



*Town of Johnstown*

# JOHNSTOWN FARMS, FILING 2 SUBDIVISION

Preliminary/Final Subdivision Plat (SUB22-0010)

Town Council Meeting

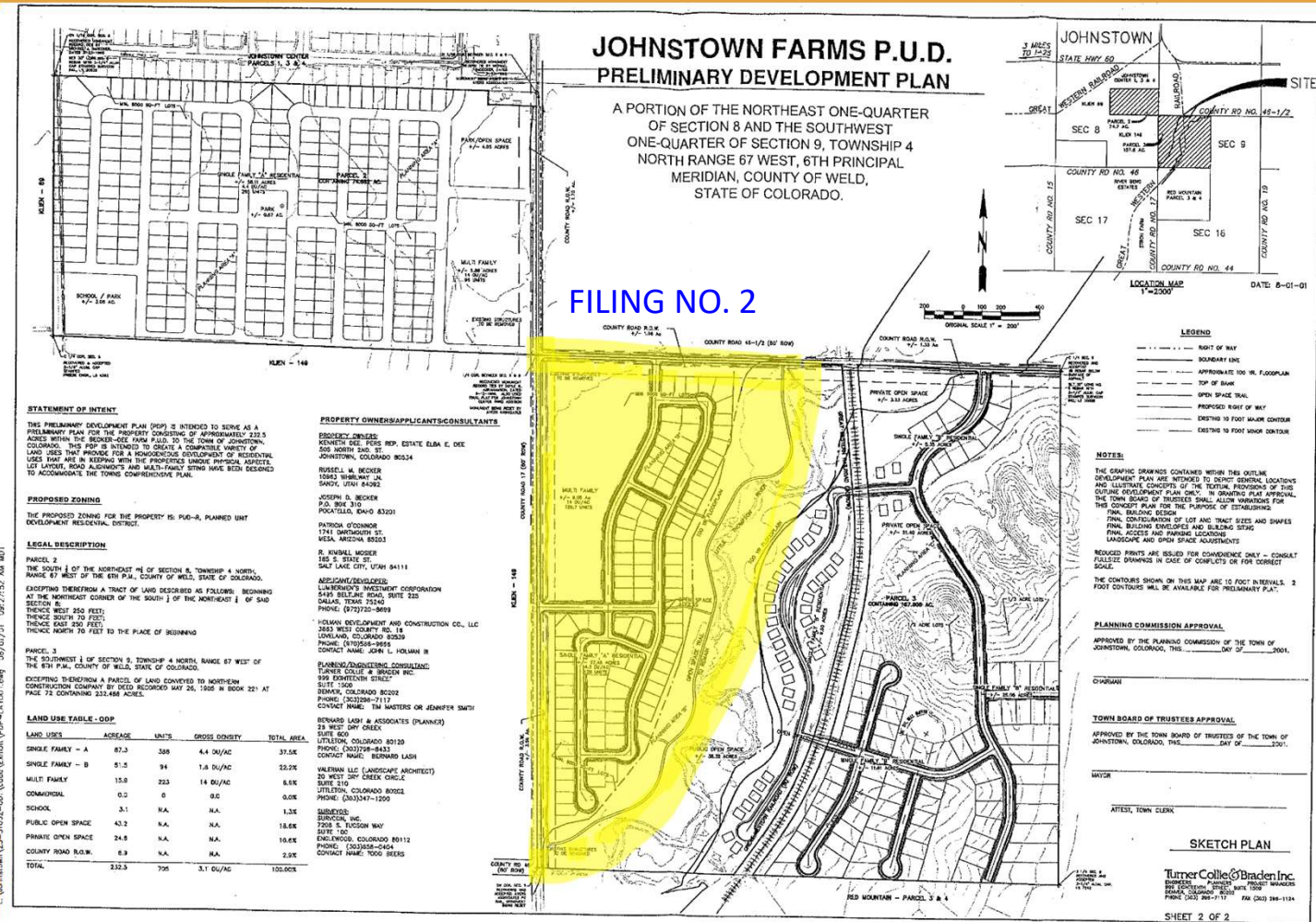
October 17, 2022

# VICINITY MAP



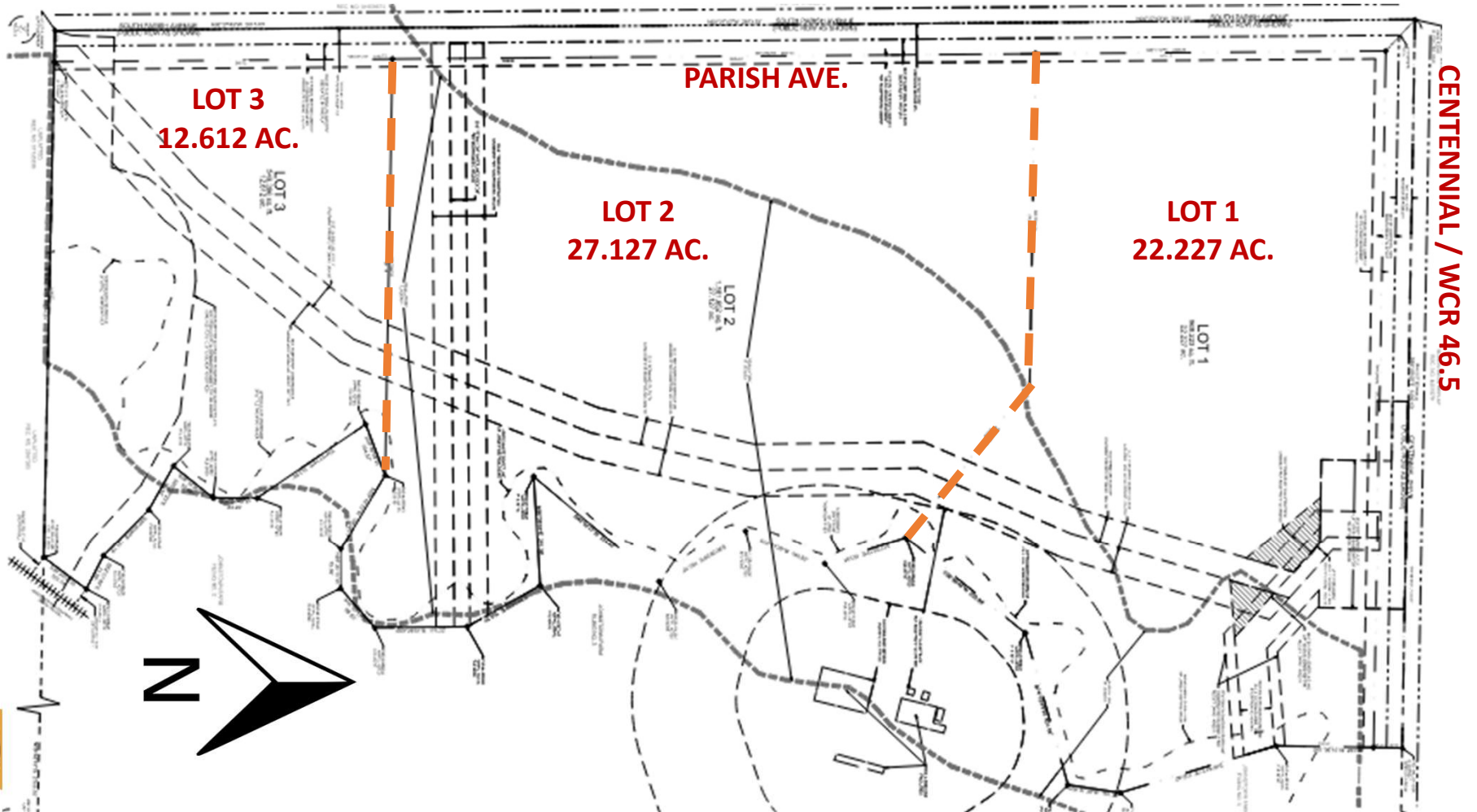
# BACKGROUND

- 2002 Becker-Dee Annexation
- Zoned PUD-R
- Becker-Dee ODP Approved at annexation
- 2002 Preliminary PUD & Plats approved



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# PROPOSED SUBDIVISION



# PROJECT OVERVIEW

- 62 acres
- Plat would create three (3) large tracts intended for future development and subdividing
- No specific development or engineering plans submitted
- Plat dedicates full arterial ROW along Parish Ave. & Centennial Dr./CR 46.5.
- Little Thompson River is located on the property, subject to 100-yr floodplain regulations. Floodplain shown on plat.



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# STAFF ANALYSIS

- Large tracts permit wide range of future development options
- The tracts will require resubdivision and full approval of development and engineering plans prior to development.
- While not in strict conformance of the required submittal documents, Town Code (JMC Sec. 17-111) permits this type of project to proceed if accompanied by a development agreement
- Subdivision dedicates the required ROW for adjacent arterials



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# STAFF ANALYSIS

- Staff has no outstanding concerns and believes this subdivision:
  - Conforms to 2021 Johnstown Area Comprehensive Plan
  - Is in substantial compliance with the Town codes, standards, and requirements
  - Allows a more flexible approach to development of the large acreage, while meeting the needs of the community as it develops
- PZC (9/14/22) recommended Approval by Town Council



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