



Town of Johnstown

PLANNING & ZONING COMMISSION STAFF ANALYSIS REPORT

ITEM:	Public Hearing and Consideration of the Preliminary/Final Subdivision Plat and Final Development Plan for The Row Townhomes at 2534
PROJECT NO:	SUB23-0005
PARCEL NOS:	8515113003
DESCRIPTION:	The Town Council will consider the Site Development Plan and Preliminary/Final Subdivision Plat for a 2.08 acre site intended to create 32 Lots as well as 2 open space lots. The development site is located northwest of the intersection of Exposition Drive and Thompson Parkway.
LOCATION:	Located Northwest of the intersection of Exposition Drive and Thompson Parkway.
OWNER:	MNC Holdings, LLC.
DEVELOPER:	Aliversa Builders (Nico Campana)
STAFF:	Kim Meyer, Planning & Development Director
HEARING DATE:	July 26, 2023

ATTACHMENTS

1. Vicinity Map
2. Final Plat
3. Final Development Plan
4. Architectural Elevations (3, 4 & 5 Unit buildings)

EXECUTIVE SUMMARY

The Developer, Aliversa Builders, LLC. is requesting Preliminary/Final Plat and Final Development Plan approval for a townhome development in the 2534 subdivision. The site will consist of 7 buildings, composed of 3, 4 or 5 units for a total of 32 townhome lots/units, as proposed. The subdivision will also plat 2 outlots for easements, landscaping, open space, parks, parking, and stormwater facilities. (*Attachment 2*).

The Community That Cares

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ZONING: PUD (2534)

ADJACENT ZONING & LAND USE:

North: PUD (2534) – B.2 (office, flex, retail, and multi-family) – Cortland at 2534 Apartments

East: PUD (2534) – G (gun store and related accessory uses) – Liberty Firearms Institute

South: PUD (2534) – B.2 (office, flex, retail, and multi-family) – Rise at 2534 Apartments

West: PUD (2534) – B.2 (office, flex, retail, and multi-family) – Cortland at 2534 Apartments

PROPERTY LAND USE HISTORY

The property comprising the 2534 P.U.D. was annexed into the Town of Johnstown in 2000. As part of that Annexation Agreement, Johnstown and the Property Owners agree to performance standards for the purpose of addressing design considerations including architectural, site planning, landscaping, streetscape and sign elements for land uses within 2534.

The subject property has been part of the following land use actions:

- Land Use Amendment for 2.1 acres within the 2534 P.U.D. res. No. 2022-39. The land use amendment changed the designation from “B.1” to “B.2” to allow multi-family housing. This subdivision is subject to the 2534 P.U.D. Design Guidelines, which apply to the full area known as the 2534 P.U.D., as approved with the original Subdivision.

SUBMITTAL AND REFERRALS

This project submittal included the proposed subdivision and development plan sets, as well as full engineering plans and reports (i.e., grading, drainage, soils, utility, water) for the site. The project was referred to and reviewed by:

- Johnstown Public Works & Utilities Departments
- Felsburg Holt & Ullevig (Town Traffic Engineer)
- Helton & Williamsen (Water Engineer)
- J-U-B Engineers (Water Modeling)
- Little Thompson Water District
- IMEG (Town Engineer)
- FRFR (Fire District)

PROJECT DESCRIPTION & ANALYSIS

This subdivision encompasses 2.08 acres and creates a residential townhome development consisting of 7 townhome buildings, composed of 3 to 5 unit buildings, for a total of 32 residential lots. These buildings cover approximately 0.44 acres of the site. The subdivision will also plat two outlots (0.75 acres) for easements, landscaping, open space, and pedestrian access. In addition, one tract (0.41 acres) for parking and pedestrian/vehicle access, drainage, and emergency access. (Attachments 2 & 3).

This townhome community consists of attached single family (townhomes) on approximately 2.08 acres, located in the 2534 PUD. 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. (Attachment 1)

Lots are all approximately 1,254 square feet in area, with a typical width of 22.0 feet. The townhomes all have front doors accessing a network of walks, open and landscaped areas, some of which front small off-street parking. Each dwelling unit will have an attached two car garage, in addition to four guest parking spaces.

Outlots will contain requisite access, drainage, emergency, maintenance and utility easements and open space. Common open space areas are provided throughout the development and each unit has access to walkways that connect to parking and streets and the adjacent sidewalk network in 2534.

The development will contain a mixture of landscape surfaces, including small areas of irrigated turf, rock and wood mulch and native grass. The development will also provide a pocket park in addition to sidewalks that tie into the existing 2534 trail network. Pedestrian access which provides convenience and access to all the commercial business. The two outlots will be open space areas and will be irrigated and maintained by a Homeowners Association. The streetscapes along Exposition Drive and Thompson Parkway have existing sidewalks installed. Street Trees with some low plantings will need to be installed for these streetscapes with this development.

Overall, Staff has no significant outstanding concerns with this development and believes it will promote the Town's goals of housing type diversity, walkable neighborhoods, efficient development patterns and logical extension of infrastructure. 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.

PUBLIC NOTICE

Notice for the Planning & Zoning Commission hearing was published in the Johnstown Breeze, on Thursday, August 10, 2023. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property in question. This notice included a vicinity map and the proposed subdivision map. No neighborhood meeting was required. No public comments have been received by Staff as of the date of publication of this report.

RECOMMENDED FINDINGS, CONDITIONS, AND MOTIONS

Recommended Findings

It is recommended that Planning and Zoning Commission send a recommendation for Approval to Town Council, that the requested Final Plat and Final Development Plan for The Row Townhomes at 2534 Subdivision be approved based upon the following findings:

1. The proposed subdivision is consistent with the Johnstown Area Comprehensive Plan.
2. The proposed subdivision is in substantial compliance with the applicable 2534 Design Guidelines, Town's codes, regulations, and requirements.
2. The proposed subdivision will meet the needs of the community by providing diverse townhome housing located close to essential community businesses. This type of development features an appropriately dense housing layout which is consistent with surrounding area and is also compatible with adjacent development and surrounding land uses and will not detract from existing land uses.

Recommended Motion to Approve

Based on the application received, information provided at this hearing, and findings noted, I move that the Planning & Zoning Commission recommend to the Town Council Approval of the Final Plat and Final Development Plan for The Row Townhomes at 2534.

Alternative Motions:**Motion to Recommend Approval with Conditions**

Based on the application received, information provided at this hearing, and findings noted, the Planning & Zoning Commission moves to recommend to the Town Council Approval of the Final Plat and Final Development Plan for The ROW Townhomes at 2534, with the following conditions...

Motion to Recommend Denial

I move that the Commission recommend to the Town Council Approval of the Final Plat and Final Development Plan for The Row Townhomes, based on the following findings...