



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 08, 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

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. Consideration of Draft Minutes - September 25, 2024

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

NEW BUSINESS

2. Zoning Case No. ZON24-0006 - CONCEPT REVIEW for Larson Zoning

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.



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

Item 1.

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, November 13, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A motion to approve September 25, 2024, Minutes was made by Commissioner Flores and Seconded by Commissioner Abel. The motion was passed 6/0.

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 – Consideration of Ordinance 2024-263, Adding Section 17-10-4 to the Town of Johnstown Land Use and Development Code concerning Natural Medicine Businesses.

Jeremy Gleim, the Planning Director, presented on the consideration of an ordinance regarding Natural Medicine Businesses. This proposal involves adding Section 17-10-4 to the Town of Johnstown Land Use and Development Code. He provided background information and history related to this code, explaining the agencies responsible for overseeing these businesses and the

types of treatments covered under the code. The industry addresses aspects of production, testing, and manufacturing.

Local government cannot prohibit these businesses, for example, through unreasonable ordinances that restrict the transportation of these medicines on public streets. Other municipalities have already adopted similar codes. The proposed ordinance would allow these businesses in the I-1 and I-2 Zones while prohibiting them in any Planned Unit Development (PUD) zones or residential areas.

Commissioner Abel inquired about hazardous materials mentioned in Section E of the code. Mr. Gleim responded that he would review the language again to ensure there is no conflict regarding what pertains to industrial zones and mentioned the possibility of adding a definition to clarify any confusion. He clarified that whatever the State requires, the Town of Johnstown will have to adopt.

Commissioner Jeanneret inquired whether the focus was on doctor's offices or actual manufacturing businesses, rather than for personal use at home. He asked what type of facilities would be responsible for storing this. In response, Mr. Gleim clarified that the law pertains to manufacturing and facilitators administering therapy sessions and does not include any retail storefronts.

Commissioner Bailey asked about the I-1 and I-2 Zones. Mr. Gliem answered that these zones are typical for municipalities and relate to Light Industrial and Heavy Industrial zoning district. The Town of Johnstown has both I-1 and I-2, which constitutes light industrial office and research and development laboratories (I-1), and gas and oil facilities, and large-scale manufacturing plants (I-2).

Commissioner Abel asked how one qualifies to be a facilitator. Mr. Gliem explained that facilitators must be certified by the State of Colorado to be able to administer natural medicine.

Mr. Gleim modified the recommendation slightly to capture the Commissioner's discussion, recommending that the Planning and Zoning Commission approve Ordinance of 2024-263, contingent upon a review of the language in Section E-3 of the proposed code amendment to ensure that the subject ordinance is not in conflict with other provisions in the Land Use and Development Code regarding Industrial zoning districts.

Chair Grentz made a motion to approve, seconded by Commissioner Baily. Motion passed 6/0.

DEPARTMENTAL REPORT

Mr. Gliem invited commissioners to the Open House for the Letford and Centennial Park Master Plan.

COMMISSIONER REPORTS AND COMMENTS

There were no reports from the commission.

ADJOURN

The meeting was adjourned at 6:35 by Chair Grentz.



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

Item 2.

PLANNING & ZONING COMMISSION AGENDA COMMUNICATIONS

AGENDA DATE: January 8, 2025

SUBJECT: Zoning Case No. ZON24-0006 – Concept Plan Review

ACTION PROPOSED: **NO ACTION – Public Review and Feedback Only**

ATTACHMENTS:

1. Application
2. Project Narrative
3. Proposal #1
4. Proposal #2
5. Proposal #3

PRESENTED BY: Jeremy Gleim, AICP, Planning & Development Director

BACKGROUND AND HISTORY:

On January 22, 2022 Johnstown North Investments, LLC (“Applicant”), submitted a Land Use Application & Cost Reimbursement Agreement to request annexation and zoning designation for approximately 94 acres of land in Weld County. The subject 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), west of the existing Thompson Parks Baseball Fields and immediately north of the Rolling Hills Ranch subdivision.

In January of 2024, the Planning & Zoning Commission (Commission) held a public hearing to consider the Larson Annexation (Case No. ANX22-0001). At the applicant's request, the consideration of zoning was removed from that agenda. The Commission recommended approval of the annexation by unanimous vote. 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.

The Community that Cares

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.

