



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, May 14, 2025 at 6:00 PM**

Mission Statement: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

Agenda

Call to Order

Roll Call

Agenda Approval

Approval of Minutes

1. Approval of Minutes

Public Comment

Members of the audience are invited to speak at the meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to 5 minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

New Business

2. 109 S. Parish Ave. Change of Zone Request for Zoning Case No. ZON24-0003

Departmental Report

Commissioner Reports and Comments

Adjourn

Americans with Disabilities Act Notice

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance. De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión

deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.

THE COMMUNITY THAT CARES





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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, February 26, 2025 at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, , Urban, and Chair Grentz were all present. Commissioner Jeanneret was absent.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Flores and Seconded by Commissioner Baily. The motion was passed 6/0.

APPROVAL OF MINUTES

A motion to approve February 12, 2025, Minutes with adjustment to the attendance, as Commissioner Flores was not present during the February 12, 2025 meeting. Motion was made by Commissioner Abel and Seconded by Commissioner Baily. The motion was passed 4/0/1 with Commissioner Flores abstaining and Commissioner Campbell not voting.

PUBLIC COMMENTS - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

No public comment was made.

NEW BUSINESS

1. Public Hearing – Preliminary Development Plan - Subdivision Case No. SUB24-0003

Jeremy Gleim, Planning Director, presented the project site which is located north of Highway 34 and east of High Plains Boulevard. The Preliminary Development Plan (PDP) outlines development standards for residential design, site planning, architecture, and landscaping for both individual lots and common areas. It includes a phasing plan for development, ensuring continuity in design across phases, and plans for intersection improvements at Highway 34 and High Plains Boulevard.

Chair Grentz inquired about the timeline for developing the flyover at the railroad track crossing. Mr. Gleim responded that this would occur prior to development. The flyover itself could be a project slated for completion in 10 to 20 years.

The applicant's representative, John Romero from Galloway, was in attendance to go over a high-level overview of the project. He mentioned that the project will include various residential buildings, targeting a density of about 3.2 dwelling units per acre, which meets the allowed range of four to six units per acre. The project aims to meet or exceed parks and open space requirements, focusing on creating a livable community with good pedestrian access. The development will feature several parks for different uses and

ensure connectivity to nearby trails. Access improvements will be made through filings one and two, starting with High Plains Boulevard, while adhering to the project's design guidelines

Commissioner Campbell inquired about passives space verses open space. Mr. Romero explained that the passive open space will have benches and resting places, whereas active space will have playgrounds, parks and be more tailed to kids and families.

Commissioner Flores asked about the number of multifamily units that will fit in this space. Mr. Romero explained that this is an early concept plan, however, the ultimate product could be between four and six multifamily units, provide the overall density of the project site is met.

A questions was asked about the parking and access plan as this could impact the overall density of the property. It was explained to the commissioners that this portion would be part of a separate Preliminary Development Plan (PDP).Currently, it's reserved as a tract and will need to be subdivided for the multifamily development, which will require a public process.

Chair Grentz invited the public to make comments on the project.

Steve Hariri, adjacent property owner, asked about access and how this will affect his property. Mr. Romero clarified that access would be provided to Mr. Hariri's property and said access point is included in final plans..

Commissioner Bailey motioned for the Planning and Zoning Commission to recommend that the Town Council approve the Preliminary Plat for Subdivision case number SUB24-0003. Commissioner Abel seconded the motion and it passed unanimously (6-0).

2. Public Hearing – Consideration of Zoning Case No. ZON24-0002 to change the zoning of Mountain View Farms West PUD to a combination of R-1, R-2, MU-RC and I-1

Jeremy Gleim, the Director of Planning, introduced the project, stating that the property is located at the northwest corner of I-25 and State Highway 402, and is about 133 acres in size. The applicant plans to use four different zoning types: R-1 and R-2 for residential areas, a light industrial zone, and a mixed-use regional commercial zone. This site is unique because it is marked as a Gateway and falls within an Activity Center overlay.

Gateway locations help define the town's entrance and can include unique features like architecture, art, landscaping, and signage. The proposed land use has a mixed-use commercial area on the southeast corner, light industrial in the northeast, and residential space in the west. A basic plan for streets within the property shows that a road will need to extend to the north property line for future access.

The current land plan has similar components under the existing zoning. It includes regional commercial and residential areas. The new light industrial zone will help shield homes from noise from the interstate.

A question was asked regarding if the homes would be single-family or townhomes. Mr. Gleim explained from a zoning perspective, the area in question falls within the proposed R-2 zone. Therefore, any uses permitted under the R-2 zoning designation in our land use code will be allowed in that section of the site.

The Commission requested more information about the internal road in the concept plan and the types of uses that would eventually populate the site.. Mr. Gleim stated that the road will be extended north to connect with the adjacent parcel. Destination retailers, similar to Sheels, are likely candidates for the commercial area. There will be two main access points for the project, with additional internal roads to be determined as development occurs. The southwest corner isn't part of the project, and the farmhouse on the southeast is expected to be demolished.

Kyle Barichello, applicant's representative, presented the project. The site consists of two parcels totaling about 133 acres, historically agricultural. The Mountain View PUD allows a mix of commercial, multifamily, and industrial uses, aligning with the town's future land use plan ratified by voters. There is an aim to adhere closely to existing entitlements while enhancing the planning framework. The proposal includes residential, commercial, and industrial components, focusing on market demands and the area's

long-term vision. Specifically, looking at R-1 single-family homes and R-2 mixed housing types. Access points have been a key consideration, involving collaboration with CDOT, Larimer County, and Johnstown. Due to legal limits from CDOT, the project will have one direct access point on Highway 402 and a second access on Charlotte Court, an existing public street in Larimer County.

Chair Grentz asked about the number of lanes. The project engineer for Caliber, John Sweet, explained that it is a major arterial cross section with two lanes eastbound, two lanes westbound, and a raised median.

The Commissioners held a detailed discussion with the applicant's representatives and members of the community regarding Charlotte Court, despite the Town of Johnstown having no jurisdiction over that roadway.

Commissioner Flores motioned for the Planning and Zoning Commission to recommend that the Town Council approve the Consideration of Zoning Case No. ZON24-0002 to change the zoning of Mountain View Farms West PUD to R-1, R-2, MU-RC and I-1. Commissioner Urban seconded the motion, and it passed unanimously (6-0)

DEPARTMENTAL REPORT

Mr. Gleim discussed the open house that was held for the Letford and Centennial Master Park Plans, which were well received by the public. Outreach and surveys were conducted to finalize designs for park improvements, which will soon be available on the website. Mr. Gleim mentioned that final plans will be presented to the council in the next month or so, The public works department is also updating several pocket parks, including Sunrise Park.

COMMISSIONER REPORTS AND COMMENTS

None

ADJOURN

The meeting was adjourned at 7:58 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Chair Jason Grentz



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Planning and Zoning Commission Agenda Memorandum

AGENDA DATE: May 14, 2025

SUBJECT: Zoning Case No. ZON24-0003: Rezone of 109 S. Parish Ave. from R-1 to MU-DT

ACTION PROPOSED: Consideration of Zoning Case No. ZON24-0003 to change the zoning of 109 S. Parish Ave. from R-1 (single-family residential) to MU-DT (Mixed Use-Downtown).

LOCATION: Lot 3, Block 6, Purvis Addition to the Town of Johnstown, Colorado, County of Weld, State of Colorado; also known as 109 S. Parish Ave. Johnstown, CO 80534.

APPLICANT: Manjeet Singh, Owner
Anna Fluckey, Owner's Representative

ATTACHMENTS:

1. Application
2. Vicinity Map
3. Zoning Map
4. Neighborhood Meeting Materials
5. Staff Presentation
6. Applicant Presentation

PRESENTED BY: James Shrout, Planner I

BACKGROUND & SUMMARY

Manjeet Singh (Applicant) is seeking to rezone approximately 0.144 acres of residential (R-1) property to MU-DT (Mixed Use – Downtown) zoning. The subject property is located at 109 S. Parish Avenue, was annexed into the Town in 1932, and has historically been used for residential purposes. The property is adjacent to the Sinclair Convenience Store (Parish Ave. and Highway 60) on the northern property line.

SURROUNDING ZONING & LAND USE

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North: MU-DT – Town of Johnstown
South: R-1 – Town of Johnstown
East: R-1 – Town of Johnstown
West: MU-DT – Town of Johnstown

LAND USE DESIGNATION

The property is subject to two land use designations: Medium Density/Intensity and as an Activity Center.

Pursuant to the Town’s adopted Comprehensive Plan, the intent and desired character of Medium Density/ Intensity (MDI) areas, is described as follows:

A Medium Density/Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses—incorporating walk-up apartment buildings, townhomes, small lot (3,500-5,000 SF) attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational centers. MDI areas may also occur along arterials and other major corridors, and may serve as the next layer away from the High Density/Intensity areas they may neighbor, as a transition to lower density neighborhoods. MDI’s will offer complete neighborhoods with a diversity of shops and services, including schools and civic facilities, within walking or biking distance from residential areas; and offer good walking connections along with larger-scale multi-modal trails.

Commercial uses may be developed as stand-alone sites or be grouped in small 10 to 20-acre centers or campuses. Johnstown’s Downtown would be ideal for this level of development. Reuse and redevelopment of existing structures may occur, with historic residences and structures changing to offices, boutiques, or personal services with alley-served parking. Commercial centers in an MDI will feature more walkability, perhaps offering covered arcades or awnings, pedestrian-scaled signage, shade trees and nice landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Rooftop and sidewalk patios, along with courtyard plazas offer patrons enjoyable places to meet and eat, gather and chat with friends.

