



Town of Johnstown

THE RIDGE AT JOHNSTOWN FILING 3 SUBDIVISION

Final Subdivision Plat (SUB23-0006)

Town Council Meeting

September 6, 2023

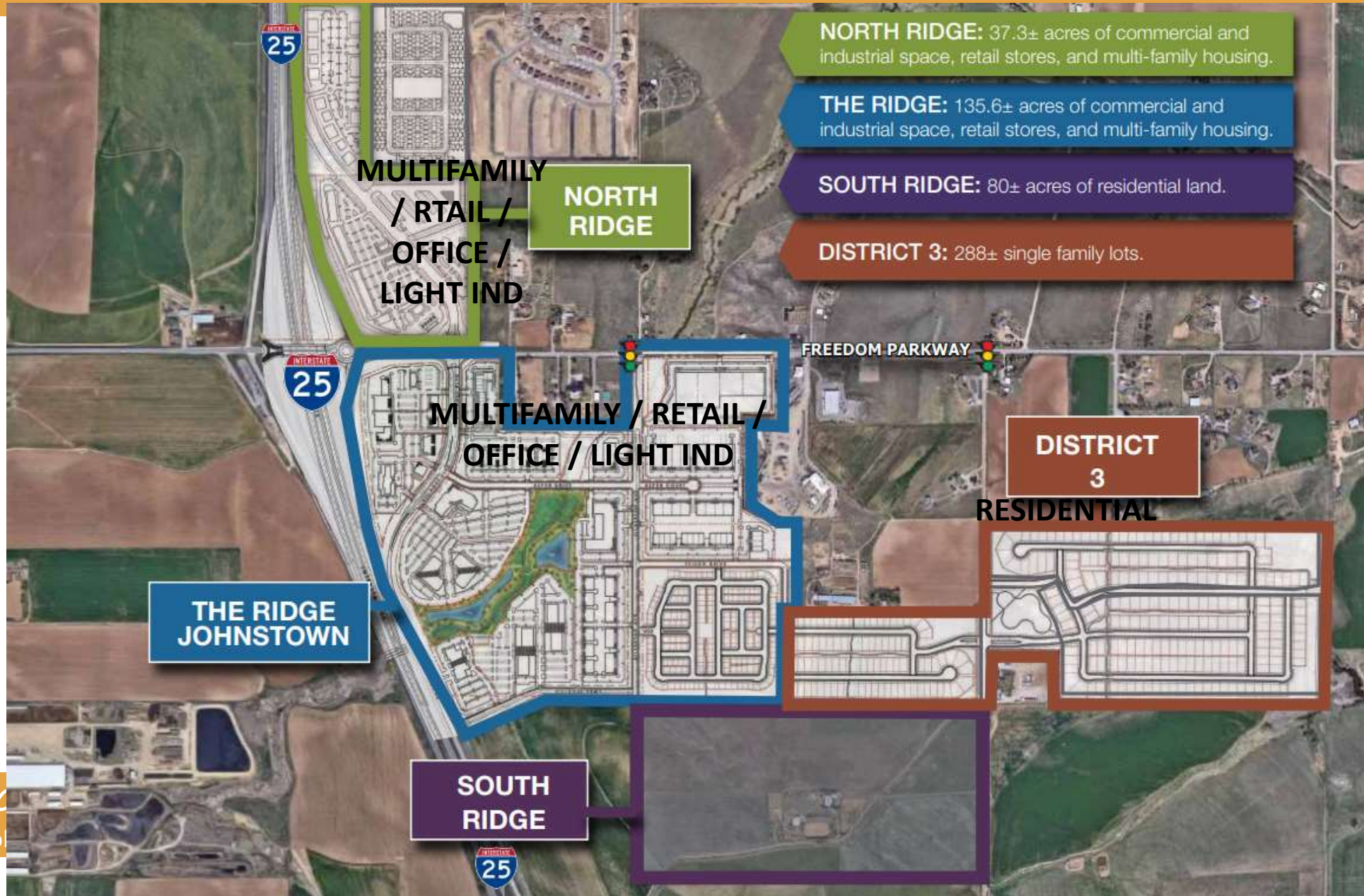
LOCATION & BACKGROUND

- 159 Acres
- S of LCR 18E, E of I-25
- 2002: R&D Annexations & PUD-MU, PUD-I, PUD-R
- 2005: The Villages at Johnstown performance standards (Rev. 2019)
- 2018 Preliminary Plat
- Multi-jurisdictional roads



