



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** April 04, 2022
- SUBJECT:** Ordinance 2022-228 regarding the South Ridge Annexation
- ACTION PROPOSED:** Hold Public Hearing and Consider Ordinance 2022-228 on First Reading, Annexing certain unincorporated lands located in Larimer County, known as the South Ridge Annexation, containing approximately 80.66 acres
- ATTACHMENTS:**
1. Ordinance 2022-228
 2. Petition
 3. Vicinity Map
 4. Annexation Map
 5. PZC Agenda Memorandum for Annexation & Zoning
- PRESENTED BY:** Justin Currie, Planner II
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AGENDA ITEM DESCRIPTION:

The Town has received a petition for annexation from Southridge HoldCo, LLC, for the South Ridge Annexation (Attachment 2), in Larimer County. This proposed area of annexation meets the eligibility and contiguity requirements of CRS 31-104 and 105, and is bordered by Johnstown along the northern boundary. (See Attachment 4). A Resolution to this effect was approved by Council on February 23, 2022. The property encompasses approximately 80 acres, located west of Larimer County Road 3E, and south of the existing Ridge Filing 1 and Filing 2 residential subdivisions currently under construction. (See Attachment 3).

The Planning & Zoning Commission (PZC) held a public hearing on March 23, 2022, to consider the South Ridge Annexation (Case ANX21-0004). Public comment was given by one neighbor in the area, with concerns related to traffic and safety along County Road 18 and 16, crime, and other growth-related issues. Staff indicated that the development-level details are noted and will be further addressed at subdivision and development planning. The Applicant spoke of the intent to improve the section of County Road 18 that intersects County Road 3E that currently has a blind spot caused by a hill creating a hazardous situation.

The Community That Cares

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The Planning & Zoning Commission Agenda Memorandum attached (See Attachment 5) provides background and historical use of the property. The property has been undeveloped agricultural land within unincorporated Larimer County.

The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been addressed by the Applicant. Full referral packets, required per C.R.S., were sent via registered mail to the Larimer County Board of County Commissioners, the County Attorney, and all Special Districts.

Based upon the materials submitted, analysis, and findings, the PZC approved a motion (4-0) to recommend to Town Council approval of this annexation request.

This petition and application for annexation is accompanied by companion requests, on this Council agenda, for Establishment of Zoning to PUD-R (Planned Unit Development – Residential), an Annexation Agreement, and a PUD Outline Development Plan (ODP) that encompasses this annexation area.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Ordinance 2022-228 Annexing the 80.66-acre South Ridge Annexation on First Reading.

SUGGESTED MOTIONS:


For Approval

I move that the Town Council approve Ordinance 2022-228 Annexing 80.66-acres known as the South Ridge Annexation on First Reading.

For Denial

I move that the Town Council deny Ordinance 2022-228.

Reviewed and Approved for Presentation,



Town Manager