Residential neighborhoods will provide a range of housing options and provide street and trail connections to adjacent neighborhoods. Housing will be encouraged to provide porches that extend closer to the sidewalks, and garages that are alley-loaded or setback to offer a safer, slower, and more interesting streetscape. Future considerations may include accessory dwelling or carriage house units to increase affordability and diversity. These are great neighborhoods to encourage and accommodate a diversity of lifestyles and income ranges, and allow active-agers to remain in Johnstown once larger family homes and yards may be less desirable.

ACTIVITY CENTER OVERLAY

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The property is also subject to an Activity Center overlay, as depicted in the Town's adopted Comprehensive Plan. As described in the Comprehensive Plan,

Activity Centers have been identified as strategic areas that support local and regional transportation networks, living, employment, recreation, and services. These areas are intended to be mixed-use centers that make a highly efficient use of space by offering high-density residential areas supported by a diversity of shops and services and a vibrant public realm. Activity Centers continue to develop at highway interchanges, Downtown, and generally in conformance with other characteristics of a High Density/Intensity area. While three of the four activity centers are located along the I-25 corridor making them convenient for motorized travelers, these centers should also connect to the Town's trail network, facilitating and encouraging active modes of transportation, and enhancing recreation opportunities for the community. These centers are ideal opportunities for the Town to consider future transit or other transportation services, and connections to nearby systems.

PROJECT DESCRIPTION & ANALYSIS

The subject property is currently zoned R-1 and was annexed into the Town of Johnstown in 1932 as part of the Purvis Addition. The platted lot is recorded as being fifty feet (50') by one-hundred and twenty-five feet (125'), approximately 0.144 acres in size.

The Applicant is proposing to change the zoning from R-1 to MU-DT in order to facilitate a future expansion of the existing Sinclair project. Regardless of a future expansion of the existing use, the request serves as an appropriate expansion of the mixed-use downtown zoning district to the north, which aligns with the Town's Land Use & Development Code and Comprehensive Plan.

MU-DT

Pursuant to the LUDC, the MU-DT district provides an integrated mix of retail, service, entertainment, and civic uses, and supporting office and residential uses, in a compact and walkable format. This district preserves the historic "main street" scale and small-town character of Johnstown. It is the vibrant heart of the community with a high level of civic design, walkable urban patterns, and a concentration of diverse, small-scale uses. The MU-DT zoning districts relations to the comprehensive plan is the general application for the Downtown Activity Center.

NEIGHBORHOOD MEETING

On March 24, 2025, a neighborhood meeting was held at the Johnstown YMCA. Notices advertising this meeting were mailed to all property owners within 800 feet of the subject property. Ten (10) members of the community attended this neighborhood meeting to ask questions and raise concerns about the proposed change in zoning. The primary topics of discussion included:

- Rezoning of lots south of the subject property to the YMCA; and
- Traffic on Parish Avenue to Highway 60.

These issues, questions, and concerns were addressed during the neighborhood meeting as follows:

- Only 109 S. Parish Ave. is under consideration for rezoning.

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- No additional traffic is anticipated with the rezoning of 109 S. Parish Ave.

PUBLIC NOTICE & AGENCY REFERRALS

Notices for the Planning and Zoning Commission public hearing were mailed to all property owners of record within 800 feet of the subject property on April 7, 2025. This notice provided the date, time, and location of the Planning and Zoning Commission public hearing and a project description. Notice for the Planning & Zoning Commission public hearing was published in the local newspaper of record, the Johnstown Breeze, on Thursday, April 3, 2025.

ZONING & DEVELOPMENT STANDARDS

The Town of Johnstown Land Use and Development Code identifies the following criteria for review of a rezone proposal decision:

1. The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance, any purposes that may be undermined are outweighed by the benefits of the purposes it furthers.
2. The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan.
3. The change is consistent with the intent of the proposed zoning district, specifically considering:
 - a. The design of streets, civic spaces, and other open space;
 - b. The pattern, scale, and format of buildings and sites; and
 - c. The compatibility and transition with other complementary uses and development in the vicinity.
4. The change is necessary for at least one of the following reasons:
 - a. There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.
 - b. The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.
5. The town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.
6. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community.
7. If owner initiated, at least two-thirds of the subject property owners within the change zone boundary have signed the application.
8. If owner initiated, the subject property has not been included in a rezone action in the prior 12 months, with the exception of property in the H-A zoning district which was established concurrently with annexation.
9. The recommendations of any professional staff and advisory review bodies have been considered.

COMPREHENSIVE PLAN ALIGNMENT

The proposed zoning designation complies with the intent and character of the MDI land use areas, as defined in the Town's adopted Comprehensive Plan by occurring along arterials and

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other major corridors, and creating an attractive streetscape, offering a diversity of shops and services within walking or biking distance from residential areas.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*
- Healthy & Resilient Economy
 - *Drive development to expand the downtown corridor.*

Staff finds that the proposed rezoning is consistent with the goals and strategies referenced above, pursuant to the adopted Johnstown Strategic Plan.

RECOMMENDED ACTION:

Staff recommend approval of this change of zone request pursuant to findings of fact listed below:

1. ***The rezone furthers one or more of the purposes of these regulations in Section 17-1-3, and on balance any purposes that may be undermined are outweighed by the benefits of the purposes it furthers, because:***
This rezone implements the Comprehensive Plan, and other plans and programs authorized under the guidance of the Comprehensive Plan. This rezone will promote planning and urban design that emphasizes distinct places and unique elements of community character throughout Johnstown. The rezone will assist in the division of the town into zones and districts that promote the character, intensity, and development patterns of distinct places identified in the Comprehensive Plan. This rezone will create compatibility within the area and will be transitional between complimentary districts, uses, and buildings.
2. ***The proposal is consistent with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan, because:***
This proposal is consistent with Goal L2 of the Comprehensive Plan by revitalizing and maintaining downtown as the heart of the community by way of seeking to expand the extents of Downtown as development and redevelopment near the current core area is proposed, utilizing more urban design standards to encourage an active streetscape and mix of uses.
3. ***The change is consistent with the intent of the proposed zoning district, specifically considering, because:***
The proposed zoning designation will be a continuation of the MU-DT zoning by providing an integrated mix of retail, service, entertainment, and civic uses, and supporting of residential uses, in a compact and walkable format. The proposed zoning designation will preserve the historic “main street” scale and small-town character of Johnstown.
4. ***The change is necessary for at least one of the following reasons, because:***

- a. *There has been a material change in the character of the area or in the Town generally, such that the proposed rezone is in the public interest.* The Sinclair Convenience Store site development occurred in 2019, and with the owner acquiring the subject property for rezone, this will allow for potential redevelopment of the parcel to facilitate future expansion and access to the site.
 - b. *The change will serve a community need or provide an amenity or benefit to the surrounding area that was not anticipated at the time of the initial zoning.* The change will benefit the surrounding area by allowing the owner to explore opportunities to expand the existing Sinclair site that could create more fluid access and traffic stacking at the intersection of Parish Ave. and Highway 60.
5. ***The town or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district, because:***
The Town and other responsible agencies have services in the vicinity of the project site, but at this time there is not a development application that would necessitate review for impact to existing services or facilities.
6. ***Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design, and engineering practices or are outweighed by broader public benefits to the surrounding community, because:***
The subject property will be governed by the adopted Land Use and Development Code to lessen the impact on adjacent property owners.
7. ***If owner initiated, at least two-thirds of the subject property owners within the change zone boundary have signed the application, because:***
One property is subject to this proposed change in zoning and is owner-initiated.

SUGGESTED MOTIONS:

For Approval: I move that the Planning & Zoning Commission recommends that the Town Council **APPROVE** the Change of Zone pursuant to Zoning Case No. ZON24-0003.

For Denial: I move that the Planning & Zoning Commission recommends that the Town Council **DENY** the Change of Zone pursuant to Zoning Case No. ZON24-0003.



Town of Johnstown

LAND USE APPLICATION DOCUMENT

Project Name: Johnstown C Store - 109 S Parish Rezone Project

Description: Rezone of 0.14 acres of residential zone housing at 109 s Parish in order to allow future expansion into the Johnstown CStore lot.

General: ☐ Site Dev Plan ☐ USR (Use by Special Review) ☐ Conditional Use Grant ☐ Variance

☐ Annexation ☒ Establish/Change Zoning

PUD: ☐ Outline Dev Plan ☐ Preliminary Dev Plan ☐ Final Dev Plan ☐ Combined Prelim/Final

Subdivision: ☐ Replat/Lot Line ☐ Preliminary Plat ☐ Final Plat ☐ Combined Prelim/Final

Wireless: ☐ Small Cell ☐ EFR or Base Station ☐ Alt. Tower Structure ☐ Tower/Other USR

Amendment: ☐ Land Use Code ☐ Comprehensive Plan ☐ Future Land Use Map

Construction: ☐ Home Model Review ☐ Stand-Alone Utility/Road Plans

Floodplain: ☐ C-LOMER Review ☐ Floodplain Development Permit

Site Address: 109 S Parish Johnstown, CO80534 Parcel #'s: 105909203002

Applicant*: Manjeet Singh

Email: manjeet.manjeet.ms@gmail.com

Telephone: 303.856.6573

Consultant/Representative: Anna Fluckey

Telephone: 970.420.4867

Email: anna.fluckey@mccauleyconstructors.com

Landowner Authorization for Land Use Action (REQUIRED):

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "applicant and/or representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

*Landowner(s): Manjeet Singh

*Email: manjeet.manjeet.ms@gmail.com

*Telephone 303.856.6573

Please keep me informed on the status and progress of this project via email.

