



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

**Planning and Zoning Commission
Regular Meeting
450 S. Parish, Johnstown, CO
Wednesday, September 24, 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 August 13, 2025, regular meeting.
2. Approval of August 27, 2025, regular meeting.

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

3. Zoning Case No. ZON25-0002
4. Land Use and Development Code Amendments

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, August 13, 2025, at 7:30 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 7:34 pm

ROLL CALL

Commissioners Bailey, Campbell, Flores, and Chair Grentz were all present. Commissioner Abel was absent.

APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Flores and seconded by Commissioner Bailey.
Motion passed 4/0.

APPROVAL OF MINUTES

A motion to approve the August 13, 2025, minutes was made by Commissioner Flores and seconded by Commissioner Campbell.

Motion passed 3/0, with Chair Grentz recused.

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

Lee Whittemere asked about the width of Outlot A and whether the new lots would be offset to prevent overlooking neighboring properties. The applicant confirmed the layout would ensure appropriate offsets and proper recording of property lines. He also discussed the need for additional trail infrastructure and stated that Johnstown would benefit from improved trail connectivity.

Jim Hatfield discussed concerns regarding license plate readers and security cameras, expressing that the lack of privacy is concerning regarding the Downtown Master Plan. Mr. Hatfield also detailed his concerns about three-story buildings near the neighborhood north of Weld County Road 48 ½.

NEW BUSINESS

1. Action Item - Recommend the appointment of two new members to serve on the Town of Johnstown Planning & Zoning Commission

Commissioner Flores made a motion to recommend that the Town Council appoint Elizabeth Sapp to the Planning & Zoning Commission. Commissioner Campbell seconded the motion.

Motion Passed: 4/0

Commissioner Campbell made a motion to recommend that the Town Council appoint Deb Morrell to the Planning & Zoning Commission. Commissioner Flores seconded the motion.

Motion Passed: 4/0

2. Informational Item – Town of Johnstown Downtown Master Plan

Economic Development Director, Sarah Crosthwaite, presented the Downtown Johnstown Master Plan, noting over a year of community outreach and development. She mentioned alignment with the 2021 Comprehensive Plan and 2023 Strategic Plan. She indicated that the plan is conceptual, intended to guide developers and property owners, and emphasizes medium- to high-density residential and commercial growth, connectivity through sidewalks, trails, and roads; an emphasis on green spaces, urban farm concepts, parking improvements, and streetscape enhancements along Parish Avenue. Next steps include adoption by Town Council.

The Commission asked questions about various aspects of the plan, and it received high praise from the majority of the Commission.

3. Subdivision Case No. SUB23-0007 - Replat of Tract 1, of Corbett Glen Filing No. 1

Planning Director, Jeremy Gleim, introduced Corbett Glen Filing No. 1 for the Commissioners and public. The subject property is located at the northeast corner of Carlson Boulevard and Ballantine Boulevard, just north of County Road 60. The 2.4-acre PUD-zoned property is proposed to be subdivided into five single-family residential lots and two outlots, one for utility easements and one for drainage. Mr. Gleim noted that subdivisions of four lots or fewer can be approved administratively, but this five-lot subdivision requires Planning and Zoning Commission review.

Commissioner Campbell raised questions regarding previous plans for multifamily development, drainage, and outlot maintenance.

The applicant's representative, Bruce Gillam, explained that the project shifted from multifamily to single-family homes for market reasons, with Outlot A dedicated to water and sewer easements and Outlot B for stormwater management. Mr. Gillam also cited legal challenges with townhome development.

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

Lee Whittemere asked about the width of Outlot A and whether the new lots would be offset to prevent overlooking neighboring properties. Mr. Gillam confirmed the layout would ensure appropriate offsets and proper recording of property lines.

The public hearing was closed.

A motion by Commissioner Flores was made to recommend that the Town Council approve the Replat of Tract 1, of Corbett Glen Filing No 1 Subdivision Case No. SUB23-0007. Commissioner Bailey seconded the motion.

Motion Passed: 4/0

DEPARTMENTAL REPORT

Mr. Gleim provided an update on the Parish Avenue corridor study, which will examine the corridor from downtown to the railroad tracks north of Pioneer Ridge. The study will assess current conditions, development opportunities, constraints, and long-term planning for vehicle and pedestrian safety. The

project is expected to take nine to twelve months once awarded and will consider future development impacts both north and south along the corridor, as well as existing utility improvements.

COMMISSIONER REPORTS AND COMMENTS

Chair Grentz mentioned that the appointment of the two new Commissioners will be on the Town Council agenda for their regular meeting on September 3, 2025.

ADJOURN

The meeting was adjourned at 8:50 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Jason Grentz - Planning & Zoning Commission Chair



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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO

August 27, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:15 pm

With no quorum, no official business was conducted. The public hearing agenda item for Zoning Case No. ZON25-0002 was continued to a date certain: September 24, 2025

ADJOURN

The meeting was adjourned at 6:17 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Jason Grentz - Chair



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Planning and Zoning Commission Agenda Communication

Agenda Date: September 24, 2025

Subject: Zoning Case No. ZON25-0002

Action Proposed: Consideration of a Change of Zone request from H/A (Holding/ Agriculture) to SF-1 (Single Family Residential) for the property known as Larson

Attachments:

1. Application
2. Vicinity Map
3. Project Narrative
4. Zoning Map
5. Staff Presentation
6. Applicant Presentation

Presented by: Jeremy Gleim, Planning and Development Director

Background and History:

Planning & Zoning Commission Hearing - September 24, 2025

The original hearing for this project was scheduled for the regular Planning & Zoning Commission meeting on August 27, 2025. Due to a lack of quorum at that meeting, this item was continued to the next available regular meeting of the Planning & Zoning Commission: September 24, 2025.

Background

The applicant, Johnstown North Investments, LLC., submitted an Annexation and Zoning application in January of 2022 for approximately 96 acres of land in Weld County. The property is located in the Northeast quarter of section 6 and the northwest quarter of section 5, township 4 north, range 67 west of the P.M. More specifically, it is located west of Telep avenue (Weld County Road 15), immediately west of the existing Nelson Farm Park Ball Fields and north of Rolling Hills Ranch subdivision. Upon submittal, and pursuant to the Project Narrative (Attachment 4), the applicant proposed SF-1 (Single Family Residential) zoning with the annexation.

During the review process, the applicant revised their zoning request from SF-1 to PUD (Planned Unit Development). Ultimately, the PUD zoning was not supported by staff, and the applicant chose to move the annexation forward while additional conversations were had regarding the zoning. On February 21, 2024, the Town Council approved Ordinance 2024-241, on first reading, for the annexation of the Larson Annexation. Ordinance 2024-241 was subsequently approved on second reading at the Town Council meeting of March 4, 2024.

Pursuant to state law, newly annexed land must be zoned within 90 days of annexation. On June 3, 2024, the Town Council approved Ordinance 2024-252, on first reading, establishing H-A (Holding-Agriculture) zoning for the subject property. The ordinance was approved on second reading at the Town Council meeting of June 17, 2024. The H-A zoning designation was meant as a placeholder until a more permanent zoning designation was proposed.

Prior to making a formal request for new zoning, the applicant requested a review of their concept plans in a formal setting. Pursuant to Section 17-2-2(D)(1) of the Land Use & Development Code, an applicant may present concept plans for public review by the Planning & Zoning Commission and Town Council to solicit their feedback, without the risk of formal approvals and/or denials. As part of this process, two neighborhood meetings were held to solicit feedback from neighbors and any other interested parties within the community. Thereafter, the applicant presented various concepts to the Planning & Zoning Commission during their regular meeting on January 8, 2025, and then to the Town Council, during their regular meeting on February 19, 2025. Based on the feedback received, the applicant submitted a formal zoning request for SF-1 zoning on May 20, 2025.

As mentioned, the applicant submitted their original application in 2022, under the previous Land Use Code. The current Land Use & Development Code was adopted by the Town Council in 2023. Pursuant to Section 17-1-4 of the current LUDC, any application submitted prior to the effective date, and determined a complete application by the Director, shall be reviewed and processed according to the prior standards and procedures. Based on this provision, staff is reviewing this request under the prior version of the land use code.

