



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of Preliminary/Final Subdivision Plat of Welty Ridge Subdivision
DESCRIPTION:	Proposed large-tract subdivision to establish lots for future development and dedicate rights-of-way and easements. Creates two buildable lots and a large tract for future development, as well as dedicates Town rights-of-way.
LOCATION:	South of Weld CR 48 and West of I-25
APPLICANT:	Buc-ee's, Ltd.
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 140 acres. This subdivision will create two (2) lots, dedicate right of way along CR 48 and some internal roadways, and create one large tract for future development and re-subdivision. Several existing easements for irrigation and gas pipelines traverse the site.

Zoning: PUD-MU (Mixed Use) – Welty Ridge ODP

ADJACENT ZONING & LAND USE

North Gateway (G) & PUD-MU – Light industrial and Retail uses
East I-25
South Weld Co. 'A' – Existing ag properties + GWRR railroad spur
West Weld Co. 'A' – Existing ag properties

PROPERTY LAND USE HISTORY

This property has historically been agricultural use, with some oil and gas. No development has occurred on this site.

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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. Courtesy notices were mailed to owners within 500 feet of the parcel. 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 allow the opportunity to create more energized activity centers for commercial and employment uses.

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 CR 48 future major arterial assist the Town in achieving a better overall, more connected transportation system over time.

This “super-plat” (large tract) subdivision is being processed without approval 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. These plans have been submitted for portions of the subdivision, and are under review by Town Staff and ancillary reviewers.

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 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.

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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 Welty Ridge Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area 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 Welty Ridge 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 Welty Ridge 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 Welty Ridge Subdivision preliminary/final subdivision plat based upon the following findings..."

Planner:



Kim Meyer, Planning & Development Director

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