



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: August 15, 2022

SUBJECT: Resolution 2022-36 Approving the SunCatcher Preliminary/Final Subdivision Plat

ACTION PROPOSED: Hold Public Hearing and Consider Resolution 2022-36 on First Reading, Approving the SunCatcher Preliminary/Final Subdivision Plat

ATTACHMENTS:

1. Resolution 2022-36
2. Vicinity Map
3. Subdivision Plat
4. PZC Agenda Memorandum for Preliminary/Final Plat

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Applicant, Pivot Energy, on behalf of Sauer South, LLC (owner), requests consideration of a Preliminary/Final Subdivision Plat encompassing approximately 127 acres of land.

The property is located on the southwest corner of Telep Ave and Weld County Road 46, south of The Granary subdivision. (Attachment 2) It is encompassed within the project areas of the SunCatcher Annexation and Establishment of Zoning (EOZ), the Outline Development Plan (ODP) and Solar Farm Use by Special Review (USR) concurrently under review and consideration by the Town.

The subject property is presently zoned Agricultural in unincorporated Weld County. The SunCatcher Annexation and Establishment of Zoning (EOZ) is intended to allow for mixed-use development, with proposed PUD-MU (Mixed-Use) zoning. An accompanying Outline Development Plan (ODP), submitted as part of a complete development package, shows the intent to develop a mix of commercial and residential uses. An interim use for a solar facility is proposed on 44 acres of the site, with farming operations continuing until future development occurs. This subdivision plat will create the lots and tracts to facilitate the solar facility as well as future transfer of land, and future development plans and resubdivisions to occur. (Attachment 3)

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The Planning & Zoning Commission (PZC) held a public hearing on July 13, 2022, to consider the SunCatcher Preliminary/Final Subdivision Plat (Case SUB22-0003). The Planning & Zoning Commission Agenda Memorandum (Attachment 4) provides background and historical use of the property.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant.

Based upon the materials submitted, analysis, and findings, the PZC approved a motion (5-0) to recommend to Town Council approval of this Preliminary/Final Subdivision Plat.

This request for approval of the SunCatcher Preliminary/Final Subdivision Plat is accompanied by a companion request, on this Council agenda, for Use by Special Review (USR) of Pivot Solar and was preceded by the Petition for Annexation, Establishment of Zoning (EOZ) to PUD-MU, and a PUD Outline Development Plan (ODP) at a public hearing on August 1, 2022.

LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-36 approving the SunCatcher Preliminary/Final Subdivision Plat, on First Reading.

SUGGESTED MOTIONS:

For Approval

I move that the Town Council approve Resolution 2022-36 approving the SunCatcher Preliminary/Final Subdivision Plat, on First Reading.

For Denial

I move that the Town Council deny Resolution 2022-36

Reviewed and Approved for Presentation,


Town Manager

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