



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: May 17, 2021

SUBJECT: The Granary Preliminary Subdivision Plat and Development Plans

ACTION PROPOSED: Approve Resolution 2021-14 Approving the The Granary Preliminary Subdivision Plat and Development Plan

ATTACHMENTS:

1. Vicinity Map
2. Resolution 2021-14
3. Proposed Preliminary Subdivision Plat & Development Plan
4. PZC Staff Report
5. Referral Sheets – JRC and External

PRESENTED BY: Kim Meyer, Planning & Development Director

PUBLIC HEARING:

The initial public hearing for The Granary Preliminary Subdivision Plat and Development Plan was opened on May 3, 2021, and continued to a date certain, for this May 17, 2021, hearing.

At that original May 3rd hearing date, Council noted duplication and other street naming concerns within the preliminary plat. Staff notes that the final recorded plats for each phase will officially create those street names, and all names will be checked for duplication and appropriateness, in conjunction with the fire district, prior to presenting final plats to Council for approval.

AGENDA ITEM DESCRIPTION:

The Applicant, Hartford Acquisitions, LLC, is requesting approval for The Granary Preliminary Subdivision Plat and Preliminary Development Plans for approximately 275 acres of land located north of CR 46, between Telep Ave. and Colorado Blvd. (See Attachment 1) The proposed development is subject to the recently-approved The Granary Outline Development Plan (ODP) and is designed in conformance with that document.

The proposed The Granary Preliminary Subdivision Plat and Development Plans (Attachment 3) include a central collector spine with local streets providing access to lots for 925 single family detached homes, as well

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as pocket parks and trails, and stormwater facilities, within the 94 acres of common open space (32% of the site). This development includes dedications for the the half-width (60') rights of way (with final plat), and construction of improvements to the major arterials that border the property – Telep Ave., CR 46, and Colorado Blvd. Intersection improvements are also anticipated as each future filing moves forward to final platting and development plans, as indicated by the approved traffic study. The Applicant is asked to continue to collaborate with the adjacent residences/parcels to coordinate improvements and ensure ongoing access. Street names shown are still preliminary on this plat and a few require revision; these will be finalized with final platting.

This proposed development is in substantial compliance with the previously-approved Outline Development Plan, as well as Town and PUD design standards and specifications. Detailed construction documents will be forthcoming with future filings of final subdivision plats and development plans. This neighborhood is expected to be built in several phases of construction and home-building over the course of several years, beginning on the east side of the property and progressing west with each phase.

The Applicant has proposed integrating the existing oil and gas facilities into the neighborhood open spaces, utilizing a minimum 150-foot setback from trails, with a minimum of 350-feet from home sites. COGCC and the Town do not regulate these “reciprocal” setbacks from existing oil and gas facilities. An existing pipeline and easement also run through the property and are accommodated within the design. Additional easements, including a 100-foot easement for the Hillsborough Ditch encumber the site. The Applicant, the Town, and the ditch company are collaborating on maintaining that ditch alignment and function; the ditch company will sign the final plat for any filing that materially impacts the ditch.

The Planning & Zoning Commission held a public hearing on March 10, 2021. The Commission voted unanimously to recommend approval of the Preliminary Subdivision Plat and Preliminary Development Plans to the Town Council, with the findings and conditions that are contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2021-14 (Attachment 2).

Town Staff has also met with adjacent neighbors who have expressed concerns with increased traffic and other impacts to their property use and value. While concerns of traffic and access are unlikely to be fully satisfied as this historically rural area becomes more urban, Staff is committed to continuing to work with neighbors and facilitating conversations with the Applicant to ensure appropriate and reasonable outcomes related to these concerns.

LEGAL ADVICE:

The Town Attorney drafted the Resolution template.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2021-14 Approving The Granary Preliminary Subdivision Plat and Preliminary Development Plans with conditions as stated within the resolution document.

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SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2021-14 Approving The Granary Preliminary Subdivision Plat and Preliminary Development Plans with conditions, as stated within the resolution.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2021-14 with the following findings...

Reviewed and Approved for Presentation,



Town Manager