Information:

PRIOR LAND USE CODE - PROCEDURES

Sec. 16-22. Changes in the Official Zoning District Map.

(a) If, in accordance with the amendment provisions of this Chapter, changes are made in district boundaries or other matters shown on the Official Zoning District Map, such changes shall be made promptly after the amendment has been approved by the Town Council, together with an entry on the Official Zoning District Map noting the date of the change and a brief description of the nature of the change, which entry shall be signed by the Chairman of the Town Council and attested by the Town Clerk. The amending ordinance shall provide that such changes or amendments shall not become effective until they have been duly entered upon the Official Zoning District Map. No amendment to this Chapter which involves matters shown on the Official Zoning District Map shall become effective until after such change and entry have been made on the map.

(b) No changes of any nature shall be made on the Official Zoning District Map or matters shown thereon except in conformity with the procedures set forth in this Chapter. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Chapter and punishable as provided under this Code.

Sec. 16-62 (Procedure) defines the procedure for the application and consideration of amendments to zoning district boundaries. Pursuant to this section, the Planning & Zoning Commission shall give public hearing upon the petition (application) as provided in [the] code. As soon as possible after such public hearing, the Planning and Zoning Commission shall

forward a written report and recommendation to the Town Council. Upon hearing the recommendation of the Planning and Zoning Commission, the Town Council shall act to approve, approve with modifications or disapprove the proposed change or amendment. Should the Town Council not concur in the recommendation of the Planning and Zoning Commission, it shall return the petition to the Planning and Zoning Commission for reconsideration before taking final action. An approved change shall be by appropriate ordinance, and necessary changes in the Official Zoning District Map shall be made promptly.

PRIOR LAND USE CODE – ZONING DISTRICTS

Pursuant to Article XI (Single-Family Residential SF-1 District), this district is intended to provide for the development of single-family dwellings with a full complement of accessory uses. It is intended that such development be served by institutional uses and community facilities compatible with the character of the district.

ADJACENT ZONING and LAND USES

R-1 zoning, which is the current equivalent of SF-1 zoning from the prior LUDC, exists to the immediate south and east of the project site. Properties to the immediate north and west are still in unincorporated Weld County and are zoned for agricultural uses.

The predominant land uses to the south and east of the project site are single-family detached lots. Rolling Hills Ranch (immediately south) has a small amount of attached product in the southeast corner of the neighborhood; however, the primary land use in the neighborhood is single-family detached housing project. It is important to note that the attached housing product in Rolling Hills Ranch was developed under PUD zoning, not the SF-1 zoning that covers the balance of the neighborhood. Consistent with the subject property, Rolling Hills Ranch is also located in an LDI land use area and has been developed pursuant to the LDI vision listed above.

FUTURE SUBDIVISIONS

Any future subdivision of this land will require additional reviews and public hearings before the Planning & Zoning Commission and Town Council, respectively.

COMPREHENSIVE PLAN ALIGNMENT

The Town's 2021 Comprehensive Plan was adopted by the Town Council in November 2021. The original application for this zoning application was submitted in January of 2022; therefore, the Town's current Comprehensive Plan is the effective document for consideration of this application.

The subject property is located in a Low Density/Intensity (LDI) land use area. Pursuant to the Town's 2021 Comprehensive Plan, "Low Density/Intensity areas will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes." Based on the foregoing, the proposed SF-1 zoning is consistent with the LDI land use area.

Neighborhood Meeting:

A neighborhood meeting was conducted on December 4, 2024.

Process:

PUBLIC NOTICE

Notice for the Planning & Zoning Commission public hearing was published in the Johnstown Breeze, on Thursday, August 14, 2025. Notices were mailed to all property owners within 800 feet of the subject property. This notice included a vicinity map and the proposed subdivision map.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environments
 1. *Expect and encourage community-centered design.*

LEGAL ADVICE:

The Town Attorney reviewed this staff report.

Recommended Action:

Staff recommends that the Planning & Zoning Commission recommend that the Town Council **APPROVE** Zoning Case No. ZON25-0002, for a Change of Zone from H/A to SF-1 for the Larson property.



Town of Johnstown

LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous	
☐ Annexation & Establishment of Zoning	☐ Major Subdivision & Development Plan	☐ Wireless Communication Facility (WCF)	☐ Stand-alone Public Improvement/Utility/Road Plans
☐ Change of Zone	☐ Preliminary	☐ Small Cell	☐ Home Model Review
☐ Planned Development	☐ Final	☒ EFR or Base Station	☐ C-LOMR Review
☐ Site Development Plan	☐ Combined	☒ Alt. Tower Structure	☐ Floodplain Development Permit
☐ Use by Special Review (USR)	☐ Minor Subdivision	☐ Tower/Other - USR	☐ Alternative Compliance
☐ 17-10-3 Facility - USR	☐ Major Amendment	☐ Variance	☐ Appeal of Administrative Decision
☐ Amendment/Conversion	☐ Minor Amendment	☐ Permit, Home Occupation, Compliance Review, Other	

Property Information:

Parcel Number(s):		County:	Larimer ☐ Weld ☐
Site Address:		Zoning:	
Legal Description:		Acres:	
Project Name:			
Project Description:			

Applicant / Developer Contact: ☐ Check if Primary Point of Contact

Company:		Phone:	
Name:		Email:	
Address:		City, State, Zip:	

Consultant / Representative Contact: ☐ Check if Primary Point of Contact

Company:		Phone:	
Name:		Email:	
Address:		City, State, Zip:	

Property Owner Authorization for Land Use Action: **(Required*)** ☐ Check if Primary Point of Contact

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.

Company:		Phone:	
Name:		Email:	

*Signature of Property Owner

Date

*Signature of Property Owner

Date

Submit trust documents for any above-listed trust entity.

Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

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



WELD COUNTY ROAD 50

PROJECT
SITE

15

Colorado Blvd

HIGHWAY 60

60

Telep Ave

W

January 10, 2022

Town of Johnstown
Planning and Zoning
450 S. Parish Ave.
Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 94.0 acres, currently within Unincorporated Weld County and is used for agriculture. This application requests to annex and zone the site as Residential (SF-1). The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

The project is proposed for 375 +/- single family home lots (53' x 100' and 63' x 100'), 18.7 acres of open space, and 22.4 acres of right of way. The open space will include a centrally located park, landscaping, green space with trail connectivity and detention.

Access to the site will be provided by an access road from Telep Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to Town of Johnstown Street and Utility Standards. Utilities for the site will be provided by the Town of Johnstown.

The annexation and zoning of this property as Residential (SF-1) will be beneficial to Johnstown as the Town continues to grow and develop to the north. This project will fulfill a need for single-family affordable housing and provide a continuous progression from the existing single-family development to the south.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager

PROPERTY DESCRIPTION

A parcel of land, being that area defined on the Larson Property Zoning, as recorded July 30, 2024 as Reception No. 4973713 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Six (6), and the Northwest Quarter of Section Five (5), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 6 and assuming the East line of said NE1/4 as bearing South 01°08'53" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2533.00 feet, being monumented by a #6 rebar with 3.25" aluminum cap stamped LS 38065 at the Northeast corner and a #6 rebar with 3.25" aluminum cap stamped LS 23520 at the East Quarter corner and with all other bearings contained herein relative thereto;

Thence along the South, West, North and East lines of said Reception No. 4973713 the following seven courses:

THENCE North 87°03'47" West a distance of 2718.67 feet;

THENCE North 02°27'28" West a distance of 1519.18 feet;

THENCE South 87°03'47" East a distance of 2753.49 feet;

THENCE North 88°51'07" East a distance of 30.00 feet;

THENCE South 01°08'53" East a distance of 1516.57 feet;

THENCE South 00°35'58" East a distance of 1.87 feet;

THENCE North 87°04'27" West a distance of 30.06 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,183,676 Square Feet or 96.045 Acres, more or less (±).

