



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

HEARING DATE: March 13, 2024 at 7:00PM

SUBJECT: Blue Spruce Ridge Annexation, Establishment of R-2 Zoning

ACTION PROPOSED: Public hearing considering the Blue Spruce Ridge Annexation and proposed R-2 Zoning designation

LOCATION: A portion of adjoined Larimer County Road 3E right-of-way, and 41.114 acres of land situated in the Southeast quarter of section 26, Township 5 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado. (*Larimer County Parcel Number: 8526000031*)

APPLICANT: South Ridge Holdco LLC.

ATTACHMENTS:

1. Resolution 2024-08 - Setting annexation proceedings
2. Blue Spruce Ridge Annexation Petition
3. Vicinity Map
4. Annexation Map
5. Zoning Map

PRESENTED BY: Tyler Smith, Planner II

BACKGROUND & SUMMARY

The applicant, South Ridge Holdco LLC, submitted a Petition for Annexation along with concurrent R-2 Zoning, for approximately 41.114 acres of land in Larimer County. The property is located in the Southeast 1/4 of Section 26, Township 5 North, Range 68 West of the 6th P.M., More specifically, it is located east of Larimer County Road 3E, south of the existing Ridge at Johnstown Subdivision.

The subject property is presently zoned Rural Residential (RR-2) in Unincorporated Larimer County and the property is currently being used for agricultural purposes. It is partially bordered by incorporated areas of Johnstown to the North and West, with the Ridge at Johnstown Subdivision to the north and west.

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SURROUNDING ZONING & LAND USE

North: PUD – Residential Town of Johnstown – Ridge at Johnstown Subdivision
South: RR-2 – Unincorporated Larimer County – Rural Residential
East: RR-2 – Unincorporated Larimer County – Rural Residential
West: PUD – Residential Town of Johnstown – South Ridge Subdivision

LAND USE HISTORY

Historically, this property has been used for agriculture and will continue as agriculture until future development is proposed.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was republished for four consecutive weeks in the local paper, the Johnstown Breeze, starting on Thursday, February 29, 2024. 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 800 feet of the property. This notice included a map of the proposed annexation and zoning.

PROJECT DESCRIPTION & ANALYSIS

Annexation: This annexation is being considered by the Town for the following reasons:

1. At least 1/6 of the area to be annexed for each individual annexation is contiguous to the Town of Johnstown boundary.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can provide water, sewer, and police services to the property.
4. The Town is authorized to annex the area without an election under Section 30(b) of Article II of the Colorado Constitution.

A resolution finding substantial conformance with C.R.S. requirements was passed by the Town Council on February 21st, 2024, and set a public hearing for April 1st, 2024.

The annexation map includes this parcel as well as the adjacent right-of-way for Larimer County Road 3E.

ZONING & DEVELOPMENT STANDARDS

The current zoning for the property is AG-Agriculture in Unincorporated Larimer County. There are no known conditional uses or uses by special review for the property.

The proposed annexation and zoning will allow for residential development, to follow the proposed Mixed-Density Neighborhood (R-2) zoning standards. Pursuant to Table 4-1: Zoning Districts & Intent, in the Johnstown Land Use & Development Code, the R-2 district provides residential living (range of small-scale residential building types) in compact, walkable neighborhood settings, allowing a mix of housing unit options, and integration or transition to

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complementary and supporting non-residential uses. A well-designed public realm provides a focal point to integrate a variety of building types with a consistent neighborhood character. The R-2 zone will complement existing zoning to the north and west (The Ridge and South Ridge, respectively), based upon the details in those PUDs. No residential subdivision plans have been submitted with this annexation, so any future development on this site will come back through the entitlement process later.

INFRASTRUCTURE

There is an existing water line located to the east of the property in County Road 15 right-of-way. The entire site is located within the service area boundaries for the Central Wastewater Treatment Plant. At the time of plat, the right-of-way will be dedicated for County Road 3E.

COMPREHENSIVE PLAN ALIGNMENT:

The Johnstown Comprehensive Plan (Comp Plan) creates a long-term vision for the development of the town. The Comp Plan identifies the Town's Growth Management Area (GMA), which includes incorporated lands within the current town limits, as well as certain unincorporated lands within Larimer and Weld counties. The GMA can be likened to a growth boundary, which represents the logical expansion of the town over time. The property which is the subject of this annexation is contiguous to lands within the corporate boundary of Johnstown and exists within the GMA. Staff finds that the proposed annexation represents a logical expansion of Johnstown's corporate boundary, in alignment with the goals and strategies of the Johnstown Comp Plan.

STRATEGIC PLAN ALIGNMENT:

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed annexation and zoning is consistent with the goal and strategy referenced above, pursuant to the adopted Johnstown Strategic Plan.

RECOMMENDED ACTION: There are two actions associated with this project and each one must be voted on separately. The first is consideration of the annexation, and the second is consideration of the zoning.

SUGGESTED MOTIONS:

ANNEXATION

For Approval: I move to approve the Blue Spruce Ridge Annexation

For Denial: I move to deny the Blue Spruce Ridge Annexation.

ZONING

For Approval: I move to approve R-2 zoning for the Blue Spruce Ridge Annexation

For Denial: I move to deny R-2 zoning for the Blue Spruce Ridge Annexation

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