



450 S. Parish Avenue  
Johnstown, CO 80534  
970.587.4664  
JohnstownCO.gov

## TOWN COUNCIL AGENDACOMMUNICATIONS

---

**AGENDA DATE:** May 06, 2024

**SUBJECT:** Southridge Final Plat / Development Plan– Case No. SUB22-0012

**ACTION PROPOSED:** Public Hearing – Consideration of Final Plat and Development Plan for Southridge

**ATTACHMENTS:**

1. Resolution No. 2024-24
2. Vicinity Map
3. Southridge - Final Plat
4. Southridge - Final Development Plan with BLDG Elevations
5. Southridge ODP (Approved 03-25-22)
6. PZC Staff Report (August 23, 2023)
7. WSSA Southridge
8. Development Agreement Southridge
9. Staff Presentation
10. Applicant Presentation

**ZONING:** PUD – Southridge

**PRESENTED BY:** Tyler Smith, Planner II  
Jeremy Gleim, AICP, Planning & Development Director

---

### EXECUTIVE DESCRIPTION

The Applicant, SR Johnstown Investments, LLC., is requesting approval for a Final Plat and Final Development Plan for a single-family development within the Southridge PUD. The subdivision will create 305 single-family units, right-of-way for major street networks, and various utility easements throughout the site to service new lots and community amenities (Attachment 3 & 4).

### LOCATION

The subject property is located on the West side of County Road 3E between County Road 18 and County Road 16 in Larimer County (Attachment 2). The subject property encompasses 78.0 acres and has a slight slope to the south, featuring prominent western views of the mountains. Major vehicular access points are located along Larimer Co Rd 3E and will connect to The Ridge Subdivision to the north.

*The Community that Cares*

## HISTORY

The subject property was annexed into the Town of Johnstown in 2022 pursuant to Ordinance 2022-228. The Southridge Outline Development Plan (ODP) was approved concurrently with the annexation in 2022 (Attachment 5). The land was historically used as a farm.

## ZONING & LAND USE

The subject property is subject to PUD zoning and is regulated by The South Ridge ODP. Pursuant to the Land Use Map in the 2021 Johnstown Area Comprehensive Plan, the subject property lies within the Low Density/Intensity land use area.

ADJACENT ZONING & LAND USE	
NORTH	PUD - The Ridge PD
EAST	Larimer County – RR-2 Rural Residential
SOUTH	Larimer County – RR-2 Rural Residential
WEST	Larimer County – RR-2 Rural Residential

**Floodplain:** FIRM Panel: 08069C1405G (1/14/2021)  
Zone X – Area of Minimal Flood Hazard

**Oil & Gas:** One “Abandoned Location” well – never drilled.

**Ditches:** One irrigation lateral exists on the property and will be realigned and piped to ensure ongoing access to water rights for adjacent properties.

## PROJECT DESCRIPTION & ANALYSIS

The proposed 78.0-acre subdivision is intended to create 305 lots. Ten (10) outlots will be platted, which will provide open space and other infrastructure needed to serve platted residential lots. Right-of-way will also be platted and dedicated to the Town to provide access to new lots and the surrounding area.

Pursuant to the PUD/ODP regulations that govern development of the site, 30% of the gross acreage, excluding right-of-way, must be committed to open space and park areas. Right-of-way comprises a total of 19.8 acres. When subtracted from the gross acreage, a balance of 59.7 acres remains. Based upon the open-space requirement cited above, 17.9 acres of open space are required for the subdivision, which is what has been proposed.

The primary purpose of the proposed subdivision is to create a functional neighborhood for immediate development. The subdivision provides two typical lot sizes: 63' x 100' (6,300 s.f.) and 53' x 100' (5,300 s.f.). Consistent with the ODP, 103 lots comprise the former and 202 latter of the two lot sizes. The larger lots are oriented toward the eastern portion of the project site, with the smaller lots positioned to the west. The single-family homes within the neighborhood are all traditional homes with at least a two-car garage. A generous park and open-space trail create a natural division between the larger lots and smaller lots. Placement of this open-space area was primarily dictated by an existing 50' Magellan Gas easement and a 20' Harry Lateral Ditch

easement, which traverse the site from north to south. The trail will connect to an existing pedestrian trail that traverses the subdivision to the north (The Ridge Filing No. 2). The trail has been designed to continue south if/when development occurs.