OWNER: Johnstown North Investments, LLC

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

TOWN COUNCIL APPROVAL

This Map to be known as LARSON REZONING MAP is approved and accepted to the Town of Johnstown, Colorado by Ordinance Number _____, passed and adopted on final reading at a regular meeting of the Town Council of the Town of Johnstown, Colorado held on the _____ day of _____, 20 ____.

Mayor _____ Attest: _____
Town Clerk

TITLE COMMITMENT NOTE

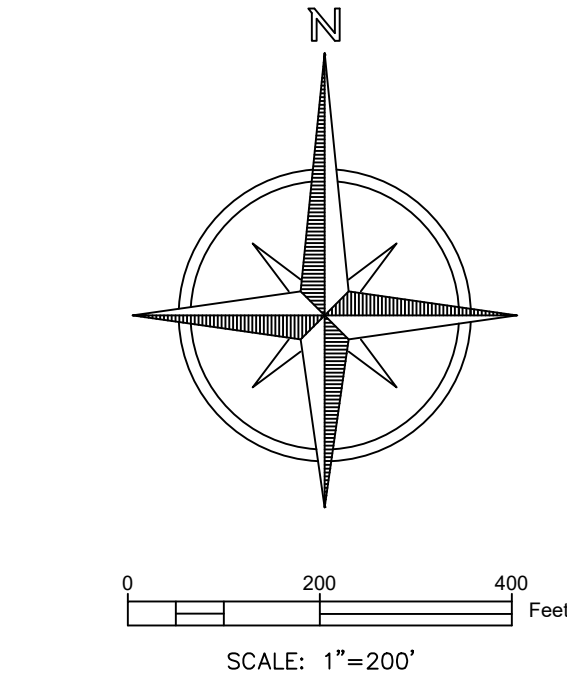
For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-H064491-084-LL9, Amendment No. 2, dated May 1, 2025, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

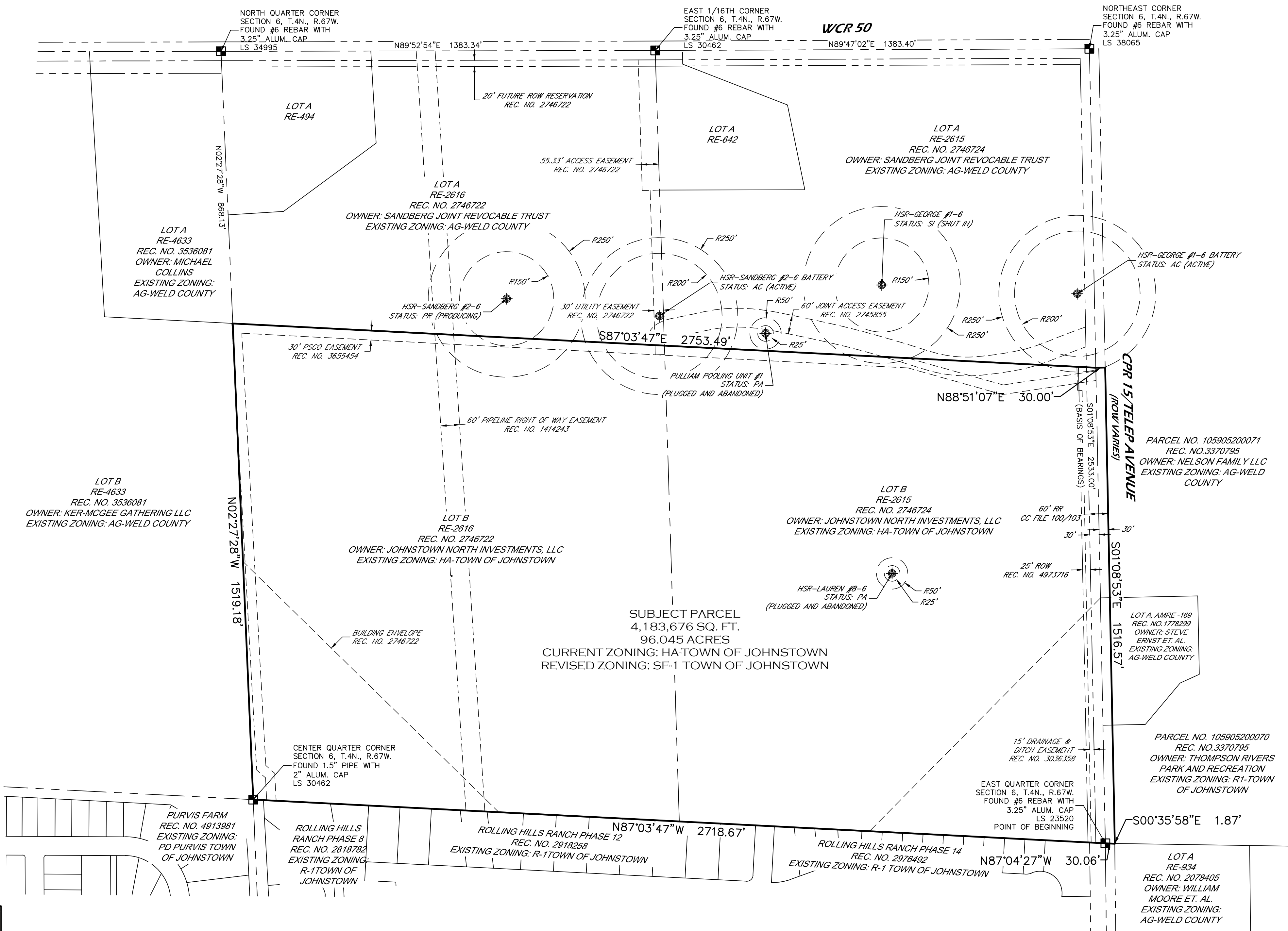
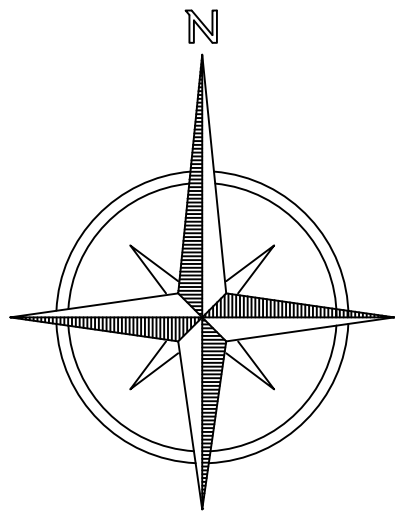
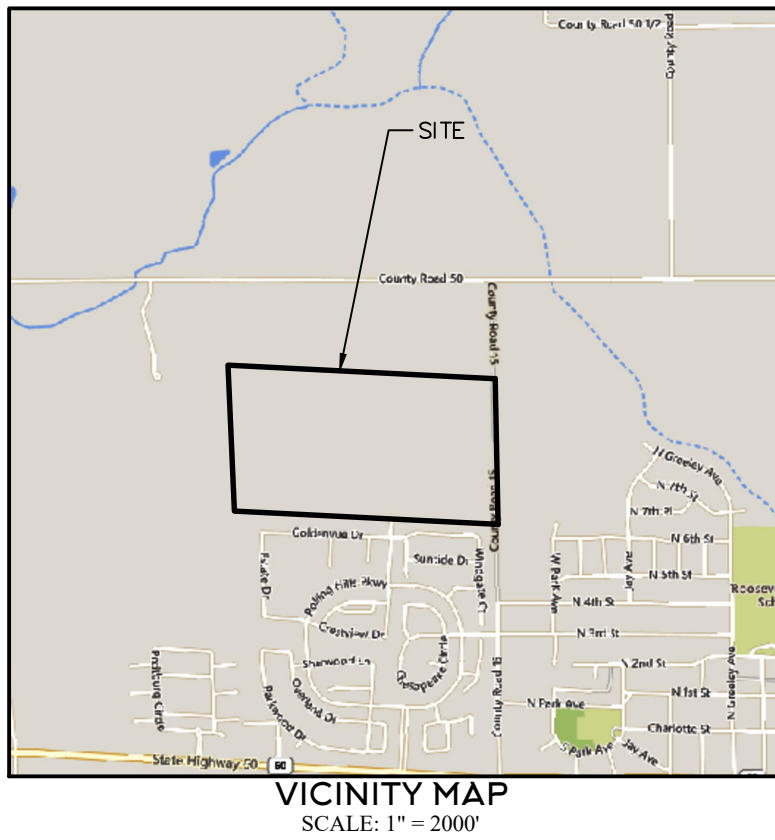
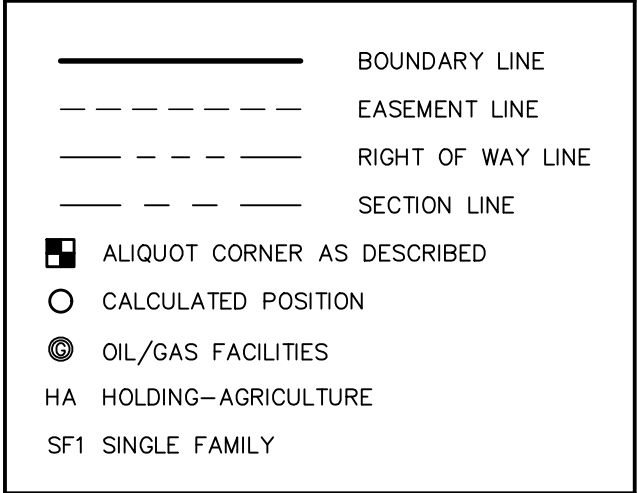
I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Zoning Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion.

DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



LEGEND



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Northeast Quarter of Section 6, Township 4 North, Range 67 West of the 6th P.M., monumented as shown on this plat, as bearing South 01°08'53" East, a distance of 2533.00 feet and 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)

 MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550	PROJECT NO: 2025209	PROJECT NAME: LARSON REZONE	REVISIONS:	DATE:
	DATE: 5-13-2025	CLIENT: JOURNEY HOMES		
	DRAWN BY: SIP	FILE NAME: 2025209ZONE		
	CHECKED BY: SIP	SCALE: 1" = 200'		
1				
SHEET 1 OF 1				

Larson Change of Zone

Case No. ZON25-0002

‘THE COMMUNITY THAT CARES’

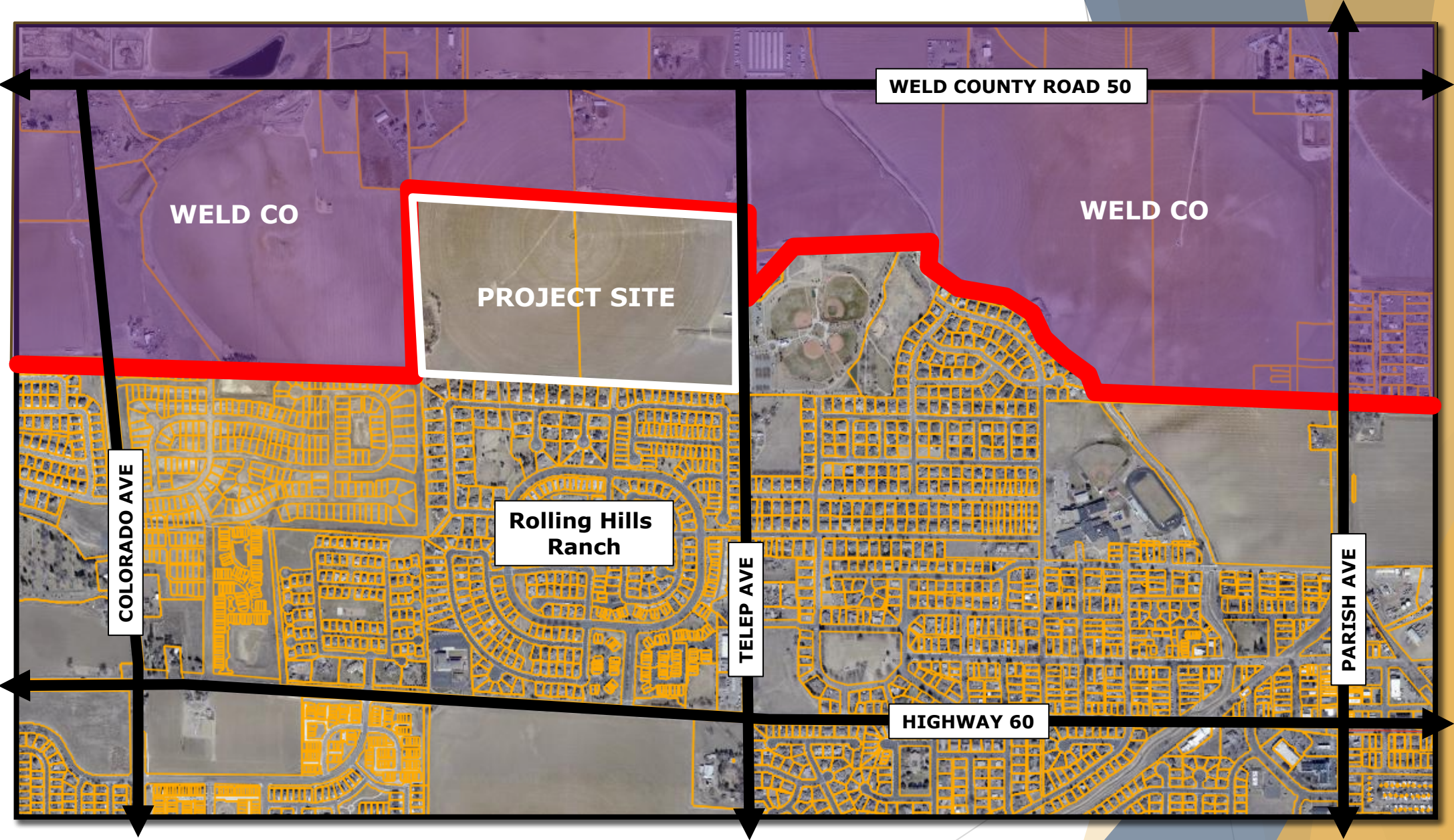
EST. 1902

Planning & Zoning Commission

August 27, 2025

The Community that Cares

**VICINITY
MAP**



The Community that Cares

Town of Johnstown Comprehensive Plan

LOW DENSITY/INTENSITY (LDI)

