



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION:	SunCatcher Preliminary/Final Subdivision Plat
PROJECT NO:	SUB22-0003
LOCATION:	Southwest corner of Telep Ave (CR 15) and CR 46, approx. 127 acres
APPLICANT:	Pivot Energy, for Sauer South, LLC
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	July 13, 2022

ATTACHMENTS

- 1- Vicinity Map
- 2- Subdivision Plat

BACKGROUND & SUMMARY

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 1) 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 and is currently being used as farm land. 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.

ZONING: The pending zoning request is for PUD-MU (Mixed Use), requested with Annexation.

SURROUNDING ZONING & LAND USE

North:	PUD-R – The Granary Subdivision – single family residential under development
South:	A – Agricultural Weld County – existing ag lands
East:	PUD-R– Residential Town of Johnstown – existing ag lands
West:	A – Agricultural Weld County – existing ag lands

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LAND USE HISTORY

Historically, this property has been used for farming and continues as that use today.

OIL & GAS

There are three existing plugged and abandoned wells on-site, per COGCC website.

IRRIGATION DITCHES

The Hillsborough ditch runs through the northern portion of this site.

FLOODPLAIN

The Little Thompson River runs through this parcel, and has significant floodplain areas. Approximately 15.5 acres of the current parcel sits within the floodway and 1% (100-yr) regulatory floodplain.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. 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 various proposed SunCatcher projects – annexation, zoning, ODP, subdivision and USR. This subdivision project was referred to all Johnstown Review Committee members and Weld County.

NEIGHBORHOOD MEETING

No neighborhood meeting was held for this subdivision.

PROJECT DESCRIPTION & ANALYSIS

The proposed Preliminary/Final Subdivision Plat creates 3 new lots – one will be a buildable lot (and renamed to Lot 1), and two will remain “Tracts” that will require further subdivision prior to development. Additionally, the full 60’ arterial half-width of right-of-way along CR 46 and Telep Ave. frontages are being dedicated with this plat.

This “super-plat” (large tract) subdivision is being processed without submittal of full construction drawings, with the understanding that future development plans, subdivisions, and any construction or development will require additional town review and approval of all development and engineering reports, plans, construction drawings, and other plans for public and private improvements prior to construction of improvements or structures.

Town Staff has no significant outstanding concerns and believes this subdivision will promote the Town’s goals of efficient development patterns and extension of infrastructure.

The Johnstown Review Committee reviewed this submittal multiple times, as revisions have been made. Minor technical revisions are required prior to Council review, but are more technical in nature and are not anticipated to require additional design changes. No specific conditions are needed at this time.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Staff recommends that the Planning and Zoning Commission send a recommendation for Approval to Town Council for the SunCatcher Preliminary/Final Subdivision Plat based upon the following findings:

1. The proposed project is consistent with the Town of Johnstown Comprehensive Plan.
2. The proposed project is in substantial compliance with the Town's codes, regulations, and requirements.
3. The proposed project will allow a more flexible approach to the development of the large acreage while meeting the needs of the community as it develops.

Recommended Motion: Motion to Approve

Based on the application materials received, analysis and presentations at this hearing, and recommended finding noted above, I move that the Planning & Zoning Commission recommend to the Town Council Approval of the SunCatcher Preliminary/Final Subdivision Plat.

Alternate Motions:

Motion to Approve with Conditions

Based on the application materials received, analysis and presentations at this hearing, and recommended findings, I move that the Planning & Zoning Commission recommend to the Town Council Approval with Conditions, with the following conditions...

Motion to Deny

Based on the application materials received, analysis and presentations at this hearing, I move that the Planning & Zoning Commission recommend to the Town Council Denial of the SunCatcher Preliminary/Final Subdivision Plat.