Aside from the central park and open-space trail, multiple tracts have been positioned throughout the neighborhood for drainage, utilities, and additional recreational opportunities. The following design considerations are of note:

1. A 3.4-acre detention pond in the northwest corner of the project which doubles as a park.
2. A 140' buffer for open-space and storm detention abut the entire project frontage along County Road 3e.
3. A 40' open-space buffer abuts the entire length of the project's southern boundary.

The Preliminary Plat was reviewed and recommended for approval by the Planning & Zoning Commission on August 23, 2023.

### **PUBLIC NOTICE**

Notice for the Town Council public hearing was published in the Johnstown Breeze, on Thursday, April 18, 2024. This notice provided the date, time, and location of the Town Council hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map.

### **COMPREHENSIVE PLAN ALIGNMENT**

Pursuant to the Land Use Map in the 2021 Comprehensive Plan (Comp Plan) the project site is comprised of two land use designations: Medium Density/Intensity and Low Density/Intensity. As presented, the subdivision is in alignment with the Southridge Outline Development Plan and the Town's adopted Comp Plan.

### **STRATEGIC PLAN ALIGNMENT**

- Natural & Built Environment
  - *Expect and encourage community centered design.*
- Quality Infrastructure & Facilities
  - *Ensure future viability of infrastructure and facilities.*

### **FINDINGS**

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the approved Preliminary Plat and Southridge ODP.
3. The proposed subdivision is compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

### **WATER SERVICE SEWER AGREEMENT**

*The Community that Cares*

A Water & Sewer Service Agreement (WSSA) has been submitted in conjunction with the final subdivision for Southridge. The WSSA requires a separate action from the Final Plat and may only be considered if said Final Plat is approved. The details of the WSSA are described below.

#### Southridge Subdivision

The Developer agrees to dedicate water in the amount of 150.51 acre-feet to the Town from the Journey Homes Bank to satisfy the Southridge Subdivision water demand.

#### **DEVELOPMENT AGREEMENT**

A Development Agreement (DA) has been submitted in conjunction with the Final Subdivision Plat for Southridge subdivision. The DA requires a separate action from the Final Plat and may only be considered if the filings are approved. The subdivision includes substantial public improvements, which have been detailed in civil engineering plans and reports for this Development. The DA memorializes development expectations and requirements. The proposed agreement is based upon the Town's standard agreement and requires payment of required fees and taxes, and all construction to occur per Town-approved engineering and construction plans. Exhibit B-3 details additional substantive obligations of the Developer. (See Attachment 8)

---

#### **RECOMMENDED ACTION: SOUTHRIDGE SUBDIVISION**

Staff recommends that the Town Council approve Resolution No. 2024-24, to approve the final subdivision plat for Southridge Subdivision - Case No. SUB22-0012.

#### **SUGGESTED MOTIONS:**

##### **For Approval:**

Based Upon the Content and Findings in the Staff Report, and the Information Provided at this Hearing, I Move to approve Southridge Subdivision – Case No. SUB22-0012.

##### **For Denial:**

I Move to Deny the Southridge Subdivision – Case No. SUB22-0012, Based Upon the Following Findings...

---

#### **RECOMMENDED ACTION: WATER & SEWER SERVICE AGREEMENT – SOUTHRIDGE SUBDIVISION**

Staff recommends that the Town Council approve the Water and Sewer Service Agreement for Southridge Subdivision.

**SUGGESTED MOTIONS:**

**For Approval**

I Move to Approve the Water and Sewer Service Agreement for Southridge Subdivision.

**For Denial**

I Move to Deny the Water and Sewer Service Agreement for Southridge Subdivision.

---

**RECOMMENDED ACTION: DEVELOPMENT AGREEMENT - SOUTHRIDGE  
SUBDIVISION**

Staff recommends that the Town Council approve the Subdivision Development and Improvement Agreement with SR Johnstown Investments, LLC., for the Southridge Subdivision.

**For Approval**

I Move to Approve the Subdivision Development and Improvement Agreement with SR Johnstown Investments, LLC., for the Southridge Subdivision.

**For Approval**

I Move to Deny the Subdivision Development and Improvement Agreement with SR Johnstown Investments, LLC., for the South Ridge Subdivision.

---

*Reviewed and Approved for Presentation,*



---

Town Manager