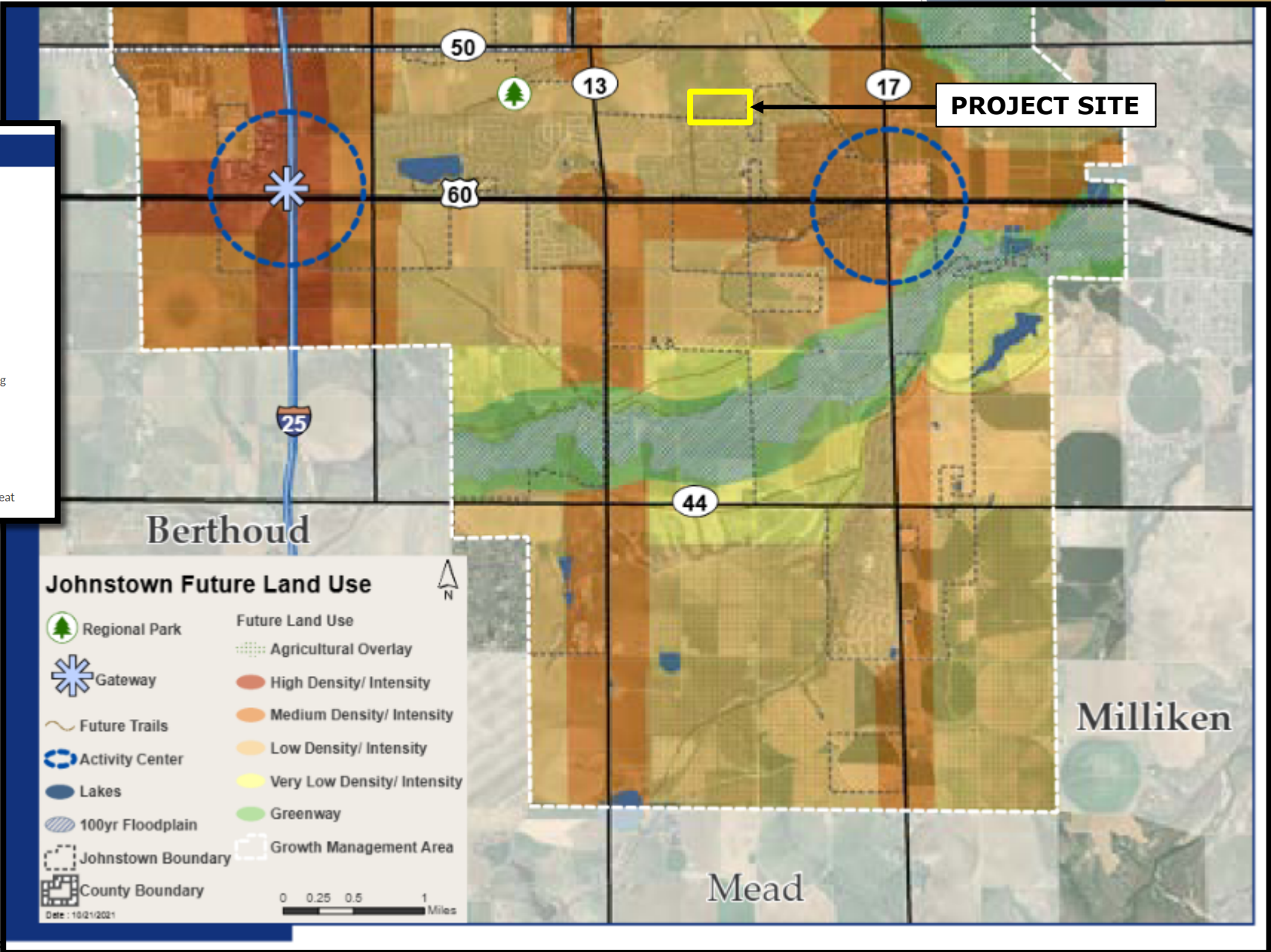
INTENT & DESIRED CHARACTER

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

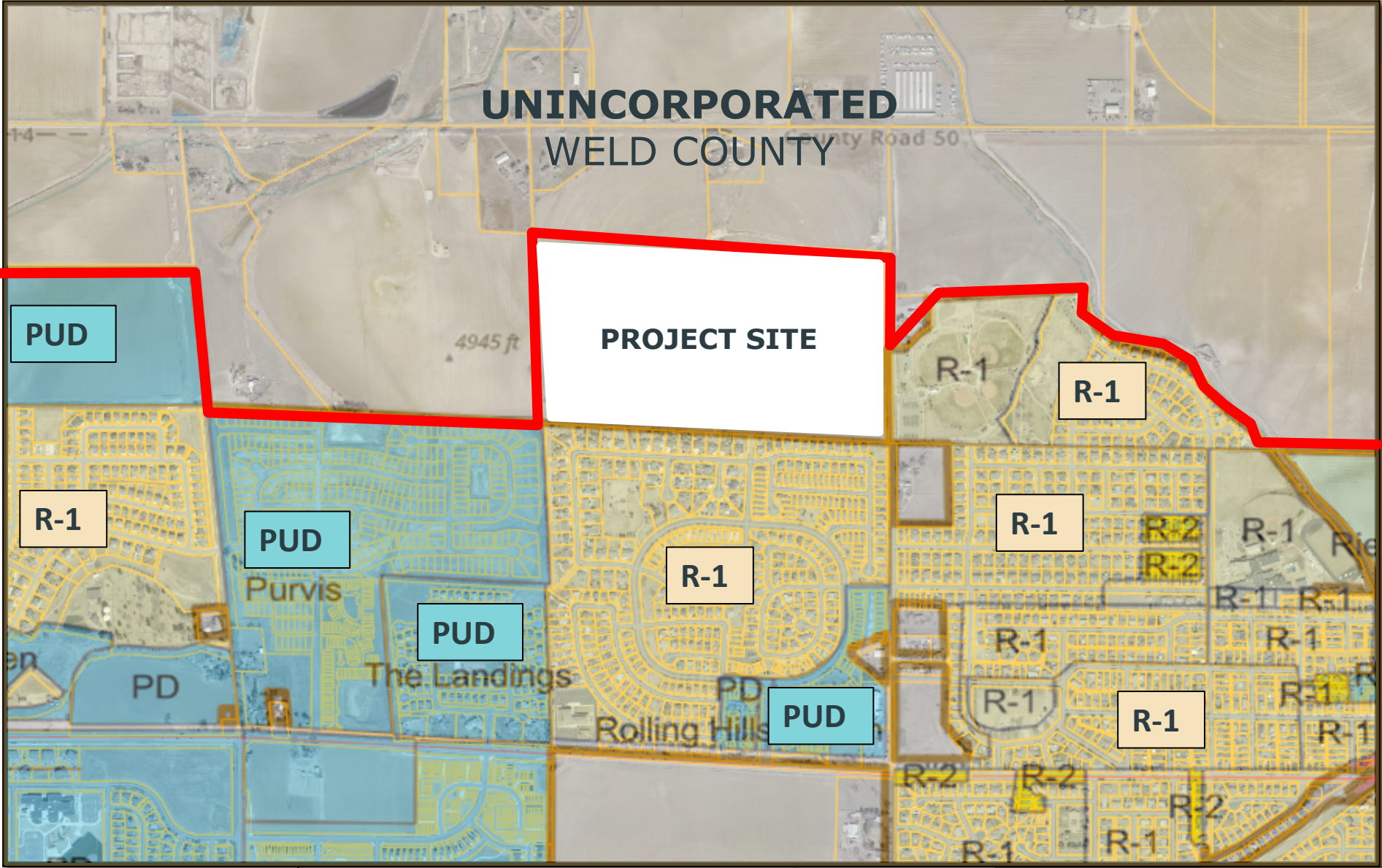
Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDIs will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks.

Commercial areas in LDIs will feature smaller building footprints (±3,000-30,000 SF), and be focused on providing smaller-scale retailers and services aimed at serving the immediate neighborhood and community, with more walkability and attractive landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Sidewalk patios and plazas offer patrons enjoyable places to meet and eat, gather and chat with neighbors. The commercial uses may occur in small commercial centers with multiple businesses, with cumulative commercial areas of around 100,000 SF.

