



Town of Johnstown

PLANNING & ZONING COMMISSION AGENDA MEMORANDUM

DESCRIPTION:	Held Farm Annexation and Establishment of Zoning (122 acres)
LOCATION:	Portion of Southeast ¼, Section 4, Township 4 North, Range 67 West
APPLICANT:	Platte Land and Water LLC
STAFF:	Kim Meyer, Planning and Development Director <i>Km</i>
HEARING DATE:	August 11, 2021

ATTACHMENTS

- 1-Vicinity Map
- 2- Application & Petition
- 3-Annexation Map
- 4-Zoning Map

BACKGROUND & SUMMARY

The applicant, Platte Land and Water LLC, requests annexation and zoning for approximately 122 acres of land. The property is located in the Southeast ¼ of Section 4, Township 4 North, Range 67 West. More specifically, it is located east of County Road 17 between County Road 48½ and State Highway 60. Petitioner is proposing zoning of HA (Holding Agriculture), the Town's transitional zone used prior to known development plans.

The subject property is presently zoned Agricultural (A) and Industrial (I-3) in unincorporated Weld County. It is partially bordered by incorporated areas of Johnstown, with the rest being portions of unincorporated Weld County. The surrounding zoning is Weld County Agricultural and Industrial and Town of Johnstown Industrial.

SURROUNDING LAND USE

North:	Single-family residential and Ag
South:	Hwy 60, railroad, Colorado Sweet Gold industrial area, and Downtown industrial
East:	Ag land
West:	Existing Ag in Weld County

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LAND USE HISTORY

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

OIL & GAS ACTIVITY

COGCC (Oil & Gas) online maps show several active and producing oil and gas facilities on the Held Farm property, largely operated by PDC Energy; and one Plugged and Abandoned well. These will be further identified and addressed through future development plans.

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, July 22nd, 2021. 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.

Agency Referrals were sent to Weld County Planning. Full state-required annexation packets will be 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 fact that the current land use isn't going to change and that this is just a straight annexation where no new zoning/land use is being proposed. When the owner/applicant decide to develop the property, the Town will hold neighborhood meetings for the surrounding property owners.

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 planned to be zoned and developed as urban-level development.
3. The property is located within the Town of Johnstown Growth Management Area.
4. The Town is capable of providing water, sewer, and police service to the property.
5. 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 August 2nd.

Zoning & Development Standards

The current zoning for the property is A – Agriculture and I-3- Industrial in Unincorporated Weld County. There are no known conditional uses or uses by special review for the property.

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The applicant requests zoning HA – Holding Agriculture upon annexation, which permits the ongoing agricultural use until such time as development occurs.

Infrastructure

There is currently no Town water service to the property. There are existing water lines located to the north, south, and west of the property. Sanitary sewer for the site will be handled by the planned sanitary sewer interceptor project that will eventually run along County Road 48½, along the northern border of the property. This property intends to dedicate a 30-foot easement to accommodate this pending sewer line adjacent to the right of way.

Major transportation infrastructure exists for this property. Highway 60 borders the south border and Parish Ave / County Road 17 provides the western border. Weld County Road 48½ is currently a dirt road and the Town will expect appropriate right-of-way dedications and roadway improvements be completed at time of development. The existing railroad may pose some interesting challenges as development plans move forward, but the Town will work with future developers and the railroad to secure the best transportation connections possible.

RECOMMENDED PLANNING AND ZONING COMMISSION FINDINGS AND MOTIONS

Annexation: Held Farm Annexation

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the North Ridge Annexation be approved 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 proposed zoning is consistent with the Town of Johnstown Comprehensive Plan.
5. The property is eligible for annexation without election pursuant to the Colorado Constitution Article II, Section 30(b).

Recommended Motion

Based on the application materials received and analysis and presentations at this hearing, the Planning & Zoning Commission finds that the request for the Held Farm Annexation 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 Whitehall Annexation based upon the findings as stated above.

Alternate Motion

Motion to Deny: “I move that the Commission recommend to the Town Council denial of the Held Farm Annexation based upon the following...”

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Held Farm Annexation- Establishment of Zoning

It is recommended that Planning and Zoning Commission send a positive recommendation to Town Council that the requested zoning of HA for the Held Farm Annexation be approved based upon the following finding:

1. The proposed zoning will allow the existing agriculture land use to continue until the owner submits plans for development.

Motion

Based on the application materials received and analysis and presentations at the hearing, the Planning & Zoning Commission finds that the request for HA zoning for the Held Farm Annexation furthers the *Johnstown Area Comprehensive Plan* goals, and is compatible with surrounding neighborhoods, and therefore moves to recommend to the Town Council approval of the request for HA zoning for the Held Farm Annexation area based upon the finding as stated above.

Alternate Motion

Motion to Deny: "I move that the Commission recommend to the Town Council denial of the request for HA zoning for the Held Farm Annexation based upon the following..."