Town of Johnstown
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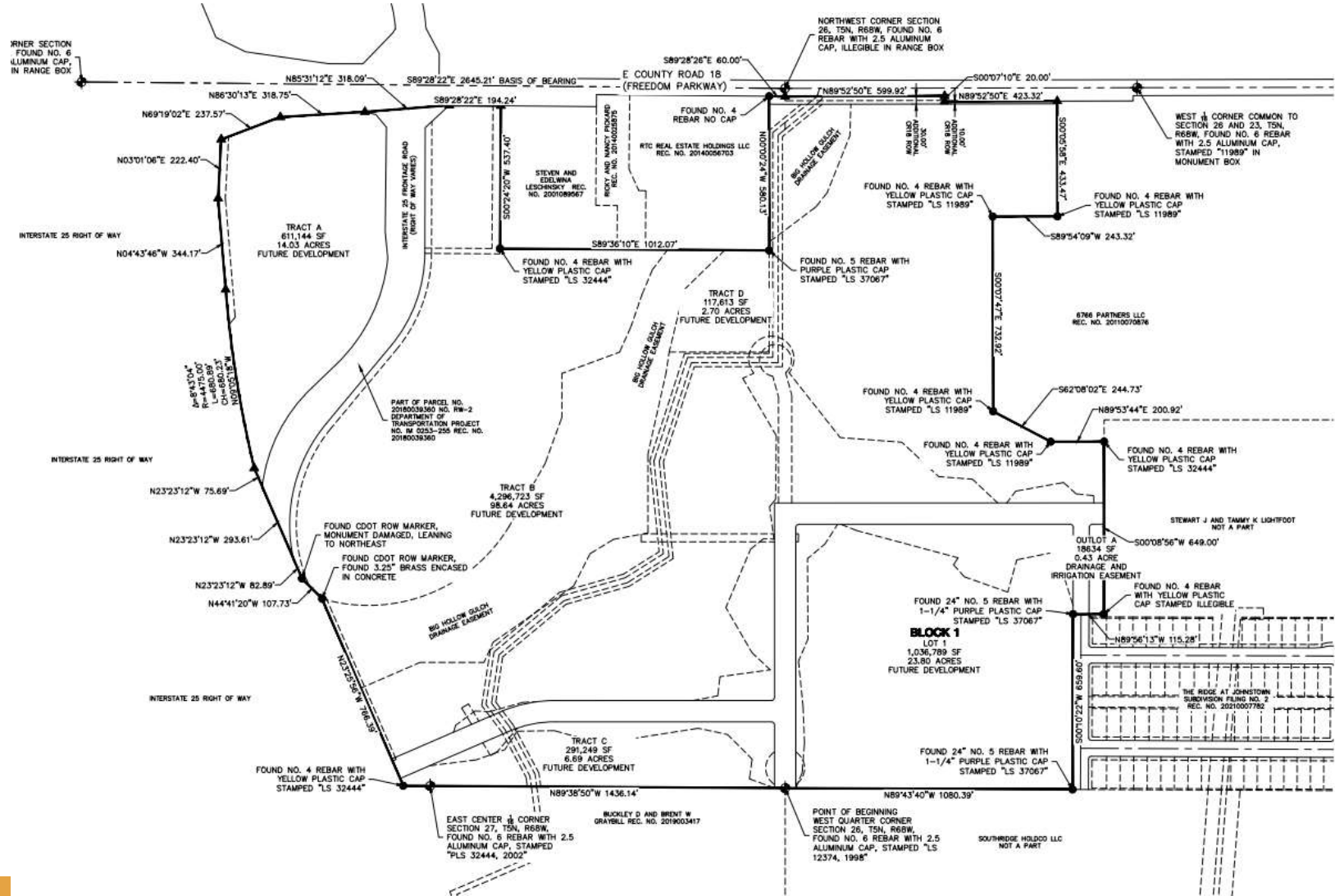
The Ridge at Johnstown Overview



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THE RIDGE FILING 3 PLAT

- 1 buildable lot
- 4 tracts (2-98 acres) for future development
- Sewer, Stormwater and Grading improvements in this filing
- Gravel access road from I-25 Frontage Road to east (Caliber Pkwy) and around Lot 1
- All other improvements (open space, parks, utilities, trails, etc.) will be addressed as lots/tracts develop