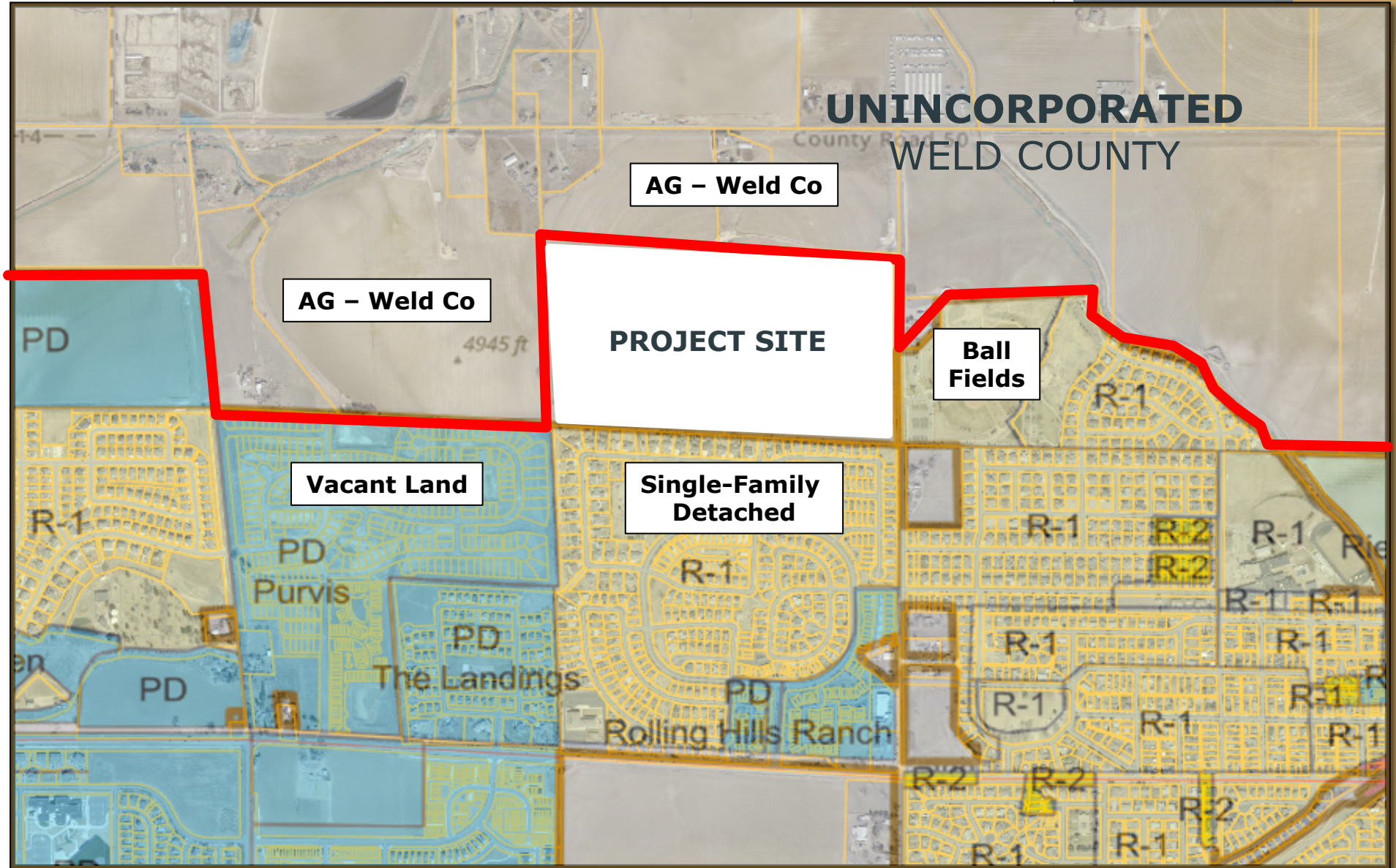
Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.



Surrounding Zoning

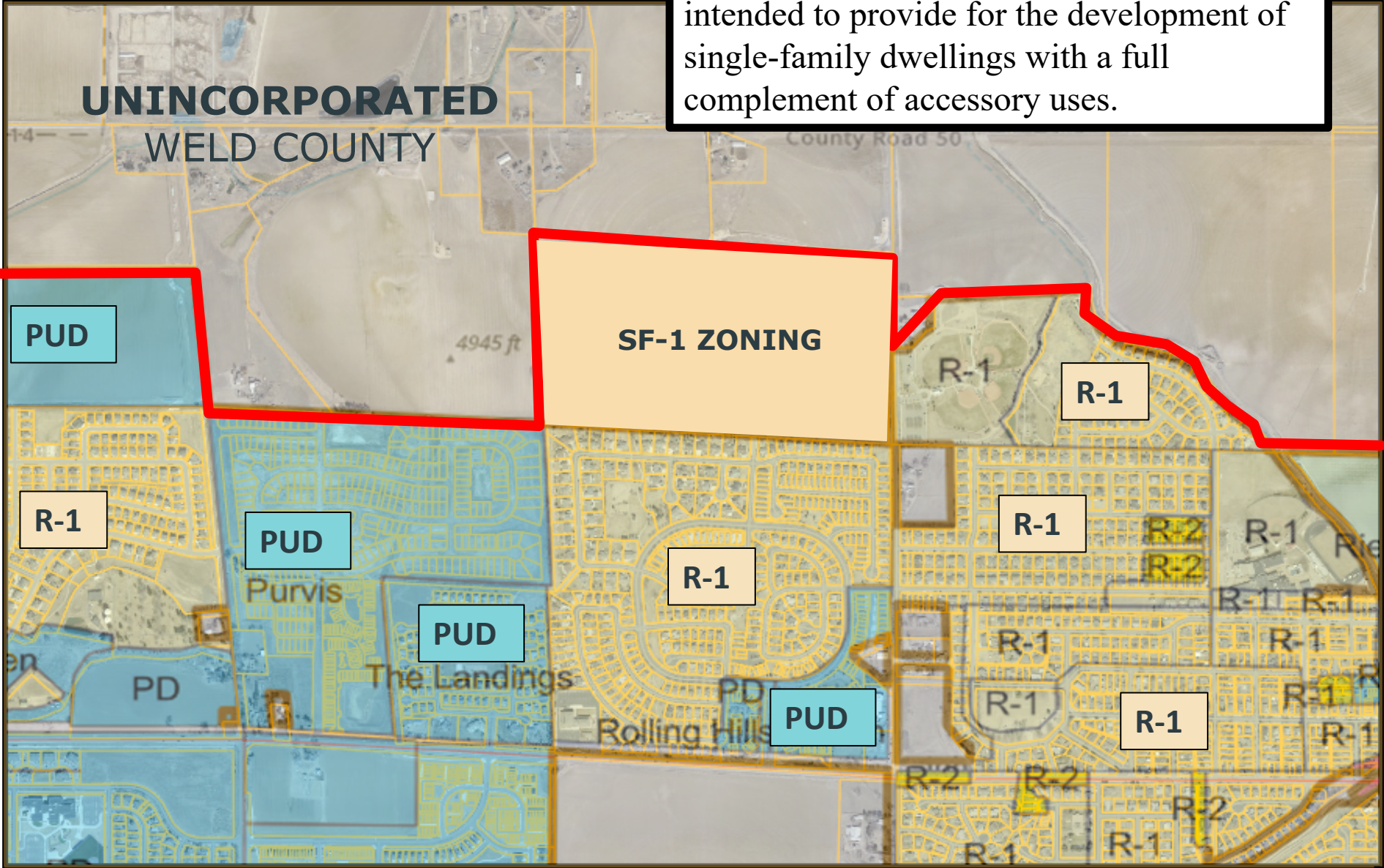


Surrounding Land Uses



Proposed Zoning

Pursuant to Article XI (Single-Family Residential SF-1 District), this district is intended to provide for the development of single-family dwellings with a full complement of accessory uses.



RECOMMENDATION

Staff recommends that the Planning & Zoning Commission recommends that the Town Council **APPROVE** Zoning Case No. ZON25-0002, for a Change of Zone from H/A to SF-1 for the Larson property.



