



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

- AGENDA DATE:** June 06, 2022
- SUBJECT:** Public Hearing - Resolution 2022-21 Approving the Preliminary/Final Subdivision Plat and Final Development Plan for Purvis Farm
- ACTION PROPOSED:** Consider and Approve Resolution 2022-21 Approving the Preliminary/Final Subdivision Plat and Final Development Plan for Purvis Farm
- ATTACHMENTS:**
1. Resolution 2022-21
 2. Vicinity Map
 3. Preliminary/Final Plat
 4. Final Development Plan
 5. PZC Staff Report
 6. Traffic Impact Study (March 2022)
- PRESENTED BY:** Kim Meyer, Planning & Development Director
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AGENDA ITEM DESCRIPTION:

The Developer, 6037 Johnstown, LLC, is requesting consideration of a combined Preliminary/Final Subdivision Plat and Development Plan (Attachments 3 & 4) encompassing 109.8 acres to provide a new mixed-density residential neighborhood consisting of 382 dwelling units, with approximately 8 acres for future commercial and/or a mixed-use development located in the southwest corner of the development. The 382 units will be comprised of 232 single-family detached lots (61%), 52 duplex lots (14%), and 98 townhome lots (25%). The neighborhood is proposed for the northeast corner of Highway 60 and Colorado Boulevard and abuts the Rolling Hills Ranch and Podtburg/Landings neighborhoods. (Attachment 2) Two existing residences, under separate ownership, will remain along Colorado Blvd and Hwy 60 and have not been incorporated into this site – that adjacent Purvis Farm area has been noted on the development plans for future commercial or mixed-use development; no specific plans have been submitted for that area.

The traditional single family lots range in size from 6,000 SF to 22,405 SF, the minimum 6,000 SF lot size was a Town Council requirement during the Outline Development Plan (ODP) approval

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process. Council also required that the access to Hwy 60 be restricted to a right-in/right-out movement only, which is reflected in the proposed development plans and engineering/construction plans.

Duplex units are illustrated on the development plans in a conceptual footprint layout that may change. Both duplex and townhome units will have 2-car private garages and are designed to be accessed from private drives. The townhome area will have front doors that front on public streets, where appropriate, or common open space, and front doors will connect to adjacent walks. Additional/guest parking in the townhome area will be accommodated in 20-foot-deep driveways in front of each garage, as well as specific guest parking areas off the private drives.

Main accesses into the development from Colorado Blvd. align with Ballentine Blvd. to the west, a secondary access further north at Emmer Lane, and a proposed right-in/right-out access from Silver Plume Road to the south from Highway 60. The potential for connectivity to future development to the north is created with a local street connection that stubs to that property. No vehicular access is proposed to existing abutting residential areas.

A neighborhood meeting (Dec 2021) and significant contact with adjacent residents has been ongoing throughout the review of this project, including during the ODP process. The most significant concerns have been centered around current drainage and stormwater issues the neighbors have experienced and the densities and size of adjacent lots; concerns for increased traffic, loss of views and home value, and current issues on the west side of Rolling Hills Ranch lots have also been voiced. These issues were also brought up at the Planning & Zoning Commission hearing. The Planning & Zoning Commission held a public hearing on January 12, 2022, with a continuation of that hearing on February 16, 2022. The Commission voted unanimously to recommend approval of the Preliminary/Final Subdivision Plat and Final Development Plan to the Town Council, with the findings and conditions that are contained in the attached staff report. (Attachment 5) Additional submittals have resolved a majority of these outstanding issues. Technical review of the engineering documents continues, but is anticipated to be finalized shortly.

With the proposed improvements to site grading and creation of stormwater management systems, Staff believes many of the existing drainage impacts will be greatly improved, once the site is constructed. With regards to the traffic concerns the proposed development will be required to participate in the Colorado Blvd./Hwy. 60 intersection improvements, as well as improvements to the frontages along Hwy 60 and Colorado Blvd. The Traffic Study (Attachment 6) was accepted by the Town's contract traffic engineer, noting that an update is likely required with future commercial or mixed-use development at the corner.

A proposed development agreement outlining Developer obligations and a water and sewer service agreement accompany this development on this Council agenda.

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LEGAL ADVICE:

Resolution was prepared by the Town Attorney.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve Resolution 2022-21 Approving the Preliminary/Final Subdivision Plat and Final Development Plan for the Purvis Farm PUD.

SUGGESTED MOTIONS:

For Approval

Based on findings and analysis presented at this hearing, I move to approve Resolution 2022-21.

For Denial

Based on information presented in this hearing, I move to deny Resolution 2022-21.

Reviewed and Approved for Presentation,



Town Manager