolished at that time to make way for the re-routed frontage road, which passed directly over the site of the former home. At some point, CDOT took part of the property for said roadway improvements and realignment, resulting in the current parcel.

Based on aerial imagery, it appears agricultural operations ceased between 2016 and 2018, and the fields were left unutilized.

ATTACHMENTS

- 1 - Vicinity Map
- 2 - Application
- 3 - ODP

NOTICE

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, July 13, 2021. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 500 feet of the property in question. This notice included a map of the proposed annexation and zoning.

On Monday, June 7, 2021, Town Council passed Resolution 2021-18, finding the proposed annexation in substantial compliance with Colorado Revised Statutes and the Colorado Constitution. This resolution set the public hearing date for the proposed annexation as Wednesday, July 7, 2021. This ODP will be considered at that time as well.

Notice for the November 2nd Town Council hearing was published in the local newspaper of widest circulation, the Johnstown Breeze, beginning on Thursday, June 10, 2021. This notice provides the date, time, and location of the Town Council hearing, as well as a description of the project. This notice, along with a copy of Resolution 2021-18, is published in the Johnstown Breeze for four (4) consecutive weeks. Notices will be mailed to all property owners within 500 feet of the property in question, including a map of the proposed Annexation and ODP.

NEIGHBORHOOD MEETING

An online neighborhood meeting was held on Tuesday, September 27, 2021. Notice for said meeting was mailed to all property owners within 500 feet of the proposed annexation advertising the meeting time and place. Town Staff and the Applicants team were present and no resident attended.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

ANALYSIS

Johnstown Comprehensive Plan Alignment

P.2-5: The intersection of County Road 18 and I-25 is projected as a “Gateway Center”, meaning this is not only a major entryway in Town, but also a center of development. In addition, this area is “Commercial Mixed Use” and is at the crossroads of a major arterial, a minor arterial, and I-25. As such, the density and intensity of uses in this area is consistent with the land use map.

Goal CF-1: New development achieves the community’s goals and is consistent with the Town’s vision – Contiguous, compact pattern.

This proposal would create areas for medium-density housing. Additionally, it makes use of the “keyhole” property to its best and highest use. This land would otherwise be left undeveloped and vacant between the Frontage Road and I-25.

Goal CF-2: Beautiful Town gateways and entries at major intersections – gateways.

The proposed annexation and ODP sits at the intersection of County Road 18 and I-25, one of The Town’s most important and visible gateways. Development as proposed at this intersection would increase visibility and draw people into Johnstown.

Goal CC-1: Walkable, mixed-use economic centers – Hierarchy of mixed-use centers.

Proposed ODP shows a mix of medium-density single-family housing and commercial uses.

Zoning & Development Standards

The current zoning for the property is FA – Farming in Larimer County. There are no conditional uses or uses by special review for the property.

The proposed ODP would allow for a mix of uses across the site, and is split into five planning areas. Planning Area A is located in the “keyhole” property, surrounded by I-25 ROW to the West, County Road 18 to the North, and the Frontage Rd. to the East and South. This planning area is 14.2 acres and allows for commercial uses. Lot coverage for this area is allowed up to 70%, due to its proximity to I-25, County Road 18, and the Frontage Rd., all of which are some type of arterial roadway. Planning Area A may have buildings of up to 130’ in height, with the potential for up to 150’ with a conditional use grant.

Planning Area B is a triangle-shaped parcel to the East of Planning Area A, bounded by County Road 18 and the Frontage Rd. It is 3.2 acres in size and allows for commercial uses. Uses may occupy up to 60% of the lot, and buildings may be up to 85’ in high as-of-right, and up to 150’ with a conditional use grant. Planning Area C is just to the south of Planning Area B, and is 7.1 acres in size. It has the same building height guidelines, but may only have 50% lot coverage. This is because of its adjacency to residential

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

uses, and the need to reduce the intensity of use the closer you get to single-family residential to the South and East.

At 12 acres, Planning Area D is Southwest of Planning Area C, East-adjacent to the Frontage Rd. Commercial uses, specifically office condos, will be allowed in this area. Because of its proximity to both existing and proposed single-family residential to the East, buildings may only be up to 50' in height, though the ability to go as high as 150' is available through a conditional use grant.

