

November 8, 2024

Town of Johnstown
Planning and Zoning
450 S. Parish Ave.
Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 96.04 acres, currently within the Town of Johnstown zoned Holding Agriculture. This application proposes 3 different and distinct proposed zoning for the property. The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

This development will provide several connections to adjacent roads and properties. Access to the site will be to Tellep Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to the Town of Johnstown Street and Utility Standards. Drainage and detention facilities will be designed to the Town of Johnstown Standards and the Mile High Flood District Standards. The development will be responsible for extending utilities to the project site and through the property as required. These utilities include water, sanitary sewer, and dry utilities. The Town of Johnstown owns and maintains the water and sanitary sewer that will be servicing this development.

The site falls within the Front Range Fire Rescue (FRFR) District. This development will be designed to meet the Standards required by the FRFR District and Town of Johnstown to ensure fire protection and life-safety.

The property is not located within a FEMA regulatory floodplain. Flood Zone designation for the site is Zone X (Area with Minimal Flood Hazard/Outside of 0.2% annual chance of Flood).

The First proposed zoning of this property as Planned Unit Development (PUD) under the previous code will be beneficial to Johnstown as the Town continues to grow and develop to the north. This proposal supports current market conditions that will allow for a quick absorption into the market. PUD zoning will allow a mixture of housing types that is a requirement of the newly adopted code. This zoning would allow multi-family, 53' single family lots and 63' single family lots. Furthermore, Council member Dianne Morris made a comment at the May 6th Town Board meeting that Rolling Stone Ranch is a well thought out neighborhood. PUD zoning would allow for buffered zoning on the property with multi-family buildings along Tellep Avenue buffering the single-family homes to the west. Like the condos within Rolling Stone Ranch, where the condos buffer the single family from the Highway 60/Tellep Avenue intersection. PUD zoning allows for 3 distinct home buyers, individuals moving into their first property at the multi-family, first time home buyers purchasing a single-family home, and more established home buyers making the move up to their second or third home. A great example of a project in Johnstown with a similar layout of multi-family along a major road is Clearview. Clearview apartments are adjacent to Highway 60 with single family homes located south of the multi-family and buffered from Highway 60 by the multi-family. Journey Homes developed this project and had great success with 100% occupancy of the multi-family units since inception with a waiting list for new tenants. Johnstown Village at the southeast corner of the highway 60/Tellep Avenue intersection also utilized higher density along Highway 60 with lower density single family homes south buffered from Highway 60.

The second proposed zoning for the project is for 360 +/- single family home lots (53' x 100' and 63' x 100'), 21.2 acres of open space, and 21.5 acres of right of way. The open space will include a centrally located 3-acre park, landscaping, green space with trail connectivity and detention. This proposal would be to bring the project into the new code cycle utilizing the requirements for lot sizing and setback standards. The developer would work with Town Staff under Section 17-5-3 A. 6 to develop alternative compliance for the design standards to determine a middle ground between the current code design requirements and the previous code's requirements. This

proposed zoning allows for 2 distinct home buyers, first time home buyers purchasing a single-family home, and more established home buyers making the move up to their second or third home.

The third proposed zoning for the project is for proceed under the previous code under SF-1 zoning featuring a singular lot size for the entire subdivision. This will create a project with a singular product type with 6,300 SF lots featuring only single-family homes. The proposed zoning allows for a singular distinct home buyer making the move up to their second and third home.