The Community that Cares



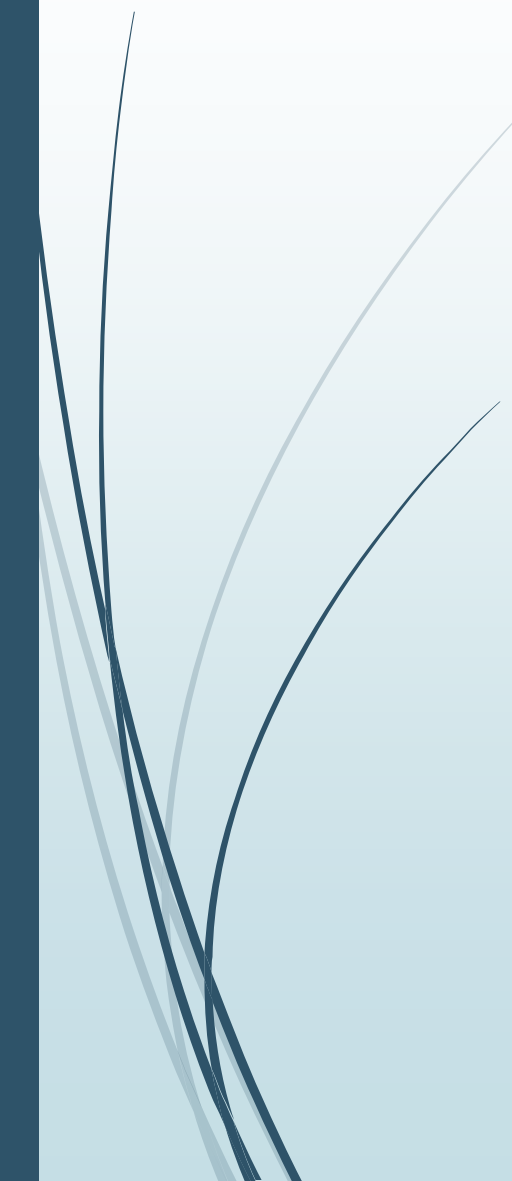
Larson Property

Zoning

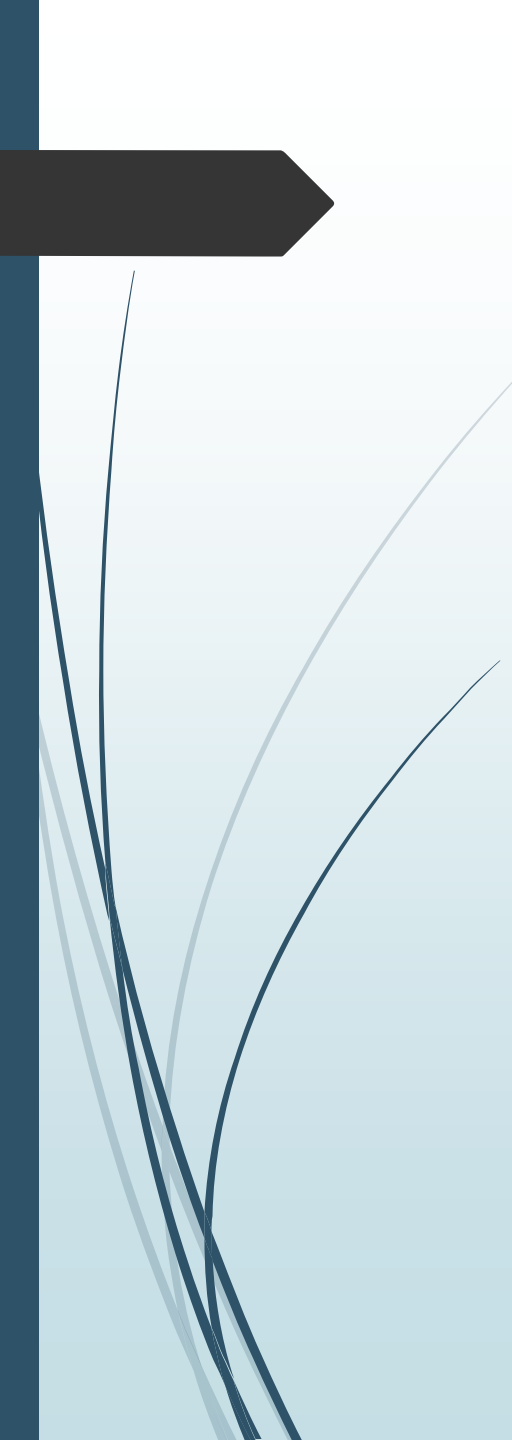
Planning Commission August 27, 2025



Introduction

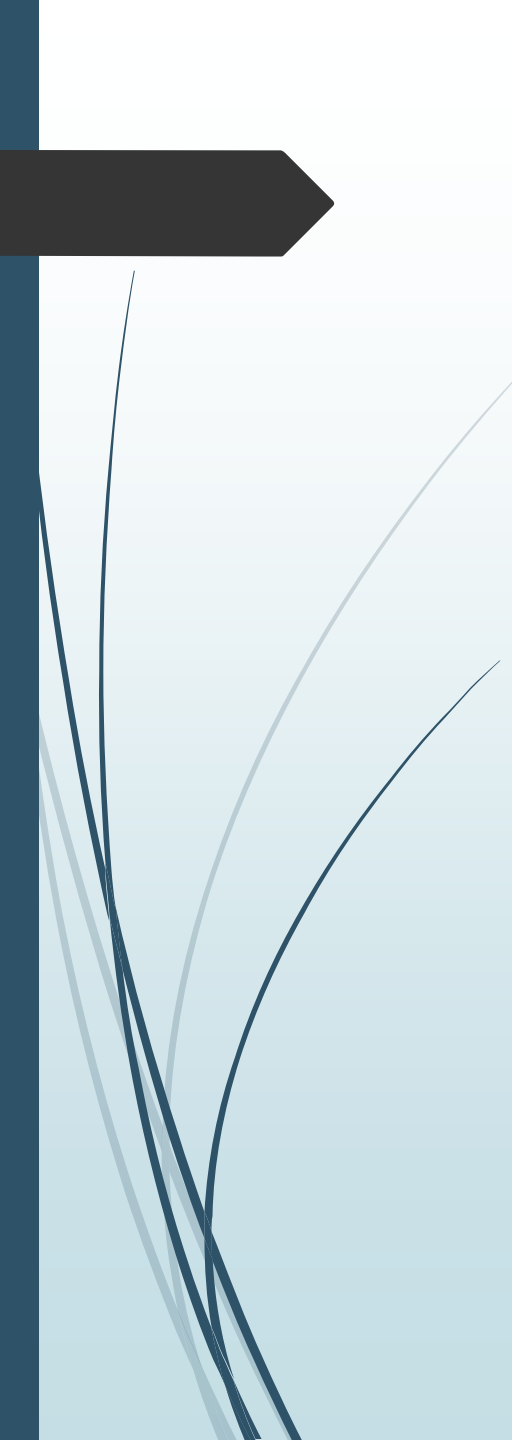


- ◆ Claire Havelda Brownstein Hyatt Farber Schreck, LLP
 - ◆ Legal Counsel
- ◆ Morgan Kidder
 - ◆ Developer Representative
- ◆ Rob Lauer
 - ◆ Avant Civil Group



Roadmap

- ◇ Project History and timeline
- ◇ Neighborhood Outreach
- ◇ Review Criteria
- ◇ Conclusion and Questions



Project Submittal Timeline

- ❖ 1st Submittal January 2022 Annexation and Zoning
- ❖ Neighborhood Meeting March 2022
- ❖ Meeting with Town Staff January 2023 to discuss comments and possible transition to new Land Use Code
- ❖ Town Board March 4, 2024 Second Reading Annexation Approved 6-0
- ❖ Town Board June 16, 2024 Holding Agriculture Second Reading Approved 6-0
- ❖ Additional neighborhood Meeting December 4, 2024
- ❖ Planning Commission Meeting January 8, 2025
- ❖ Town Board February 19, 2025
- ❖ SF-1 Zoning Submittal April 24, 2025
- ❖ Project Deemed Complete July 10, 2025
- ❖ Planning Commission August 27, 2025
- ❖ Town Board ?