INFORMATION

Proposal #1

This proposal is based on PUD zoning under the previous Land Use and Development Code (LUDC) and consists of both single-family detached and multi-family housing products. Project zoning is eligible for consideration under the prior code, because the project was submitted when the prior code was in effect. A total of 463 units are proposed under the plan, broken down as follows:

- 5,300 square foot lots – 213
- 6,300 square foot lots – 106
- Multi-Family – 144 units

Density under this proposal is approximately 4.9 dwelling units per acre.

Pursuant to Section 16-301(a) of the prior LUDC, the purpose of the PUD District is to facilitate greater flexibility resulting in higher quality development through more creative and imaginative design of the commercial, industrial and residential areas than is typically possible under conventional, restricted zoning regulations. In addition, pursuant to Section 16-302(a)(1), the intent of the PUD-R District is to support private residential development by providing incentives encouraging the use of innovative design techniques in order to achieve high quality residential development. For consideration of PUD zoning, the applicant will have to provide evidence and craft findings demonstrating eligibility under Sections 16-301(a) and 16-302(a)(1), respectively.

Proposal #2

This proposal is comprised of 360 single-family detached lots, broken down as follows:

- 5,300 square foot lots – 233
- 6,300 square foot lots - 127

Project density under this concept plan is approximately 3.8 dwelling units per acre.

This design is based on a blending of the current and prior LUDC, wherein the project would be zoned under a zoning designation from the current LUDC but would require relief from certain current zoning standards. In order to consider the proposed departures from the current requirements, the applicant would have to provide evidence and craft findings demonstrating the need for variances. Variances are regulated under Section 17-2-8 of the LUDC, including explicit review criteria.

Proposal #3

This proposal is based on the SF-1 zoning designation under the previous LUDC and is comprised entirely of single-family detached lots, all with the same dimensions:

- 6,300 square foot lots – 331

Project density under this concept plan is approximately 3.5 dwelling units per acre.

No special requests, variances, or departures from the LUDC have been identified with this concept plan.

NEIGHBORHOOD MEETING

A Neighborhood Meeting for this project was held on December 4, 2024, at the Johnstown YMCA; the meeting started at 6pm. Notices for this meeting were mailed to all property owners within 800 feet of the subject property. The meeting was well attended by members of the public, with an estimated 25 – 35 attendees. The applicant gave a brief overview of the three proposals and opened the meeting for comments and questions. A summary of the comments is listed below:

- Multi-Family – How many buildings, units, and product type?
- Pipeline Easement – Width?
- Installation of Sidewalks?
- Roadway Improvements?
- Detention Ponds?
- Connectivity to Rolling Hills?
- Request for an open-space buffer between Rolling Hills and subject property.
- Request to mirror lot sizes along shared boundary with Rolling Hills.
- Request for an east-west pedestrian path along shared boundary with Rolling Hills.
- Request for uniform fences/walls for new lots that face Rolling Hills.
- Privacy concerns.
- Impacts to schools and safety of children?

- How do proposed lot sizes compare to lots in Rolling Hills?
- Will there be a road stub to the north?
- Fire safety concerns.
- Parking issues from ballfields.
- Emergency access?
- Utility demands?
- Model home locations?
- Some people are opposed to a connection with Rolling Hills.
- Multiple people expressed opposition to multi-family development.
- Questions about the process for this project.
- Request for pedestrian infrastructure between the shared boundary with Rolling Hills.

Members of the public were most vocal about the following topics:

1. Opposition to the multi-family product;
2. A strong desire to have an open-space buffer between the subject property and the Rolling Hills subdivision that would include pedestrian infrastructure; and,
3. Lot sizes that are complementary to those in the Rolling Hills subdivision, especially along the shared boundary.

PROCESS:

No formal action shall be taken by the Commission for this review; however, the Commission is free to provide comments as they see fit. Notices were mailed to all property owners within 800 feet of the subject property advertising the public review of this project at this meeting.

RECOMMENDED ACTION: N/A



Town of Johnstown

LAND USE APPLICATION

DOCUMENT

Project Name: LARSON ZONING - CONCEPT REVIEW

Description: Concept review for establishment of zoning. No formal action to be taken. The purpose is to solicit feedback from the public, the Planning & Zoning Commission, and the Town Council for preparation of formal zoning request.

