



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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**AGENDA DATE:** August 21, 2023

**SUBJECT:** Public Hearing - Resolution 2023-36 Approving the Final Subdivision Plat and Preliminary/Final Development Plan for The Row Townhomes at 2534

**ACTION PROPOSED:** Consider and Approve Resolution 2023-36 Approving the Final Subdivision Plat and Development Plan for The Row Townhomes at 2534 Subdivision

**ATTACHMENTS:**

1. Resolution 2023-36
2. Vicinity Map
3. Final Plat
4. Final Development Plan
5. Architectural Elevations
6. PZC Staff Report (July 26, 2023)
7. Staff Presentation

**PRESENTED BY:** Kim Meyer, Planning & Development Director

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### AGENDA ITEM DESCRIPTION:

The Developer, MNC Holdings, LLC (Aliversa Builders, LLC.) is requesting consideration of a combined Final Subdivision Plat and Final Development Plan (Attachments 3 & 4) encompassing 2.08 acres to create a townhome neighborhood in the 2534 area, south of Ronald Reagan Blvd. and west of Thompson Parkway (Attachment 2). Notably, the Cortland apartments are located directly to the north and west, the existing RISE Apartment development is located directly south, and Liberty Firearms Institute is located to the east.

The proposed Plat and Development Plan align with the 2534 design guidelines to promote a medium density neighborhood within easy walking distance to surrounding commercial services.

The proposed townhome community will create a residential townhome development consisting of 7 townhome buildings, composed of 3, 4, and 5-unit buildings, totaling 32 attached residential units. Each lot is approximately 1,254 square feet in area, with a typical width of 22 feet.

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The townhomes have front doors accessing a network of walks, open and landscaped area. Each dwelling unit will have an attached two car garage accessed from a private drive, in addition to four guest parking spaces on-site, and adjacent off-street parking on Exposition Dr. This subdivision includes two out lots (0.75 acres) for landscaping, open space, and pedestrian access. Additional detail on the development is provided in the attached PZC Staff Report (Attachment 6).

The Developer has provided architectural elevations of the three-story that comply with 2534 Design Guideline and are compatible with the surrounding 3 and 4 story apartment complexes (Attachment 5). Staff is satisfied with the building elevations and materials and feel that, as presented now, these elevations are in alignment with the guideline's intent, and substantial compliance with the overall design standards.

Staff has found the proposed plat and development plan to be in substantial conformance with Town codes, 2534 PUD regulations, and standard. All major infrastructure and roadways adjacent to the site exist. On a neighborhood level, it will activate and support the greater 2534 PUD, which is designed for a variety of complimentary land uses, including residential.

The Planning & Zoning Commission held a public hearing on July 26, 2023; no public comment was given. The Commission voted unanimously to recommend approval of the Final Subdivision Plat and Development Plan to the Town Council, based on the analysis and findings contained in the attached staff report (Attachment 6).

**LEGAL ADVICE:**

Resolution was prepared by the Town Attorney.

**FINANCIAL ADVICE:**

NA

**RECOMMENDED ACTION:**

Planning & Zoning Commission recommends, and Staff agrees with, a recommendation to Town Council to Approve Resolution 2023-36 Approving the Final Subdivision Plat and Final Development Plan for The Row Townhomes at 2534 Subdivision.



**SUGGESTED MOTIONS:**

**For Approval**

Based on findings and analysis presented at this hearing, I move to approve Resolution 2023-36 approving the Final Subdivision Plat and Final Development Plan for The Row Townhomes at 2534 Subdivision.

**For Denial**

Based on information presented in this hearing, I move to deny Resolution 2023-36.

*Reviewed and Approved for Presentation,*



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Town Manager