



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** May 2, 2022

**SUBJECT:** Buc-ee's Travel Center (Buc-ee's #60) Site Development Plan

**ACTION PROPOSED:** Consider Resolution 2022-16 Approving the Site Development Plan for Buc-ee's Travel Center (Buc-ee's #60)

**ATTACHMENTS:**

1. Resolution 2022-16
2. Vicinity Map
3. Site Development Plan for Buc-ee's Travel Center (Buc-ee's #60)
4. PZC Staff Report (04/27/22)
5. 2022 Traffic Study – Welty Ridge / Buc-ee's

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Applicant, Buc-ee's Colorado, LLC, is requesting Site Development Plan approval of a 74,000 square foot (SF) retail store, with 116 fueling spaces, on approximately 24.46 acres located on the southwest corner of Weld CR 48 and I-25. (Attachment 2).

This development is being brought to Council as the property is zoned PUD-MU, with the approved Welty Ridge Outline Development Plan Amendment 1. However, no detailed design guidelines have been approved for this PUD, as of yet, and therefore Johnstown Municipal Code Sec. 16-145 requires Full Review by Planning & Zoning Commission (PZC) and Town Council. The PZC staff report (Attachment 4) provides additional detail on this process and review criteria, as well as detailed staff analysis of the project.

Town Staff has worked and met with numerous concerned owners from the Gateway subdivision owners to the north, with concerns about proposed traffic patterns and planned intersections. The final determinations on those technical designs and appropriate traffic controls, based on the accepted traffic study (Attachment 5), were made by the Town as part of the prior Welty Ridge Subdivision development review. CDOT and Weld County were also included in those reviews. This proposed Site Development Plan incorporates those designs.

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The Planning & Zoning Commission held a public hearing on April 27, 2022, to consider this item. Public comment included concern related to traffic, pedestrian accesses, light spillover, and the environmental and air quality impacts of gas emissions, and requested a reduced number of pumps. The Applicant addressed one comment related to electric vehicle charging stations, noting they will provide 20 on-site.

The Planning & Zoning Commission unanimously recommended a motion to recommend to Town Council, Approval of this Site Development Plan, with the findings contained in the attached staff report (Attachment 4) and reiterated in substance in the proposed Resolution 2022-16 (Attachment 1).

**LEGAL ADVICE:**

The Town Attorney drafted the Resolution.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Resolution 2022-16 approving the Site Development Plan for Buc-ee's Travel Center (Buc-ee's #60).

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**SUGGESTED MOTIONS:**

**For Approval:** Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-16 approving the Site Development Plan for Buc-ee's Travel Center (Buc-ee's #60).

**For Denial:** Based on information presented in this hearing, I move to deny Resolution 2022-16.

*Reviewed and Approved for Presentation,*



Town Manager

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