Manjeet Singh

*Signature of Landowner Manjeet Singh

Mathon Surinder

*Signature of Landowner Mathon Surinder

*Attach A Statement of Authority and Certificate of Good Standing, if this is a cooperation or other entity

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johnstown.colorado.gov

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO 80534 | F: 970.587.0141

LAND SURVEY PLAT

Of Lot 3, Block 6, Purvis Addition,
Situate in the Northwest Quarter of Section 9, Township 4 North, Range 67 West of the 6th P.M.,
Town of Johnstown, County of Weld, State of Colorado

PROPERTY DESCRIPTION

Lot 3, Block 6, PURVIS ADDITION TO THE TOWN OF JOHNSTOWN, COLORADO, County of Weld, State of Colorado.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Northwest Quarter of Section 9, T.4N., R.67W., as bearing South 00°51'11" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2655.48 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

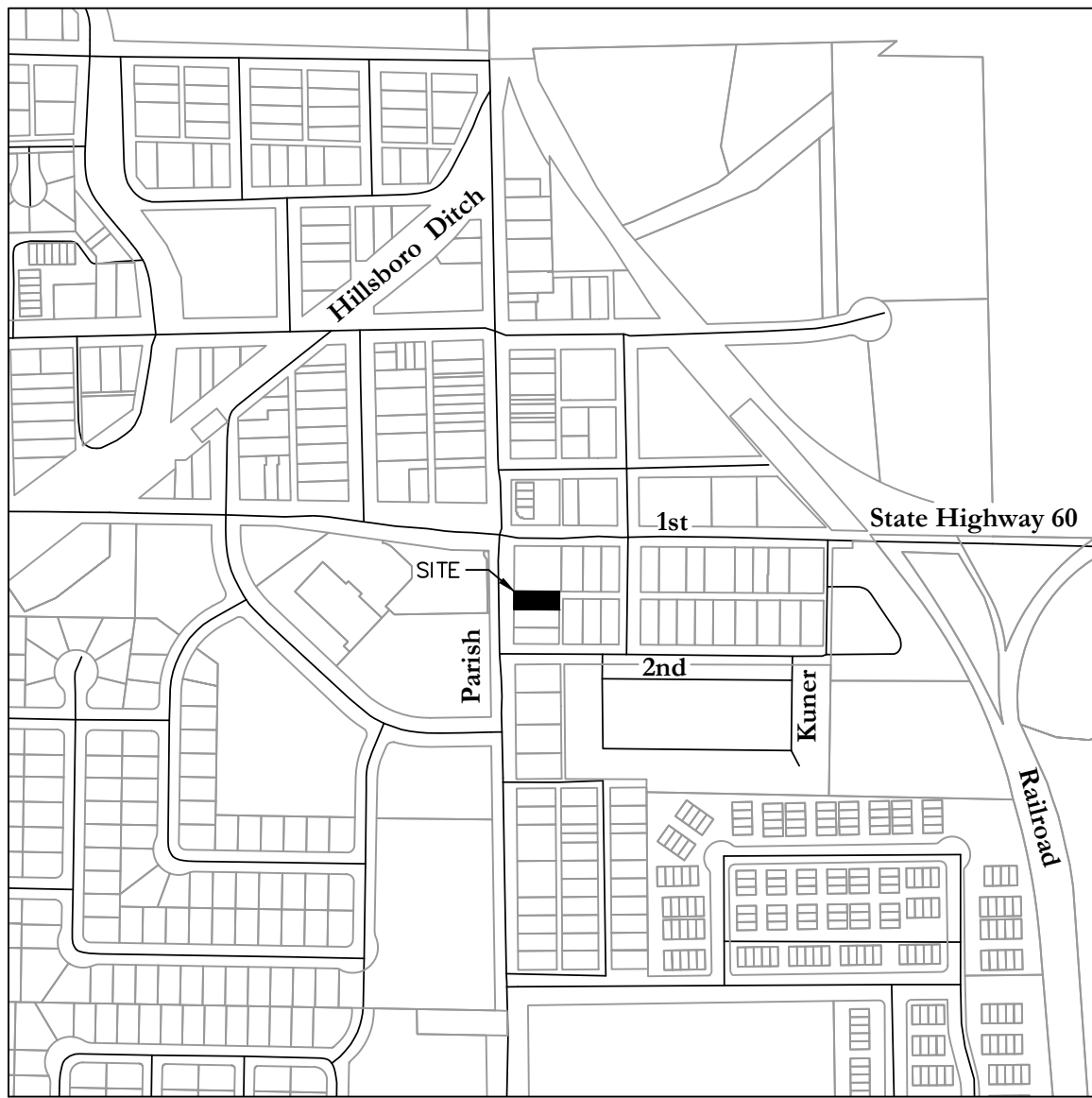
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 5525-4184715, dated August 20, 2024 as prepared by First American Title Insurance Company to delineate the aforesaid information.

SURVEYOR'S STATEMENT

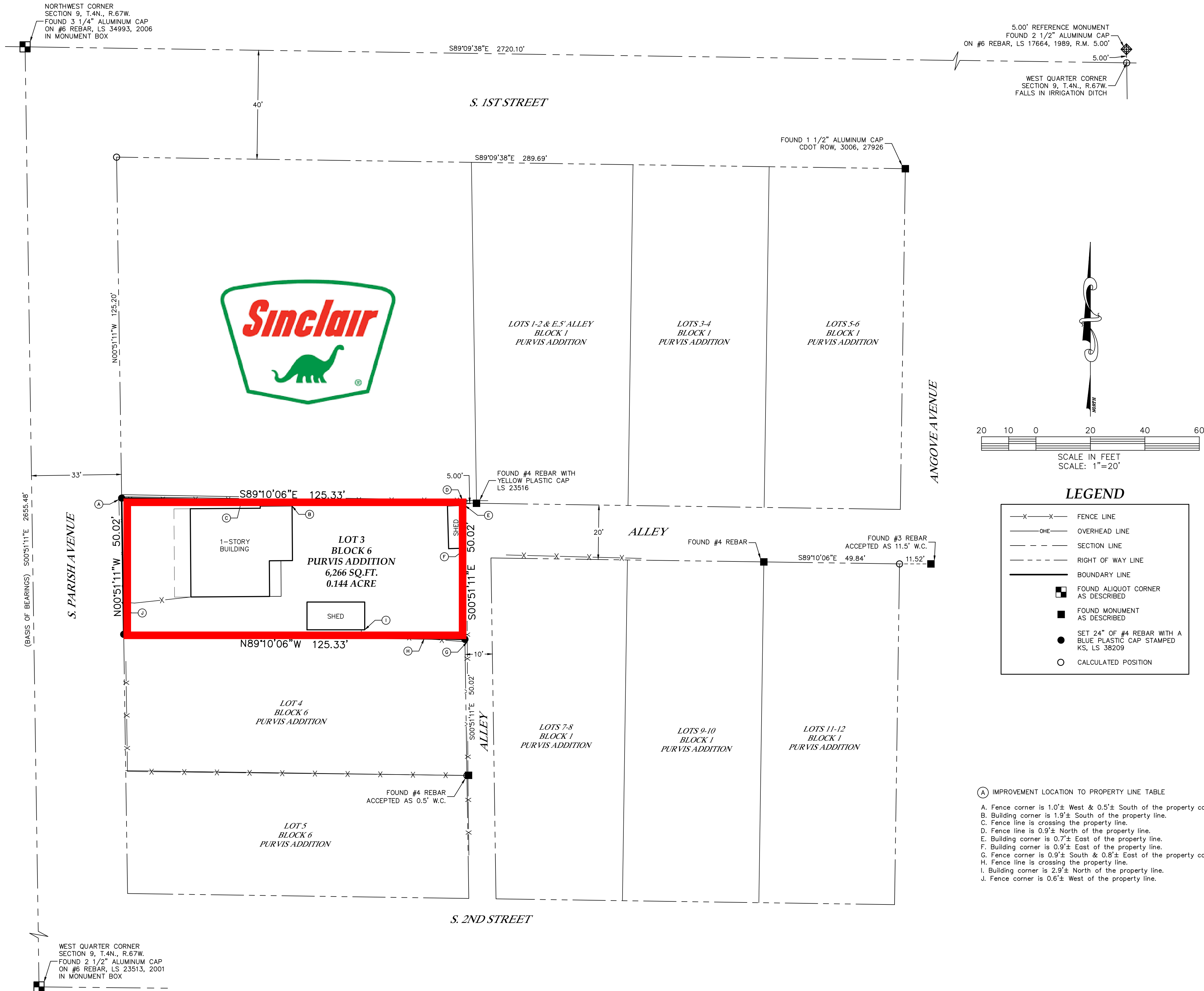
I, Paul B. Groves, a Colorado Licensed Professional Land Surveyor, do hereby state that this Land Survey Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon was found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY

Paul B. Groves -- On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209



VICINITY MAP
SCALE: 1"=500'



DATE:	8/30/2024
FILE NAME:	20240408LSP
SCALE:	1"=20'
DRAWN BY:	CSK
CHECKED BY:	PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:					
REVISIONS:					

LAND SURVEY PLAT
FOR
McCauley Constructors
650 Innovation Circle
Windsor, CO 80550