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: _____ **Parcel #'s:** 105906100002 & 105906000038

Applicant*: Johnstown North Investments, LLC

Email: Morgan@crow-creek.com **Telephone:** (970)352-7072

Consultant/Representative: _____ **Telephone:** _____

Email: _____

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): Johnstown North Investments, LLC

*Email: Morgan@crow-creek.com *Telephone: (970)352-7072

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


*Signature of Landowner

*Signature of Landowner

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

The Community That Cares

johnstown.colorado.gov

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

November 8, 2024

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 96.04 acres, currently within the Town of Johnstown zoned Holding Agriculture. This application proposes 3 different and distinct proposed zoning for the property. 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.

This development will provide several connections to adjacent roads and properties. Access to the site will be to Telpep 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 the Town of Johnstown Street and Utility Standards. Drainage and detention facilities will be designed to the Town of Johnstown Standards and the Mile High Flood District Standards. The development will be responsible for extending utilities to the project site and through the property as required. These utilities include water, sanitary sewer, and dry utilities. The Town of Johnstown owns and maintains the water and sanitary sewer that will be servicing this development.

The site falls within the Front Range Fire Rescue (FRFR) District. This development will be designed to meet the Standards required by the FRFR District and Town of Johnstown to ensure fire protection and life-safety.

The property is not located within a FEMA regulatory floodplain. Flood Zone designation for the site is Zone X (Area with Minimal Flood Hazard/Outside of 0.2% annual chance of Flood).

The First proposed zoning of this property as Planned Unit Development (PUD) under the previous code will be beneficial to Johnstown as the Town continues to grow and develop to the north. This proposal supports current market conditions that will allow for a quick absorption into the market. PUD zoning will allow a mixture of housing types that is a requirement of the newly adopted code. This zoning would allow multi-family, 53' single family lots and 63' single family lots. Furthermore, Council member Dianne Morris made a comment at the May 6th Town Board meeting that Rolling Stone Ranch is a well thought out neighborhood. PUD zoning would allow for buffered zoning on the property with multi-family buildings along Telpep Avenue buffering the single-family homes to the west. Like the condos within Rolling Stone Ranch, where the condos buffer the single family from the Highway 60/Telpep Avenue intersection. PUD zoning allows for 3 distinct home buyers, individuals moving into their first property at the multi-family, first time home buyers purchasing a single-family home, and more established home buyers making the move up to their second or third home. A great example of a project in Johnstown with a similar layout of multi-family along a major road is Clearview. Clearview apartments are adjacent to Highway 60 with single family homes located south of the multi-family and buffered from Highway 60 by the multi-family. Journey Homes developed this project and had great success with 100% occupancy of the multi-family units since inception with a waiting list for new tenants. Johnstown Village at the southeast corner of the highway 60/Telpep Avenue intersection also utilized higher density along Highway 60 with lower density single family homes south buffered from Highway 60.

The second proposed zoning for the project is for 360 +/- single family home lots (53' x 100' and 63' x 100'), 21.2 acres of open space, and 21.5 acres of right of way. The open space will include a centrally located 3-acre park, landscaping, green space with trail connectivity and detention. This proposal would be to bring the project into the new code cycle utilizing the requirements for lot sizing and setback standards. The developer would work with Town Staff under Section 17-5-3 A. 6 to develop alternative compliance for the design standards to determine a middle ground between the current code design requirements and the previous code's requirements. This

proposed zoning allows for 2 distinct home buyers, first time home buyers purchasing a single-family home, and more established home buyers making the move up to their second or third home.

The third proposed zoning for the project is for proceed under the previous code under SF-1 zoning featuring a singular lot size for the entire subdivision. This will create a project with a singular product type with 6,300 SF lots featuring only single-family homes. The proposed zoning allows for a singular distinct home buyer making the move up to their second and third home.



	213 LOTS (53' X 100')	27.6 AC	38%
	106 LOTS (63' X 100')	16.3 AC	23%
	144 UNITS (9 ~ 8-PLEX 12 ~ 6-PLEX)	6.8 AC	9%
	OPEN SPACE	21.0 AC	30%
	TOTAL	71.7 AC	100%



LARSON PROPERTY
CONCEPT PLAN
JOHNSTOWN, CO

September 26, 2023

	233 LOTS (53' X 100')	30.2 AC	42.6%
	127 LOTS (63' X 100')	19.4 AC	27.4%
	OPEN SPACE	21.2 AC	30.0%
TOTAL		70.8 AC	100%

NOTE:
RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE
CALCULATION.

