



Town of Johnstown

THE ROW TOWNHOMES AT 2534

Final Subdivision and Site Development Plan (SUB23-0005)

Applicant: MNC Holdings, LLC / Aliversa Builders

Town Council

August 21, 2023

LOCATION & BACKGROUND

- Approx. 2.08 Acres
- Part of the 2534 PUD
- Located northwest of the intersection of Exposition Drive and Thompson Parkway
- 2022 Land Use Amendment for 2.1 acre site (ORD 2022-39)
 - Changed designation from “B.1” to “B.2” to allow multi-family housing
- 2534 PUD Design Guidelines apply



Town of Johnstown

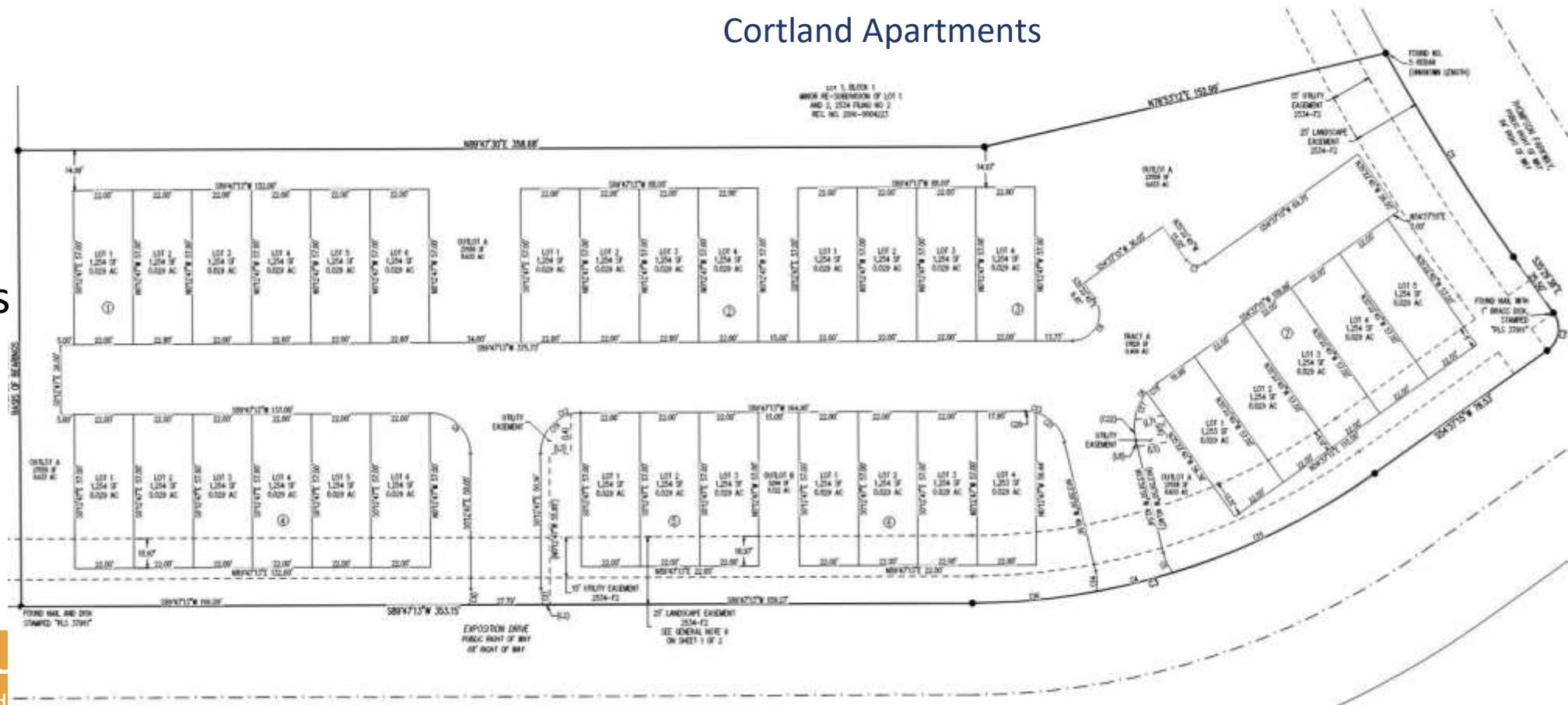
johnstown.colorado.gov | 970-587-4664

SUBDIVISION

- 7 Buildings
 - 3, 4, & 5 Unit Buildings
- 32 Units
- 2.1 Ac
- 2 Car Garages
- 1 Guest Space
- 2 Handicap Spaces
- On Street Pkg