PROJECT #:
20240408

1
SHEET 1 OF 1

S. PARISH AVENUE

N00°51'11"W 50.02'

S89°10'06"E 125.33'

LOT 3
BLOCK 6
PURVIS ADDITION
6,266 SF
0.144 SC
CURRENT ZONE: R1
PROPOSED ZONE: MU-DT

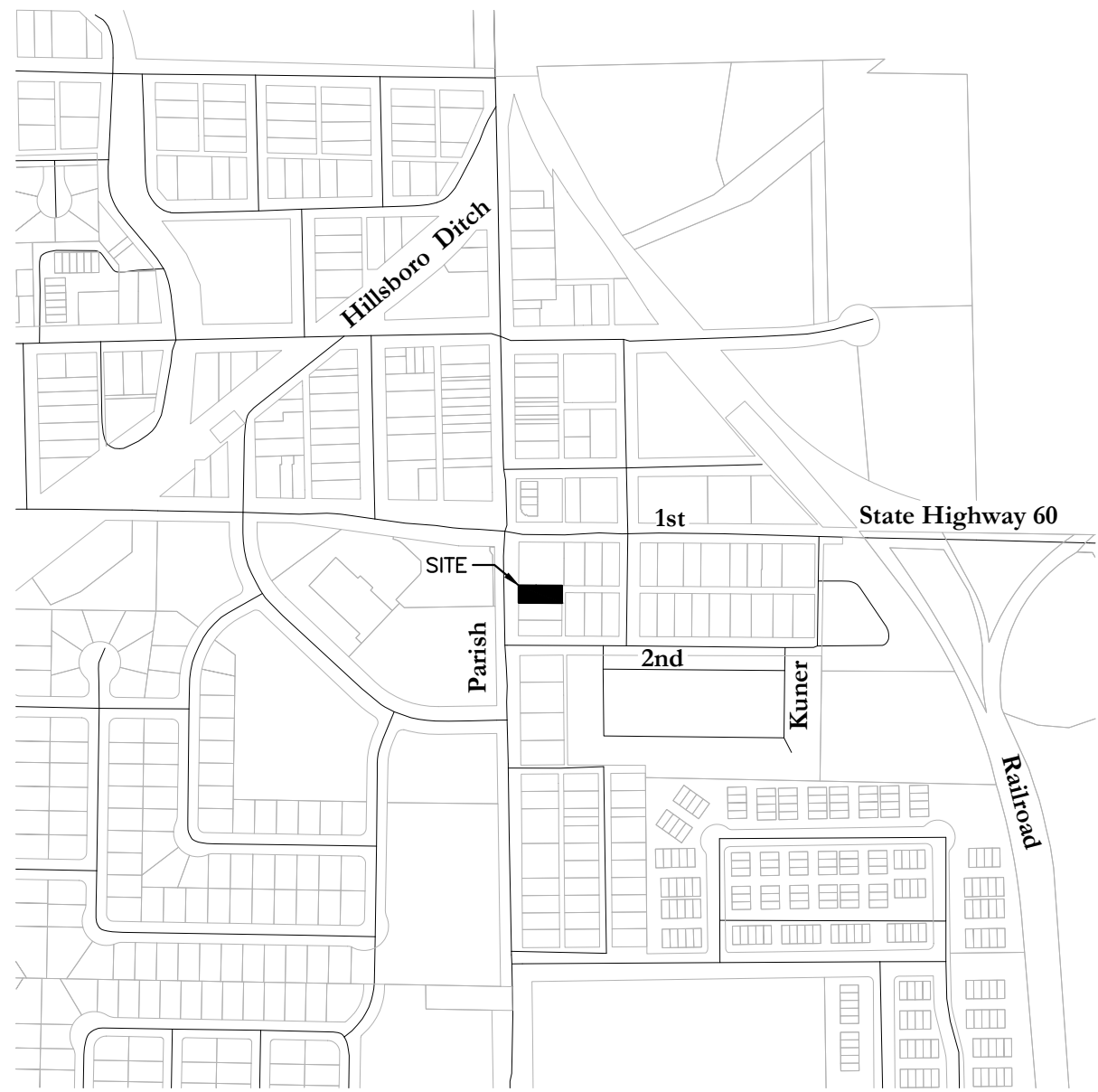
N89°10'06"W 125.33'

LOT 4
BLOCK 6
PURVIS ADDITION
CURRENT ZONE: R1

S00°51'11"E 50.02'

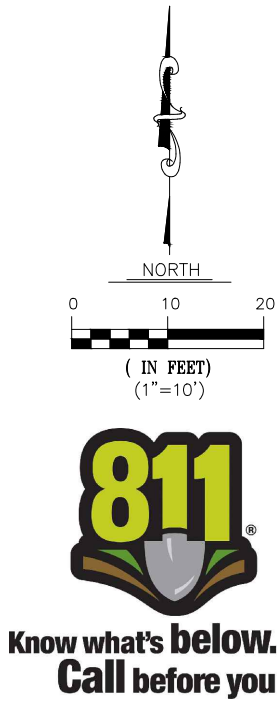
ALLEYWAY

LOTS 1-2 & E.5' ALLEY
BLOCK 1
PURVIS ADDITION
CURRENT ZONE: MU-DT



VICINITY MAP
SCALE: 1" = 500'

No comment. IMEG 3/5/25





CIVIL RESOURCES

8308 COLORADO BLVD
SUITE 200
FIRESTONE, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

MCCAULEY CONSTRUCTORS
650 INNOVATION CIRCLE
WINDSOR, COLORADO 80550
(970) 686-6300 (p)

109 PARISH STREET EXPANSION
JOHNSTOWN, COLORADO

REVISIONS		
NO.	DESCRIPTION	DATE
1	SUBMITTAL #2	01/15/25

DESIGNED BY: CMH	DATE: 11/20/24
DRAWN BY: CMH	
CHECKED BY: JAB	
JOB NO.: 318.001.02	
DWG NAME: 35500106ZONING MAP	

ZONING MAP

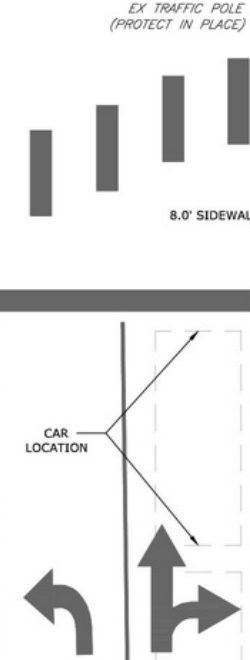
SHEET:
1 OF 1



Sinclair C-Store Rezone Neighborhood Meeting

E. SOUTH 1ST STREET

S. PARISH AVENUE



EX TRAFFIC POLE
(PROTECT IN PLACE)

8.0' SIDEWALK

7.5' SIDEWALK

EXISTING BUILDING

EX MONUMENT SIGN
(APPROX. LOCATION)

EX TRANSFORMER
(APPROX. LOCATION)



5 EX PARKING SPACES
(9'X20')

9.0'

20.0'

26.9'

EXISTING CANOPY

VEHICLE FUELING POSITION (TYP)

EXISTING UNDERGROUND FUEL TANKS

EXISTING TREE
(TO BE REMOVED)

LANDSCAPING AREA

109 PARISH ST

3 PARKING SPACES
(9'X22')

TRASH ENCLOSURE
W/ SCREENING WALLS

SCREENING WALL

SITE PLAN LEGEND:

PROPOSED		EXISTING
	BUILDING	
	ASPHALT PAVEMENT	
	CONCRETE	
	LANDSCAPE AREA	
	PROPERTY LINE	
	SANITARY MANHOLE	
	STORM INLET	
	SIGN	

NOTES:

SITE ZONING: MU-DT
REQUIRED OPEN SPACE: 15% OF TOTAL PROPERTY AREA = 3389 SF
PROVIDED OPEN SPACE: 3425 SF
BUILDING CLASSIFICATION: RETAIL (SMALL)
BUILDING FOOTPRINT: 2065 SF
REQUIRED PARKING: 1 PER 500 SF = 5 SPACES
PROVIDED PARKING: 6 TYPICAL SPACES + 1 ADA SPACE

112 E SOUTH 1ST ST

EXISTING CURB INLET
(TO BE REMOVED AND REPLACED WITH VALLEY INLET)

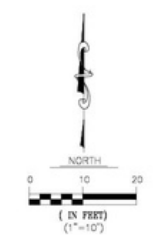
EXISTING TRANSFORMERS
(PROTECT IN PLACE)

EXISTING UTILITIES
(TO BE ADJUSTED)

ALLEYWAY

SCREENING WALL

115 S 2ND ST



EX TRAFFIC POLE
(PROTECT IN PLACE)

EX MONUMENT SIGN
(APPROX. LOCATION)

EX TRANSFORMER
(APPROX. LOCATION)

EXISTING BUILDING

5 EX
PARKING
SPACES
(9'X20')

EXISTING CANOPY

EXISTING UNDERGROUND
FUEL TANKS

SITE PLAN LEGEND:

PROPOSED		EXISTING
	BUILDING	
	ASPHALT PAVEMENT	
	CONCRETE	
	LANDSCAPE AREA	
	PROPERTY LINE	
	SANITARY MANHOLE	
	STORM INLET	
	SIGN	

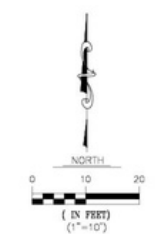
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BUILDING CLASSIFICATION: RETAIL (SMALL)
BUILDING FOOTPRINT: 2065 SF
REQUIRED PARKING: 1 PER 500 SF = 5 SPACES
PROVIDED PARKING: 6 TYPICAL SPACES + 1 ADA SPACE

112 E SOUTH 1ST ST

ALLEYWAY

109 PARISH ST

115 S 2ND ST





Johnstown Sinclair C-Store Rezone



Johnstown Sinclair C-Store Rezone



Johnstown Sinclair C-Store Rezone



Mural Design Opportunities:

Founding and Early Development

- Harvey J. Parish and Son, John: Depict the town's founder, Harvey J. Parish, alongside his son, John, after whom the town was named. This highlights the personal origins of Johnstown.
- Great Western Railway: Illustrate the arrival of the Great Western Railway, which was instrumental in the town's establishment and growth.