STAFF ANALYSIS

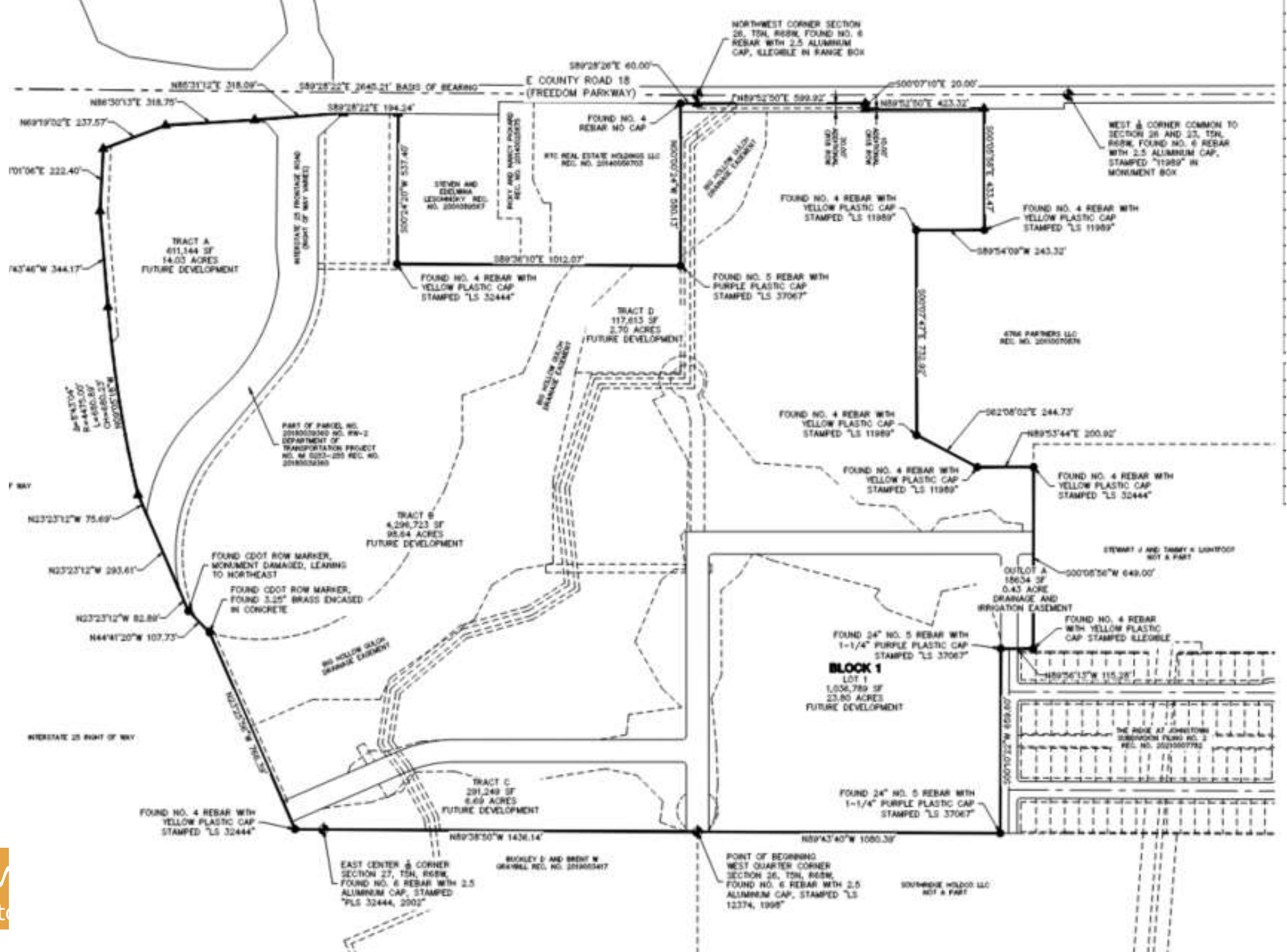
- Significant “off-site” improvements prior to residential or commercial building
- In substantial compliance with the Town’s codes, regulations, and requirements.
- Tracts create flexible future development options.
- Future development will address additional improvements, open space, and landscaping.

- Aligns with 2021 Johnstown Area Comprehensive Plan - Medium & High Intensity/Density Area and Activity Center



Staff recommends Approval by Town Council





Town
Johnston