Planning Areas A thru D must all adhere to the same landscape and setback standards. While these will be further refined in eventual design guidelines, basic guidelines are provided within the ODP. Buildings must be 50' from I-25, 25' from County Road 18, and 20' from the Frontage Rd. Parking lots shall be at least 20' from the ROW line. All lots must provide at least 20% landscape area. While lot coverage allowances may seem significant, these landscape requirements, along with provision of necessary parking, will effectively limit the size of buildings and the resulting lot coverage. It is possible landscape guidelines could be met and Planning Area A could have 70% lot coverage, but this would require use of parking structures, which would be in line with the projected density and intensity of uses in this area.

Planning Area E is located on the Southeast portion of this proposed development. Directly adjacent to Thompson River Ranch, this 23.4-acre area shall be residential uses at a maximum of 10 dwelling units/acre. The provided guidelines are a minimum representation, and may be supplemented through expanded design guidelines. Minimum lot sizes shall be 1,400 square feet, with a maximum height of 35'. Setbacks on the front are 15' to the home and 10' to the garage; side setbacks are 5', and rear setbacks are 5'.

The ODP also addresses the ability to transfer area and densities between planning areas, up to 30%, with maximum DU/Ac assigned to residential areas, as stated above.

Infrastructure

There is currently no Town water service to the property. Applicant proposes looping the existing water line in Thompson River Ranch through this property. It would then tie into the proposed water lines in the Ridge 3 development to the south.

Sanitary sewer for the site would be handled by the Low Point Waste Water Treatment Plant (WWTP). Connections for sanitary sewer will be made at two potential locations. One connection would be to the line in Thompson River Ranch, while the other would be on the Johnson's Corner interceptor along County Road 18. The exact routing is still under consideration, but construction of infrastructure and conveyance of wastewater is absolutely possible.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Major transportation infrastructure is already in place for this annexation and Outline Development Plan. The Frontage Road is slated as a minor arterial road in the Johnstown Master Transportation Plan. The required ROW has previously been dedicated, so there is no concern in that regard. Applicant will need to work with The Town and CDOT regarding access onto the Frontage Road. The Town will expect appropriate roadway improvements be completed at time of development.

Staff Concerns

Staff has no concerns which would preclude the proposed Outline Development Plan from being approved. However, staff has concerns that applicant should bear in mind when moving into development planning.

The ODP shows a significant number of conceptual access points. Some of these access points are too close to one another, while others may be too close to the roundabout at County Road 18. CDOT still controls the Frontage Road, and has ultimate say in whether or not to allow an access point. Staff would encourage the applicant to begin planning with CDOT for these intersections as soon as possible. In addition, there is a significant hill near the midpoint of the Frontage Road as it runs within this ODP. Applicant will have significant challenges as it relates to safe sight distances and clearances because of this hill.

Connectivity is another issue that the applicant should be prepared to deal with. Current conceptual renderings show road connection between Planning Area E and Thompson River Ranch Filing 9. This connection is very important to the overall connectivity of the area. Staff would suggest applicant find other ways to ensure Planning Areas B thru E are interconnected not just via car, but also for multimodal transportation, IE bicycle, walking. Care should also be given to how Planning Area A integrates in this regard, as its disconnected nature has the potential to create a sort of outlier. Appropriate pedestrian connections are imperative, as this could save car trips if residents from Thompson River Ranch or the future Ridge development to the south can walk or bike safely and efficiently.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Item #4 Zoning: North Ridge ODP

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

1. The proposed ODP is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed ODP and accompanying uses are the best use for the area, namely commercial uses at the major intersections.

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141

Motion

Based on the application received, associated submittal materials, and the preceding analysis, the Planning & Zoning Commission finds that the request for PUD-MU zoning for the North Ridge ODP 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 request for PUD-MU zoning for the North Ridge ODP based upon the 2 findings as stated in the staff report.

Alternate Motion

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the request for PUD-MU zoning for the North Ridge ODP based upon the following..."

Planner:



Darryll Wolnik

Planner II

Reviewed by:



Kim Meyer

Planning & Development Director

File Name: S:\PLANNING\2020 Land Use Projects\ANX20-004 North Ridge Annexation\PZC North Ridge ODP Staff Report 06 09 21.docx

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141