Agricultural Heritage

- Farming Scenes: Showcase early settlers engaged in farming activities, such as planting and harvesting crops like sugar beets and corn, emphasizing the town's agricultural roots.
- Livestock and Barns: Include imagery of livestock and iconic structures like the Anderson Barn, a notable historic site in the area.

The Johnstown Meteorite

- Meteorite Event of 1924: Portray the 1924 meteorite fall that occurred during a funeral service, a significant and unique event in the town's history.

Community and Cultural Growth

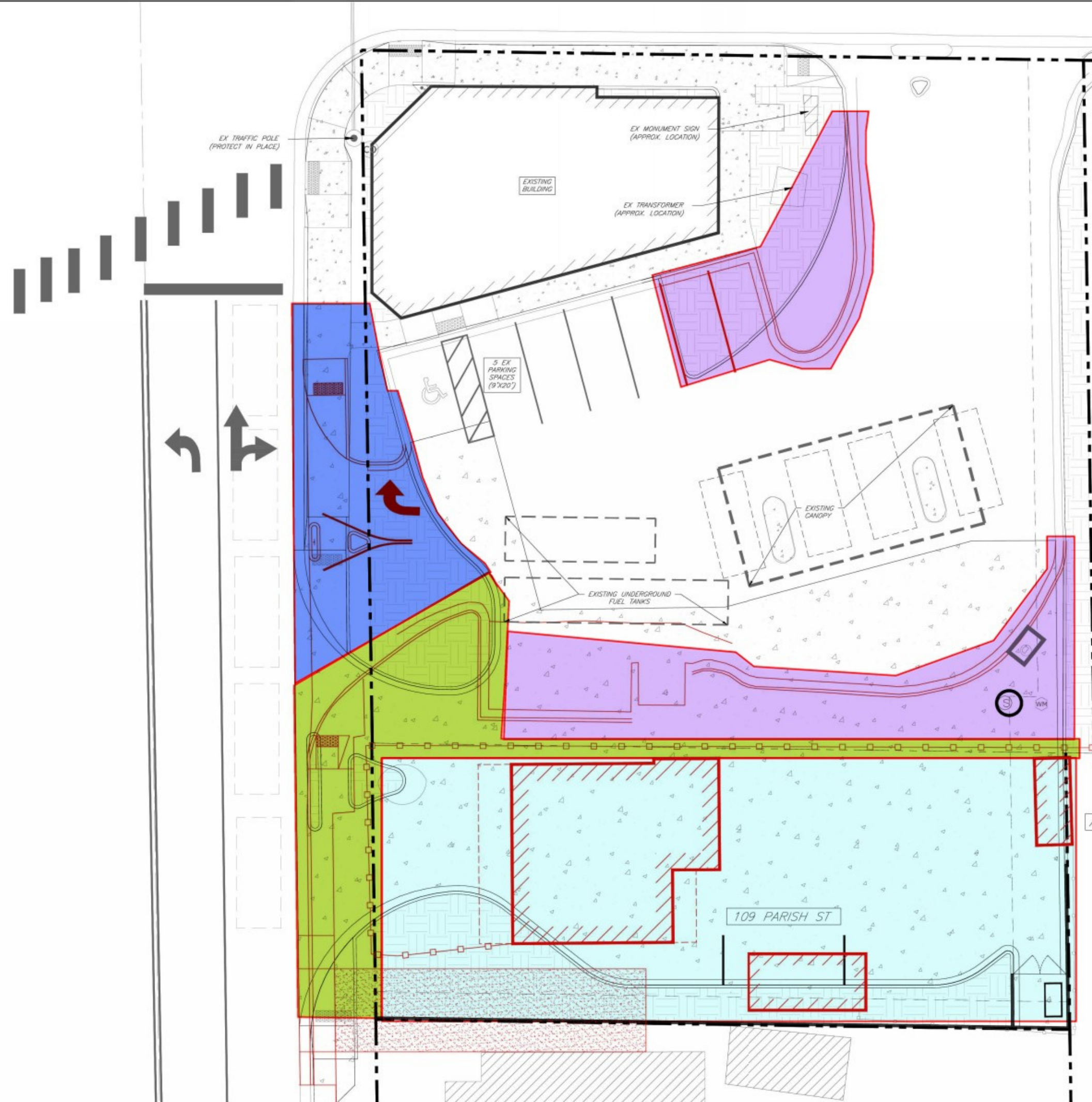
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- Annual Events: Illustrate community gatherings such as the Johnstown BBQ Day, showcasing the town's enduring traditions and community spirit.

Natural Landscape

- Rivers and Plains: Feature the confluence of the Big Thompson and Little Thompson Rivers and the surrounding plains to emphasize the town's geographical setting.



Johnstown Sinclair C-Store Rezone



Phase 1 – 1-1.5 months

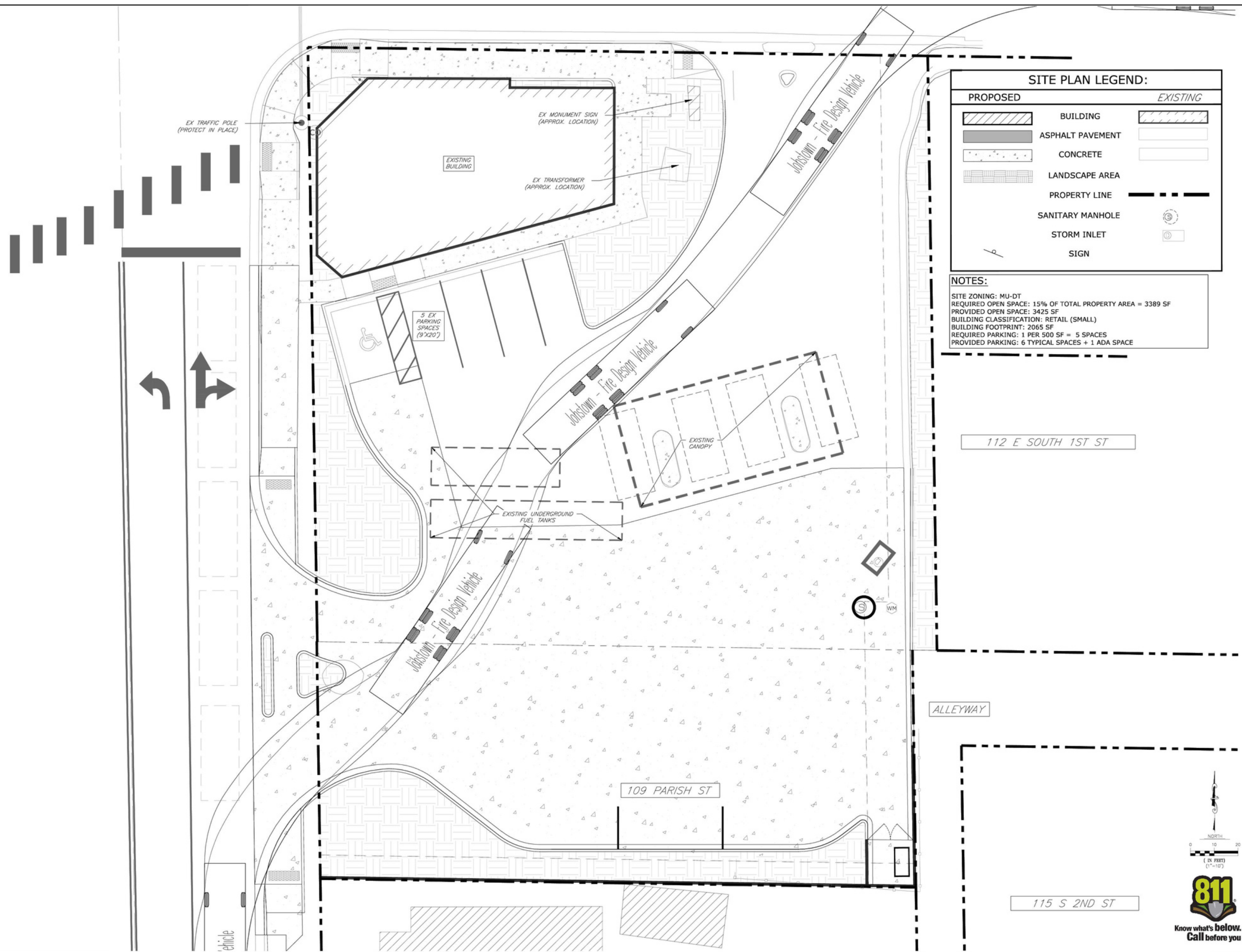
- Demo house and both sheds
- Clear and grub residential lot
- Remove tree with traffic lane closure and traffic reroute plan, use lot as staging to turn tree into mulch
- Install new entrance at Parish (this will move between phases depending on SDP approval timing)

