



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of Preliminary/Final Subdivision Plat of Oxy Land Subdivision
DESCRIPTION:	Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates three buildable lots and several lots for deeded right-of-way to the Town or CDOT.
LOCATION:	South of CO Hwy 60 and East of I-25
APPLICANT:	Anadarko E&P Onshore, LLC
STAFF:	Kim Meyer, Director
HEARING DATE:	November 17, 2021

ATTACHMENTS

1. Vicinity Map
2. Final Plat

PROJECT SUMMARY

The Applicant is requesting consideration of a combined Preliminary/Final Subdivision Plat encompassing approximately 150 acres. The existing use on this parcel is the Kerr-McGee S&B Oil & Gas well facility on the southwestern portion of the lot. This subdivision will create Lot 2 for that facility to remain and create a substantial buffer from any future development. Lots 3 and 4 are properties that were deeded to the Town and to CDOT for needed right of way, and merely create and memorialize these as platted areas. Lots 1 and 5 will be slated for future mixed-use development. Several existing easements also traverse the site.

The I-25 Frontage Road previously located on the western boundary has been permanently closed and abandoned by CDOT. The eastern boundary will develop as the southern extension to High Plains Boulevard, and eventually connect into the larger, 14-mile, regional "interstate parallel arterial" envisioned within an existing IGA between Johnstown, multiple municipalities, counties, and CDOT. Future accesses would be anticipated to be primarily from this future High Plains Blvd., and would be further determined with future development plans.

Zoning: PUD-MU (Mixed Use)

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ADJACENT ZONING & LAND USE

North	PUD-MU – Future “Vista Commons”
East	PUD-MU – Undeveloped ag land
South	Weld Co. ‘A’ – Existing ag properties
West	I-25 and Welty Ridge PUD

PROPERTY LAND USE HISTORY

This property has historically been agricultural use, with one small residence - currently vacant. In 2019, the S&B oil and gas facility was granted a Use by Special Review approval by the Town, with construction and drilling commencing in 2020.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, October 28, 2021, per municipal code. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a brief description of the project. Given the scope of the development, no notices were mailed to property owners for this simple subdivision, notices for future development will be mailed. No neighborhood meeting was required at this time. No public comments have been received by Staff as of the date of publication of this report.

STAFF ANALYSIS

2006 Johnstown Area Comprehensive Plan Review *(under which this application was submitted)*

GOAL CF 1. New development achieves the community’s goals and is consistent with the Town’s vision.

- Staff believes this subdivision accomplishes this goal, allowing for a contiguous, and more compact pattern of growth, as well as a mix of uses to create more complete neighborhoods. Creation of this subdivision and these new lots allows this land located at a vital gateway to Johnstown to be utilized for more than the passive oil and gas activity in the future, and acts as a buffer from the use to the Hwy 60 activity corridor.

GOAL MC 2. An adequate, efficient, safe and comprehensive transportation system integrating all modes of transportation.

- Dedication of additional right of way for the interstate and High Plains Blvd. assist the Town in achieving a better overall, more connected transportation system over time.

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.

While not in strict conformance with code requirements that require submittal of engineering reports and development plans with plats, the ability to proceed to platting without full plans and “CD’s” in place is accommodated elsewhere, in Staff’s interpretation, by [JMC §17-111](#) requiring that an agreement be in place that requires all necessary improvements, in conformance with Town design standards and other applicable codes and regulations, and which plans/reports have been reviewed and approved by the Town.

Staff recognizes that, on large properties with potentially long-term development plans that may not yet be known, this type of platting can be utilized as a reasonable and flexible approach to how the market

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functions, and can even permit some early “anchor” uses to kick off in advance of full plans for the remainder of the master planned area. Utilizing this option allows known uses/users to move forward, creates larger tracts for sale to other specialty developers (i.e., shopping center, multi-family, senior housing), while securing right-of-way, utility easements, and other up-front needs of the Town and community to ensure logical and efficient build-out as the area develops. Staff believes that this approach fulfills the spirit and intent of the Code.

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

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval with Conditions to Town Council that the requested subdivision of Oxy Land Subdivision be approved based upon the following findings:

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

Recommended Motion

Based on the application received, associated materials presented, and the preceding analysis, the Planning & Zoning Commission finds that the request for the combined preliminary/final subdivision plat for Oxy Land Subdivision furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with all other applicable Town standards and regulations, and therefore moves to recommend to the Town Council Approval with Conditions of the Oxy Land Subdivision based upon the findings as stated above, and the following conditions:

1. Prior to construction of any additional public or private development improvements, Town-approval of all required plans, reports, and permits shall be obtained.
2. A development agreement shall be entered into with the Town with future development that states and clarifies developer obligations.

Alternate Motion

- Motion to Deny: “I move that the Commission recommend to the Town Council Denial of the Oxy Land Subdivision preliminary/final plat based upon the following findings...”

Planner:



Kim Meyer, Planning & Development Director

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