



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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<b>AGENDA DATE:</b>	November 2, 2020
<b>SUBJECT:</b>	Ordinance 2020-185 Approving PUD-MU Zoning and Approving the Outline Development Plan (ODP), for The Podtburg Annexation Nos 1-5 (Case #ANX20-0001)
<b>ACTION PROPOSED:</b>	Hold Public Hearing and Consider Ordinance 2020-185 on First Reading - Approving PUD-MU Zoning and Approving Outline Development Plan (ODP) for The Podtburg Annexation Nos. 1-5
<b>ATTACHMENTS:</b>	1 – Ordinance 2020-185 2 – Vicinity Map 3 – Proposed Outline Development Plan (ODP) 4 – PZC Agenda Memorandum – Annexation and Zoning
<b>PRESENTED BY:</b>	Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Planning & Zoning Commission (PZC) held a public hearing on October 14, 2020, to consider PUD-MU (Planned Unit Development – Mixed Use) Zoning with an Outline Development Plan (ODP) for the properties associated with the Podtburg Annexation Nos 1-5 (approximately 462.35 acres). The property to be annexed and zoned extends south from CR 46 and Colorado Blvd (CR 13), encompassing the CR 13 right-of-way, to CR 44 where the bulk of the proposed annexed lands sit to the north and south of CR 44, and west of CR 13. (See Attachment 2) The only public comment was received by Staff via phone from an adjacent land owner with no objections; no public appeared at the hearing. Based upon the materials submitted, analysis, and findings, the PZC approved a motion (3-1) to recommend to Town Council approval of the zoning request for the PUD-MU zoning, and associated Outline Development Plan.

The current zoning of this property is A-Agricultural in Weld County. The proposed zoning is PUD-MU, which allows for a wide mix of uses. The proposed ODP further clarifies and identifies those uses, densities and intensities of use, as well as providing a basis for Town staff – through the supplemental materials and reports required including engineering reports, master traffic study, and similar – to ensure that the proposed development plan is feasible for this location. The ODP document (See Attachment 4) illustrates approximately 248 acres for a golf course, 12 acres of commercial uses along Colorado Blvd, and 188 acres of a mix of residential densities throughout the subject property:

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Planning Area A	±34 Ac	Max 5 DU/Ac	172 Units
Planning Area B	±47 Ac	Max 5 DU/Ac	237 Units
Planning Area C	±65 Ac	Max 10 DU/Ac	653 Units
Planning Area D	±41 Ac	5-20 DU/Ac	205-820 Units

(For comparison, the under-construction 4-story Johnstown Plaza multifamily project is ~23 units/net acre – 252 units on ±11 acres.)

There is language within the ODP that also allows some flexibility once more detailed development plans are proposed, that permits transfers of acreage and densities throughout the property, to accommodate opportunities or obstacles encountered with the market or in detailed engineering. Basic development standards are included, with more detailed design guidelines expected with preliminary development plans.

The Planning & Zoning Commission Agenda Memorandum attached (See Attachment 4) provides background and historical use of the property, as well as additional detail on infrastructure. The property is currently utilized primarily as the Podtburg Dairy Farm. The memo also describes notification and a remote Neighborhood Meeting held on September 29, 2020.

This ODP document is one of the documents that the Annexation & Development Agreement reference as the “Site Specific Development Plan,” per C.R.S. 24-68-101, for which the Applicant is seeking an extended vesting period of fifteen (15) years. This application for zoning was accompanied by the companion requests for Annexation into the Town as well as the Annexation and Development Agreement.

**LEGAL ADVICE:**

Ordinance was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Approve Ordinance 2020-185 approving PUD-MU Zoning and approving the Outline Development Plan (ODP) for the 462.35-acre known as Podtburg Annexation Nos. 1-5. on First Reading.

**SUGGESTED MOTIONS:**

**For Approval**

I move that the Town Council approve Ordinance 2020-185 approving PUD-MU Zoning, and approving the Outline Development Plan (ODP) for the 462.35-acres known as Podtburg Annexation Nos. 1-5, on First Reading

**For Denial**

I move that the Town Council deny Ordinance 2020-185 for PUD-MU Zoning, and approving the Outline Development Plan (ODP) for the 462.35-acres known as Podtburg Annexation Nos. 1-5.

*Reviewed and Approved for Presentation,*

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Town Manager