Phase 2 – 2 months

- Close off back area of site and keep old entrance open to maintain site accessibility during construction
- Demo pavement, relocate curb and gutter
- Relocate trash enclosure
- Relocate emergency off switch
- Relocate Tire air machine
- Relocate sewer manhole/ storm

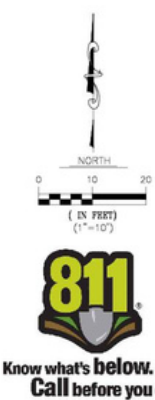
Phase 3 - 3 weeks to 1 month (site closed)

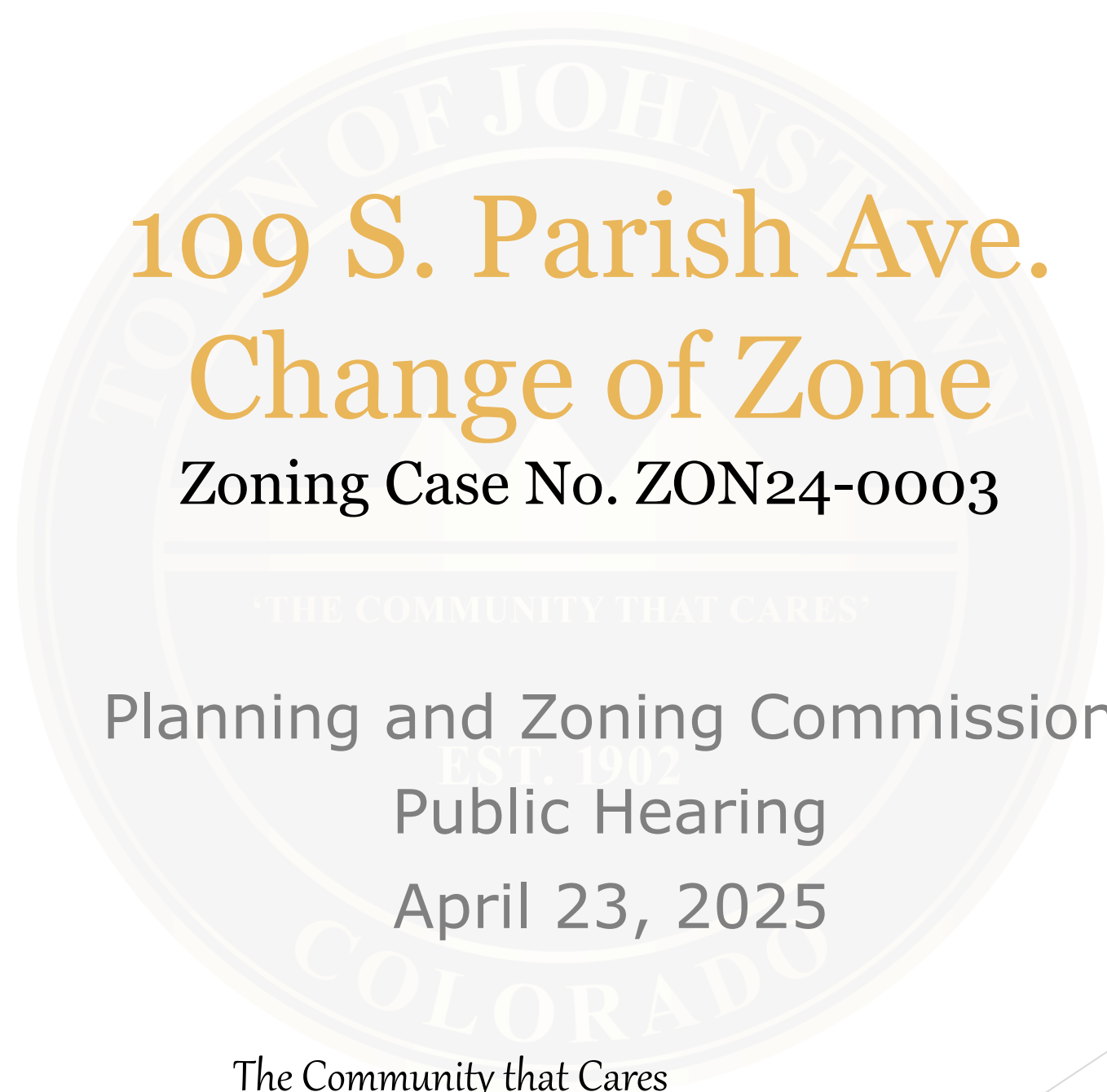
- Close off Parish entrance and demo old and build new
- Demo and build out new parking spaces and rework landscape island
- Build wall and paint mural - Mural will be in progress and will begin once the wall is completed



SITE PLAN LEGEND:		
PROPOSED		EXISTING
	BUILDING	
	ASPHALT PAVEMENT	
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The background features a large, light blue watermark of the Town of Johnstown seal. The seal is circular with the words "TOWN OF JOHNSTOWN" at the top and "COLORADO" at the bottom. In the center is a shield with a mountain peak and the text "EST. 1902". Above the shield is the motto "THE COMMUNITY THAT CARES".

109 S. Parish Ave.

Change of Zone

Zoning Case No. ZON24-0003

Planning and Zoning Commission

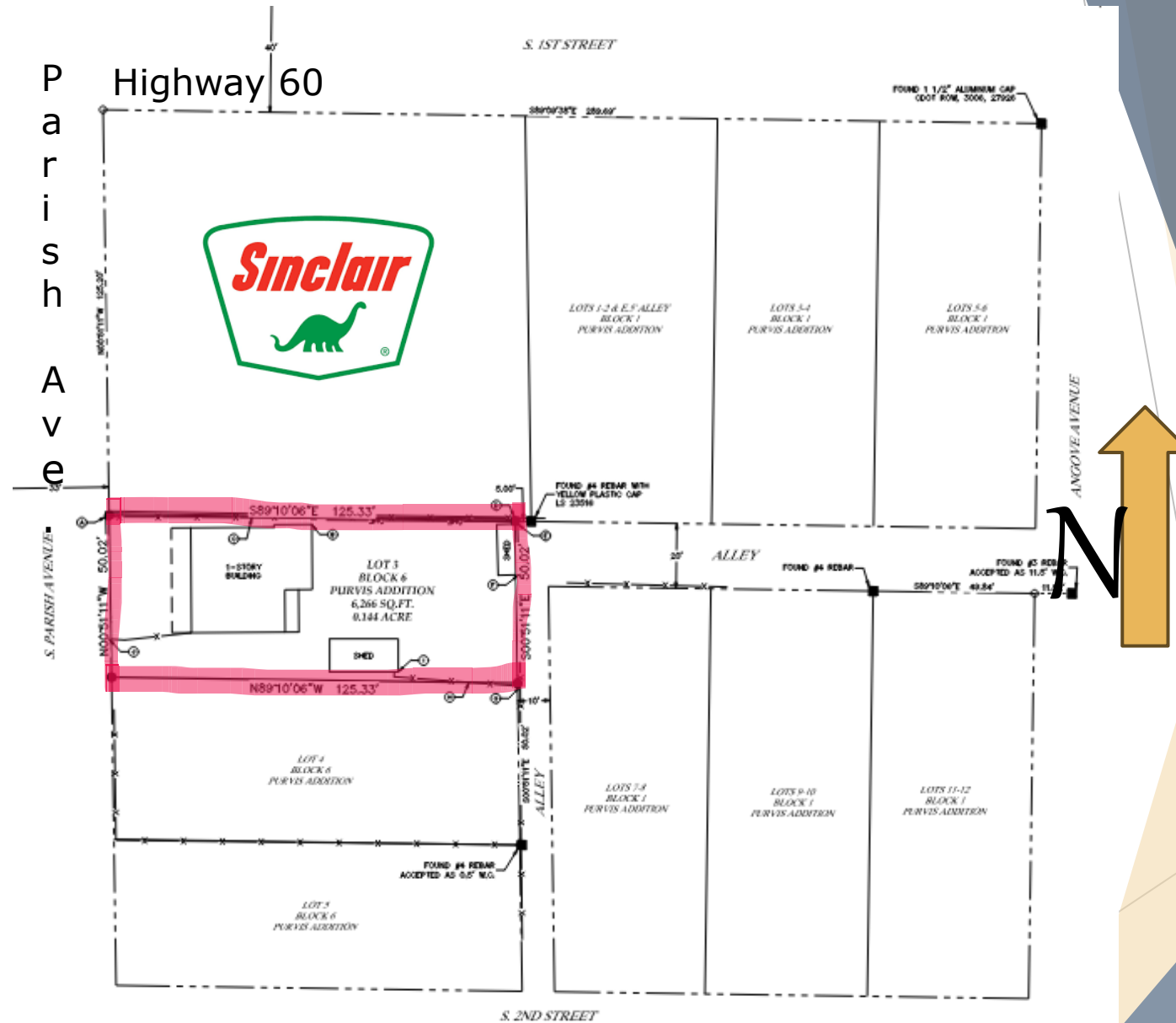
Public Hearing

April 23, 2025

The Community that Cares

Vicinity of Property Petitioning to Rezone

Sinclair Fuel
Station and
Convenience
Store is directly
north of the
property subject
to this rezoning.



The Community that Cares

Current Site Conditions

109 S. Parish is currently zone R-1, Single-Family Residential.

Annexed and platted in 1932.