Liberty
Firearms

Cortland Apartments

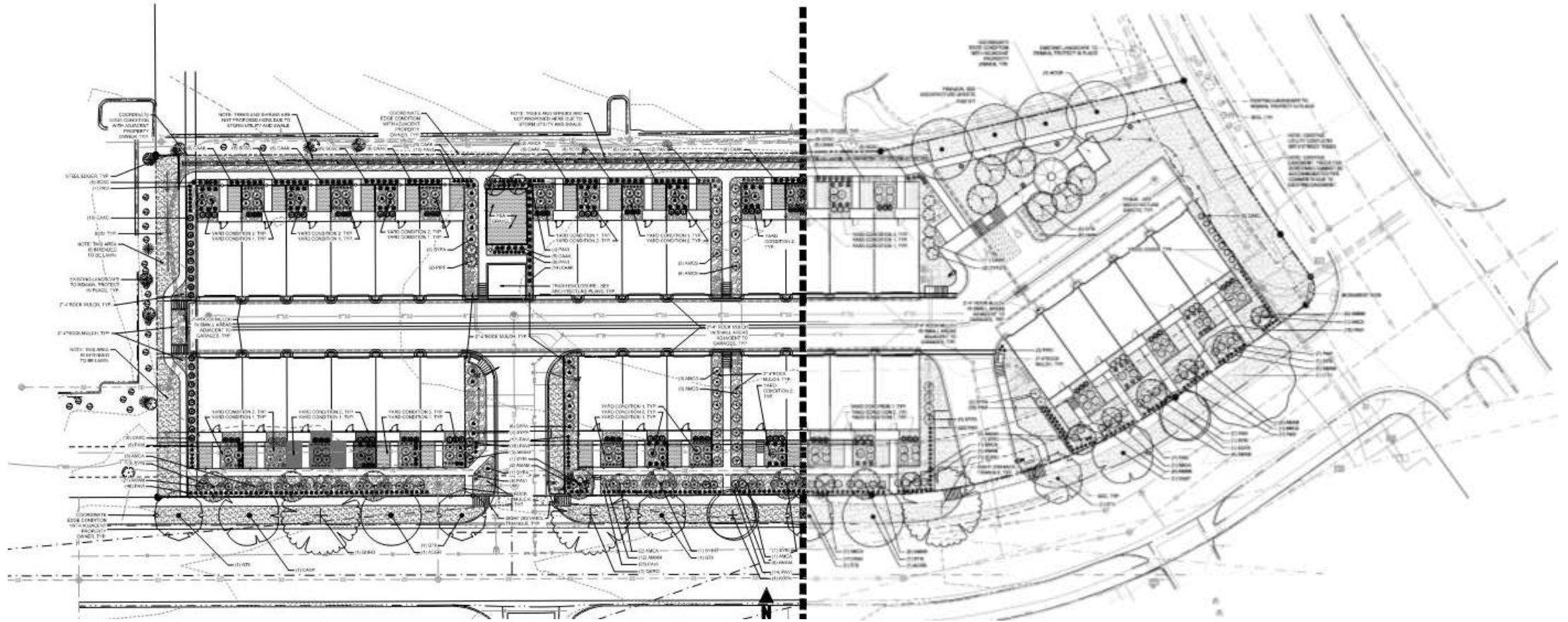


RISE Apartments



DEVELOPMENT PLAN

- OPEN SPACE = 36.2 % / 0.75 AC.



Town of Johnstown
johnstown.colorado.gov | 970-587-4664

3 UNIT TOWNHOME ELEVATIONS



① 3 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



④ 3 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



② 3 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



③ 3 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



Town of Johnstown

johnstown.colorado.gov | 970-587-4664

4 UNIT TOWNHOME ELEVATIONS



2 4 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 4 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



1 4 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 4 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



Town of Johnstown
johnstown.colorado.gov | 970-587-4664

5 UNIT TOWNHOME ELEVATIONS



② 5 UNIT - BACK ELEVATION
SCALE: 1/8" = 1'-0"



④ 5 UNIT - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



① 5 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



③ 5 UNIT - SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



Town of Johnstown
johnstown.colorado.gov | 970-587-4664

TOWNHOME BUILDING MATERIALS



WOOD-LOOK FIBER CEMENT LAP SIDING
COLOR: SPRUCE



ASPHALT SHINGLES
COLOR: CHARCOAL



PANEL SIDING & BOARD AND BATTEN
COLOR: SW 7620 SEAWORTHY



STONE VENEER
COLOR: CHAPEL HILL



Town of Johnstown

johnstown.colorado.gov | 970-587-4664

ANALYSIS & RECOMMENDATION

- Conforms to the 2534 PUD Design Guidelines.
- Is in substantial compliance with the Town's codes, regulations, and requirements
- Promotes the Town's goals of diversity of housing types, walkable mixed-use neighborhoods, and an efficient pattern of development.
- Recommendation for Approval