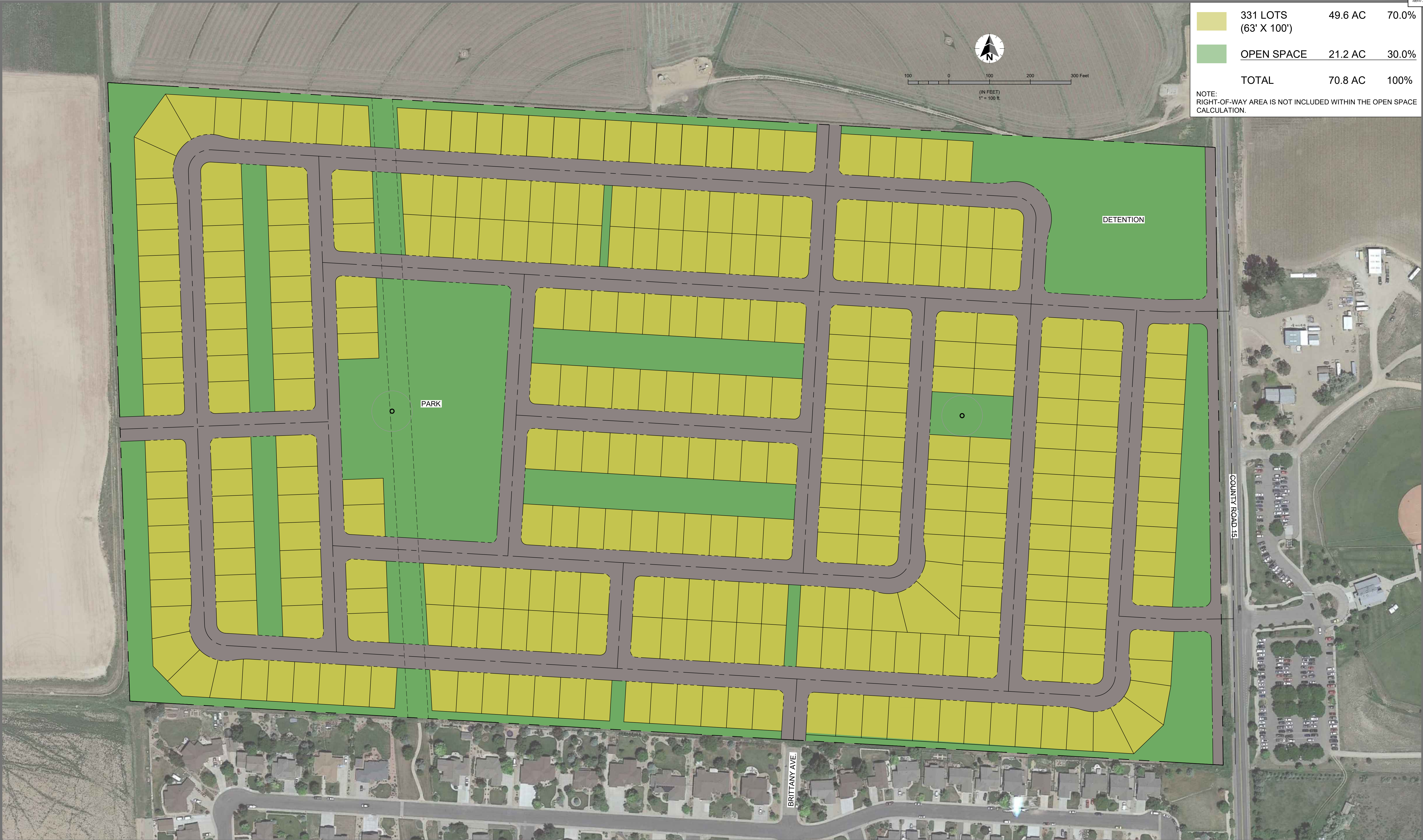


LARSON PROPERTY
CONCEPT PLAN
JOHNSTOWN, CO

November 5, 2024

	331 LOTS (63' X 100')	49.6 AC	70.0%
	OPEN SPACE	21.2 AC	30.0%
	TOTAL	70.8 AC	100%

NOTE:
RIGHT-OF-WAY AREA IS NOT INCLUDED WITHIN THE OPEN SPACE
CALCULATION.



LARSON PROPERTY
CONCEPT PLAN
JOHNSTOWN, CO



Larson Property

Zoning Concept Review

Planning Commission January 8th, 2025

Zoning Concept Plan Review

Proposal #1

Previous Land Use Development Code

- Original Proposal
- PUD Zoning
- 213 5,300 SF Lots
- 106 6,300 SF Lots
- 144 Units of Multi-Family

- Updated Proposal following neighborhood meeting
- PUD Zoning
- 209 5,300 SF Lots
- 78 6,300 SF Lots
- 19 7,500 SF Lots
 - Lot sizes increased in response to request from Rolling Hills Ranch
- 140 ± Units Multi-Family
- Increased buffer from 20' to 50' adjacent to Rolling Hills Ranch
 - This larger buffer allows for a larger east-west pedestrian corridor to Nelson Farm Ball Fields

Original Concept Plan Proposal #1



Updated Concept Plan Proposal #1



Concept Plan adjustments from Neighborhood Meeting

- Residents requested larger buffer between Rolling Hills Ranch and Development
 - Adjusted open space areas throughout to allow for larger buffer yard
 - Buffer yard increased to 50' to allow pedestrian connectivity corridor
 - Sidewalk and landscaping will be installed in this area to be determined at a later stage of development
- Lot size complementary to Rolling Hills Ranch
 - Increase lot sizes west of Brittany Avenue to minimum 75' in width

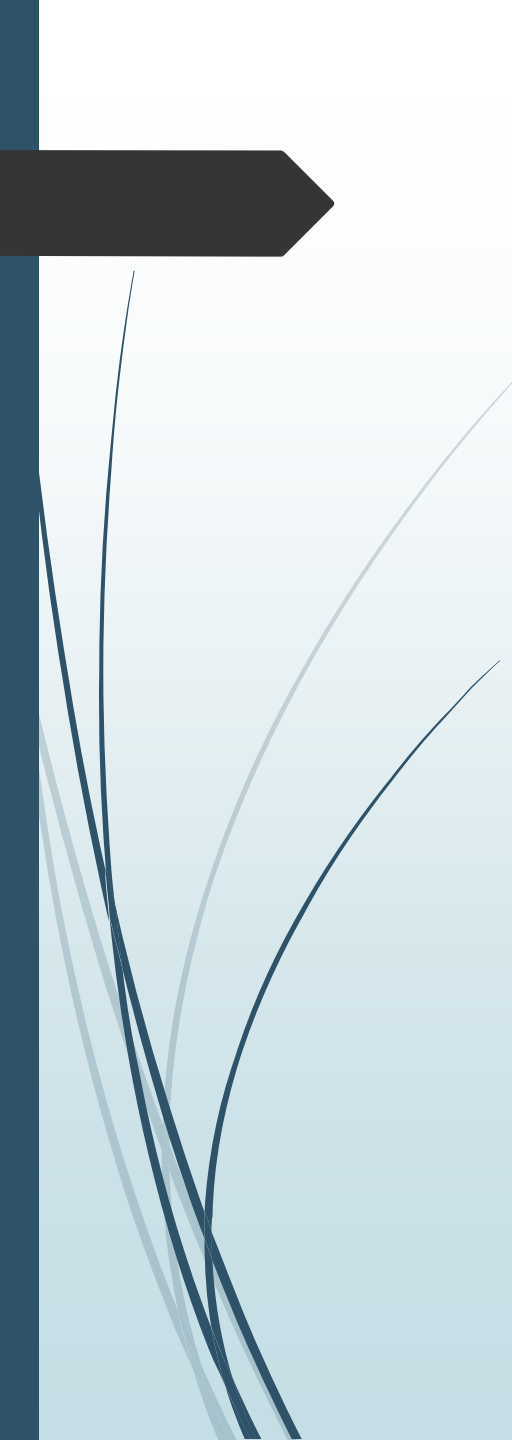
Zoning Concept Plan Review Proposal #2

Previous Land Use Development Code

- SF-1 Zoning Designation
- 331 6,300 SF Lots

Zoning Concept Plan Review Proposal #2





Journey Homes Developments in Town of Johnstown

- Clearview – 226 SF
- Clearview – 56 MF
- Johnstown Farms – 75 SF
- Rocksbury Ridge – 231 SF
- Southridge – 305 SF
- The Ridge – 122 SF
- The Overlook – 378 MF