0.144 Acres



The Community that Cares

Proposed Zoning

- ◆ The Applicant is seeking MU-DT Zoning
 - ◆ Mixed Use-Downtown
- ◆ The Applicant is the owner of the Sinclair Fuel Station and Convenience Store and intends to rework the entry into that site to create more fluid movement within the fuel station and allow for better stacking of vehicles on Parish Ave. at the Highway 60 traffic signal.
 - ◆ Site Development Plans are subject to Administrative review and approval.



The Community that Cares

Zoning and Development Standards

- ◆ This rezone will create compatibility within the area and will be transitional between complimentary districts, uses, and buildings.
- ◆ Utilizes more urban design standards to encourage an active streetscape and mix of uses.
- ◆ Supporting residential uses.
- ◆ A material change in the character of the area created by the Sinclair site development in 2019 will facilitate the potential for redevelopment of the site for better access and traffic stacking.
- ◆ Rezoning and potential future development will mitigate existing negative impacts.



Comprehensive Plan Alignment

- ◆ Property lies within the Medium Density/Intensity land use area.
- ◆ Opportunity to create an attractive streetscape.
- ◆ Provides a service within walking or biking distance from residential uses.
- ◆ Will assist in revitalizing and maintaining Downtown as the heart of the community.
- ◆ Will preserve the historic “main street” scale and small-town character of Johnstown.



The Community that Cares

Strategic Plan Alignment

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*
- Healthy & Resilient Economy
 - *Drive development to expand the downtown corridor.*



The Community that Cares

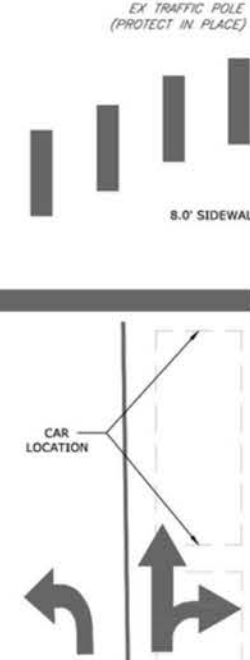
Questions for Staff?



The Community that Cares



109 S Parish Planning and Zoning Commission



EX TRAFFIC POLE
(PROTECT IN PLACE)

8.0' SIDEWALK

7.5' SIDEWALK

EXISTING BUILDING

EX MONUMENT SIGN
(APPROX. LOCATION)

EX TRANSFORMER
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5 EX PARKING SPACES
(9'X20')

EXISTING UNDERGROUND FUEL TANKS

EXISTING CANOPY

VEHICLE FUELING POSITION (TYP)

EXISTING TREE
(TO BE REMOVED)

LANDSCAPING AREA

109 PARISH ST

3 PARKING SPACES
(9'X22')

TRASH ENCLOSURE
W/ SCREENING WALLS

SCREENING WALL

ALLEYWAY

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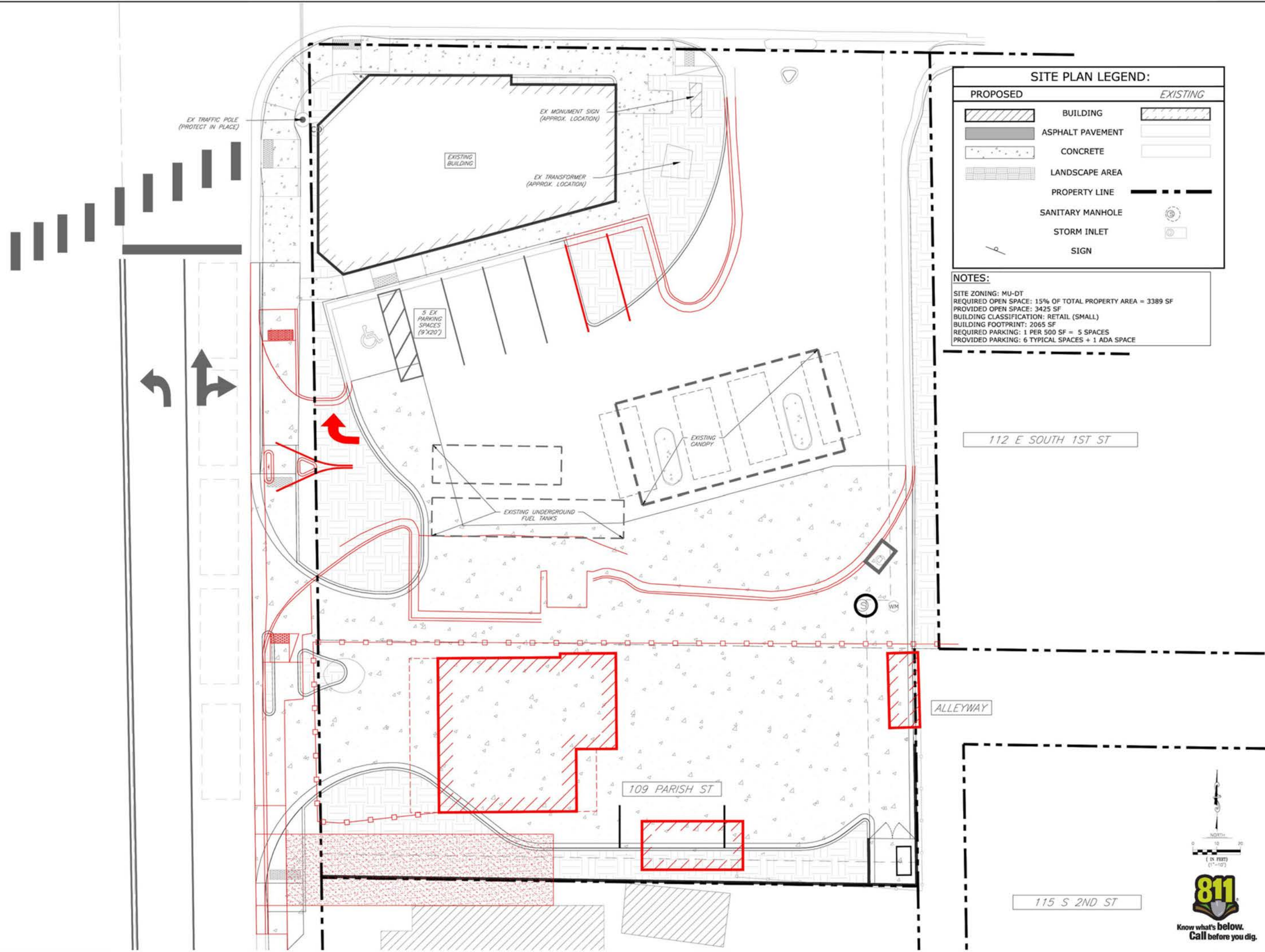
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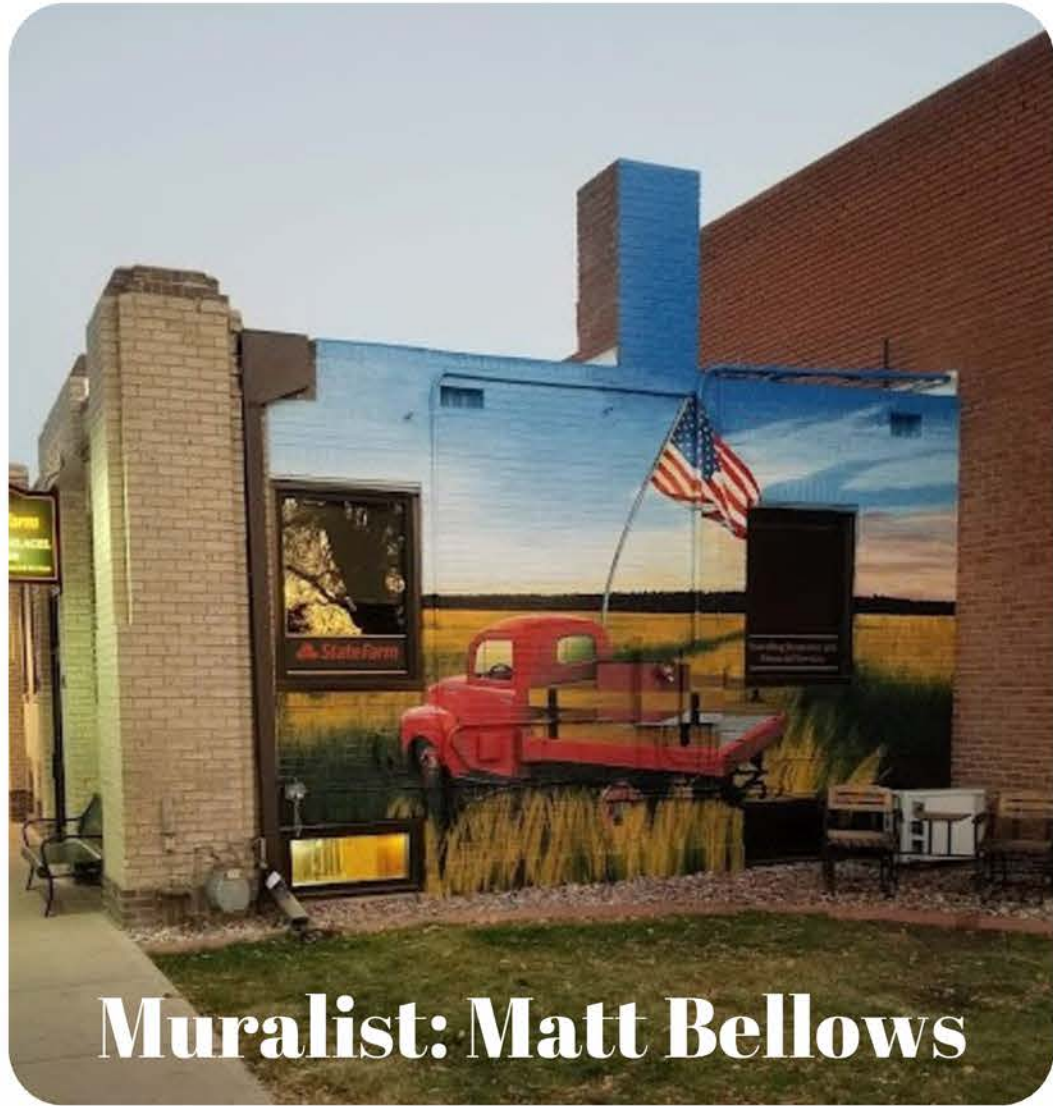
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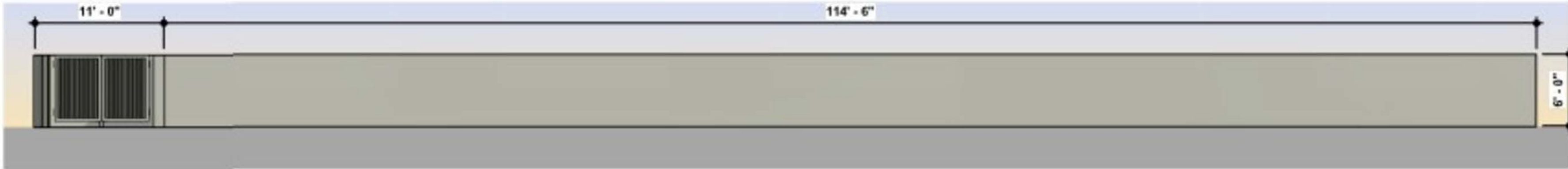
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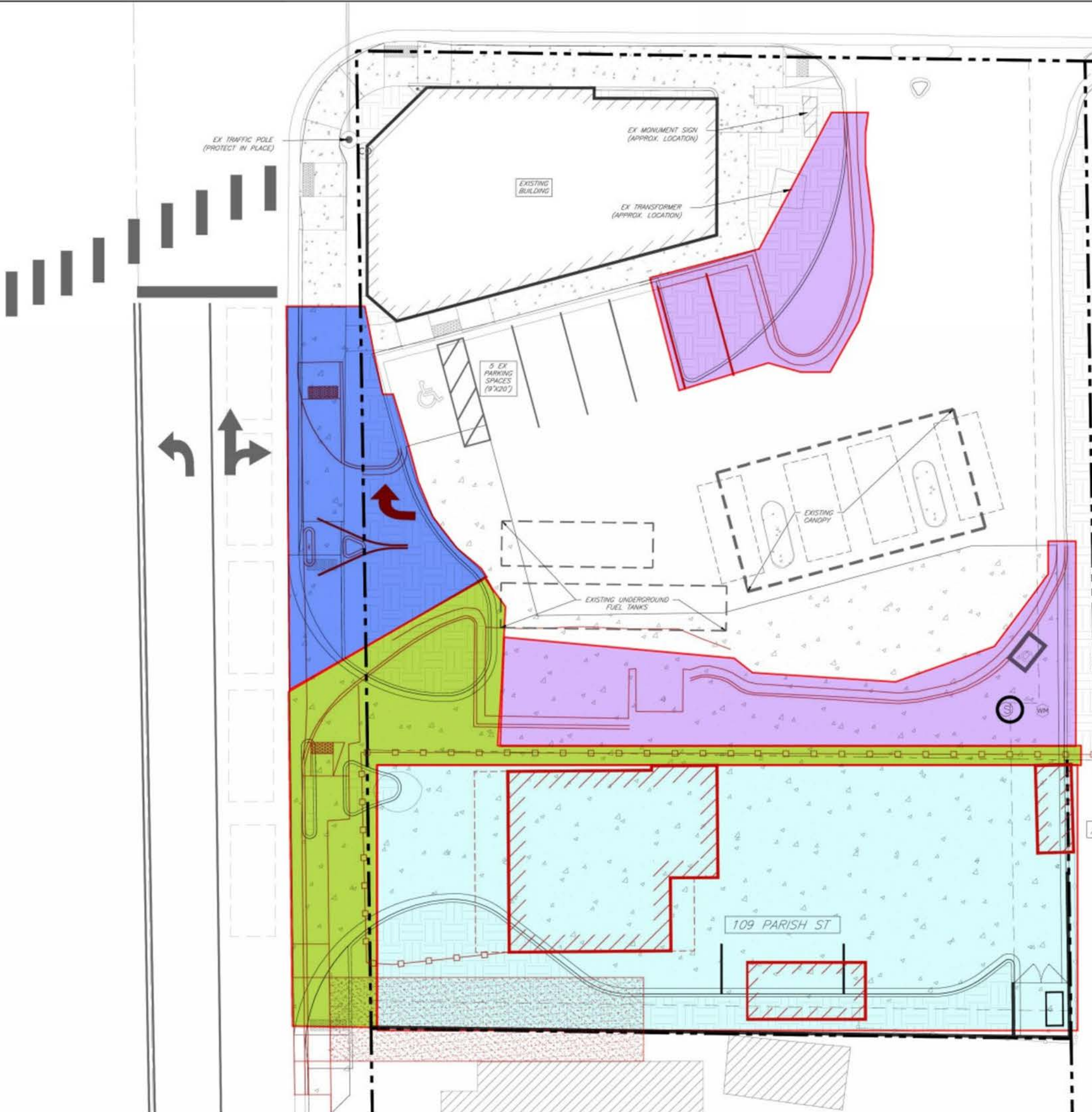
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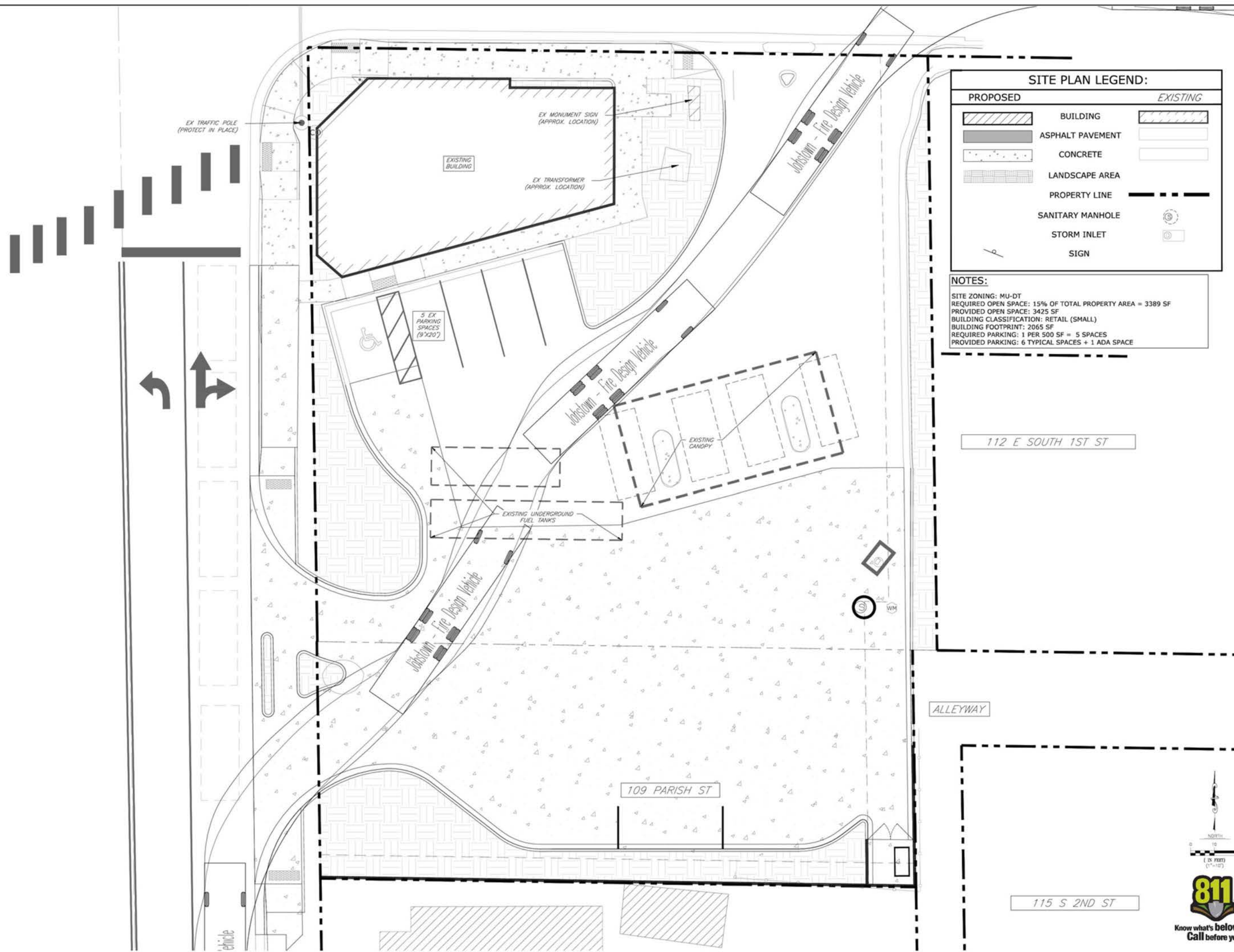
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