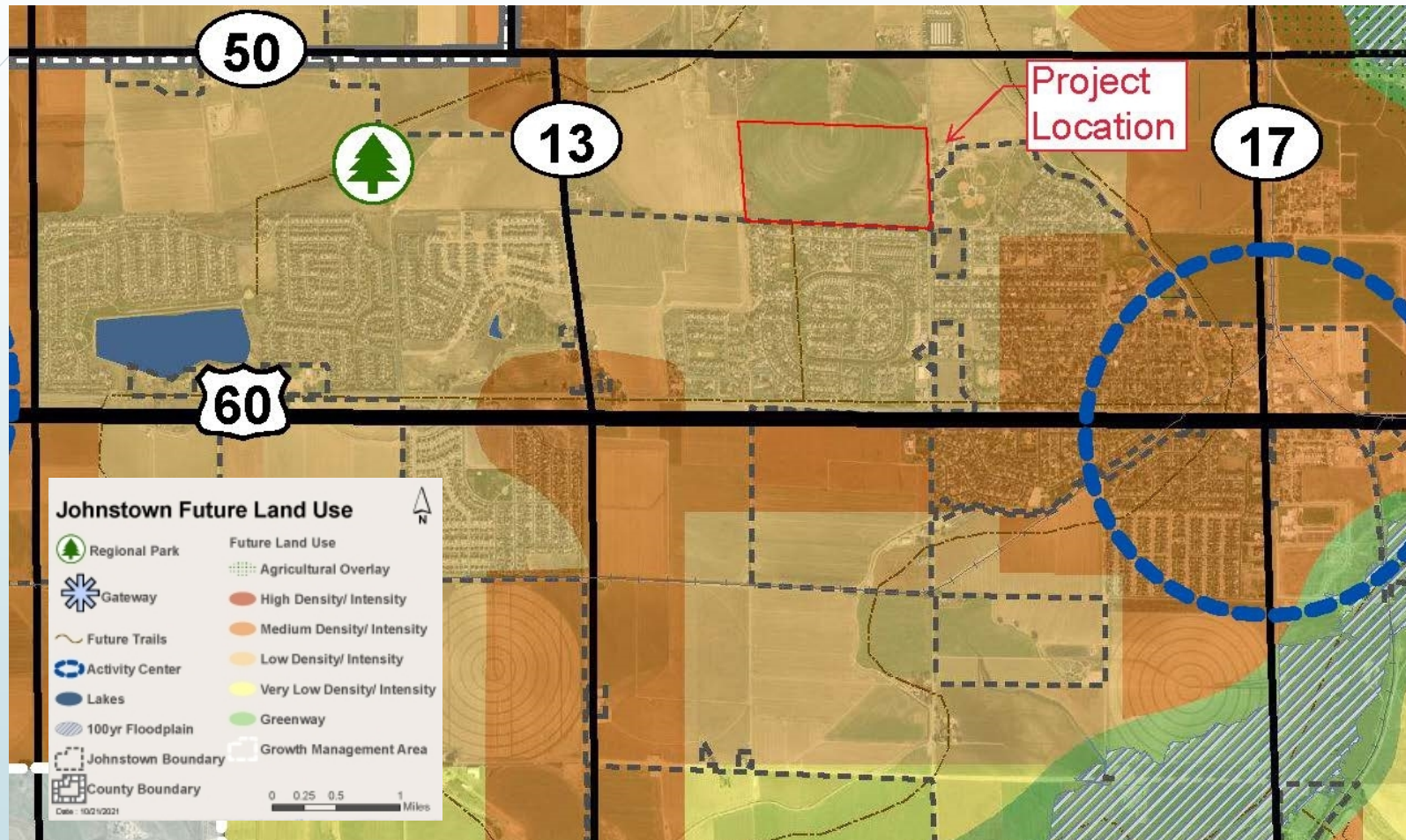


Neighborhood Outreach

- ❖ Neighborhood Meeting to discuss Annexation, Zoning and Concept Plan March 2022
- ❖ Neighborhood Meeting to Discuss PUD Zoning Concepts October 2024 Town Review Process Required Meeting
- ❖ Neighborhood Meeting to discuss PUD Refinements December 2024
- ❖ Additional Neighborhood Meeting to discuss PUD additional refinements February 2025

- ❖ Major refinements to work with neighbors from Rolling Hills Ranch from initial March 2022 Neighborhood Meeting to December 2024 Neighborhood Meeting

Future Land Use Map



Low Density Intensity Land Use

LOW DENSITY/INTENSITY (LDI)

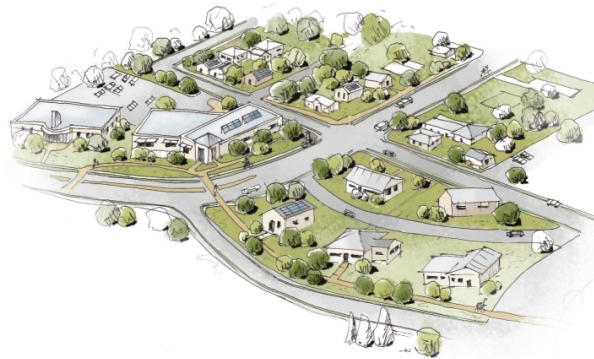
INTENT & DESIRED CHARACTER

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDI's will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks.

Commercial areas in LDIs will feature smaller building footprints ($\pm 3,000$ -30,000 SF), and be focused on providing smaller-scale retailers and services aimed at serving the immediate neighborhood and community, with more walkability and attractive landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Sidewalk patios and plazas offer patrons enjoyable places to meet and eat, gather and chat with neighbors. The commercial uses may occur in small commercial centers with multiple businesses, with cumulative commercial areas of around 100,000 SF.

Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.



RECOMMENDATIONS

Uses:

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:

4-10 DU/Acre.

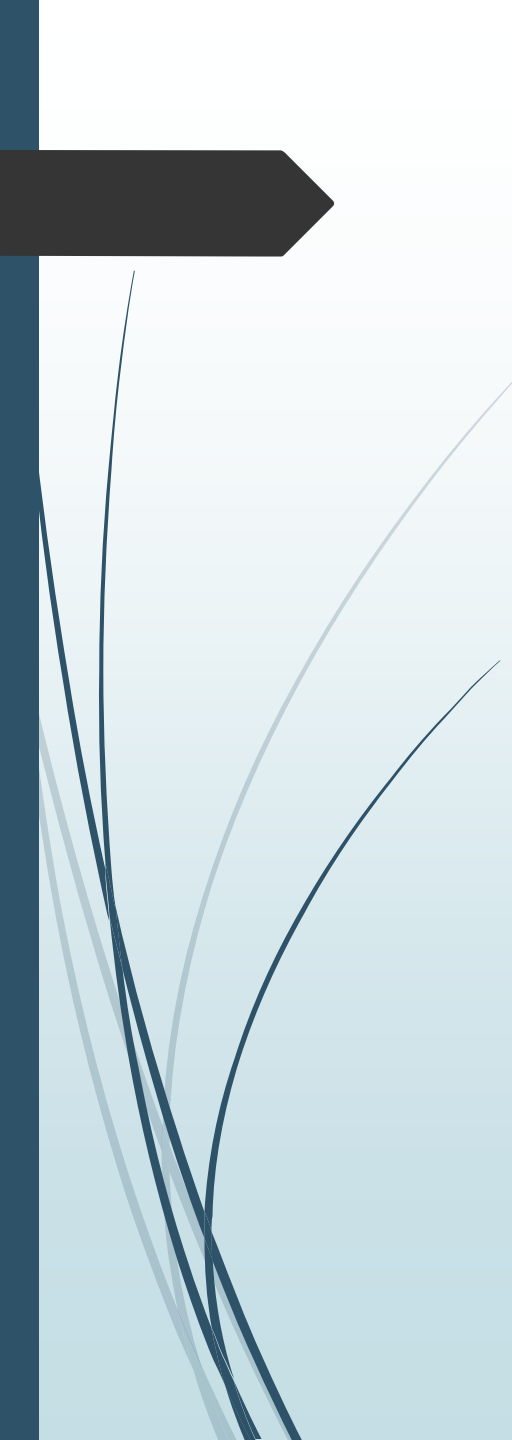
Intensity:

Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:

15-20% non-residential to 80-85% residential uses.





Review Criteria

Previous Land Use Development Code

- ◇ Land Use Code Requirements
- ◇ SF-1 Zoning Designation
 - ◇ Single Family Detached
 - ◇ 6,000 SF Lot Minimum
 - ◇ Compatible with surrounding uses

- ◇ Proposed Land Use
- ◇ SF-1 zoning
 - ◇ Single Family Detached
 - ◇ 6,300 SF Lot Minimum
 - ◇ Compatible with surrounding uses



Thank you

- ◇ We would like to reserve time to address any questions from Planning Commission, Town Staff or General Public prior to the closing of the public hearing.



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Planning and Zoning Commission Agenda Communication

Agenda Date: September 24, 2025
Subject: Land Use and Development Code Amendments
Action Proposed: NO ACTION
Attachments: None
Presented by: Jeremy Gleim, Planning and Development Director

Background and History:

Staff is still finalizing language regarding the proposed Land Use & Development Code amendments.

Information:

This item will be continued to the October 8, 2025, regular meeting of the Planning & Zoning Commission.

Neighborhood Meeting:

Process:

Recommended Action:
