



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION:	South Ridge Annexation, Establishment of Zoning, and Outline Development Plan
PROJECT NOS:	ANX21-0004 & ZON21-0006
LOCATION:	West side of Larimer Co Rd 3E, north of CR 16; Portion of Southeast 1/4, Section 4, Township 4 North, Range 67 West, approx. 80.66 acres
APPLICANT:	Southridge HoldCo, LLC
STAFF:	Justin Currie, Planner II
HEARING DATE:	March 23, 2022

ATTACHMENTS

- 1-Vicinity Map
- 2-Application & Petition
- 3-Annexation Map
- 4-Zoning Map
- 5-Outline Development Plan

BACKGROUND & SUMMARY

The applicant, Southridge HoldCo, LLC, requests Annexation, PUD-R Zoning, and an Outline Development Plan for approximately 80 acres of land in Larimer County. The property is located in the South ½ of Section 26, Township 5 North, Range 68 West. More specifically, it is located west of Larimer County Road 3E, south of the existing Ridge Filing 1 and 2 residential subdivisions currently under construction.

The subject property is presently zoned Rural Residential (RR2) in unincorporated Larimer County and the property is currently being used as farm land. It is partially bordered by incorporated areas of Johnstown to the north, adjacent to The Ridge properties, with the remainder of the perimeter adjacent to unincorporated Larimer County. The surrounding zoning is Larimer County Rural Residential and Town of Johnstown PUD-MU.

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The proposed annexation is to allow for residential development, as a continuation of The Ridge development to the north, with proposed PUD-R (Residential) zoning. The accompanying Outline Development Plan (ODP) shows the intent to develop mixed-density residential - single family detached and attached homes - with an overall density range of 3.5 to 5.0 dwelling units per acre. Residential development is anticipated to include no more than 400 dwelling units consisting of at least two housing types, which may include large lot homes, traditional single family detached and/or single family attached.

SURROUNDING ZONING & LAND USE

North: PUD- MU – The Ridge PUD – single family residential under development
South: RR2 – Rural Residential Larimer County – existing residences and ag lands
East: RR2 – Rural Residential Larimer County– existing residences and ag lands
West: RR2 – Rural Residential Larimer County – ag land proposed for annexation

LAND USE HISTORY

Historically, this property has been used for farming and continues as that use today.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, March 3, 2022. 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 500 feet of the property in question. This notice included a map of the proposed annexation and zoning. Full state-required annexation packets have been mailed to the county and all taxing districts prior to Council hearings.

NEIGHBORHOOD MEETING

No neighborhood meeting was held for this annexation. Due to the rural nature of the surrounding area only a handful of neighbors would have been notified and the Town will notify them further as this project submits plans to develop the property.

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 is capable of providing water, sewer, and police service 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 Town Council on February 23rd, 2022.

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 RR2-Rural Residential in Unincorporated Larimer County. There are no known conditional uses or uses by special review for the property.

The applicant requests PUD-R – Residential zoning upon annexation, which permits the applicant to develop a residential subdivision in accordance with the submitted Outline Development Plan (ODP). This proposed zoning is in alignment with the Johnstown Area Comprehensive Plan goals and the Future Land Use Map, showing this area for Low to Medium Density/Intensity development.

The South Ridge ODP provides some modified standards from the current municipal code, which the PUD process permits to accommodate a better response to market conditions, a more integrated neighborhood with a wider range of housing options, and additional open space areas incorporated into the development.

- The ODP provides for minimum lot sizes for single family detached of 5,300 SF.
- Front and corner side setbacks would be permitted at 15-feet, instead of the code of 20-feet, but with garage doors setback to that 20-foot minimum to permit a full-depth driveway and some variation in the street scape.
- The ODP “bubble diagram” notes the intent to create an open space/ pedestrian corridor along some existing easements within future development.
- Additional South Ridge PUD Design Guidelines have been submitted to the Town, to accompany this ODP, but are still in review and are anticipated to be brought forth in the future, prior to any building construction on-site.

Staff has advised the Applicant of current Town and community concerns over smaller than 6,000 SF lot sizes for traditional single-family lots. Johnstown Municipal Code (JMC), §16-302, permits a variety of residential housing types – and some neighborhood commercial uses – and does not require any specific minimum lot size. The intent indicates “providing incentives encouraging the use of innovative design techniques in order to achieve high-quality residential development.” This has typically resulted in a wider variety of lot sizes, many that tend to be smaller than 6,000 SF, to provide more ability for the developer to integrate the 30% PUD-required open space into the neighborhoods and incorporate more curvilinear streets and other design considerations. Subject to approve by the Planning Commission and Town Council, JMC §17-133 allows for modification to minimum lots area, width, and setbacks/offsets. Therefore, Staff finds that this proposed ODP does provide the ability to develop the site in conformance with current code requirements.

Future development processes and projects will be required to create a subdivision plat and development plans, to be reviewed and approved by the Town through public hearing processes.

Detailed engineering and construction plans are part of that future technical review. At the Zoning and ODP level, the Town is looking at overall feasibility and system capacities.

Infrastructure

There is an existing water line located to the east of the property in the County Road 3E right-of-way. The entire Site is located within the service area boundaries for the Low Point Wastewater Treatment Plant.

Transportation infrastructure exists for this property. County Road 3E currently borders the project site to the east and is projected to be a minor arterial at full build out, leading to CR 18 and CR 16 to the north and south, respectively. The Ridge, Filing 1 and 2 were recently approved, to the north, which will allow for connectivity to existing infrastructure.

Staff has no outstanding concerns related to this Annexation, the establishment of PUD-R zoning, or the proposed ODP.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

South Ridge Annexation, Zoning, and Outline Development Plan (ODP)

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council for the Annexation, Establishment of PUD-R Zoning, and the Outline Development Plan, based upon the following findings:

1. The area is contiguous to the Town of Johnstown along at least 1/6 of its boundaries.
2. The property is located within the Town of Johnstown Growth Management Area.
3. The Town can adequately and efficiently provide utility and police services.
4. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).
5. The annexation of this property and the proposed PUD-R zoning are in alignment with the Johnstown Area Comprehensive Plan.
6. The Outline Development Plan for the South Ridge PUD is in substantial conformance with comprehensive plan, current municipal codes, regulations and guidelines, and proposes a neighborhood that will be compatible with and integrate with the approved development to the north.

Recommended Motion: Motion to Approve, as presented

Based on the application materials received and analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan 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 of the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan based upon the findings as stated above.

Alternate Motions:

Motion to Recommend Approval with Conditions

Based on the application materials received and analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan 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 of the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan based upon the findings as stated above, and with the following conditions:

1.

Motion to Recommend Denial

I move that the Commission recommend to the Town Council denial of the South Ridge Annexation, Establishment of PUD-R Zoning, and Outline Development Plan based upon the following findings...

1.

Planner:



Justin Currie, Planner II